



## **Enclosures**

Conversion of Period Housing to  
Heritage Conservation Areas  
(enclosure 5)

<p><b>Meeting: 27 February, 2018</b></p>
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CONTRIBUTORY MAPPING STUDY

TO PROGRESS THE CONVERSION OF PERIOD  
HOUSING AREAS TO HERITAGE CONSERVATION  
AREAS



FOR BLUE MOUNTAINS CITY COUNCIL

Part 1

BACKGROUND TO THE STUDY

January 2018

Conroy Heritage Planning

Cover image: Cottages in Govetts Leap Road, Blackheath



## **PART 1: BACKGROUND TO THE STUDY**

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## EXECUTIVE SUMMARY

The purpose of this Contributory Mapping Study is to progress the conversion of the existing Period Housing Areas (PHAs) under LEP 2015 to Heritage Conservation Areas (HCAs).

The Period Housing Areas were identified in the 2005 Local Environmental Plan (LEP). They are precincts that include a high proportion of pre-World War II housing that have survived in relatively intact condition and were listed in the LEP as an environmental layer as such with accompanying planning controls to ensure that future development was sympathetic to traditional character. They have been remarkably effective in protecting the traditional character of early housing, with few demolitions or examples of unsympathetic infill development in most PHAs since this time.

The NSW Department of Planning and Environment has directed all local Councils to adopt a standard LEP in which areas of heritage significance are to be listed as Heritage Conservation Areas (HCAs). Heritage significance is not limited to the age of housing stock. It is assessed by analysing and documenting the heritage values of the whole of a place (in this case, precincts) against the criteria identified by the NSW Heritage Council.

The analysis and documentation of an area such as a large precinct is a complex undertaking and has been undertaken in two stages.

The first preliminary review and assessment of the PHAs to determine whether they satisfy the Criteria for local heritage significance was completed in the 2014 Review of the Period Housing Areas undertaken for Council by Paul Davies Heritage Architects. It identified twenty PHAs that could be converted to HCAs and included preliminary Statements of Heritage Significance for each. Existing PHAs were generally found to contain a high/outstanding degree of integrity and intactness. The overwhelming majority of areas satisfied the standard assessment criteria for conversion to new HCAs.

Not all of the boundaries aligned with the existing PHAs because the criteria used to identify heritage conservation areas is not the same as was used to identify the PHAs. Because of the methodological approach to the assessment of potential HCA boundaries, such as subdivision pattern research, and the patterns of development, broader areas were investigated beyond the existing PHAs. Four existing HCAs were also recommended for alteration of their boundaries. The 2014 Review of the PHAs was based on extensive fieldwork at the precinct level but did not include detailed mapping of the contributory values of individual properties within each area.

This Contributory Mapping Study progresses the findings of the 2014 Review of PHAs. The two main objectives were to clarify the 2014 preliminary boundary recommendations to the proposed new heritage conservation areas, and to carry out detailed contributory mapping of each affected lot. The 2017 study has confirmed the findings of the 2014 study, including the integrity and intactness of the proposed new HCAs, that the boundaries identified in the 2014 study were generally correct, and has demonstrated a strong case for conversion of the existing Period Housing Areas. The 2017 study has carried out a full assessment of heritage values according to the state government's standard criteria; and produced a set of draft heritage inventory sheets and mapping of the 'contributory' qualities of the properties within each proposed HCA. This study should therefore be read in conjunction with the 2014 study.

All fieldwork was done on foot by the author and included assessment and photography of each property to provide both the data required for analysis of the heritage values of the area and a comprehensive baseline study for Council to assist in the ongoing planning process. All inspection was undertaken from the street and analysis was limited to visible elements only.

An early observation during the fieldwork was that the heritage values of the proposed HCAs were the result of the mature gardens and traditional spatial qualities of the area as much as they are due to the typology, or style, of the houses. The fieldwork therefore took both built forms and settings into account, and considered how the property as a whole sat within the local streetscape. It also considered whether inconsistent elements had reasonable potential to be reversed. The results were then compared against the heritage values of the area to arrive at a 'summary 'contributory value'; which is a summary of the degree to which the property demonstrates the heritage values of that particular HCA. Three categories were identified: substantially consistent with the heritage values; partly consistent with the heritage values; and does not demonstrate the heritage values. These summary values were then mapped.

This mapping revealed patterns of contributory values to be identified and allowed the edges of the proposed HCAs to be confirmed. These areas were then re-assessed against the criteria for local heritage significance. Some of the areas identified in the 2014 Review of PHAs were amalgamated and others divided into smaller areas in this process. A total of 21 areas (17 PHAs and 4 amendments to existing HCAs) were identified and are recommended for inclusion in the LEP as HCAs. They are:

Village	Heritage Conservation Area	Does the proposed HCA extend (E); match (M) or reduce (R) the existing PHA?
Mount Victoria	Central Mount Victoria Village (MV023)	E; plus E to existing HCA
Blackheath	Blackheath Village and Setting HCA	E
	Hat Hill Road HCA	E
	Blackheath West HCA	E
	Lookout Hill HCA	E
Katoomba	Katoomba South HCA	E
	Crown Village HCA	E
	Grimley Estate HCA	E
	Norths Estate HCA	E
Leura	Leura North HCA	E
	Leura South HCA	E
Wentworth Falls	Village of Brasfort HCA	E
	Westbourne Avenue HCA	E
Lawson	Hays Reserve Nature Link HCA	E

		Note: includes the Hays Link North HCA and the Hays Link South HCA identified in the 2014 Review of PHAs. Also includes the existing Honour Avenue HCA.		
Hazelbrook	Railway Parade West HCA (H008)	E (addition of PHA area to existing HCA; plus		
	Railway Parade East HCA	R		
Springwood	Macquarie Road East, Springwood (SP056) [Plus minor name change]	M (addition of PHA area to existing HCA)		
	Moorecourt Avenue HCA	E		
	Macquarie Road West HCA	Part E, Part R		
	Railway Parade HCA	M		
Glenbrook	Glenbrook HCA	E		

This Report includes:

- a draft State Heritage Inventory Sheet which identifies the heritage values, recommended curtilage and Statement of Significance for each proposed HCA; and
- a Contribution Map showing the summary assessed contribution of each property to the heritage values of each proposed HCA.

# 1.0 INTRODUCTION

## 1.1 BACKGROUND TO THE CONTRIBUTORY MAPPING STUDY

The purpose of this Study is to progress the conversion of the existing Period Housing Areas (PHAs) to Heritage Conservation Areas (HCAs). The need for the conversion arises from clause 6.18(7) of LEP 2015 which removes protections for PHAs on 16 February 2019.

The Contributory Mapping Study provides the detailed documentation and mapping of contributory values which will be used to inform the strategic planning process of identifying Heritage Conservation Areas in the towns and villages along the Great Western Highway of the Blue Mountains Local Government Area.

The existing PHAs are precincts with streetscapes that include a high proportion of good quality pre-World War II housing that has survived in relatively intact condition. They were identified in the Blue Mountains LEP 2005 as 'protected areas', to ensure that their future development retained and enhanced the traditional streetscape and character of older residential areas incorporating Victorian, Edwardian, Federation, Inter-War or Art Deco building styles that were considered (and remain) an important contributor to the town character of the Blue Mountains (Clause 61 of BM LEP2005).

The NSW Department of Planning and Environment has directed all local Councils to adopt a standard LEP in which areas of heritage significance are to be listed as Heritage Conservation Areas (HCAs). Other types of heritage protection, such as PHAs, are no longer permitted.

The making of a HCA requires the values of the area to be researched and analysed against Criteria set by the NSW Heritage Council. The first stage of this research and analysis was undertaken as part of the 2014 Review of the Period Housing Areas prepared by Paul Davies Heritage Architects (2014 Review of PHAs). The 2014 Review of PHAs included extensive fieldwork and research to identify the potential for each PHA to satisfy the NSW Heritage Council's Criteria for local heritage significance. Twenty-four PHAs were recommended for listing as HCAs and preliminary boundaries identified. Amendments to the boundaries of four existing HCAs were also recommended. Several PHAs were assessed as unable to satisfy the Criteria and were not recommended for progression to HCAs.

The Contributory Mapping Study provides a more detailed investigation and mapping of the contributory values of each property in the proposed HCAs. The Study was based on extensive fieldwork and this has allowed the boundaries and Statements of Significance for the proposed HCAs to be finalised.

This Report should be read in association with the 2014 Review of the PHAs. The 2014 report provides background and analysis about each area including an historical overview; description of the area and streetscape analysis mapping that is not repeated here.

## 1.2 STRUCTURE OF THE REPORT

Part 1 of this Report documents the Contributory Mapping Study. It describes the methods and summarises the results of the fieldwork and analysis and makes recommendations for the ongoing conservation of the heritage values identified.

Part 2 provides more detailed information for each proposed HCA including the Contributory Maps. It also includes a draft State Heritage Inventory form for each proposed new HCA.

## 1.3 TERMINOLOGY AND ABBREVIATIONS USED IN THIS REPORT

Contribution Map	the map/s that identify the summary consistency of properties with the identified heritage values of the proposed HCA/HCA. (included in Part 2 of this Report)
Contributory value	The degree to which an element within a HCA demonstrates the heritage values of the area and contributes to its heritage significance
Council	Blue Mountains Council
Curtilage	The area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance. The curtilage of each proposed HCA is described by a boundary line.
Proposed HCA	An area identified as satisfying the Criteria for heritage significance but not yet included in a LEP
HCA	Heritage Conservation Area identified in a Local Environmental Plan
Heritage criteria	The NSW Heritage Council's Criteria for the assessment of local and state heritage significance
Heritage significance	Significance to the Blue Mountains for its historic, associational, aesthetic, social, scientific, rarity and/or representative heritage values
Heritage values	The values that provide evidence of the heritage significance of the area
LEP	Local Environmental Plan
LGA	Local Government Area
PHA	Period Housing Area
SHI	State Heritage Inventory. This is an inventory of all heritage items in NSW. Note that this is not the same as the State Heritage Register, which is the register of places of State heritage significance.
2014 Review of PHAs	The Review of the Period Housing Areas prepared for Council by Paul Davies Heritage Architects Pty Ltd (2014)

## 1.4 LIMITATIONS OF THE STUDY

All fieldwork was undertaken from publicly accessible places such as the street or open spaces. The size and maturity of planting of many gardens meant that not all houses could be seen from the street. In these instances, the aerial photographs were used to identify the typology and likely age of the building, even though the integrity of the walls, windows and doors etc could not be assessed.

The reason for the house not being visible was also taken into consideration; for example, whether it was due to topography, setback on a large property or a mature and dense hedge (each of which is potentially consistent with the heritage values of the area in itself); or was caused by a structure such as a tall solid fence or a large garage in the front setback. A high proportion of obstructed views were the result of unformed or untended planting along the boundary. It was not uncommon for garden plantings along the street boundary to hide views of otherwise non-contributory buildings and 'bridge' the streetscape. The summary contributory value of all such properties was determined through aerial images and any parts of the building and garden visible from the street. Where these methods did not provide adequate certainty about the built form the contributory values relied on streetscape character and fabric. Further investigation may result in the contributory category ascribed to these properties being amended in the future.

The investigation did not include formal consultation with the community, although many residents showed an active interest in the project during fieldwork and shared anecdotal information about their properties. It is anticipated that formal public consultation and feedback will form part of the public exhibition of the LEP.

The Study brief did not provide for additional historic or other research. The historical backgrounds for each area provided in the 2014 Review of PHAs was used, and the references identified in that document were also used. The analysis of changes between 1943 and the present time was updated using current aerial images.

## 1.5 AUTHORSHIP

This study was undertaken by Robyn Conroy of Conroy Heritage Planning. Fieldwork, photography, analysis and mapping was undertaken by the author.

Robyn Conroy also prepared the 2014 Review of Period Housing Areas in association with Paul Davies Heritage Architects. This facilitated a consistency of approach and analysis in the Contributory Mapping Study.

## 1.6 ACKNOWLEDGEMENTS

The assistance of Council's Project Manager Sara Reilly, Senior Planner at Blue Mountains City Council, in the preparation of this Study is gratefully acknowledged.



## 2.0 METHOD

### 2.1 METHODOLOGICAL APPROACH

The methodological approach used in the Contributory Mapping Study was consistent with that used in the 2014 Review of PHAs, with the Study focusing on fieldwork and mapping of contributory values as required by the Brief.

The resources identified in the 2014 Review of PHAs were also used in this Study. The primary references relevant to the detailed assessment of heritage values were:

Conservation Areas (NSW Heritage Office and Department of Urban Affairs and Planning; 1996)

This publication is now somewhat dated in terms of its principles and references, and it should be noted that the policies, legislation, criteria and statutory planning processes described in this book have now been superseded. Its underlying principles remain sound however and it continues to be used as a reference for the identification and management of heritage conservation areas in lieu of a more contemporary publication.

New South Wales Heritage Manual (NSW Heritage Office; 1996)

The New South Wales Heritage Manual is also now partially superseded by changes in government policy, planning legislation and criteria for heritage listing. Many of the principles described in the manual remain sound and the individual components, particularly those dealing with the investigation of sites and historical value and the identification of curtilages (to identify appropriate boundaries for the conservation areas) remain highly relevant.

Assessing Heritage Significance (NSW Heritage Office, 2001)

This document provides an overview of the New South Wales heritage management system and guidance to the research and identification of heritage significance, including an overview of the gazetted criteria. A copy of the Criteria is attached at Annexure A. It focuses on the assessment of individual items but the principles are the same, as are the criteria, for conservation areas. It is noted that the Heritage Council's guidelines assume that an investigation of the community's understanding of the area will be undertaken as part of the research process. The study brief did not provide for this investigation, but the understandings and opinions of the community will be sought when the comprehensive local environment plan is placed on public exhibition.

Assessing Historical Association: A Guide to State Heritage Register Criterion B (NSW Heritage Office, 2006)

Provides additional advice on researching associations between heritage items (including HCAs) and significant people or groups.

Assessing Historical Importance: A Guide to State Heritage Register Criterion A (NSW Heritage Office, 2006)

Provides additional advice on assessing whether an item is important in the course or pattern of the local area's (or NSW's) cultural or natural history.

#### Levels of Heritage Significance (NSW Heritage Office, 2008)

This is a companion to assessing heritage significance (above) and provides more detailed information about the different levels of heritage significance used in New South Wales, including the differences between local, state and national significance.

#### Local Government Heritage Guidelines (NSW Heritage Office; 2002. Published originally as part of the Heritage Manual)

These guidelines provide advice to local government to assist in the identification and management of heritage items, archaeological sites, natural landscapes, cultural landscapes, and heritage conservation areas within the LGA. Much of the information about the statutory planning system has been superseded but the basic principles remain relevant.

These documents are available on the New South Wales Heritage Branch's website <http://www.environment.nsw.gov.au/heritage/publications/index.htm>.

Australia ICOMOS' Burra Charter (2013) provided the philosophical framework for the Study. The charter is recognised internationally and is used by many other countries as a model of best practice in conservation identification and management. Its primary focus is on individual items but its principles apply equally to the identification and management of cultural landscapes, including urban conservation areas.

## 2.2 THE RESEARCH PROCESS

### 2.2.1 PREPARATION:

Council provided base maps and a table listing the properties in each proposed HCA with space for annotation in the field and during analysis (fieldwork data tables).

The research and recommendations for each proposed HCA from the 2014 Review of the PHAs was re-read and a copy of the section describing how the heritage significance is demonstrated through the physical qualities of the place printed for ready reference in the field.

Historic aerial photographs had been used in the 2014 Review of PHAs to identify buildings and gardens that had been established prior to 1943. This process was repeated using the current (2017) aerial photographs. The intactness and legibility of the original roof form was assessed and mapped as follows:

- Intact or substantially intact with typologically appropriate additions
- Roof form altered to an extent where the main original roof is difficult to interpret
- Pre 1943 building either demolished or enveloped by current building
- Infill development on previously undeveloped land
- Site was part of a larger garden in 1943

This information was included on the maps and fieldwork data tables for ease of reference. It was also used extensively in the analysis of contributory values.

### **2.2.2 INVESTIGATING THE CONTRIBUTORY VALUES: FIELDWORK**

Extensive fieldwork was undertaken between May and October 2017.

All fieldwork was done on foot from the public domain and each street was walked at least twice. Each property was photographed both from the opposite side of the street (to capture boundary-to-boundary images of the property) and from the footpath adjacent to the property to capture relevant details. Efforts were made to avoid obstruction by vegetation.

Oblique views were also taken, particularly of additional details only visible from that angle.

Where a building was not visible from the street due (for example) to vegetation, topography, setback on a very large lot or obstruction by structures such as garages, this was noted and the available streetscape view of the property photographed.

Streetscapes, including details of verges, gutters and views, were also photographed and the streetscape values (character and aesthetic value) identified in the 2014 Review of PHAs checked. Streetscapes of the areas not investigated previously were also assessed.

At the end of each day the images were sorted and labelled.

A preliminary assessment of each property's consistency with the identified heritage values of the area was made in the field, but the final analysis was not carried out until completion of the fieldwork for that area to aid comparative analysis and ensure consistency of mapping.

The boundaries of each area were checked by walking a short distance beyond the proposed HCA and noting where the ratio of contributory to non-contributory properties changed significantly.

### **2.2.3 IDENTIFYING PATTERNS OF CONTRIBUTORY DEVELOPMENT: ANALYSIS**

The first stage in the analysis was to identify the main patterns of development that characterise the area. This included the identification of the typology of both buildings and their settings and consideration of the contribution of each to the qualities of the streetscape.

#### ***A. Building typologies***

The 2015 Development Control Plan includes a Style Guide which identifies the most prevalent traditional building types in the existing Period Housing Areas. This Guide was used to identify the typology of houses during fieldwork and analysis. The styles identified in the Style Guide are:

Timber cottages (late Victorian to Federation, c.1890-c1915); including:

- Farmhouse cottages
- Simple cottages (hipped)
- Gabled cottages

Bungalows (Federation and inter-War periods c.1910-c1945); including:

- Federation bungalow (including Arts & Crafts and Queen Anne styles)
- Californian and Inter-War weatherboard bungalows
- Inter-War Old English brick bungalows
- Inter-War Arts and Crafts brick bungalows
- Inter-War Art Deco and Mediterranean brick bungalows

Post-War cottages (c.1945-c.1960) styles considered to be contributory to the PHAs were also identified, including:

- Timber cottages
- Weatherboard cottages
- More complex cottage with integrated garage

Many of the PHAs and most of the wider HCA investigation areas include examples of mid-late 20<sup>th</sup> century building typologies, particularly 'project homes'. These were not included in the DCP Style Guide for PHAs since they are not 'period' styles and were identified at the time as being uncharacteristic of the traditional pattern of development in the PHAs. Their presence in most of the areas means however that their typologies needed to be identified as part of the Study process. The most frequently found examples of mid-20<sup>th</sup> to early 21<sup>st</sup> Century residential styles found in the proposed HCAs were:

- Project homes
- Replica traditional homes

Further details and examples of these more recent housing types are provided at Annexure B.

Examples of other mid-late 20<sup>th</sup> Century housing styles were also found, but their numbers were not sufficient to be identified as separate typologies in the context of the streetscapes of the proposed HCAs. These included architecturally significant Late 20<sup>th</sup> Century Organic (homes that have an environmental focus and are integrated closely with a bushland setting and architect-designed contemporary homes in the International Style (modern, clearly expressed geometries with flat roof). Apperley, Irving and Roberts' *A Pictorial Guide to Identifying Australian Architecture* (1989, Angus & Robertson) provides more information about these two styles.

Some of the PHAs and the wider areas studied included examples of medium-density residential development. These ranged from small groups of mid-century Department of Housing Aged Persons Units located on standard residential lots to several larger developments including medium density mid-20<sup>th</sup> Century walk-up flats and villa-style development in Leura. These were rare and a generic typology of 'medium density development' was used in analysis.

Non-residential development was identified according to its use.

### ***B. Garden typologies***

The gardens of the PHAs and proposed HCAs play a very important role in the heritage significance of the early towns and villages of the Blue Mountains as a cultural landscape. Examples of substantial mature gardens with traditional layout and detailing such as fences and gates were found in almost all areas; and their contribution to the streetscapes and sense of place of most areas was often of a very high quality. These high-quality settings were not limited to properties with pre-War housing. Much of the post-War development was built as infill within the original subdivision pattern and the gardens of many are now fully mature with up to 70 years of plant growth.

Given the important contribution made by gardens to the heritage values of most of the proposed HCAs a similar analysis was made of the main representative garden forms and styles (including site layout, built and landscape elements and details such as fences and driveways). These are:

- Traditional Estate
- Traditional Cool Climate

- Simple traditional suburban
- Manicured suburban
- Native/bushland edge
- Nondescript
- Visually dense and overgrown
- Negligible

Further details and examples of each of these garden types are provided at Annexure C.

### ***C. Assessing the summary contribution to the streetscape and the significance of the proposed HCA.***

The identification and mapping of ‘contributory’ values is a technique used to categorise those built and natural features that contribute to the heritage significance of a HCA. It is relevant when researching a proposed area and can be a useful tool in the ongoing conservation planning process by providing an indication of those properties that are consistent with the values of the HCA and those that are not.

The contribution to the heritage significance of the HCA can be expressed clearly by a single element and exist regardless of other characteristics of the property, or it can be subtler and be a distillation of the interaction between many features and elements. Most of the properties in the HCAs studies fall into the latter category, with house, garden and streetscape setting coming together to establish a summary ‘contributory value’ that can be mapped.

The 2014 Review of PHAs included the assessment of the heritage significance of each area. It also identified how this significance can be seen and understood through the fabric and spatial qualities of the area. These formed the basis for the assessment of the summary contribution of each property. The values have been included with the draft State Heritage Inventory (SHI) forms in Part 2 of this Report.

The contribution to the heritage values of the HCA of building, garden/setting and role in the streetscape were each identified to arrive at a summary of the contributory value/s of the property. These summary categories reflect whether a property is substantially consistent; partly consistent (and partly not consistent); or not consistent with the heritage values.

i. Properties that demonstrate the heritage values of the proposed HCA clearly through their built forms and/or garden setting and make a good or very good contribution to its heritage significance. Alterations or additions visible from the street are consistent with the original typology or could be removed or reversed with minimal impact on original fabric or the other contributory qualities of the property. Buildings are generally good or representative examples of a building typology that is characteristic of development in the towns of the Blue Mountains, although this group can also include later development that is a very good example of its type and/or is set in a mature and contributory garden that allows it to make a positive contribution to the streetscape (shown shaded green on the contributory map).

ii. Properties that are generally consistent with the heritage value/s of the area and make some contribution to the significance of the area, but where the potential for a stronger contribution has been compromised by alterations or additions that are not consistent with the traditional typology of the property or are unduly prominent in the streetscape and which are not readily reversible. This group also include properties of a late 20<sup>th</sup> century

typology which are generally consistent with the heritage values of the Area. Garden settings make a contribution to the streetscape but can include elements or features that are not consistent with the traditional gardens of the proposed HCA and/or which have an adverse impact on the streetscape. This category also includes properties that were not readily visible from the street and require further investigation at development application stage before the impacts of development on the property's contributory value can be determined (shown shaded orange on the contributory map).

iii. Not consistent with the heritage values of the area. These properties have few or no notable elements that demonstrate the heritage values of the area and/or have been unsympathetically altered in a manner that detracts from or confuses the ability to appreciate more sympathetic elements of the property. This group also includes development that is visually or spatially intrusive in the streetscape and is not screened or impact reduced by vegetation. The overall impact of properties in this group detracts from the heritage values of the area (shown shaded red on the contributory map).

It is important to recognise that HCAs are often extensive and most include one or more properties that do not share the heritage values of the HCA through either the building or garden and are not consistent with the prevailing qualities of the streetscape. These have been identified accordingly.

Regardless of the summary value identified as a result of this process, all properties within a HCA are subject to statutory planning controls, both general and those intended to make sure that new development within the HCA respects the values of the area. The reversal or replacement of non-contributory properties can also be encouraged through the planning controls.

#### **2.2.4 PLACING THE CONTRIBUTORY VALUES: MAPPING AND REVIEWING THE CURTILAGE BOUNDARIES**

The three categories of contributory value were then mapped.

This graphical representation revealed the spatial distribution of properties that contribute to the heritage significance of the area and was used to re-check the proposed boundaries against the streetscape values and fieldwork. Final HCA boundaries were then mapped.

### **3.0 DISCUSSION OF SOME OF THE ISSUES THAT AROSE DURING FIELDWORK AND THE ASSESSMENT OF CONTRIBUTORY VALUES**

This section outlines some of the main issues that were noted during the Study and the strategies used in their resolution. These were:

- how can contributory gardens be protected through the planning process?
- how is the summary contributory value of properties with differing values for house and garden assessed?
- how to assess the contributory values of properties that cannot be seen clearly from the public domain;
- how to assess the contributory values of properties that have been altered; and
- how to assess the contributory values of properties developed since 1946.

### 3.1. HOW CAN CONTRIBUTORY GARDENS BE PROTECTED THROUGH THE PLANNING PROCESS?

Most of the qualities that were found to contribute to the heritage values of HCAs are the result of elements that can be managed through the development application process, including the conservation of significant garden elements. Spatial qualities of the garden can be protected through site coverage; floor space ratio; and minimum landscaped area controls; as well as through design controls addressing the scale, form and placement of parking structures; and the materials and style/height of fences and gates. Most applications for development already require submission of a landscape plan that nominates species for future planting. The removal of significant trees is controlled already through Council's controls.

The attribution of a particular contributory category to a garden does not need to add any statutory obligation to a property in addition to the general HCA controls. It is intended as an indicator of whether or not the setting of a house as described by its garden demonstrates the HCA's heritage values, and if so, to what degree. Council can determine through its DCP whether it wishes to differentiate between these values in the detailed controls. A detailed discussion of the options is beyond the scope of this Study.

### 3.2 HOW WAS THE SUMMARY CONTRIBUTORY VALUE OF PROPERTIES WITH DIFFERING VALUES FOR HOUSE AND GARDEN DETERMINED?

Not all houses and gardens demonstrate the heritage values equally. A substantially intact and very good example of a house from the early 20<sup>th</sup> Century may be set on a largely paved site devoted to car parking; or a nondescript example of a project house may be set on a mature garden laid out and planted in the traditional manner of Blue Mountains properties.

Each of these situations can be challenging to assess. Gardens play a vital role in the visual and spatial qualities of the proposed HCAs and also in the environmental and scenic qualities of the wider towns and villages of the Blue Mountains. They cannot be assumed to play a secondary or minor role in establishing the heritage values of a HCA. This is an area of fundamental difference between an area focused on the qualities of housing and one that considers the qualities of the area as a cultural landscape.

The approach used in this study when the relative contributions of built form and garden differ has not been based on a formula. It has been based on assessment of the summary contribution that the property makes to the streetscape and the proposed HCA, including such factors as:

- Why is the element (house or garden) not contributory?
- Is the streetscape one that depends strongly on that element for its character?
- Is the character of the property, as a whole, consistent with the streetscape?
- Does the property confuse or interrupt streetscape views?
- Do the unsympathetic element/s affect other significant views or vistas?
- The potential and likelihood of the unsympathetic element/s being removed or reversed.
- The particular qualities of form, fabric and setting and the importance of encouraging their retention through a 'higher' summary value.

In the case of a non-contributory dwelling located within a significant garden, the quality and maturity of the garden is considered carefully, together with any role it may play in 'bridging' the impact of the non-contributory dwelling on the streetscape values.

As with all heritage values, changes to the form or fabric of any element may require re-assessment of the property's contributory values.

### 3.3 HOW TO ASSESS THE CONTRIBUTORY VALUES OF PROPERTIES THAT CANNOT BE SEEN CLEARLY FROM THE PUBLIC DOMAIN

Although the fieldwork was done in winter when deciduous trees were bare, in some cases the house was still not visible from the street due to its siting, local topography, evergreen vegetation or overall density of planting. This was identified during the fieldwork and analysis was limited to any visible built elements and the information contained in the historic and contemporary aerial photographs.

It is interesting to note that many of these densely planted gardens are in themselves representative of the heritage values of the proposed HCA and make important contributions to the streetscape values. In this case the contributory value identified was based on the streetscape qualities. Similar principles applied when a non-contributory house was well-screened by a contributory garden (see also section 3.2 above)

Where these could not be assessed due to distance the 'orange' category was applied, pending clarification of heritage values at a future time, for example when development is proposed.

### 3.4 HOW TO ASSESS THE CONTRIBUTORY VALUES OF PROPERTIES THAT HAVE BEEN ALTERED

Changes over time, including infill development, are expected in any urbanised context. Most are relatively benign and can be considered to add to the 'story' of the evolution of the area; but others are inconsistent or disruptive to understandings of the historic pattern of development.

It is important to take the historic patterns of change within an area into account when assessing its heritage values, and again when determining a property's contribution to these values.

The evolution of the cultural landscape of the towns and villages of the Blue Mountains has been slow-paced when compared against other LGAs, but few houses have not been altered in some manner, whether through the replacement of deteriorated fabric (including re-cladding and re-roofing lightweight materials such as weatherboard and original corrugated iron), or major additions in response to the changing needs of residents. The buildings in the proposed HCAs are mature and require regular maintenance to ensure the ongoing survival of the, usually, timber structure.

The issue when assessing whether a layered property contributes to the heritage values of the property is to consider whether the changes are consistent with the original typology of the building, and if not, whether they are consistent with the patterns of alterations and additions that are typical of the pattern of development in the area.



Alterations and additions to the properties, both houses and gardens, in the Blue Mountains are very common. Despite this, most properties still make a good contribution to the heritage significance of the area. Identifying this contribution was at times a challenging process however, particularly when multiple layers of differing impact were evident.

Each layered property was considered individually. The core principles used in determining the impact of alterations and additions were:

- Is the layer consistent with the typology of the original house or garden setting?
- Is the layer consistent with the pattern of 'typical' changes seen in the Blue Mountains?
- Is the property still able to demonstrate the heritage values of the proposed HCA (in whole or part)?
- Could the layer be removed or reversed, and if so, would major reconstruction be required that may negate the benefit of the loss of an unsympathetic element?

### **3.4.1 LAYERING TO BUILDINGS**

- The use of lightweight materials such as weatherboard and corrugated iron was the norm until the final quarter of the 20<sup>th</sup> century. These materials deteriorate more quickly than brick and tile and need regular maintenance or replacement, and the ease with which it can be removed and replaced has facilitated changes to houses that would normally require major reconstruction such as brickwork etc.
- It was often difficult to determine from the street whether the cladding on a property was original, so the focus in analysis was on identifying those that had been re-clad in newer or stylistically inappropriate materials such as 'gidgee brick' (pressed pseudo brick sheeting); brick veneer; or other materials such as pressed fibre board.
- Similar considerations applied to roof cladding, with few properties retaining the short-sheets of early corrugated iron, and analysis focusing on those that had been re-clad in tiles or other materials not consistent with the original typology or pattern of evolution in the area. An exception was made in the case of roofs re-clad in 'Decromatic' sheeting (a proprietary lightweight galvanised metal pressed to imitate terracotta tiles), particularly in Katoomba and parts of other areas where it was popular that it forms part of the pattern of development in the area today.
- The replacement of cladding, either by re-using original weatherboards or using new boards, allows changes to fenestration in particular to be concealed from casual inspection, especially from the street. The approach used was to assess each property on its current form and materials and not devalue alterations and additions that are consistent with the tradition of that typology.
- Similar considerations guided the assessment of the impact of alterations and additions to individual properties. The focus was the identification of whether the changes to each property are consistent with, or representative of, the pattern of alterations and additions in the area. In the case of the towns and villages of the Blue Mountains for example, the enclosure of front verandahs to form sunrooms with banks of windows; the making of single-storey extensions to the rear whilst retaining the integrity of the original roof form and adding metal chimney flues for heating are all common and help to 'tell the story' of the evolution of the proposed HCA.

- Larger and more significant changes, for example extensions to the side elevations of properties; second storey additions; the re-modelling of the street-facing elevations and the building of garages or carports in the front garden area were assessed carefully against the values of that proposed HCA and also for the potential for reversibility (being demolition of the element and, where appropriate, building a more sympathetic addition) of the element. A free-standing carport could readily be removed; whereas a major addition to a house is less likely to be demolished, particularly if recent work.

### **3.4.2 LAYERING TO GARDENS**

- Similar considerations informed the analysis of the setting (garden layout and planting); with recognition that most of the species popular in early 20thC gardens have a limited lifespan and need to be replaced over the years.
- The physical, economic and regulatory ease with which gardens can be altered when compared to the fabric of a building also makes gardens particularly vulnerable. This same quality makes the reversal (over time) of loss of traditional plantings and elements possible.
- Garden fabric such as fencing is subject to deterioration through exposure, and, its replacement is part of the normal cycle of property maintenance. The use of timber picket fences, many with decorative entrance arbours, is now so widespread, and provides a visual link between properties in the streetscape, that they can be considered contributory to the values of the area even (to a lesser degree) when installed in front of properties built after the First World War (when pickets went out of fashion).
- Trees play an important role in establishing the aesthetic qualities of the streetscape, and some patterns of planting provide evidence of earlier fashions and trends at the community level such as the planting of a conifer in the front corner of many properties, particularly in Katoomba.
- The layout and spatial relationships of many gardens has remained consistent even though the plantings have changed and this has allowed many to continue to contribute to the heritage significance of the Area.
- Not all contributory properties identified in this Study include an 'old' building. Houses built in the post-War years can be approaching 70 years of age and many have mature and traditional 'cool climate' gardens that are characteristic of the Mountains and make a strong contribution to the heritage values of the area. These values have been reflected in the summary contributory mapping for the property.

### **3.4.3 IMPACTS ON STREETSCAPES**

- Summary contribution to the streetscape was assessed against the qualities and character of that streetscape, and the degree to which the property contributed to it. Boundary plantings, fences and verge plantings were particularly important elements. In this regard, it should be noted that picket fences and entry arbours were found throughout most proposed HCAs regardless of the building's typology, and can now be considered a contributory element within the streetscape typologies of the towns and villages of the LGA.

### **3.4.4 LAND USES AND LAYERS**

- One of the most important historic themes that has influenced the development of the towns of the upper Mountains in particular is its role as a place of relaxation and private exercise.

- A considerable proportion of early guest houses has survived, and many continue to provide accommodation. The recent boom in Airbnb (the private letting of accommodation through the internet) has led to a noticeable pattern of new development of the conversion of garages or construction of new buildings in the traditional location for a garage in the side setback behind the building line for the provision of casual accommodation. This layer is consistent with the historic pattern of development in the area but the built form of the detached accommodation can impact on the aesthetic heritage values of the Area.

### 3.4.5 ASSESSING THE CONTRIBUTORY VALUES OF PROPERTIES DEVELOPED SINCE 1946

Few of the streetscapes within the proposed HCAs do not include at least one house built in the second half of the 20<sup>th</sup> century, and many have a considerable proportion. The 1943 aerial photographs reveal the reason. Even though most subdivisions in the proposed HCAs had occurred, development was notably sparse, with single cottages scattered over the area but separated by several, and sometimes more than ten, vacant lots.

The wave of development in the early post-War years occurred on these still-vacant sites, and was not the result of demolition. This is consistent with the historical pattern of development in most proposed HCAs. Many of these were simple cottages built to one of the plans published in the early post-War years to meet the booming demand for housing. Their timber weatherboard (and/or fibro) construction allowed them to sit comfortably in the streetscape and the large lots allowed substantial and now mature gardens to be established that integrate well with earlier 20<sup>th</sup> Century properties.

Development in the latter half of the 20<sup>th</sup> century was primarily of the 'project home' typology. These were built to standard design for a fixed price. Materials were universally brick veneer with concrete tile roof. Windows were large and framed in aluminium. The only attribute that was consistent with the traditional pattern of development was the modest scale of most houses and their siting on the large lots of the original subdivision, allowing gardens to soften and in cases negate the impact of the built form on the streetscape.

Some good examples of contemporary architectural design were also found, most now well-bedded into their setting by surrounding plantings.

More recent project home development is larger in scale and includes multiple garage doors that dominate the street frontage. These are almost always inconsistent with the heritage values of the proposed HCA within which it is located. Examples of these large homes remain rare.

The most prevalent form of development in recent years is the replica Federation. These are offered by several local building companies. The finished houses are usually large in scale and not always convincingly detailed. Most have lost their original garden setting.

A second residential form in the 1970s was the ranch-style house, which is seen frequently near the bushland edges of proposed HCAs, where its oiled or painted timber cladding assist it to integrate more successfully than the project-home version which is built of brick veneer. A third variation on this type is also found, particularly on the small lots at the edges of towns such as Katoomba: the prefabricated or 'kit' home. In the standard suburban context, the ranch is aligned parallel to the

street and built almost boundary-to-boundary which is not consistent with the traditional patterns of development in any of the HCAs.

Houses built in the second half of the 20<sup>th</sup> century were not dismissed as unsympathetic to the heritage values of the area without further consideration. Each example was assessed in the same way as all properties in the HCA to determine what, if any, heritage values it, and its garden, demonstrated and how the property as a whole contributed to the streetscape. A considerable proportion of properties identified as having low contributory value or demonstrating values inconsistent with the HCA were from this period. Some however were assessed as partly or wholly contributory because they were good and substantially intact examples of their type and set in mature gardens that allowed them to contribute to the streetscape values of the HCA.

## 4.0 SUMMARY OF THE RESULTS OF THE STUDY

The Contributory Mapping Study was a field-based study to support the process of converting the existing Period Housing Areas to Heritage Conservation Areas. This conversion process commenced in 2014 with the Review of PHAs by Paul Davies Heritage Architects, which identified PHAs that satisfied the NSW Heritage Council's Criteria for local heritage significance. Many of the heritage values of the PHAs extended beyond the current PHA boundaries, and several were recommended for a reduction in area. The area surveyed for the Contributory Mapping Study was based on the 2014 Review of PHAs recommendations. These were checked and further refined as part of the fieldwork to arrive at the proposed HCAs, which were then re-assessed against the criteria for local heritage significance. Some areas were amalgamated, and Blackheath was divided into four smaller areas as part of this process.

A total of 21 areas (17 PHAs and 4 amendments to existing HCAs) have been found to satisfy the Criteria for local heritage significance and are recommended for inclusion in the LEP as HCAs. The following table summarises the relationship between the existing PHAs (those recommended for conversion to HCAs in the 2014 Review of PHAs) and the proposed HCAs:

Village	Heritage Conservation Area	Does the proposed HCA extend (E); match (M) or reduce (R) the existing PHA?
Mount Victoria	Central Mount Victoria Village (MV023)	E, plus E to existing HCA
Blackheath	Blackheath Village and Setting HCA	E
	Hat Hill Road HCA	E
	Blackheath West HCA	E
	Lookout Hill HCA	E
Katoomba	Katoomba South HCA	E
	Crown Village HCA	E

	Grimley Estate HCA	E		
	Norths Estate HCA	E		
Leura	Leura North HCA	E		
	Leura South HCA	E		
Wentworth Falls	Village of Brasfort HCA	E		
	Westbourne Avenue HCA	E		
Lawson	Hays Reserve Nature Link HCA	E		
		Note: includes the Hays Link North HCA and the Hays Link South HCA identified in the 2014 Review of PHAs.		
Hazelbrook	Railway Parade West HCA (H008)	E (addition of PHA area to existing HCA; plus		
	Railway Parade East HCA	R		
Springwood	Macquarie Road East, Springwood (SP056) [Plus minor name change]	M (addition of PHA area to existing HCA)		
	Moorecourt Avenue HCA	E		
	Macquarie Road West HCA	Part E, Part R		
	Railway Parade HCA	M		
Glenbrook	Glenbrook HCA	E		

Few of the proposed HCA boundaries correspond exactly with the PHAs because the heritage values of the precincts were found to reflect not only the built form and aesthetic qualities that were identified in the PHAs, but also the historic, landscape and streetscape qualities of the area as it exists today, approximately 15 years since the previous study. The four PHAs that abut or overlay existing HCAs and were found to have the same values as the existing HCAs are recommended for inclusion in that HCA.

This Report includes draft State Heritage Inventory Sheets which identify the heritage values, recommended curtilage and Statement of Significance for each recommended HCA.

The substantive part of this Study was the identification of the contribution that each property makes to the heritage significance of the Proposed HCA within which it is located. This was based on extensive fieldwork over a five-month period. All work was done on foot and each property was inspected and photographed from multiple streetscape angles, including direct, oblique and details. Analysis of changes to roof form and garden layout since 1943 was also undertaken (where the 1943 aerial photographs included the property)

The heritage significance of an area is interpreted through the ways that its physical and spatial qualities provide evidence of its heritage values. Contributory analysis summarises the degree to which each property shows these values.

One of the earliest findings of this detailed fieldwork was that none of the PHAs are significant for their built values only. The towns and villages of the Blue Mountains are part of a complex cultural landscape that is significant because of the clearly expressed relationships between built forms, streetscapes and garden settings. Each was included in the assessment of the contributory values of properties.

The main styles (typologies) of houses and gardens were identified and the integrity of each (as visible from the street) noted, together with the contribution that the property as a whole makes to the streetscape. These were then considered in concert to identify the 'summary' contribution to the heritage values of the proposed HCA.

These were mapped as 'contributory values' and are included in Part 2 of this report. The maps are intended to provide guidance for Council and the community in the ongoing conservation of the heritage values of the areas.

# PART 2: THE CONTRIBUTORY MAPS AND DRAFT STATE HERITAGE INVENTORY (SHI) FORMS

## BACKGROUND TO THE CONTRIBUTORY VALUES:

The heritage significance of each HCA is expressed through the current fabric and patterns of development within the area.

Each of the proposed HCAs is a significant cultural landscape that continues to demonstrate the characteristics of 19th and early 20<sup>th</sup> century development in the towns and villages of the Blue Mountains. Each of the areas has also continued to evolve and change since this time in ways that can be consistent with the traditional character of the area or can be inconsistent or even contradictory to the heritage significance of the area. Fabric and features that contribute to the heritage significance should not be removed or replaced without very careful consideration of the impact that this will have on these heritage values.

The following list identifies the most common ways in which the heritage values of the area are shown via its streetscapes, sites and buildings. It is not definitive, since each area has different heritage significance, but provides a guide to the features and elements that contribute to a HCA.

### LGA-WIDE CONTRIBUTORY VALUES

Streetscape values:

- The subdivision patterns, streetscape qualities and most built forms have survived and can still be seen and interpreted.
- The grid street layout and regular subdivision, unless noted otherwise
- Public domain is not well-vegetated in the main north-south streets
- Footpaths and verges are softer and planted with streetscape trees in the areas away from the main spine.
- The mature garden setting of properties irrespective of the age of the house. Even relatively recent properties commonly have maturing gardens that will contribute positively to the aesthetic values of the area in the future.
- The density and maturity of deciduous trees that create a spectacular streetscape display in autumn and early winter and provide important and cooling shade to the streetscape and private gardens in summer.
- The almost universal single storey building heights mean that even when the roof forms vary according to the style of the house, the streetscape demonstrates a strong rhythm, particularly when viewed from a higher point in the rolling landscape.
- The mature garden setting of most properties irrespective of the date the house was constructed.

- Mature conifer windbreak plantings following the alignment of the property boundaries
- Houses set well back are nestled under the tree canopy.
- The wall of exotic trees rising behind houses in streetscape views.
- Soft verges and 'un-engineered' aesthetic quality.
- Lack of formal statement fences and gates.
- Privacy is provided by planting, not fences.
- Driveways and driveway crossings are simple and traditional.

#### Site characteristics

- Buildings are generally set at 90 degrees to the street and step to follow the fall of the land.
- Planting in private gardens is traditional in layout and/or characteristic of that typology
- Where a garage is included on a site it is located behind the rear building line unless prevented by topographical constraints.
- When access to the rear garden is not possible due to topography, garages are built into or adapted to the slope of the land.
- Planting of front garden spaces is traditional, natural or negligible in character
- Mature windbreak plantings provide indications of early gardens and properties.
- Houses that are good examples of a contributory typology in the area.
- Contributory garden typologies most areas are Traditional, Natural and Suburban.
- Fences are low, visually transparent and are generally appropriate for the period of development.
- Hedges used to provide privacy where required
- Garden plants spill though the fence and soften the interface between the property and streetscape
- Driveways formed of dual wheel tracks
- Identification signage on houses used for casual rental is a simple, traditional name-plaque set on the gate or at the front door.
- 'quirky' letterbox design

#### Built forms

- Building typologies that are representative of those traditional in the HCA.
- Unless noted otherwise on the SHI form, the contributory building typologies generally include all those that pre-date the introduction of the brick veneer project home into the HCA.
- Intact or substantially intact fabric and form
- Roof forms are appropriate to the original building typology.
- Original/traditional detailing to the visible exterior.
- Original/traditional timber framed windows
- Original/traditional cladding;
- Original chimneys.
- Buildings are modest in scale and form relative to their setting,
- Alterations that have removed original features or fabric.
- Visually intrusive or stylistically incongruous alterations.
- Houses 'read' as residential even if used for a non-residential purpose.
- Any alterations to provide additional accommodation are subtle and do not intrude on the setting of the property or streetscape qualities.
- Infill development can be contributory depending on its typology, quality of design and setting (needs to be assessed for each property)



- Roof forms that are consistent with the traditional typology of the building in all street views (including of appropriate scale)

Note: Other building styles may contribute to the heritage values of the HCA in the context of the streetscape and need to be assessed individually (see note re. Project homes below).

#### **SOME OF THE ELEMENTS THAT ARE NOT CONSISTENT WITH OF THE HERITAGE VALUES OF MOST HCAS:**

NB: before considering their impact on the contributory value of a property the potential reversibility or removability of the element was considered.

Site characteristics:

- Garden layouts to houses that are not domestic in character.
- Garages and parking structures set forward of the property line for reasons other than topographical prohibition (this includes where the side setback has been built over and access to the rear garden area is now obstructed).
- Large areas of paving or driveway in the front setback area.
- Garages integrated with the main roof form except where this as a characteristic feature of the original typology.
- Full-width paved driveways of non-porous finish.
- Evidence of fashions such as gentrification in garden design and layout, especially when it has been facilitated by the removal of mature traditional species.
- Masonry fences unless of a style and scale consistent with the original typology of the house.
- Masonry gateposts and non-traditional gate forms and materials.
- 'Statement' driveway entrances.
- All fences higher than 1000mm unless required to form a retaining wall due to the topography of the site.
- Signage on residential properties advertising the presence of accommodation or tourist facilities.
- Structures to store garbage bins in the front setback area.

Built forms

- Alterations and additions that do not respect or respond to the design principles or form of the original structure.
- Medium density development of a replicated built form (villas, terraces, flat development etc)
- Two storey developments except where original to a pre-1970 typology (includes attic conversions)
- Two-storey additions to the rear that are clearly visible from the street.
- Dual occupancy or second dwellings of scale, form or siting that is not consistent with the traditional typology of the main building on the site.
- Rendering face brickwork or lightweight cladding.
- Painting face brickwork.
- Alterations or additions that confuse or contradict the evidence of the original building typology.
- Project homes and other dwellings built in the latter part of the 20th century that were built on the site of a pre-1943 house.

## 1. EXTENSION TO THE CENTRAL MOUNT VICTORIA HERITAGE CONSERVATION AREA

### Summary:

The 2014 Review of the PHAs found that the existing period housing area was wholly within the HCA and no further action to convert it to a HCA was required.

It also found that the eastern and western edges of the existing HCA contributed to the heritage values of the existing HCA (the Central Mount Victoria Village HCA) and added values related to Mount Victoria's historic and contemporary significance as an important place of transition between the Mountains and western NSW.

The areas recommended in 2014 were reviewed and the values confirmed.

It is now recommended that the boundary of the existing HCA be extended to include the eastern and western edges of Mount Victoria.

### Additional HCA specific contributory elements:

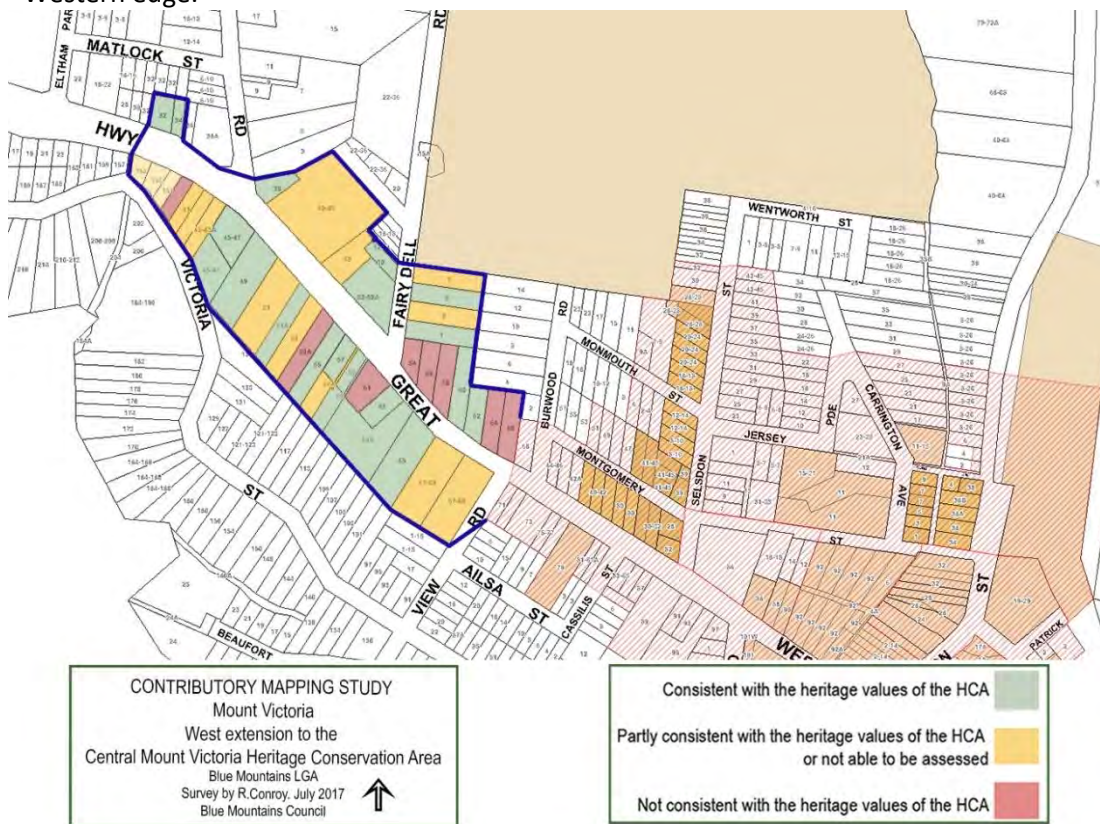
- The entrance/exits to the Village of Mount Victoria are marked by early buildings
- The area beyond these buildings reads as bushland, even when development exists
- Views from the ridge to the spaces to the south are not obstructed by buildings
- The winding alignment of the Great Western Highway that follows the ridgeline
- The use of dense planting to screen the aesthetic impacts of the heavy vehicles travelling along the highway through the village.
- Large, deep lots facing the road result in a low-density streetscape.
- Narrow carriageway for a major highway (note that the highway is being progressively upgraded to four lanes)
- The use of driveway-scaled slip roads to provide grade-separated access to dwellings adjacent to the highway.
- The natural, evolved character of the subdivision pattern that responds to the local topography and patterns of early land grants and parcels.
- Front fences are simple and 'rural' in style (larger lots) or appropriate for the period of the residence (cottages). Where solid fences are present they are traditional timber paling or re-used sheets of roofing iron.

### Elements that detract from the heritage values

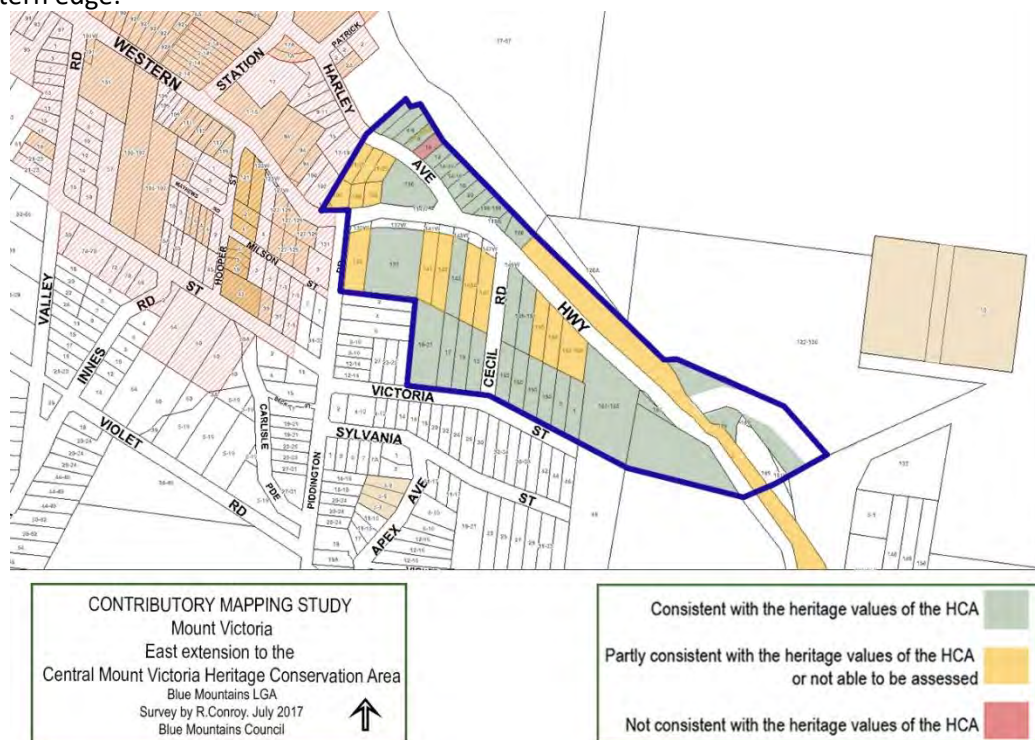
- Although the petrol station is historically consistent with the traditional role of the village, its current standard corporate design and configuration is a visually intrusive element, particularly as it is sited in a visually sensitive position.

# MOUNT VICTORIA- PROPOSED EXTENSION TO THE EXISTING CENTRAL MOUNT VICTORIA HCA – MAP OF CONTRIBUTORY VALUES

Western edge:



Eastern edge:



# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

ITEM DETAILS							
Name of Item	Heritage Conservation Area- Central Mount Victoria Village (additional information for the existing HCA Inventory Sheet)						
Other Name/s Former Name/s							
Item type (if known)	Conservation Area						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Central Mount Victoria Village						
Street number							
Street name							
Suburb/town	Mount Victoria				Postcode	2786	
Local Government Area/s	Blue Mountains						
Property description	Refer to curtilage map						
Location description							
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting			Northing	
Owner							
Current use							
Former Use							
Statement of significance	<p>The approaches to the village are of particular heritage significance because they include very rare examples of the main phases of transport infrastructure associated with the settlement of New South Wales, including one of only two original toll-houses, a representative example of a 19<sup>th</sup> century railway gate-keepers cottage, the current railway line and facilities for contemporary travellers including vehicle servicing and accommodation in a pattern consistent with the historic development of the area.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input type="checkbox"/>		

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

DESCRIPTION	
Designer	
Builder/ maker	
Physical Description	<p>The streetscapes at the edges of the village reinforce the serial quality of the views that unfold as the road winds up to the central village area from each direction.</p> <p>The eastern edge of Mount Victoria is well defined by two of the earliest surviving buildings in the village, the former railway gate-keeper's cottage and the adjacent former Bathurst Road Toll Bar House (1849), which is a State significant heritage item. The highway then winds towards the core of the village, with good serial views of the houses and cottages available, particularly on the southern side of the road and over Harley Avenue.</p> <p>The buildings at the eastern edge of the village are modestly scaled cottages built mainly in the late 19th and early 20th Century and include several good and unusual examples of Inter-War bungalows, such as a good pair of cottages with diamond-pattern shingle tiles. One house is typical of the latter part of the 20th Century, being a low, ranch-style building with a very low-pitched roof. The houses are set close to the street, although most include at least one mature deciduous tree in their front gardens. The difference in level between Harley Street and the Great Western Highway and oblique viewing angle allows the patterns of the cottages to form an attractive streetscape when viewed from the highway. Access to the easternmost houses in the group is achieved in the manner common in the villages of the Blue Mountains, via a driveway aligned parallel to the highway. The southern side of Harley Avenue is less densely settled, with a single late 20th century dwelling set back from both its boundaries which is well screened by garden plantings from both the highway and Harley Avenue. This work has included the construction of a large retaining wall that separates the highway from Harley Avenue. The difference in grade is significant and the roadworks are not complete, so the retaining wall is a visually intrusive element at present.</p> <p>Harley Avenue also includes a traditional public hall (now a cinema), small-scale industrial properties (part being used as a construction depot for the roadworks) and a mid-size electrical substation. <b>Although these are not residential in character, these developments are part of Mount Victoria's infrastructure and provide evidence of the scale of importance of the railway line.</b></p> <p>The area to the south of the highway at the eastern edge of Mount Victoria between the Railway Gatekeepers Cottage and Mount Piddington Road (the edge of the current conservation area) is defined by a series of modest cottages set on well vegetated sites above the alignment of the highway. Several also have very good garden plantings, with the others more simply landscaped. These cottages range in age from late 19th century to late 20th century, but demonstrate a consistency of general form and placement that minimises any negative impact from the more recent buildings along the road. The roadworks have had greater impact on the southern side of the highway, with resumptions of part of the front gardens leaving some houses with significantly reduced setbacks. Future landscaping should help to ameliorate the aesthetic impact of these works. <b>The toll-house and gate-keeper's cottage, plus the adjacent site of the former Inn, have been retained.</b></p> <p>The western end of the village also continues to demonstrate its traditional role as the first settlement of the Blue Mountains reached after climbing Victoria Pass. The streetscape along the highway is dominated by the mature gardens, with fine examples of late 19<sup>th</sup>/early 20<sup>th</sup> century houses and gardens surviving. This part of the village is set on a wider ridge and the houses are mostly set at or close to the level of the road. The sudden drop at the western edge of the HCA hides more recent development from view and allows the substantial early 20<sup>th</sup> century houses to continue to define the edge of the historic village. The service station is a visually incongruous element, although it continues to provide evidence of the historic role of the village as a place to resupply at the edge of Victoria Pass.</p>
Physical condition and	

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

Archaeological potential						
Construction years	Start year	1832	Finish year	Ongoing	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments						

HISTORY	
Historical notes	<p>The historical significance of Mount Victoria is associated closely with the transport corridor. It was the site of one of the stockades associated with the construction of the road (Victoria Pass), and was the location of one of the early toll bars on the route (which survives at the eastern end of the village); and remains the terminus of the main western Sydney Region railway line. It is also the last/first town encountered when travelling across the Blue Mountains and was a main refreshment stop for train travellers to Bathurst in the late 19th century. Mount Victoria was also the starting point for visits to Jenolan Caves in the 19<sup>th</sup> and early 20<sup>th</sup> centuries.</p> <p>These locational attributes led to the establishment of several grand houses and hotels within the village in the late 19th and early 20th Centuries that continue to dominate streetscape views today.</p> <p>Mount Victoria did not however experience the boom in lower-scale guesthouses and holiday cottages <b>that characterised the 'honeymoon tourism' of the Inter-War years</b> that led to a development boom in the other main sightseeing towns such as Leura, Katoomba and Blackheath, a difference that is <b>clearly evident in Mount Victoria's cultural landscape today.</b></p> <p>The alignment of the Great Western Highway through Mount Victoria has survived in relatively intact condition, although it has been widened several times including the current (2017 ongoing) roadworks.</p>

THEMES		
National historical theme	State historical theme	Local theme
	(as per existing)	

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The town of Mount Victoria has played an important role in the historically and culturally significant exploration, crossing and settlement of the Blue Mountains.</p> <p>Evidence of the traditional (19<sup>th</sup>/early 20<sup>th</sup> century) journey over the Blue Mountains has survived in its original historic context and setting, and in particular through the clearly defined edges to the village and the alignment of the main road.</p> <p>The edges of the village: The original form, extent and boundaries of the village remain well defined through the clear contrast</p>

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	<p>between the natural bush and settled village landscapes. Each end of the village is marked by early buildings, including the historically significant toll-house and gate-keeper's cottage at the eastern edge and the fine residential properties at the western.</p> <p>The toll-house and gate-keeper's cottage at the eastern edge of the Village also provide rare and highly intact evidence of the historic methods of control and management of both road and rail journeys between Sydney and western NSW during the 19th century.</p> <p>The Toll Bar House provides physical and contextual evidence of the attempts by the Government to control access to the public road network and charging fees for the use of public infrastructure.</p> <p><b>The Gate Keeper's cottage formed a critical part of 19th century rail infrastructure by controlling and managing access at the intersection of road and rail networks. It also forms part of the group of five identical cottages that have survived in situ (with a sixth relocated) across the Blue Mountains.</b></p> <p>Alignment of the main western road: The sinuous alignment of the main road (now known as the Great Western Highway) on the eastern edge of the Village continues to follow closely the early 19th century alignment despite recent roadworks, including the winding character of the approach from the east.</p> <p>Evidence of the historic role of Mount Victoria as a place to prepare/restore on the journey between Sydney and western NSW. The historic role of Mount Victoria as the place of transition between the Blue Mountains and western NSW can still be interpreted through the vehicular service station at the western edge of the village which provides fuel and basic supplies immediately before/after Victoria Pass.</p> <p>The rhythms of development between the service station and the town continues to demonstrate the original pattern of settlement, with the wide spacing of the original cottages (now infilled by residential development) and the relatively level ground providing spatial evidence of the earlier presence of stock-holding paddocks in this area.</p>
Historical association significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	<p>The arrival to the villages at each end demonstrates distinctive aesthetic qualities that define the abrupt transition between natural bushland and the settlement of Mount Victoria.</p> <p>The edges of the village are well-defined. The historic form and extent of the village remains clearly readable, with the edges marked by late 19<sup>th</sup>/early 20<sup>th</sup> century houses, cottages and the significant early buildings. The original Toll Bar House and the gate-keeper's cottage continue to mark the eastern edge of the village and continue to demonstrate the principal characteristics of their historic role as the place of transition between the wilderness of the bush landscape and the village settlement.</p> <p>The edges of the Village include examples of building typologies that are otherwise rare in Mount Victoria. The small group of houses situated at the eastern end of Harley Avenue are separated from the core of the village by the electrical substation, but when viewed from the highway form an important and cohesive part of the fabric of the village. This group includes one individually significant heritage item (120 Great Western Highway) and a very good pair of Inter-War residences in the cottage style that make a particularly positive contribution to the streetscape.</p> <p>The edges of the village continue to demonstrate the characteristics of the traditional serial views that mark the transition between the village settlement and the surrounding bushland.</p>



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	<p>The settings of properties at the edges of the village include mature gardens with both exotic and native eucalypts that contribute to the aesthetic heritage values of the Village. Houses are (with the exception of one early cottage) set back from their street boundary sufficiently to have allowed the planting and growth to maturity of gardens which in many instances play an important role in establishing and reinforcing the aesthetic qualities of the streetscape.</p> <p>More recently constructed residences are characterised by either exotic or native gardens, the latter including the retention of original eucalypts under which the house is nestled. This is a secondary theme of landscaping that is characteristic of the later layers of settlement in the Blue Mountains in the second half of the 20<sup>th</sup> century.</p> <p>The mature gardens and individual plantings play an important role in the aesthetic values of the village of Mount Victoria. The quality and density of the gardens to the properties along the highway <b>emphasise the distinctiveness of Mount Victoria's cultural landscape and emphasises the village's</b> aesthetic quality and character of a self-contained <b>village surrounded by natural 'wilderness'</b> landscape.</p> <p>The aesthetic quality of the streetscapes of the edges is distinctive. These garden plantings also act to create and control the aesthetically rich arrival experience into the village with a series of close and directed views unfolding as the road rises from both directions to the centre of the village at Station Street. The gardens and mature plantings also help to reduce the less desirable impacts of the heavy vehicular traffic flow on the adjacent residences.</p>
Social significance SHR criteria (d)	The edges of the village include St Pauls Catholic Church which has the potential to be significant to the local community for (not investigated in detail).
Technical/Research significance SHR criteria (e)	The edges include sites which have the potential to yield information that will contribute to the understanding of the layers of occupation and settlement of the Blue Mountains. Most properties along the route of the original highway have some degree of archaeological potential, and in particular those known to have had active uses in the mid-late 19th century, including the Toll Bar House, the railway gate-keeper's cottage and the site of the Welcome Inn and store (161-165 Great Western Highway) which are located in a group at the eastern entrance to the village.
Rarity SHR criteria (f)	The eastern edge of the Mount Victoria Village includes the 1849 Bathurst Road Toll Bar House and railway gate-keeper's cottage, both of which are rare early examples of transport-related infrastructure in the Blue Mountains. The Toll Bar House is one of only two such buildings to have survived in the state, and is one of only two pre-1850s buildings to have survived in the Blue Mountains.
Representativeness SHR criteria (g)	The edges of the Village are representative of the pattern of development in the Blue Mountains in the early 20 <sup>th</sup> century. They are clearly defined,
Integrity	All except two buildings at each end of the Village have survived in substantially intact form and siting. Infill development has occurred on previously undeveloped land.

HERITAGE LISTINGS (within the new edge area)	
Heritage listing/s	
	Mv008: Toll Bar House . 167 Great Western Highway - (LEP and State Heritage Register)
	Mv011: Karawatha House. 161-165 Great Western Highway
	Mv012: Exeter. 149-151 Great Western Highway
	<b>Mv013 Gatekeeper's Cottage. 169 Great Western Highway</b>
	Mv042: High Lodge. 45-47 Great Western Highway
	Mv049: Mount Vic Flicks Cinema. 2A Harley Avenue



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	Mv053: House. 57 Great Western Highway
	Mv067: Cottage. 120 Great Western Highway
	Mv068: Weatherboard cottage. 135-139 Great Western Highway
	Mv070: Acorn. 12 Harley Avenue
	Mv071: Sunnhi. 14-16 Harley Avenue

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
H.Study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
H.Study	Rod Howard Heritage Conservation Pty Ltd and Cultural Resources Management in association with Mayne-Wilson and Associates	Mount Victoria, Blackheath and Wentworth Falls. Heritage Assessment of Core Village Areas	2002	Blue Mountains City Council

### RECOMMENDATIONS

Recommendations	(as per existing)
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### SOURCE OF THIS INFORMATION

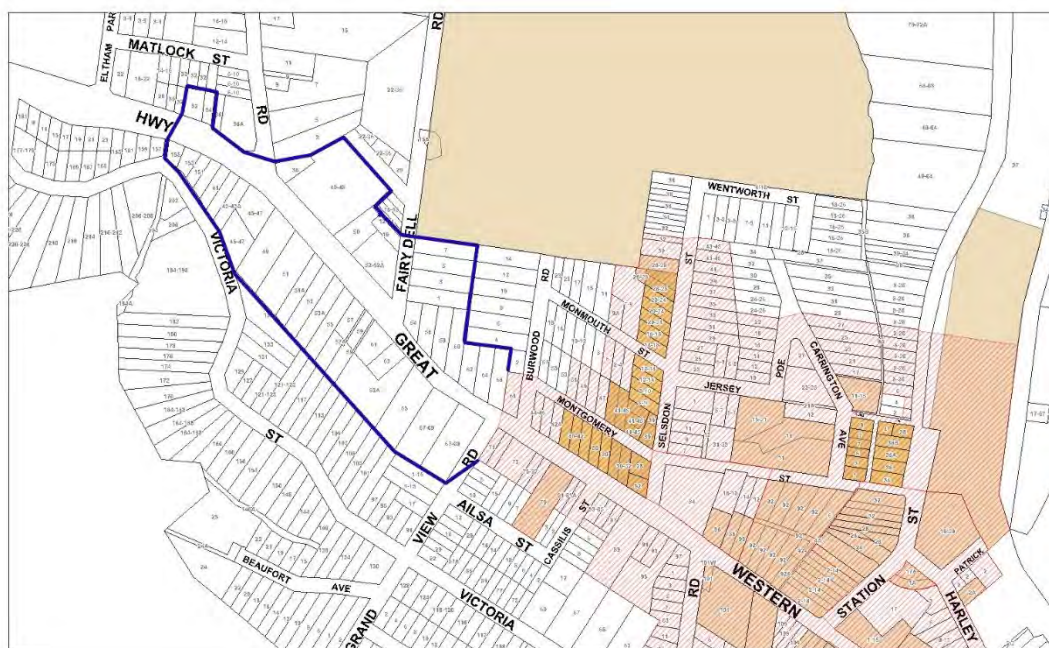
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

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### IMAGES

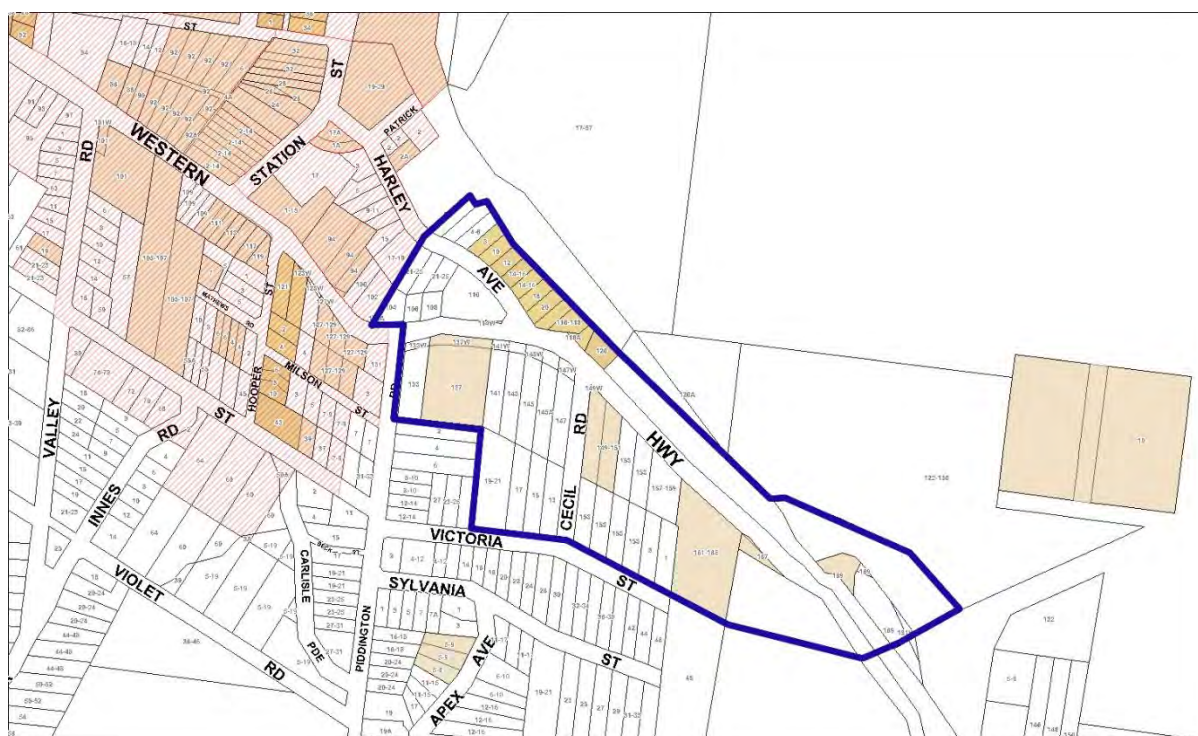
Image caption	Extension to the Central Mount Victoria Heritage Conservation Area (west)				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



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Image caption	Extension to the Central Mount Victoria Heritage Conservation Area (east)				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



## 2.1 BLACKHEATH

### Summary:

The 2014 Review of the PHAs found that the existing period housing areas and nearby precincts demonstrate heritage values that satisfy the New South Wales Heritage Council's criteria for local heritage significance.

These values were confirmed through detailed fieldwork and analysis of the streetscapes, fabric and gardens of the area. Four significant sub-precincts were identified and are recommended for inclusion in the Blue Mountains LEP as heritage conservation areas:

- Blackheath Village and setting
- Hat Hill Road
- Lookout Hill
- Blackheath West

It is recommended that these four areas be listed in the local environmental plan as locally significant heritage conservation areas.

### Additional HCA-specific contributory elements applicable to each of the Blackheath HCAs:

#### Landscape elements

- The undulating natural topography which affords many opportunities for accessible views over the town and the surrounding landscape
- Memorial Park and its role as the main passive and semi-active open space in the town; including the restored playground equipment designed by local engineer Dick West.
- The wide, vegetated verges into which private gardens often overflow.
- The prevalence of soft edges to verges except where required due to topography.
- The cohesive streetscape planting including the avenue planting of spectacular autumnal display trees and the spring-flowering fruit trees.
- The mature garden setting of properties irrespective of the date the house was constructed.
- Large lot sizes and modest built forms with wide setbacks that allow large plants and trees to grow to maturity in the front and rear gardens (and often in the side setback areas as well) of private properties.
- Large lot sizes and good setbacks allow the three-dimensional spatial qualities of the cultural landscape to be appreciated readily (including the depth of blocks and trees behind the house rising above rooflines)
- Gardens include either or both exotic and native species.

#### Subdivision and public domain elements:

- The grid-based street and subdivision pattern with its unique variation from the norm to accommodate the earlier land grant and the need to reserve a water supply for the railway.
- Soft verges and 'un-engineered' aesthetic quality to the streetscapes.
- Simple, low and visually transparent front fences and gates, even to the large estates.
- Privacy is provided by planting, not fences.
- Driveways and driveway crossings are simple and traditional.

#### Land use elements

- Detached, low density residential development

### Built elements

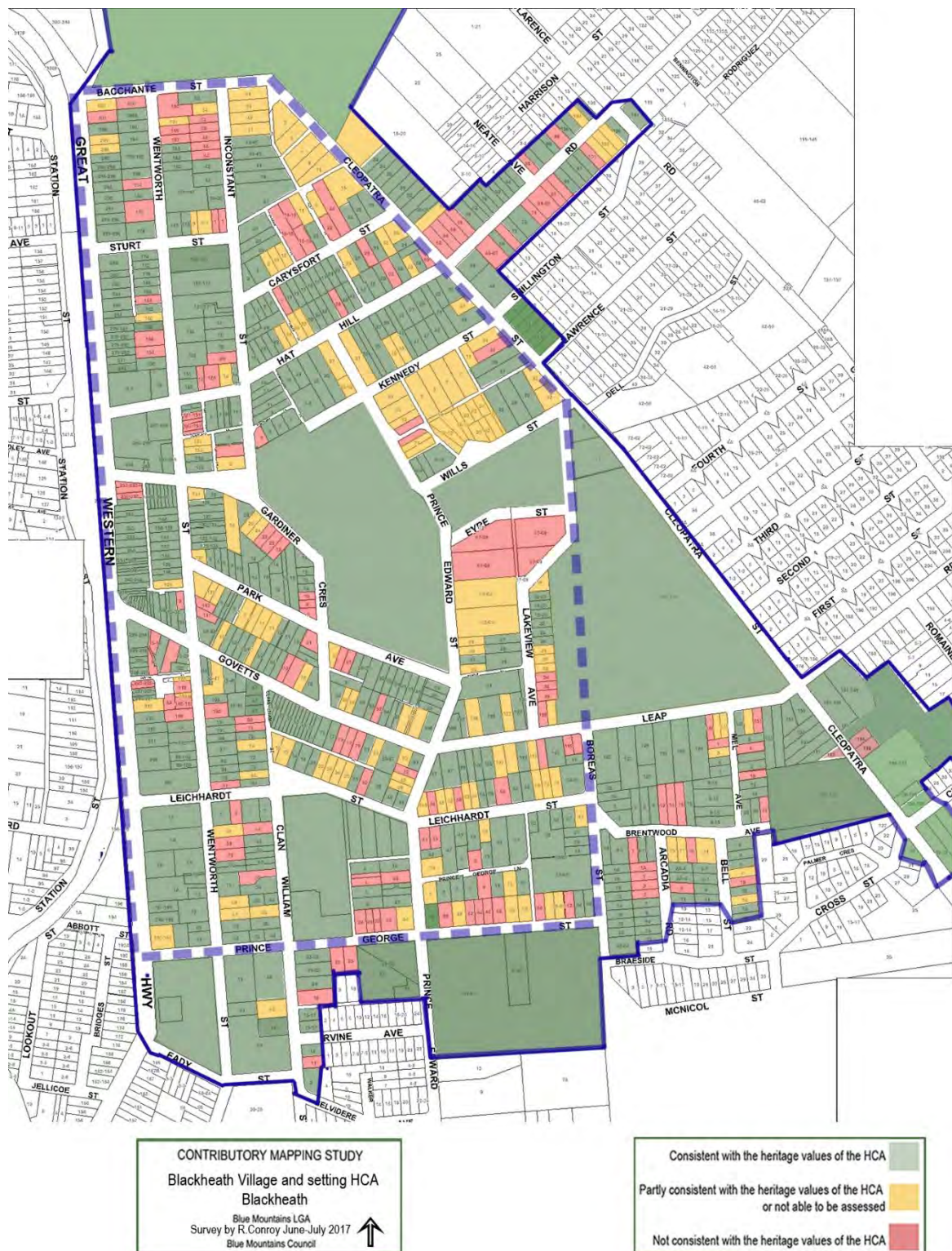
- A range of built forms from c1880s to contemporary.
- No tradition of demolition: infill development occurs on previously undeveloped land.
- Building typologies are representative of those found in the villages of the Blue Mountains.
- Buildings are modest in scale and form.

### Elements that detract from the heritage values

- The medium density, two storey residential infill development that is found in places, for example near Inconstant Street.
- Recent two storey detached residential development particularly that constructed to a standardised design without evidence of reference or respect to the unique characteristics of Blue Mountains architecture.
- Alterations and additions to buildings that do not respect or respond to the design principles or form of the original structure.
- Visually intrusive or stylistically incongruous alterations.
- Alterations that have removed or obscured original features or fabric.
- Development that results in the loss of area available for deep soil planting or introduces structures that will threaten or prevent the growth of mature trees and plants that would otherwise form part of the cultural landscape of Blackheath. This includes development that may lead to a reluctance by future occupants to plant or maintain trees that may drip/shed or otherwise affect structures in the vicinity of the canopy.



# BLACKHEATH VILLAGE AND SETTING HCA - MAP OF CONTRIBUTORY VALUES



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ITEM DETAILS						
Name of Item	Heritage Conservation Area- Blackheath Village					
Other Name/s Former Name/s						
Item type (if known)	Heritage conservation area					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name	Blackheath Village heritage conservation area					
Street number						
Street name						
Suburb/town	Blackheath				Postcode	2785
Local Government Area/s	Blue Mountains					
Property description						
Location description	Refer to map					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Various. Public and private					
Current use	Village.					
Former Use	Convict stockade, railway watering					
Statement of significance	<p>The Blackheath Village Heritage Conservation Area possesses heritage values that satisfy the NSW <b>Heritage Council's criteria for listing as a locally significant heritage conservation area.</b></p> <p>Blackheath is one of the most significant towns in the Blue Mountains. It is a mature cultural landscape, as is evidenced by a comparison of the earliest European descriptions of the area as a bleak and barren one with the richly formed, complex and mature contemporary cultural landscape evident today.</p> <p>Its streetscapes have very high aesthetic values due to the wide road reservations, consistent and mature street tree planting throughout including many cool-climate species that today form spectacular autumnal avenue plantings with other streets (particularly those aligned east-west) being lined by spring-flowering fruit trees. The edges of the town are marked by the use of native street tree plantings which help to integrate the cultural landscape and its natural setting.</p> <p>Although Blackheath includes a rich range of late 19th and early 20th Century built forms, it is particularly distinguished by its unique collection of dwellings from the Inter-War period, with few being</p>					

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	<p>'standard' examples of the period that are found in their thousands in Sydney. This is due both to the continuing use of lightweight materials throughout the towns of the Blue Mountains long after masonry construction had become the norm in Sydney (and indeed, also in Mountain towns such as Lithgow at the foot of the mountains to the west). This lightweight form is found <b>not only in modest 'holiday' cottages</b>, but also in substantial houses of a quality and style that suggests that they were the work of a professional architect or skilled designer, not a speculative developer.</p> <p>The buildings of Blackheath are characterised by the historic and aesthetic integrity, with many retaining their original form, or, if altered, the additions are in many cases notable for their consistency with the original architectural typology. Most have also retained a strong sense of their original setting, including the now mature cool-climate or native gardens that surround almost all properties. The integrity of the original street and subdivision pattern is high, with development, including re-subdivision and infill development sites respecting the orientation of the original town patterns and built forms in their orientation and configuration.</p> <p><b>The quality and prominence of Blackheath's gardens provides evidence of the community's ongoing commitment to the environmental quality of the town and its setting.</b> The generous lot sizes and modest building footprints that characterise Blackheath have established a complex and rich spatiality to streetscape views and the integrity of the town as a whole, notwithstanding the many houses that have been added in the second half of the 20th Century. This is due largely to the setbacks of buildings from the front and side boundaries and the generous depth of lots which have allowed the view of most properties to be framed by vegetation including mature deciduous and conifer trees that rise over the ridgeline. Houses near the edges of the settled area, particularly those near the gullies that form many of the contemporary edges, are similarly enhanced by their garden setting, which in many cases include many mature native bushland trees and understorey plantings. Many houses integrate both native and exotic gardens with similar positive impact on the streetscape.</p> <p>The cultural landscape of Blackheath also provides evidence of the settlement and growth of the town as an integral element within the City of the Blue Mountains. The historical development of the town has been well documented over the years by the community and evidence of each of the critical phases of settlement noted in these histories can still be interpreted readily through the fabric of the town today in both the public and private domains. Some of these include the survival of a hotel on the <b>site of Andrew Gardner's original inn; the potential archaeological evidence of the convict stockade</b> that may have survived under the pavement of the school and its buildings; the ongoing use of what is now Memorial Park for public recreation, including the swimming pool continuing to provide an <b>important 'water' function for the contemporary community</b>, the many early private family retreats and places of commercial accommodation established with a focus on healthy recreation and recuperation in the bracing mountain air; the ongoing provision of services and accommodation for general sightseeing and interaction with the wilderness areas to the north and beautiful valleys to the south; and the importance of gardening as a recreational activity that enhances the value and quality of the setting of properties. The importance of Blackheath in the cultural landscape of the Blue Mountains is also enhanced by its role as a popular place of residence and retreat for artists, writers and academics.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Multiple
Builder/ maker	Multiple



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Physical Description	<p>Summary</p> <p>The character of Blackheath is distinctive and one of the most aesthetically outstanding settlements in the Blue Mountains. It includes a fine and substantially intact group of shops at its core with a large early theatre, hotels and low key civic infrastructure. The streets of the town are wide with many deciduous avenue street plantings. These are complemented by the many well established and maintained gardens that provide high-quality settings for the houses and cottages. The outer areas of Blackheath, particularly to the east are characterised by large late 19th and early 20th century estates which feature extensive cool climate gardens surrounded by mature windbreak planting.</p> <p>The Blackheath Village HCA extends over the whole of the Crown Village and includes adjacent streetscapes that demonstrate high aesthetic values that are representative of the forms and patterns of development from more than 100 years of residential settlement. Few streetscapes are comprised of rows of matching, or even similar, houses. Instead, they are characterised by the rich variety of styles that reflect the gradual infilling of the lots created in the early subdivisions. This is consistent with the relatively large areas of land offered for sale in each release of the Village in the late 19th Century, resulting in very low densities of development over the wide area seen today. Few houses have been demolished or even substantially extended in a form not consistent with the original building. Most streetscapes include examples of later houses from the mid-late 20th Century, these were almost all constructed on vacant land, and had negligible impact on the earlier buildings in the area.</p> <p>The streetscapes today therefore are notable for their wide range of architectural periods and built forms, and their highly intact and cohesive character is due largely to the consistently low densities of development, regardless of the style or period of the building; the generous front and rear gardens (the latter which have allowed the growth of tall trees that frame views of the houses) and the quality and density of streetscape planting in most streets.</p> <p><b>The characteristics of Blackheath's landform</b> and the alignment of major infrastructure such as the Great Western Highway and main Western Railway Line have effectively divided the town into a series of sub-precincts, each with unique attributes. These include the original village area on the eastern side, the Country Retreats on the outer edge of the original village, the steep hill at the southern edge of the town where the water tank and communications tower are located and the streets to the west of the railway line and the small precinct leading to the Shipley Plateau.</p> <p>The influence of the Crown Village Plan</p> <p>The land released as part of the Crown Subdivision from 1879 demonstrates the distinctive subdivision and streetscape qualities representative of Crown Villages of the period. These qualities are still able to be interpreted through the fabric of the landscape today even though a proportion of individual lots within the village have been adjusted and/or re-subdivided and considerable infill development has occurred.</p> <p>Blackheath is an atypical example of the standard Government village. It was based on the usual grid block, which was aligned to follow the main Bathurst Road (now the highway), but instead of its more <b>common almost square form, the plan is notable for the use of small 'village centre' sized lots along the full length and only extended east by one narrow street block.</b> These lots were interrupted by <b>Andrew Gardner's earlier grant of 20 acres on the north-eastern corner of today's intersection of Govetts Leap Road and the Highway</b> – which was subdivided into small lots and offered for sale as <b>the Hydora Estate from 1902. These lots formed the basis of the town's commercial precinct.</b></p> <p><b>The area to the east of Gardner's land included a small dam formed in a natural depression</b> which was reserved for the use of the Railways to supply water to trains. This area is now Memorial Park and provides the focus for active and passive recreation in the town.</p> <p>Like all towns laid on according to Crown Plan principles, the design of Blackheath is characterised by the way that the streets are laid out seemingly without regard for the landform. This has had the effect of creating rolling streetscapes characterised by regular opportunities for views over the surrounding</p>
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	<p>area and a rich variety to local vistas. In the case of Blackheath however this impact is modified somewhat by the eastern half which was oriented to align to the pre-existing tracks to Hat Hill and Govetts Leap. The prevailing alignment of these tracks was along the ridgelines, meaning that the main streets (in this case those aligned east-west) followed the contours of the landscape with the main opportunities for views over the landscape of the town at intersections. The Plan also included large (10+ acre) lots on the plateaus leading to Hat Hill and Govetts Leap which were soon occupied by many of the most substantial Mountain Retreats in the upper Blue Mountains.</p> <p>Road reservations are noticeably wider than those used in private subdivisions, being 40m in contrast to the 30m on the western side of the railway line. The carriageways are the same width in both types of development, with the extra space in the Crown development used to provide wide, well-planted verges which have created a sense of spaciousness not seen in the streetscapes of most speculative developments of the period.</p> <p>Streetscapes</p> <p>One of the most notable characteristics of Blackheath is the quality of its streetscapes. The formal planning of the town and attention to street tree planting by Council and the community over the years has allowed most of the main streets in the village core to have matured into high quality streetscapes, with avenue plantings of deciduous trees such as Liquid Ambers (<i>Liquidambar styraciflua</i>) and Maples (<i>Acer x freemanni</i>), which are characterised by their very colourful foliage in autumn and delicate tracery in winter and have become a tourist attraction in themselves. <b>The quality of Blackheath's</b> streetscapes are enhanced by the garden setting of most residences, with most structures being set well back from the street alignment with a planted garden between the boundary and dwelling. Most houses have a modest footprint, allowing side gardens and spaces between houses that allow glimpses of the back garden area. The depth of properties is mostly good and has allowed the canopies of the trees in back gardens to rise above the roof line and establish a strong spatial three-dimensionality to the streetscape and views over the topography.</p> <p>The edges of the original village have remained substantially intact, with many streets not formed and nominal lots still natural bushland. Blackheath remains notable for the quality of its interface with the natural environment, with many of the project houses near the edges in particular integrating very successfully with the natural landscape and making a significant contribution to the quality of the town of Blackheath.</p> <p>The houses of Blackheath are almost all a single storey in height and constructed of lightweight materials such as weatherboard. Built forms vary from the very simple late Victorian four-roomed hipped or gabled cottage to the substantial and rambling country retreats of the prominent local families such as the Popes. The town still includes many good and substantially intact examples of weatherboard cottages from the Inter- and Post-War periods and 1960-1980 single storey brick project houses. The Inter-war cottages in particular are notable in that few have the high pitched, brick and triple-gable façade characteristic of <b>the typical 'Sydney Bungalow', instead being of weatherboard</b> construction with lower-pitched gable forms that respond more sensitively to the underlying form of the house itself.</p> <p>Like most of the towns of the upper Blue Mountains, Blackheath is noted for its imposing country retreats, most of which are located on the larger lots on the eastern outskirts of the original village. Many of these properties have retained most, and in some cases, the whole of, their original garden setting and are still distinguished by the tall conifer marker trees that enclose their perimeter, creating a sense of including landscape elements such as the tall conifers that are characteristic of the substantial properties of the upper Blue Mountains. One of the most important examples, Parklands on Govetts Leap Road, was destroyed by fire and then demolished, leaving only the scale of the grounds intact. The site is now a luxury hotel.</p> <p>More recent redevelopment (several of which were prefaced by the demolition of pre-1943 houses) in the main town area to erect two-storey, medium density dwellings is highly unsympathetic to the traditional form and pattern of development in Blackheath due to not only their scale, but the significant loss of deep soil and mature landscaping and increase in hard-paved areas for car parking.</p>
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	<p>The outlying areas also include local recreational open spaces, most of which is modest in scale and developed in a traditional suburban character, including swimming pool, gardens, playgrounds, golf course, tennis courts, an oval and a bowling club.</p> <p>Relatively few houses are completely intact, but most alterations and additions have been sympathetic to the original house in their siting, scale, form, proportions and materials and therefore contribute positively to the streetscape and the evolution of the village. A common less sympathetic alteration has been the replacement of original timber-framed windows by sliding aluminium in the second half of the 20th Century, although these have now also reached an age where deterioration of the window affects its performance and a trend to replace them with more sympathetic timber sash windows is evident.</p>				
Physical condition and Archaeological potential	<p>The evidence of the village subdivision plan is substantially intact.</p> <p>The physical condition of the buildings and gardens that comprise the precinct varies from excellent to poor. Most properties are good to very good.</p> <p>Archaeological potential associated with earlier known land uses is mainly limited to the area around which these land uses were carried out including on properties along the Great Western Highway and <b>Govett's Leap Road</b></p>				
Construction years	Start year	1830	Finish year	-	Circa <input checked="" type="checkbox"/>
Modifications and dates	<p>The conservation area is large and few properties have not been altered in some way. Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear;</li> <li>• creation of sunrooms to northern and/eastern elevation;</li> <li>• replacement of original fence with timber picket fence ; and</li> <li>• infill development has introduced later 20th century typologies including project homes.</li> </ul> <p>Many houses have evidence of incremental additions over the years. Most of these additions were to the rear, although include (on the wider lots especially) wings to the side of the original cottage. In most properties the form and detailing is consistent with the traditional typology of the property.</p> <p>The most common unsympathetic building alteration has been the removal of timber-framed windows and the installation of horizontal sliding and aluminium-framed windows. Many of these are now failing and replacements are once again being sought. <b>Council's current controls encourage</b> sympathetic and appropriate changes and many houses have re-installed traditional timber-framed windows.</p>				
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>				

### HISTORY

Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the</p>
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	<p>properties within it.</p> <p>Refer to previously published references including "Blackheath: Today from Yesterday. The History of a Town in the Blue Mountains of New South Wales" (ed. Peter C. Rickwood and David J. West); published by Blackheath Rotary Club 2005.</p> <p>Blackheath is a small town located on the Great Western Highway between Mt Victoria and Medlow Bath. The centre of the township is situated close to the south-western edge of a relatively level area that extends away from the main highway ridgeline to the East. The alignments of the highway and railway line are close to the western edge of this plateau, with the settled area accessed via a level crossing near Govetts Leap Road.</p> <p>Blackheath today is a mature cultural landscape that has evolved on the site of what, from the evidence of Governor Lachlan Macquarie and other early observers, was a particularly unprepossessing landscape of barren rock and blackened shrubs, and even a slightly later commentator such as Lt Col Godfrey Mundy in 1846, when the road to Bathurst was reasonably well travelled, described how the Commandant of the Convict Stockade's house was set against the bushland, but how the hamlet was 'laid out on a rocky plateau cleared of trees, and commanding a prospect of melancholy and desolate sterility' (Godfrey Charles Mundy, <i>Our Antipodes: or, Residence and Rambles in the Australasian Colonies</i>. With a glimpse of the gold fields. In three volumes. 2nd ed, London, Richard Bentley 1852. Pp. 158-159 [Mitchell Library 980.1/331A1/B1. Referenced in Lavelle, S. The Blackheath Stockade in Peter Rickard (ed) Blackheath: P.44.1).</p> <p>The town today is notable for the high quality and maturity of its streetscapes, gardens and plantings in both the private and public domains, and for the range of built forms and estate types that range from very modest worker cottages and owner-built houses to the grand estates used as country retreats by affluent and powerful Sydney families throughout the late 19th and early-to-mid 20th Centuries.</p> <p>The town was established on the site of the convict stockade which was established during the construction of the road to Bathurst as the base for construction work on the Bathurst Road from 1844 to 1849, with the centre of the stockade situated close to where the school is today and the ancillary facilities such as paddocks etc. extending across the contemporary alignment of the railway line and towards the north<sup>2</sup>. No trace of the stockade is visible in the surface landscape today.</p> <p>Few other structures existed at the early time, the main business being <b>Andrew Gardner's Inn, known variously as the Scotch Thistle Inn and Gardner's Inn, and later as the Hydora and then the Astoria Hotel</b>. Little other development occurred, although tracks were formed to major scenic points such as Govetts Leap and Hargreaves Lookout at the edge of the Shipley Hotel.</p> <p>Notwithstanding the lack of local development, Blackheath was the site of the first Crown land release in the Blue Mountains. It was surveyed for village settlement between 1877 and 1878 with the first lots offered for sale in 1879. The village was limited to the land to the east of the railway line, with the area between the Great Western Highway and Inconstant Street divided into one-acre lots and the remainder of the land into larger lots. Land to the east of Cleopatra Street and south of Prince Edward Street was not within the village but was marked on the plan with larger, estate sized lots (10-20acres) <b>and described as 'suburban' lands (which at that time meant subsidiary to the village, or urban, area)</b>. The final plan was published in the Government Gazette of the 20 March 1885.( LTO and Blackheath (p.421)) The Plan was amended several times in subsequent years, including the incorporation of <b>Andrew Gardner's land at the north-eastern intersection of the Great Western Road and Govetts Leap Road</b> and several re-subdivisions to extend the area available for small-lot development.</p>
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<sup>1</sup> Rickwood, Peter. 2005. Blackheath: Today from Yesterday: a history of a town in the Blue Mountains of New South Wales, Writelight Pty Ltd for the Rotary Club of Blackheath Inc.

<sup>2</sup> Historical Archaeological Assessment: Site of the Blackheath Stockade, Blackheath, NSW. Siobhan Lavelle 1993.

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Blackheath's town plan is an atypical example of the Surveyor-General's work, whereby the grid street layout that was usually applied irrespective of the characteristics of the local topography was modified to accommodate both Andrew Gardner's earlier land grant and the extant tracks to Hat Hill and Govetts Leap, and also in the way that the area reserved for common use ('Railway and Public Purposes') responded to the availability of water for the railway rather than being placed to function as a village common surrounded by residential lots as seen in the other planned towns in the Blue Mountains such as Katoomba and Wentworth Falls. The land granted to Andrew Gardner was released as a separate private subdivision in 1893 and became the core of the retail area of the village.

One of the most characteristic indicators of the principles of mid-19th Century planning in country towns is the width of the road reserves, being significantly wider than those used in speculative subdivisions. These have survived throughout Blackheath and can be read today through the wide verges that separate the carriageway from property boundaries in the core areas, their streetscape qualities enhanced by the quality and consistency of street tree plantings in the verges including the avenue plantings of deciduous trees such as Ashes, Liquidambars in the streets closest to the Highway and smaller flowering fruit trees such as cherry to the east of Inconstant and Clan William Streets. These have matured to form spectacular and significant seasonal displays that play an important role in defining the character of Blackheath.

The land to the west of the railway line was not within the formal village area and was originally subdivided into larger parcels of between 14 and 56 acres near the railway line and over 600 acres further to the west. This area was also subdivided for residential development in the late 19th Century and although the road reservations are narrower than those in the main village area, the character of the streetscapes are similar to those to the east, with a rich variety of built forms from the late 19th to contemporary and with landscape characters ranging from close-set village to cottages integrated with the surrounding bushland. The streetscapes of the western part of Blackheath are also distinguished by the good views and vistas towards the escarpments to the west and the Cox's River Valley beyond that are available from the public domain, including both those directed or terminated by the alignment of the street and those available over the roofs and between houses. Views of this quality or extent are not available from the main village precinct to the east.

Other outlying areas include the Shipley Ridge extending to the south-west which is characterised by small orchards and farms, 'Paradise' or Paradise Hill which lies to the north-west of the main town area on the western side of the railway line which includes a variety of building types and forms and the area near the Blackheath Golf Course to the south-east, much of which now lies within the area reserved for water supply.

The small, lozenge-shaped area of land at the southern entrance to the town and between the railway and highway is distinctive for its physical separation from the remainder of Blackheath as well as for its prominent height which affords panoramic views from the peak (known by a variety of names over the years, including Hill 33, Lookout Hill, Tank Hill and Tower Hill). The hilltop is dominated by Blackheath's water storage reservoir and a large communications tower, but the slopes also include a variety of houses, with several very good examples of the late Victorian and Federation periods and traditional cool climate gardens. The buildings step up the hillside, the roof ridges producing a distinctive streetscape rhythm.

Although Blackheath was established relatively early and is the closest settlement to scenic attractions such as Govetts Leap and Hargreaves Lookout, the pace of development as a tourist destination was slower than that of Katoomba and Leura and although some very well-known guesthouses and hotels are located in the town, the majority of properties were constructed as, and remain, single family dwelling houses.

Analysis of the aerial photographs taken in 1943 reveals that although most of the larger lots on the outskirts of the original town had been re-subdivided to suburban proportions, many remained undeveloped. Some of these newer lots were incorporated as part of amalgamated properties with substantial gardens, and others were vacant with worn tracks revealing local shortcuts. Most of these

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	<p>vacant lots, and many of the lots that were originally part of gardens, have now been developed. The houses are generally consistent with the earlier development, with most being modestly scaled, single storey houses built in styles that reflect the date of their construction. A limited amount of more recent and aesthetically anomalous medium density development can also be found in places, which, although it has an impact on the scale and quality of the immediately surrounding streetscape is not extensive enough to affect the quality or prevailing streetscape character of the town as a whole.</p> <p>Like all the villages released by the Crown in the Blue Mountains, no formal core was identified as a <b>shopping and service area; and the form of Andrew Gardner's original land grant can still be read</b> through the alignment of Govetts Leap Road and the position of the Inn (still known as Gardner's Inn, albeit in a new building). Once his land was released for development it soon became the focus of the village, being located near the station, at the level crossing to the western areas (by then also opening for settlement) and adjacent to Govetts Leap Road, which led to the main tourist attraction in the area. The importance of this corner was reinforced by the location of services such as the formal Post Office (replacing a series of temporary accommodations) and attractions such as the Victory Theatre and the New Ivanhoe Hotel; and the intimately scaled and architecturally cohesive shopping precinct continues to play an important role in establishing the character of Blackheath today.</p> <p>A smaller, also significant evidence of Blackheath's role as an evolving cultural landscape was its role as the location of engineer Dick West, who was the designer-creator of the iconic welded-steel playground equipment installed widely in suburbs and towns across NSW in the 1960s and 1970s. His designs included a multi-level rocket ship, an aeroplane, an Old Woman's Shoe, a stagecoach and an elephant and soon became iconic and significant element of the cultural and social landscape for a generation of children. By the late 1990s however, almost all of those in public parks across the state were removed due to fears of litigation and insurance claims. In recognition of the unique significance of the design to Blackheath however, the local community have restored and re-installed a range of pieces in Memorial Park, where they are now very rare examples of their type.</p>
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Peopling Australia	Convict	Activities and places relating to incarceration, transport, reform, accommodation and working during the convict. In New South Wales. Includes landscapes of control, lumberyard, quarry, and convict-built structures.
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences,

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		temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Environment-cultural landscape	Activities and places associated with the interactions between humans, human societies and the shaping of their physical surroundings. Includes landscape types, conservation structures, national parks, nature reserves, avenues of trees, and places important in arguments for nature or cultural heritage conservation.
Governing	Defence	Activities and places associated with defending places from hostile takeover and occupation. Includes war memorials.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Leisure	Activities and places associated with relaxation and recreation. Includes lookouts, commons and bushwalking tracks.
Developing Australia's cultural life	Education	Activities and places associated with teaching and learning by children and adults, formally and informally. Includes schools, kindergartens, campuses, mechanics Institute, playgrounds, seminaries and libraries.
Developing Australia's cultural life	Religion	Activities and places associated with particular systems of faith and worship.
Developing Australia's cultural life	Cultural and social life: social institutions	Activities and places for the provision of social activities. Includes masonic hall, public hall, community centre.
Developing Australia's cultural life	Cultural and social life: sport	Activities and places associated with organised recreational and health promotional activities. Includes: ovals, swimming pools, bowling greens, bowling clubs and tennis courts.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Blackheath Village HCA demonstrates the principal characteristics of the New South Wales <b>Surveyor General's principles for town planning in the late 19th century; including the</b> arbitrary application of the grid plan on the landscape; wide road route reservations; and the dedication of large areas for community open space.</p> <p>Blackheath Village was the first of four settlements in the Blue Mountains that was laid out and offered for sale as a Crown subdivision. This has had a tangible impact on the form of the contemporary cultural landscape of Blackheath, and is demonstrated by the following elements:.</p> <ul style="list-style-type: none"> <li>Through the grid layout of streets, wide road reservations and the reservation of land for community uses and open space.</li> <li>The sale of land in the village occurred in direct competition to the private development to the west of the railway line. The impact of this competition can still be interpreted through the fabric and pattern of development evident in the area today.</li> <li>The pattern of settlement noted in each of the Crown subdivision villages of the Blue Mountains, is evident in Blackheath, with houses being scattered throughout the village area rather than being released sequentially through the release of smaller private estates.</li> <li>The still undeveloped lots provide evidence of the likely character of many of the towns of the Blue Mountains in the pre-War period, when most contained extensive areas of undeveloped land and streetscapes were dotted with vacant sites.</li> </ul> <p>Range and quality of built forms.</p> <ul style="list-style-type: none"> <li>Almost all of the houses that existed in 1943 have survived in substantially intact form. Additions are mostly generally consistent with the traditional form of the house affected.</li> <li>Most properties are notable for their modest scale and vernacular built form.</li> <li>Alterations and additions are generally relatively modest.</li> <li>The larger lot sizes and modest building footprints of most properties, together with the more permanent residential character of Blackheath has allowed the establishment of gardens to most properties, and in many cases these have matured to not only provide a valuable setting for the house, but also to contribute significantly to the quality of the local streetscape.</li> <li>Most of the original large village lots have been re-subdivided to create two or more smaller lots. These re-subdivisions have respected the original patterns and principles of the Village, with lot boundaries set at 90 degrees to the street alignment. This has helped to ensure that later development within the Village sits sympathetically within the streetscape.</li> </ul> <p>The town also provides evidence of private speculative development from the same period.</p> <ul style="list-style-type: none"> <li>The land to the west of the railway line was released for development by private speculators during the same period.</li> <li>Through the smaller lot sizes and narrower road reservations, verges and lesser space dedicated for street tree planting on the western side.</li> </ul>
Historical association significance SHR criteria (b)	<p>Association with Governor Lachlan Macquarie:</p> <ul style="list-style-type: none"> <li><b>The town was named 'Blackheath' by Macquarie after visiting the area.</b></li> <li>The name Blackheath.</li> </ul> <p>Association with British Naturalist Charles Darwin.</p> <ul style="list-style-type: none"> <li><b>Darwin stayed overnight at Gardner's Inn at Blackheath during his</b> journey to western NSW and is recorded to have visited Govetts Leap to examine the geological formations before continuing his journey.</li> <li>This value is not visible in the area today.</li> </ul>
Aesthetic significance SHR criteria (c)	<p>The subdivision pattern demonstrates the principal aesthetic characteristics representative of mid-to late 19th century town planning principles for the layout of villages.</p> <ul style="list-style-type: none"> <li>Historic subdivision pattern and evidence of early town planning principles.</li> <li>The grid-based street pattern is draped over the local topography which creates hills but also provides good opportunities for serial views when travelling across the ridges and</li> </ul>



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	<p>valleys of the village landscape. This interaction with the landscape plays an important role in defining the aesthetic qualities of Blackheath.</p> <ul style="list-style-type: none"> <li>• The wide road reservations are particularly important in creating a distinctive aesthetic quality of the village, particularly when compared to the patterns of private development seen to the South of the railway line.</li> <li>• Most streets are characterised by a relatively narrow carriageway for vehicles and very wide grassed verges providing a sense of spaciousness and streetscape quality throughout the village.</li> <li>• In places where these verges have been planted with street trees and/or gardens and trees on private property have grown to maturity, the aesthetic value of the streetscape is particularly high.</li> </ul> <p>The built forms demonstrate the principal aesthetic characteristics that are representative of late 19th and early to mid-20th Century cottages, houses and private estates.</p> <ul style="list-style-type: none"> <li>• Consistency and integrity of built forms.</li> <li>• Many of the surviving original dwellings in the village area are modest in scale and generally vernacular in form but as a group they create a strong sense of place that defines the aesthetic character of Blackheath.</li> <li>• The village and its outlying areas include excellent examples of the private summer houses and Mountain retreats built by wealthy Sydney families. These are mostly relatively modest in form, although many were added to over the years and now have a rambling aesthetic quality. Many have retained their original garden areas, including evidence of active and passive gardens and recreational facilities.</li> <li>• Few houses have been demolished since construction. Infill development over the years has occurred in almost all cases on previously vacant land.</li> <li>• Layers of development made in later years are representative of the period in which it is constructed.</li> <li>• Although many houses have had minor alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape.</li> <li>• Fences are low, visually transparent and are generally appropriate for the period of development. Hedges and screening plants are common devices to provide privacy and security in lieu of solid fences.</li> <li>• There is relatively little evidence of gentrification or reworking of historic fabric.</li> </ul> <p>The built forms demonstrate the principal aesthetic characteristics that are representative of early to mid-20th Century village shops.</p> <ul style="list-style-type: none"> <li>• The pairs and groups of early-mid 20th century retail buildings that are substantially intact and make a strong contribution to the integrity of the streetscape at this important intersection. Most have retained their original shopfronts. The hardware store on the western side of the railway line was the workplace of engineer Dick West who designed and constructed the iconic steel playground equipment of the mid-late 20th Century.</li> <li>• Through the range of simple, even austere shops and commercial buildings addressing the corner of the Great Western Highway and Govetts Leap Road and the small group on the western side of the railway line near the level crossing. Most of these buildings have retained their original shopfronts.</li> </ul> <p>Gardens</p> <p>One of the most notable feature of the towns of the Blue Mountains, particularly when compared against other areas that may be superficially similar, is the amount of space still available around houses due to the generous proportions of the original village lots and the lack of re-subdivision intended to gain additional lots between existing houses or in the rear garden areas. Indeed, the relatively wide lots and restrained footprints of most houses has meant that the landscape reads clearly as a multi-dimensional one, with views not only directed along the streetscape, but also readily <b>'keyed' into the private domain through well-planted front, side and rear garden areas</b>, with many houses partially or wholly hidden from casual view, and where visible, most are dominated by the surrounding vegetation.</p> <ul style="list-style-type: none"> <li>• The qualities of the gardens of Blackheath are one of its most important and significant attributes. Some are known to have been associated or designed by significant landscape</li> </ul>
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	<p>architects such as Paul Sorenson. The designer of many is not known but their aesthetic is highly significant.</p> <ul style="list-style-type: none"> <li>• Most gardens are made in the Anglo-Australian tradition and feature exotic and cool climate plantings which have been established with sufficient space to allow them to grow to full maturity of form.</li> <li>• Some of the garden hedges are particularly notable.</li> <li>• The low dry stone wall is a recent cultural layer that provides evidence of the ongoing interest and commitment of the communities of the Blue Mountains in traditional crafts. Most of the walls of this type have been built by hand using traditional techniques and demonstrate high aesthetic, technical and social values.</li> <li>• The large lot sizes of many properties and the relatively modest built forms, together with the undulating topography creates many opportunities to enjoy these gardens from throughout the public domain.</li> <li>• Even the more modest houses sited on smaller properties are characterised by the quality and maturity of their gardens which also contribute to the aesthetic value of the Blackheath area.</li> <li>• The quality of the streetscapes in autumn in particular is excellent and plays an important role in establishing the special character of the Blue Mountains in the wider community.</li> <li>• Many properties, both large and small, have planted and maintained gardens that are now well-established and are now essential elements in establishing and maintaining the quality of <b>Blackheath's streetscapes</b>.</li> </ul> <p>The mature gardens and individual plantings play an important role in the aesthetic values of the village of Blackheath.</p> <ul style="list-style-type: none"> <li>• Many of the early properties have planted and maintained gardens that are now well-established and make a significant positive contribution to the streetscape and cultural landscape values of the area.</li> <li>• The gardens of Blackheath soften the impact of individual development, direct the eye along the streetscape and help to define landscape features such as ridgelines and open space.</li> <li>• The generous lot sizes and setbacks between buildings and all boundaries have allowed gardens and in particular, substantial plantings, to frame views of houses from the public domain.</li> </ul> <p>Streetscapes demonstrate very high aesthetic values, with very good public domain and landscape elements.</p> <ul style="list-style-type: none"> <li>• Intimate, enclosed quality of most streetscape views, although the village is sited in an aesthetically spectacular landscape.</li> <li>• Almost all of the views within the area are enclosed and defined by the local streetscape and directed by the linear quality of the subdivision pattern and street alignment.</li> <li>• Verges are generally soft, with grassed swales and no formal kerbing or guttering in most of the minor streets. This adds to the Mountain town character of the streetscapes.</li> <li>• The consistency of street tree planting has resulted in an aesthetically distinctive and pleasing streetscape quality throughout the town.</li> <li>• The wide street verges extend throughout the original village and most have been planted with flowering fruit trees or now mature deciduous trees which are a feature and tourist attraction in their own right in autumn/spring.</li> </ul>
Social significance SHR criteria (d)	<p>Social meaning (potential: not confirmed)</p> <ul style="list-style-type: none"> <li>• The Blackheath area is likely to have been important for many people as the place of relaxation and retreat. Its association with the meanings and reasons for these activities <b>continues to exist in the wider community's imagination</b>.</li> <li>• The town continues to be associated with weekend relaxation and retreat from the pressures of urban lifestyles.</li> <li>• <b>The traditional 'summer retreats' and holiday</b> cottages continue to provide evidence of the cultural behaviour of affluent families for over 100 years.</li> <li>• The range of accommodation and entertainment facilities from a 100 year period continue to <b>provide excellent evidence of the community's changing priorities</b> when seeking a place for meaningful relaxation and social interaction.</li> </ul>

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Technical/Research significance SHR criteria (e)	<p>Early buildings and sites with archaeological potential.</p> <ul style="list-style-type: none"> <li>The archaeological potential of this area is largely untested other than superficial <b>investigations of the Convict Stockade and in the vicinity of Gardner's Inn (which are the two early land uses with strong archaeological potential)</b>. No significant earlier uses by European settlers are known to have existed. This study does not address the potential for earlier Aboriginal occupation.</li> </ul> <p>Comparison of contemporary impacts of two different approaches to urban planning: the planned Crown subdivision of Blackheath east of the Great Western Highway and that of the traditional speculative developer on the western.</p> <ul style="list-style-type: none"> <li>Streetscape and public domain characteristics including verge widths, lot sizes and proportions and concentrations of particular architectural styles resulting from widespread land release (as per the Village policy) versus limited block-by-block land release characteristic of speculative auctions.</li> </ul>
Rarity SHR criteria (f)	Blackheath is a rare and high quality cultural landscape.
Representativeness SHR criteria (g)	The Blackheath HCA is a high-quality, representative example of a late 19 <sup>th</sup> /early 20 <sup>th</sup> century small town that has retained a strong sense of place formed by its streetscapes, settings and built forms .
Integrity	<p>Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact, although some larger gardens have been subjected to infill development within the original subdivision pattern.</p> <p>Blackheath Village HCA is also notable for the <b>rarity of either late 20th Century 'makeovers', such as</b> the replacement of original timber elements (walls and roof cladding and windows) with aluminium, or that of gentrification, often characterised by the rendering of walls and/or the introduction of horizontal metal detailing.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found but in most cases it does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>

### HERITAGE LISTINGS

Heritage listing/s	<p>Much of the Blackheath Village HCA was identified as a Period Housing Area in Blue Mountains LEP 2005.</p> <p>The Blackheath Village HCA includes numerous properties that are of local heritage significance and several of state heritage significance. Refer to the State Heritage Inventory for details of these listings.</p>
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council

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History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Book	The Rotary Club of Blackheath (Peter C.Rickwood ed. And David J. West.	Blackheath. Today from yesterday. The history of a town in the Blue Mountains of New South Wales	2005	N/A
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

### RECOMMENDATIONS

Recommendations	<p>The conservation of the heritage values of the Blackheath Village HCA should focus on the conservation of the streetscape qualities, subdivision patterns and the surviving original fabric including buildings, gardens and the public domain. public domain, including from the identified lookouts, street views and views</p> <p>The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain low density residential zones;</li> <li>• Retain the existing street layout and wide, soft roadside verges;</li> <li>• Retain the original area reserved for public open space, including the qualities of its original setting;</li> <li>• Ensure that any new subdivision is consistent with the traditional pattern of subdivision in the village (i.e. structures, lots and any internal roads are set at right angles to the street alignment);</li> <li>• Ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the traditional typologies of Blackheath; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> <li>• Encourage the screening of less-contributory buildings through traditional boundary planting.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study	n/a		

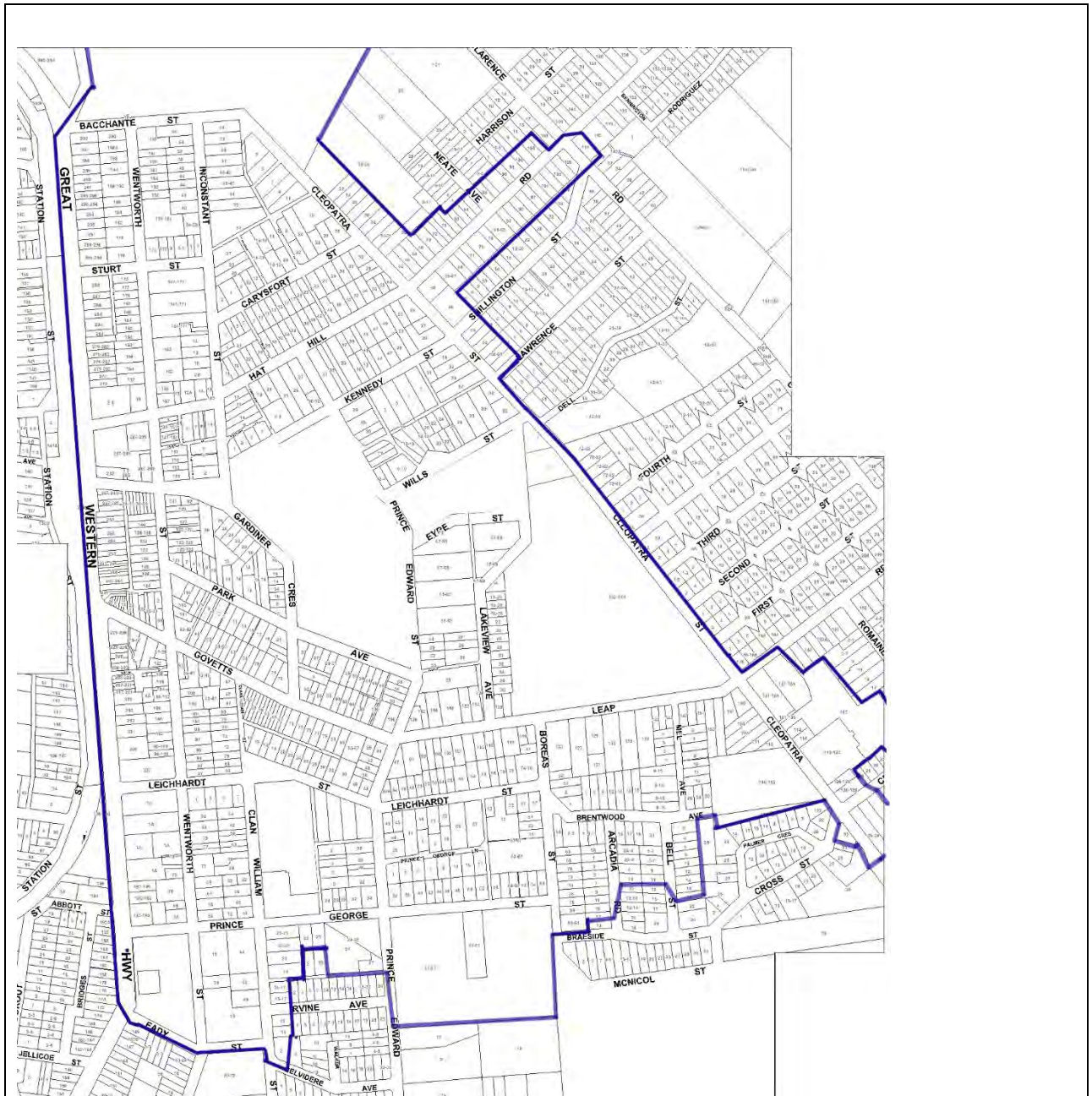
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or report			
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

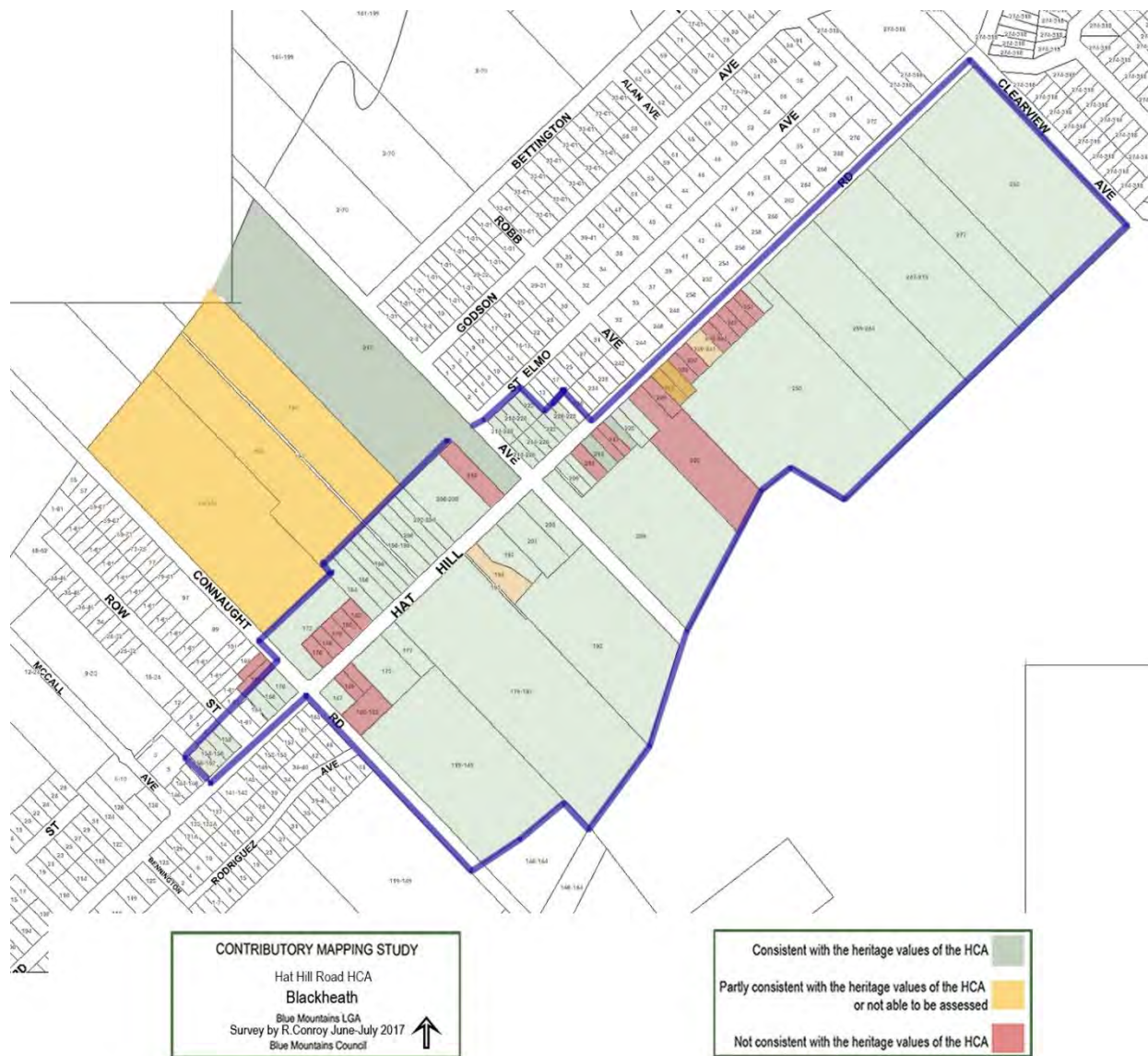
IMAGES - 1 per page

Image caption	Blackheath Village Heritage Conservation Area				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC





# BLACKHEATH – HAT HILL ROAD HCA - MAP OF CONTRIBUTORY VALUES



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ITEM DETAILS							
Name of Item	Heritage Conservation Area- Hat Hill Road						
Other Name/s Former Name/s							
Item type (if known)	Conservation Area						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Hat Hill Road Heritage Conservation Area						
Street number							
Street name							
Suburb/town	Blackheath				Postcode	2785	
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing		
Owner	Private						
Current use	Large-Lot residential						
Former Use	N/A						
Statement of significance	<p>The Blackheath Village Heritage Conservation Area possesses heritage values that satisfy the NSW <b>Heritage Council's criteria for listing as a locally significant heritage conservation area.</b></p> <p>Blackheath is one of the most significant towns in the Blue Mountains. It is a mature cultural landscape, as is evidenced by a comparison of the earliest European descriptions of the area as a bleak and barren one with the richly formed, complex and mature contemporary cultural landscape evident today. Its streetscapes have very high aesthetic values due to the wide road reservations (on the eastern side), consistent and mature street tree planting throughout including many cool-climate species that today form spectacular autumnal avenue plantings with other streets (particularly those aligned east-west) being lined by spring-flowering fruit trees. The edges of the town are marked by the use of native street tree plantings which help to integrate the cultural landscape and its natural setting.</p> <p>The Hat Hill Road area is aesthetically significant for its ability to demonstrate the principal characteristics of <b>the 'mountain retreat'</b>. The mountain retreats were created by wealthy families as a refuge from the <b>heat and humidity of Sydney's summers</b>. The accommodation ranged from formal to rustic, but all were distinguished by extensive grounds that feature traditional garden settings, and if possible, spectacular views. These include St Elmo (214-218 Hat Hill Road), Rosthorne/Rostherne (259 Hat Hill Road); Vancoona (originally known as Yangoora) (267-275 Hat Hill Road) and Redclyffe</p>						



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	<p>at 277 Hat Hill Road.</p> <p>The south-eastern side of Hat Hill Road between Connaught Road and Simpson Avenue demonstrates the importance of access to views when citing these residences, the buildings being oriented obliquely on the lot and away from Hat Hill Road to face the spectacular views available towards Pulpit Rock. This pattern of locating the service rooms on the street facing elevation enhances the aesthetic qualities of the property as an early estate that reads as having been established prior to the subdivision pattern, even when this was not the case.</p> <p>The buildings of the Hat Hill Road area are characterised by a high level of historic and aesthetic integrity, with many retaining their original form, or, if altered, the additions are in most cases consistent with their original architectural typology. Most have also retained a strong sense of their original setting, including the now mature cool-climate or native gardens that surround almost all properties. The integrity of the original street and subdivision pattern is also high, with development, including re-subdivision and infill development sites respecting the orientation of the original town patterns and built forms in their orientation and configuration.</p> <p><b>The quality and prominence of Blackheath's gardens provides evidence of the community's ongoing commitment to the environmental quality of the town and its setting.</b> The generous lot sizes and modest building footprints that characterise Blackheath have established a complex and rich spatiality to streetscape views and the integrity of the town as a whole, notwithstanding that not all houses in the HCA demonstrate historic typologies, and several examples of project homes can be seen.</p> <p>The cultural landscape of the Hat Hill Road HCA is also associated with the Village of <b>Blackheath's</b> historic and contemporary role as a place of residence and retreat for artists, writers and academics.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various, unknown
Builder/ maker	Various, unknown
Physical Description	<p>The two plateaus extending east from the <b>core village area</b> were designated originally as 'suburban' portions – <b>which at the time were the term used to describe what today would be described as 'semi-rural' lands</b> – 10-20 acre lots for small farms or substantial Estates. These areas were included formally in the urban area of the Village in 1910. The area includes several small Period Housing Areas located along Hat Hill Road.</p> <p>These outlying areas quickly proved popular for the development of substantial estates to provide seasonal retreats for wealthy Sydney families and small productive gardens and orchards for <b>permanent local families who were attracted to the additional elevation and less 'busy' character of the Blackheath area.</b> Many of these properties have survived, some in a substantially intact condition including gardens and outbuildings.</p> <p>The streetscape of Hat Hill Road demonstrates high aesthetic values, with good public domain and landscape elements. The prevailing character is semi-rural, and is distinct from that found in other parts of Blackheath. Views are directed along the straight alignment of Hat Hill Road by the tall trees and hedges that line it on both sides, with glimpses of the spectacular views enjoyed by the Retreats on the eastern side of Hat Hill Road available from the eastern end of Simpson Avenue. Verges are soft, with grassed swales and no formal kerbing or guttering. This enhances the village-edge character of the streetscape. Some of the wide verges are planted with flowering fruit trees, and others are natural or planted grasses.</p> <p>The scale of the landscape setting has survived and continues to allow the impressive scale of the</p>

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	<p>original gardens and plantings to dominate the streetscapes, even when the development below is more recent.</p> <p>The gardens and plantings in this precinct are particularly impressive, many properties being defined by the towering conifer plantings that surround most of the early estates, including on the smaller lots that line Hat Hill Road. Most early properties, both large and small, have retained traditional early 20<sup>th</sup> century layouts with detached garages and outbuildings set behind the rear building line. In this <b>respect the Mountain Estates are distinctive: most are oriented toward the view and 'turn their back' on Hat Hill Road</b>, presenting their rear elevation to the street. The siting of these houses well away from the street and sheltered below the tall conifers and other trees adds to their sense of privacy and intimacy.</p> <p>Garden typologies are almost universally informal with soft massing of shrubs trees and plants, winding passages between garden beds and elements that are aesthetically interesting and pleasing. The garden plantings in this area are not limited to towering conifers. They are characterised by extensive use of cool climate species such as rhododendrons and deciduous flowering trees. A notable example is St Elmo at 214-220 Hat Hill Road, which is located on the north-western side of Hat Hill Road and does not have access to the same views. Its original lot was similarly scaled but has been reduced through subdivision, but the property has retained the essential characteristics of its typology and expresses them to establish a high level of aesthetic achievement.</p> <p>Much of the post-WWII housing has continued this pattern of garden design and integrates well with the earlier properties. Other sites have remained largely natural, with houses set in clearings within the bushland.</p> <p>Fences throughout the Area are notable for their simplicity, with most being formed by hedges or simple stranded wire. Some properties are surrounded by timber paling fences. Most of the original families used their properties as a private retreat and few of the original entrances or fences included elaborate detailing or attention-grabbing devices. Gate entrances are generally understated in form, most being of timber construction, including the gateposts. Some early gateposts are extant.</p> <p>The prevailing character of the development on the re-subdivided smaller lots abutting Hat Hill Road is characteristic of the pattern of development in Blackheath, being one of gardens/streetscapes dominated by deciduous trees, cool-climate traditional plants, native trees and shrubs with the houses nestled below.</p> <p>Re-subdivision of the original large parcels has followed a distinctive pattern, with the frontage to Hat Hill Road divided into generous suburban lots and battle-axe driveways leading to the residue of the original lot behind on which the original residence is located. Several boundary adjustments between lots can also be found following agreements between neighbours resulting in full-depth but narrower parcels.</p> <p>On the north-western side of Hat Hill Road a similar pattern of re-subdivision can be seen with the exception of St Elmo which was divided into smaller lots with long, narrow proportions in 1924, the original house being retained on the southern-most eight lots of the subdivision. The rear part of St Elmo's original property remains largely undeveloped and reads as bushland. The properties to the rear of those lining the north-western side of Hat Hill Road between Connaught Street and Simpson Avenue on the northern side demonstrate similar spatial qualities but are of more recent construction.</p> <p>Built forms are representative of the historical pattern of development in Blackheath, including both the <b>'mountain retreats' of the late 19<sup>th</sup></b> and early 20<sup>th</sup> centuries and the later styles of the smaller-lot development lining Hat Hill Road. More recent (late 20<sup>th</sup>/early 21<sup>st</sup> century) development is scattered through the HCA and reasonably well integrated with the streetscape by vegetation.</p> <p>Most early houses (pre 1960) are weatherboard and characteristic of the traditional types of development in Blackheath, including late Victorian, Federation, InterWar and early post-war. More recent development includes later 20<sup>th</sup> century brick veneer project homes and environmentally</p>
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	<p>sensitive contemporary houses. Several houses were under construction at the time of fieldwork and others were evidently an ongoing project by owners. The precinct also includes a former shop attached to a cottage at the intersection of Hat Hill and Connaught Roads which would have provided daily necessities for the small local community.</p> <p>The site layouts and built forms within the HCA contrast strongly with the more recent subdivisions on the north-western side of Hat Hill Road (not within the HCA) which is dominated by large project homes in as-yet unplanted gardens.</p>					
Physical condition and Archaeological potential	<p>Not assessed</p> <p>The archaeological potential of most sites in this HCA is likely to be low and limited to artefacts associated with the residential use of the properties for over 100 years.</p>					
Construction years	Start year	N/A	Finish year	N/A	Circa	<input type="checkbox"/>
Modifications and dates	Various					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

### HISTORY

Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it. <b>Refer to previously published references including "Blackheath: Today from Yesterday. The History of a Town in the Blue Mountains of New South Wales" (ed. Peter C. Rickwood and David J. West); published by Blackheath Rotary Club 2005.</b></p> <p>Portions 19, 21, 22, 38 to 44 and 412 were part of the large lot subdivision of land that surrounded the Village of Blackheath by the Crown. These lots varied in size, but in the vicinity of this part of Hat Hill Road were mostly between 12 and 15 acres. They were laid out in a rigid geometry with little evidence of response to local topography, although the eastern boundary of Portions 39 to 44 was formed by Popes Glen Creek.</p> <p>The land was not released for sale until 1880, Original purchasers included:          Por.19; W.R Row 15a.0r.0p          Por 21; R.T Carter Jnr 15a.0r.0p          Por 22; O.G. Roberts 15a.0r.0p          Por 38; Rev.Thomas Wilson 13a.2r.37p.          Por 39; Rev Edward Symonds 12a.0r.23p.          Por 40; Rev Robert Taylor 9a.3r.11p.          Por 41; Edward Symonds 12a.1r.20p.          Por 42; William Russell 13a.2r.27p.          Por 43; William Russell 15a.0r.0p.          Por 44; William Russell 15a.0r.0p.          Por 412; Edward Symonds 15a.0r.0p.</p>
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	(Parish Map: Parish of Blackheath; County of Cook. 1952 edition)
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<b>THEMES</b> (derived from the themes identified in earlier historical studies)		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Utilities	Activities and places associated with the provision of services, particularly on a communal basis. Includes power stations and water reservoirs.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Environment-cultural landscape	Activities and places associated with the interactions between humans, human societies and the shaping of their physical surroundings. Includes landscape types, conservation structures, national parks, nature reserves, avenues of trees, and places important in arguments for nature or cultural heritage conservation.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.

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Developing Australia's cultural life	Leisure	Activities and places associated with relaxation and recreation. Includes lookouts, commons and bushwalking tracks.
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APPLICATION OF CRITERIA		
Historical significance SHR criteria (a)	<p>The cultural landscape of the Mountain Retreats HCA is important in the course and pattern of the <b>Blue Mountains' cultural history</b>.</p> <ul style="list-style-type: none"> <li>The Village of Blackheath and surrounding lands demonstrate the principal characteristics of <b>the New South Wales Surveyor General's principles for town planning in the late 19th century</b>; including the arbitrary application of the grid plan on the landscape and wide road route reservations. Blackheath Village was the first of four settlements in the Blue Mountains that was laid out and offered for sale as a Crown subdivision. It was surrounded by <b>'suburban' (sub-urban)</b> subdivision which consisted of larger portions of approximately 4ha (10 acres). The subdivision plan thus established has had a tangible impact on the form of the contemporary cultural landscape of Blackheath.</li> <li>The original Portions (19, 21, 22, 38 to 44 and 412) that comprise the Hat Hill HCA remain legible through the built forms and spatial qualities of the cultural landscape, including the patterns of re-subdivision.</li> <li>The properties in this part of Hat Hill Road continue to provide evidence of the now-largely defunct cultural practice of wealthy families retreating to the upper Blue Mountains during <b>the summer months in order to avoid the heat and humidity of Sydney's summers</b>. They built comfortable private <b>'retreats' on large lots such as the Portions of the sub-urban lands</b>, examples including Redclyffe (277 Hat Hill Road), Rostherne (259-265), Vancoora (267-275) and St Elmo (214 Hat Hill Road), plus the group between Connaught Road and Simpson Avenue. Many of these have retained evidence of their original built forms and garden layouts and plantings together with notable residences.</li> <li>The later re-subdivision of many of these large lots following the proclamation of the Blackheath urban Area on 28 February 1910 mean that relatively few are now visible from Hat Hill Road. They continue to provide evidence of the spatial and physical characteristics of the country retreat in the Blue Mountains.</li> <li>The smaller lots created in the early 20<sup>th</sup> century also provide evidence of the historic pattern of development on more modest lots in Blackheath, including early-mid 20<sup>th</sup> century cottages in high quality traditional garden settings. The pattern of these subdivisions is distinctive and has allowed the integrity of the larger Retreats to survive at the rear.</li> <li>The evidence of these historical heritage values remains substantially intact and readily able to be interpreted through the subdivision patterns, spatial qualities of houses surrounded by mature gardens with significant traditional plantings and</li> </ul>	
Historical association significance SHR criteria (b)	<p>The Hat Hill HCA is <b>associated with several of Blackheath's prominent early residents</b>, and members of <b>Sydney's intellectual and legal elite such as Judge Simpson</b>. Simpson was a distinguished lawyer who was closely associated with the University of Sydney, serving on the Senate from 1897 until 1915 and as Vice Chancellor between 1902 and 1904. Simpson and his wife Alice, who was a stalwart of the Blackheath are perpetuated in connection with the country retreats through the naming of Simpson Avenue. Other significant associations are with Professors Scott and Wood at Alfoxden/Rostherne this</p>	
Aesthetic significance SHR criteria (c)	<p>The properties in the Hat Hill Road heritage conservation area demonstrate notable garden and spatial values. This has allowed high quality roofscape views framed by trees in the background, both on the same site and on neighbouring properties. This softens boundary edges and has establishes a continuous and spatially complex three-dimensionality to the streetscape.</p> <ul style="list-style-type: none"> <li>The Hat Hill area includes excellent examples of the private summer houses and country retreats built by wealthy Sydney families. These are mostly relatively modest in scale, although many were added to over the years and now have a rambling aesthetic quality.</li> </ul>	

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	<p>Many have retained their original garden areas, including evidence of active and passive gardens and recreational facilities.</p> <ul style="list-style-type: none"> <li>• Few houses have been demolished since construction. Infill development over the years has occurred in almost all cases on previously vacant land.</li> <li>• Layers of development made in later years are representative of the period in which it is constructed.</li> <li>• Although a high proportion of properties have undergone alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape.</li> <li>• Fences are low, visually transparent and are generally appropriate for the period of development. Hedges and screening plants are common devices to provide privacy and security in lieu of solid fences.</li> <li>• There is relatively little evidence of gentrification or reworking of historic fabric.</li> </ul> <p>The qualities of the gardens of Blackheath are one of its most important and significant attributes.</p> <ul style="list-style-type: none"> <li>• Most gardens are laid out and planted in the Anglo-Australian tradition and feature exotic and cool climate plantings which have been established with sufficient space to allow them to grow to full maturity of form.</li> <li>• Some of the garden hedges are particularly notable.</li> <li>• Even the more modest houses sited on smaller properties are characterised by the quality and maturity of their gardens which also contribute to the aesthetic value of the Blackheath area.</li> </ul> <p>The quality of the streetscapes in autumn in particular is excellent and plays an important role in establishing the special character of the Blue Mountains in the wider community.</p> <p>The mature gardens and individual plantings play an important role in the aesthetic values of the village of Blackheath.</p> <ul style="list-style-type: none"> <li>• Many of the early properties have planted and maintained gardens that are now well-established and make a significant positive contribution to the streetscape and cultural landscape values of the area.</li> <li>• The generous lot sizes and setbacks between buildings and all boundaries have allowed gardens and in particular, substantial plantings, to frame views of houses from the public domain.</li> </ul>
Social significance SHR criteria (d)	<p>The Blackheath area is likely to have been important for many people as the place of relaxation and retreat. Its association with the meanings and reasons for these activities continues to exist in the <b>wider community's imagination</b>.</p> <p>The town continues to be associated with weekend relaxation and retreat from the pressures of urban lifestyles.</p> <p><b>The traditional 'summer retreats' and holiday cottages</b> continue to provide evidence of the cultural behaviour of affluent families for over 100 years.</p> <ul style="list-style-type: none"> <li>• The range of accommodation and entertainment facilities from a 100 year period continue to <b>provide excellent evidence of the community's changing priorities when seeking a place for meaningful relaxation and social interaction.</b></li> </ul>
Technical/Research significance SHR criteria (e)	<p>Early buildings and sites with archaeological potential.</p> <ul style="list-style-type: none"> <li>• The archaeological potential of this area is largely untested other than superficial <b>investigations of the Convict Stockade and in the vicinity of Gardner's Inn (which are the two early land uses with strong archaeological potential)</b>. No significant earlier uses by European settlers are known to have existed. This study does not address the potential for earlier Aboriginal occupation.</li> </ul> <p>Comparison of contemporary impacts of two different approaches to urban planning: the planned Crown subdivision of Blackheath east of the Great Western Highway and that of the traditional speculative developer on the western.</p> <ul style="list-style-type: none"> <li>• Streetscape and public domain characteristics including verge widths, lot sizes and proportions and concentrations of particular architectural styles resulting from widespread land release (as per the Village policy) versus limited block-by-block land release characteristic of speculative auctions.</li> </ul>

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Rarity SHR criteria (f)	The Hat Hill Road HCA is rare in the context of the Blue Mountains LGA as a substantially intact collection of the country retreat typology that is one of the rarest and most significant in the towns and villages of the Blue Mountains today.
Representativeness SHR criteria (g)	The Hat Hill Road Heritage Conservation Area is a high quality and representative example of the cultural landscape of Blackheath in the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries.
Integrity	<p>Whilst there have been many individual alterations and additions to most properties, the integrity of the hat Hill Road is high. Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact, although some larger gardens have been subjected to infill development within the original subdivision pattern.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found but in most cases it does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>

### HERITAGE LISTINGS

Heritage listing/s	Part of the Hat Hill Road HCA was identified on the 2005 Blue Mountains LEP as a period housing area.
	Individual heritage listings within the area include:
	Redclyffe. 277 Hat Hill Road. (BH032) Rostherne. 259-265 Hat Hill Road (BH046_ Vancoora 267-275 Hat Hill Road. (Bh047) St Elmo and Garden. 214-1220 Hat Hill Road (Bh136)

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Book	The Rotary Club of Blackheath (Peter C.Rickwood ed. And David J. West.	Blackheath. Today from yesterday. The history of a town in the Blue Mountains of New South Wales	2005	N/A
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au
Historic	LPI. New South Wales	Various	Various	Various. Originals held by the

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subdivision plans and advertisements of the sales of land	Department of Lands		s	NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

### RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>• Ensure that any new subdivision is consistent with the traditional pattern of subdivision in the Area, with smaller lots to Hat Hill Road and large lots to the rear.</li> <li>• Ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens</li> <li>• Retain single dwelling occupancy of each lot</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original building; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> </ul> <p><b>'Statement'</b> gates and fences are not appropriate in the context of this HCA given the contributory importance of its modesty of scale and form, even on large estates.</p> <p>Encourage the screening of less-contributory buildings through traditional boundary planting</p> <p>Note that cul-de-sac style development is not appropriate in this landscape. It is also essential that any new lots created be of generous size with a limited building footprint to ensure that the gardens and natural landscape continues to dominate the streetscape. Similarly, new structures should be of low-impact design. Facsimile international designs such as French Chateaus, <b>'Hamptons'</b> or other mansions from the USA for example are not appropriate in this setting.</p>
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### SOURCE OF THIS INFORMATION

Name of study or report	Review of the Heritage Significance of the Period Housing Areas in the Blue Mountains	Year of study or report	2014
Item number in study or report			
Author of study or report	Robyn Conroy in association with Paul Davies Heritage Architects Pty Ltd		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	15.01.18



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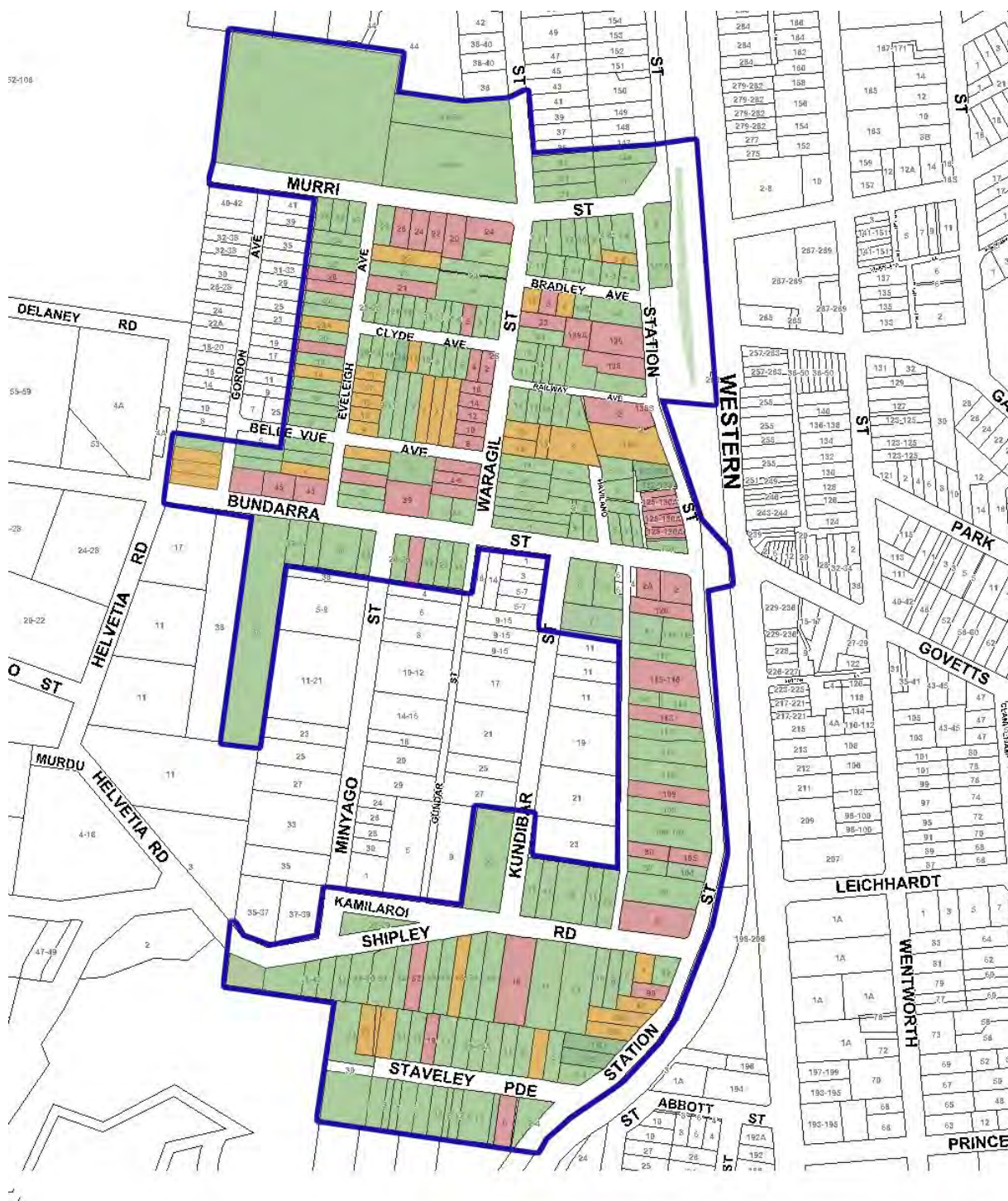
IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Hat Hill Road Heritage Conservation Area				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



# BLACKHEATH WEST HCA - MAP OF CONTRIBUTORY VALUES



**CONTRIBUTORY MAPPING STUDY**  
 Blackheath West HCA  
 Blackheath  
 Blue Mountains LGA  
 Survey by R.Conroy June-July 2017  
 Blue Mountains Council

Consistent with the heritage values of the HCA  
 Partly consistent with the heritage values of the HCA  
 or not able to be assessed  
 Not consistent with the heritage values of the HCA

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ITEM DETAILS							
Name of Item	Heritage Conservation Area- Blackheath West						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number							
Street name							
Suburb/town	Blackheath				Postcode		
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting			Northing	
Owner	Various-private						
Current use	Residential with a small amount of retail in the form of local shops						
Former Use	(Part) burial ground for the convict stockade						
Statement of significance	<p>The Blackheath West Heritage Conservation Area demonstrates heritage values that satisfy the NSW <b>Heritage Council's criteria for listing as a locally significant heritage conservation area.</b></p> <p>Blackheath is one of the most significant towns in the Blue Mountains. It is a mature cultural landscape, as is evidenced by a comparison of the earliest European descriptions of the area as a bleak and barren one with the richly formed, complex and mature contemporary cultural landscape evident today. The area within the Blackheath West HCA is situated to the west of the railway line, and is historically significant for the evidence that it provides of the early private subdivision and development in the village of Blackheath.</p> <p>The Blackheath West HCA is also historically significant as the location of the burial ground associated with the earliest phase of occupation of the area, the 1844-1849 convict stockade. This site also demonstrates archaeological research potential.</p> <p>The cultural landscape of Blackheath West is an evolved one which provides evidence of the pattern of development in the towns and villages of the upper Blue Mountains throughout the 19<sup>th</sup> and 20<sup>th</sup></p>						



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	<p>centuries. The development of this area was contemporary with the formal Crown village on the eastern side of the line and provides the opportunity for direct comparison between the two approaches to development.</p> <p>The Blackheath West HCA is historically and aesthetically significant for its many substantially intact cottages and gardens and intimately scaled streetscapes. Streetscapes are characterised by the rich variety of styles that reflect the gradual infilling of the lots created in the early subdivisions. Few houses have been demolished or even substantially extended in a form not consistent with the original building.</p> <p>The HCA is able to demonstrate most of the building typologies of that contribute to the historic pattern of development in the Blue Mountains, and has a high concentration of some of the earliest and rarest types, including the very modest groups of cottages of Haviland Street and the large triple-terrace at the corner of Bundarra and Waragil Streets.</p> <p>The Blackheath West HCA is aesthetically significant for the quality of its views and the ease with which they can be enjoyed through both formal and informal locations, including the Paul Harris small lookout and covered picnic table at the western end of Staveley Parade over the panorama of the valley below and the informal views that are readily available from the footpath of Station Street between the widely-spaced houses.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various-not known
Builder/ maker	Various-not known
Physical Description	<p>The area to the west of the railway line is more characteristic of the late 19th Century unplanned village, with a less cohesive street and subdivision plan, with a range of lot sizes and development approaches to be seen. The built forms cover a similar range of periods and styles to those of the east, providing evidence that they developed concurrently. The 1877 Mylne Plan (p 421 in Blackheath: today from yesterday) indicates that the Village was originally to include three large (c20 acre) parcels in this area, but these are technically within the Parish of Kanimbla and were not included in the final village plan. The land in this area was instead subdivided and auctioned privately by the individual owners.</p> <p>The northern parts include some excellent examples of modest and more substantial built forms and gardens, including substantial houses in mature gardens, very good examples of non-urban terrace development and many modest cottages on small lots, which create a series of intimately scaled streetscapes. The north-eastern edge of this area is associated strongly with the railway line and <b>includes the original station Master's cottage.</b></p> <p>The only large formal estate within the Blackheath West HCA is the intact property at 30 Waragil Street. The house is early to mid 20<sup>th</sup> century, but it is set on a large site with substantial and mature garden with a wide variety of conifers and other exotic trees characteristic of the traditional Estate garden typology of the Blue Mountains.</p> <p>The central part of the precinct is notable for the opportunity it provides for views over the Kanimbla Valley beyond. Although the view is mainly glimpsed between houses, the land falls away steeply to the west most of the viewing opportunities are only available as glimpses between the houses facing the railway line, this is one of the few places within the settled areas of the Blue Mountains where this type of panoramic view is available from the central spine of the transport corridor.</p>

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	<p>The southern part of this area is focused on the road that leads to the Shipley Plateau and district, and the settled area soon gives way to dense bushland, the houses on the edge demonstrating the characteristics of bushland living design.</p> <p>The town centre includes the Blackheath Baptist Church and a small RSL Hall located at the corner of Station and Bundarra Streets.</p>					
Physical condition and Archaeological potential	<p>Mostly good to very good.</p> <p>The site of the burial ground for the convict stockade and other areas used in association with the stockade, particularly where still undisturbed land, has archaeological potential. Most of the HCA has a more limited archaeological potential associated with the occupation of the area. Further research may reveal other sites with archaeological potential.</p>					
Construction years	Start year	1844	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear;</li> <li>• creation of sunrooms to northern and/eastern elevation;</li> <li>• replacement of original fence with timber picket fence ; and</li> <li>• infill development has introduced later 20<sup>th</sup> century typologies including project homes.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

### HISTORY

Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it. <b>Refer to previously published references including “Blackheath: Today from Yesterday. The History of a Town in the Blue Mountains of New South Wales” (ed. Peter C. Rickwood and David J. West); published by Blackheath Rotary Club 2005.</b></p> <p>Blackheath is a small town located on the Great Western Highway between Mt Victoria and Medlow Bath. The centre of the township is situated close to the south-western edge of a relatively level area that extends away from the main highway ridgeline to the East. The alignments of the highway and railway line are close to the western edge of this plateau, with the settled area accessed via a level crossing near Govetts Leap Road.</p> <p>Blackheath today is a mature cultural landscape that has evolved on the site of what, from the evidence of Governor Lachlan Macquarie and other early observers, was a particularly unprepossessing landscape of barren rock and blackened shrubs, and even a slightly later commentator such as Lt Col Godfrey Mundy in 1846, when the road to Bathurst was reasonably well travelled, described how the Commandant of the Convict Stockade's house was set against the bushland, but how the hamlet was 'laid out on a rocky plateau cleared of trees, and commanding a prospect of melancholy and desolate sterility' (Godfrey Charles Mundy, <i>Our Antipodes: or, Residence and Rambles in the Australasian Colonies</i>. With a glimpse of the gold fields. In three volumes. 2nd</p>
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	<p>ed, London, Richard Bentley 1852. Pp. 158-159 [Mitchell Library 980.1/331A1/B1. Referenced in Lavelle, S. The Blackheath Stockade in Peter Rickard (ed) Blackheath: P.44.1).</p> <p>The town today is notable for the high quality and maturity of its streetscapes, gardens and plantings in both the private and public domains, and for the range of built forms and estate types that range from very modest worker cottages and owner-built houses to the grand estates used as country retreats by affluent and powerful Sydney families throughout the late 19th and early-to-mid 20th Centuries.</p> <p>The land to the west of the railway line was not within the formal village area and, following the closure of the convict stockade, was subdivided into small rural allotments of between 14 and 56 acres near the railway line and over 600 acres further to the west.</p> <p>The area closest to the station was subdivided for residential development in the late 19th Century following establishment of the train service, and although the road reservations are narrower than those in the main village area, the two areas developed in parallel, and in some degree in competition.</p> <p>The character of the streetscapes are similar to the more modest streetscapes in the east within the main town centre, with a rich variety of built forms from the late 19th to contemporary and with a landscape character that ranges from close-set village to cottages integrated with the surrounding bushland. The streetscapes of the western part of Blackheath are also distinguished by the good <b>views and vistas towards the escarpments to the west and the Cox's River Valley beyond that are</b> available from the public domain, including both those directed or terminated by the alignment of the street and those available over the roofs and between houses. Views of this quality or extent are not available from the main village precinct to the east.</p> <p>The pattern of settlement within the Blackheath West HCA is different to that on the eastern side of the railway line and reveals the differences in its historic origins. The subdivision pattern is more complex, revealing layers of resubdivision of land and built forms generally significantly more modest, with only one example to be found of the traditional Mountain Estate that characterise the outskirts of the eastern side of Blackheath. The streetscape of Staveley Parade contains a good group of substantial homes, including at the southern end of the precinct along Staveley Parade, including Gowan-brae (15-15A) and Thorington (8-12 Staveley Parade).</p>
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Utilities	Activities and places associated with the provision of services, particularly on

<sup>1</sup> Rickwood, Peter. 2005. Blackheath: Today from Yesterday: a history of a town in the Blue Mountains of New South Wales, Writelight Pty Ltd for the Rotary Club of Blackheath Inc.

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		a communal basis. Includes power stations and water reservoirs.
Peopling Australia	Convict	Activities and places relating to incarceration, transport, reform, accommodation and working during the convict. In New South Wales. Includes landscapes of control, lumberyard, quarry, and convict-built structures.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Environment-cultural landscape	Activities and places associated with the interactions between humans, human societies and the shaping of their physical surroundings. Includes landscape types, conservation structures, national parks, nature reserves, avenues of trees, and places important in arguments for nature or cultural heritage conservation.
Governing	Defence	Activities and places associated with defending places from hostile takeover and occupation. Includes war memorials.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Leisure	Activities and places associated with relaxation and recreation. Includes lookouts, commons and bushwalking tracks.
Developing Australia's cultural life	Religion	Activities and places associated with particular systems of faith and worship.

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Developing Australia's cultural life	Cultural and social life: social institutions	Activities and places for the provision of social activities. Includes masonic hall, public hall, community centre.
Governing	Law and order	Activities and places associated with maintaining, promoting and implementing criminal and civil law and legal processes.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Blackheath West HCA demonstrates the principal characteristics of the development of country towns and villages in New South Wales in the early 20th century in the following ways:</p> <p>Subdivision character</p> <ul style="list-style-type: none"> <li>• A functional street pattern formed by successive layers of subdivision.</li> <li>• The contemporary subdivision and road layout pattern is generally consistent with an 1882 flyer for the sale of land in the precinct.</li> <li>• Areas of subdivided but not developed land</li> </ul> <p>Range and quality of built forms.</p> <ul style="list-style-type: none"> <li>• Almost all of the houses that existed in 1943 have survived in substantially intact form.</li> <li>• Groups of very early buildings which have retained a high level of spatial integrity and allow the intimacy of the original village form to still be appreciated.</li> <li>• A rare example of a substantial attached terrace within the Blue Mountains.</li> <li>• The typologies demonstrated in the Blackheath West HCA represent the primary typologies characteristic of development in the Blue Mountains.</li> <li>• Alterations and additions are generally relatively modest and allow the original typology to still be read.</li> <li>• The HCA also includes an example of an early family holding, with several houses built as part of an earlier</li> </ul> <p>Convict Stockade</p> <ul style="list-style-type: none"> <li>• The HCA includes the site of the cemetery constructed for the burial of soldiers and convicts working from the Blackheath Convict Stockade. The site of this cemetery is vacant at present, which allows ready interpretation of its historic use.</li> </ul>
Historical association significance SHR criteria (b)	No historically significant associations have been identified.
Aesthetic significance SHR criteria (c)	<p>The Blackheath West HCA is demonstrating aesthetic heritage values through the intimacy of its streetscapes, the breadth of its views and the aesthetic qualities of its housing.</p> <ul style="list-style-type: none"> <li>• The HCA includes precincts of high-quality modest housing set close in the manner traditional of a small village. The streetscapes are of high quality due to their rhythm and the integrity of many of the built forms. Carriageways and lots are both narrow and create a strong sense of intimacy, particularly in the street block immediately to the west of the station.</li> <li>• The HCA includes some retail and service activities, many of which are located in large shed-like buildings that form a barrier between the residential areas and the railway line.</li> <li>• The short street of Havilland Avenue contains a particularly good group of cottages and early terraces.</li> <li>• Another aesthetically prominent and significant terrace is at 1 -5 Waragil Street, which is a very rare example of its type in the Blue Mountains.</li> <li>• The HCA includes a wide range of the building typologies that are characteristic of traditional development in the Blue Mountains.</li> </ul>



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	<ul style="list-style-type: none"> <li>• The built forms are mostly traditional in design and are characteristic of the more modest towns of the Blue Mountains, with the architectural styles from the early 20th Century interpreted and adapted for construction in the popular lightweight materials such as timber weatherboards (in places fibro or other sheet cladding) with corrugated iron sheet roofs. The use of corrugated iron roofing means that many have a slightly lower roof pitch than is seen when terracotta tiles or slate roofing was used and adds to the distinctive aesthetic quality of the suburban streetscapes of the HCA. Some, but not all, of the later houses were built of brick with tiled roofs.</li> <li>• Alterations and additions are generally modest in scale and aesthetically consistent with the traditional typology of the original house.</li> <li>• The Blackheath West HCA also demonstrates aesthetic heritage significance for the ready access to a range of high-quality views from within the residential areas, particularly from Station Street where the very low density of development and simplicity of garden planting allows the spectacular views to the west to be interpreted by the general community.</li> <li>• Some of the larger properties also have significant garden plantings in the traditional tradition of the Blue Mountains.</li> <li>• Verges are generally soft, with grassed swales and no formal kerbing or guttering in most of the minor streets. This adds to the Mountain town character of the streetscapes.</li> </ul>
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	The former Stockade Cemetery and associated areas have the potential to yield information that will increase our understanding of this important period in the history of the Blue Mountains.
Rarity SHR criteria (f)	The former stockade Cemetery is rare.
Representativeness SHR criteria (g)	The Blackheath West HCA is a high-quality and aesthetically interesting example of a mountain village which contains many very good examples of the building typologies that contribute to the cultural landscapes of the Blue Mountains.
Integrity	The early 20 <sup>th</sup> century subdivision pattern is substantially intact. Built forms are mostly intact, substantially intact or sympathetically altered. Examples of alterations and additions that are not consistent with the heritage values of the of the area also exist.

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HERITAGE LISTINGS	
Heritage listing/s	Much of the area was identified as a period housing area in Blue Mountains LEP 2005.
	Blackheath Railway Station Group (SHR 01088)
	Paul Harris Reserve and Lookout. Staveley Parade. (Bh:070)
	Gowan Brae and garden. 15-15 Staveley Parade (BH082)
	Thorington and Garden. 8-12 Staveley Parade (Bh083)
	Baptist Church. 6 Bundarra Street (Bh040)
	Guinness Lodge/Evanville. 1-5 Waragil Street (Bh059)
	Dover Hall. 124 Station Street (Bh192)
	Station <b>Master's House 141A Station Street (Bh067)</b>
	Braemar 132-133 Station Street (Bh075)
	California Bungalow. 1-3 Bradley Avenue (Bh146)
	Bungalow. 4-6 Murri Street (Bh181)
	Ban Tigh, Brewery Site and Garden. 26-34 Waragil Street (Bh059)
	Weatherboard cottage. 14 Railway Avenue (Bh190)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Book	The Rotary Club of Blackheath (Peter C.Rickwood ed. And David J. West.	Blackheath. Today from yesterday. The history of a town in the Blue Mountains of New South Wales	2005	N/A
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

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RECOMMENDATIONS	
Recommendations	<p>Note that the conservation of the heritage values of the Blackheath West HCA should focus on the public domain and the street presentation of dwellings. The area has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <p>Management of the precincts to the west of the highway should also focus on protecting the existing views and vistas from the public domain over the surrounding landscape, including from the identified lookouts, street views and, of particular importance in this HCA, views between and over houses along Station Street, including the ability to interpret the steep drop-off at the rear of these properties into Frog Hollow below.</p> <ul style="list-style-type: none"> <li>Encourage the screening of less-contributory buildings through traditional-style boundary planting.</li> <li>Retain low density residential land uses;</li> <li>Retain the low-density quality of the small group of commercial premises on Station Street between Railway Avenue and Bunndarra Street;</li> <li>Retain the existing street layout and wide, soft roadside verges;</li> <li>Retain the original area reserved for public open space, including the qualities of its original setting;</li> <li>Ensure that any new subdivision is consistent with the traditional pattern of subdivision in the village (i.e. structures, lots and any internal roads are set at right angles to the street alignment);</li> <li>Ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</li> <li>Encourage the retention and conservation of significant buildings and gardens;</li> <li>Ensure that any additions are of a form, scale, location and detailing compatible with the original building; and</li> <li>Do not allow infill development of unsympathetic scale, form, materials or siting.</li> </ul>

SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

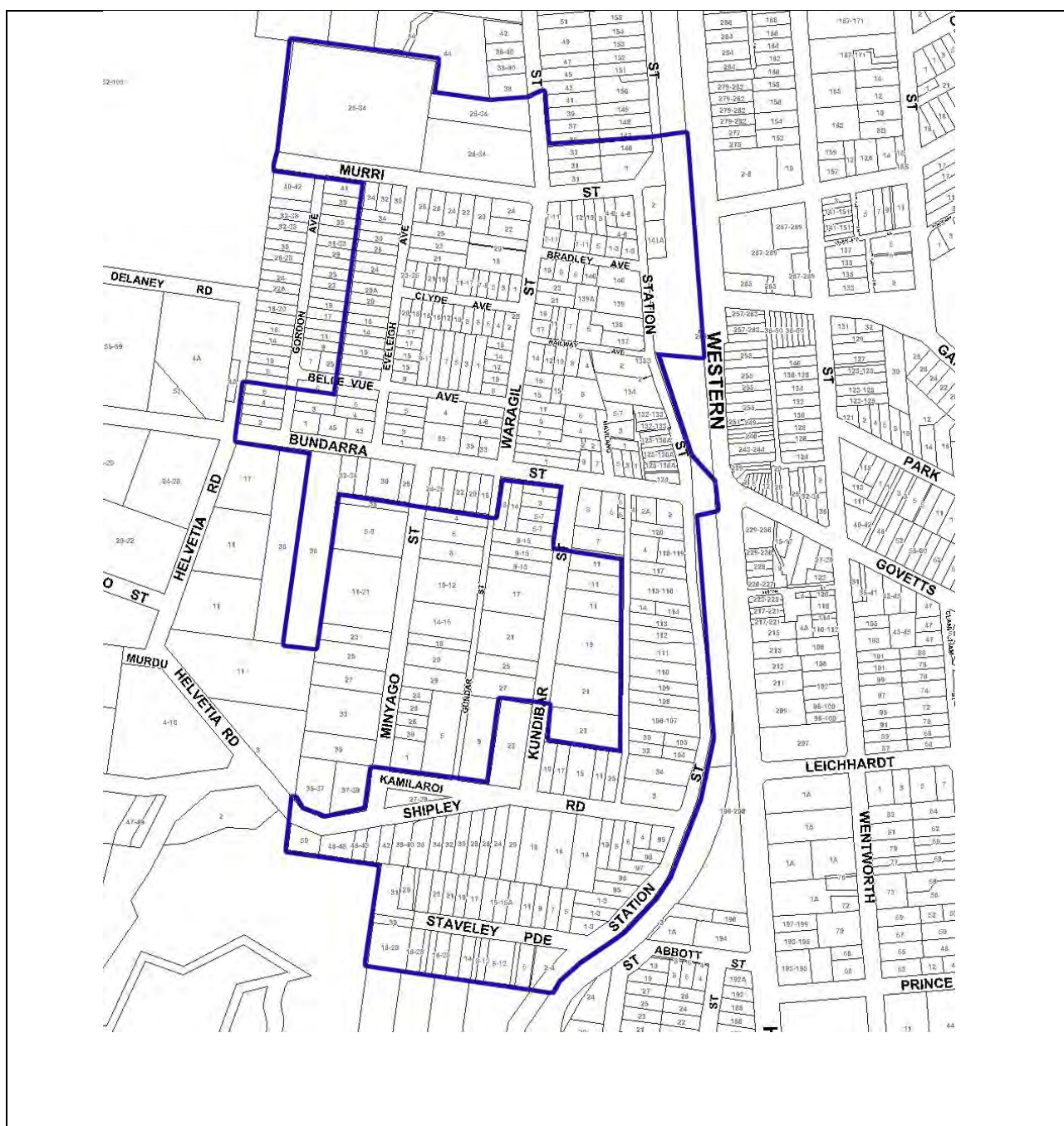
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IMAGES - 1 per page

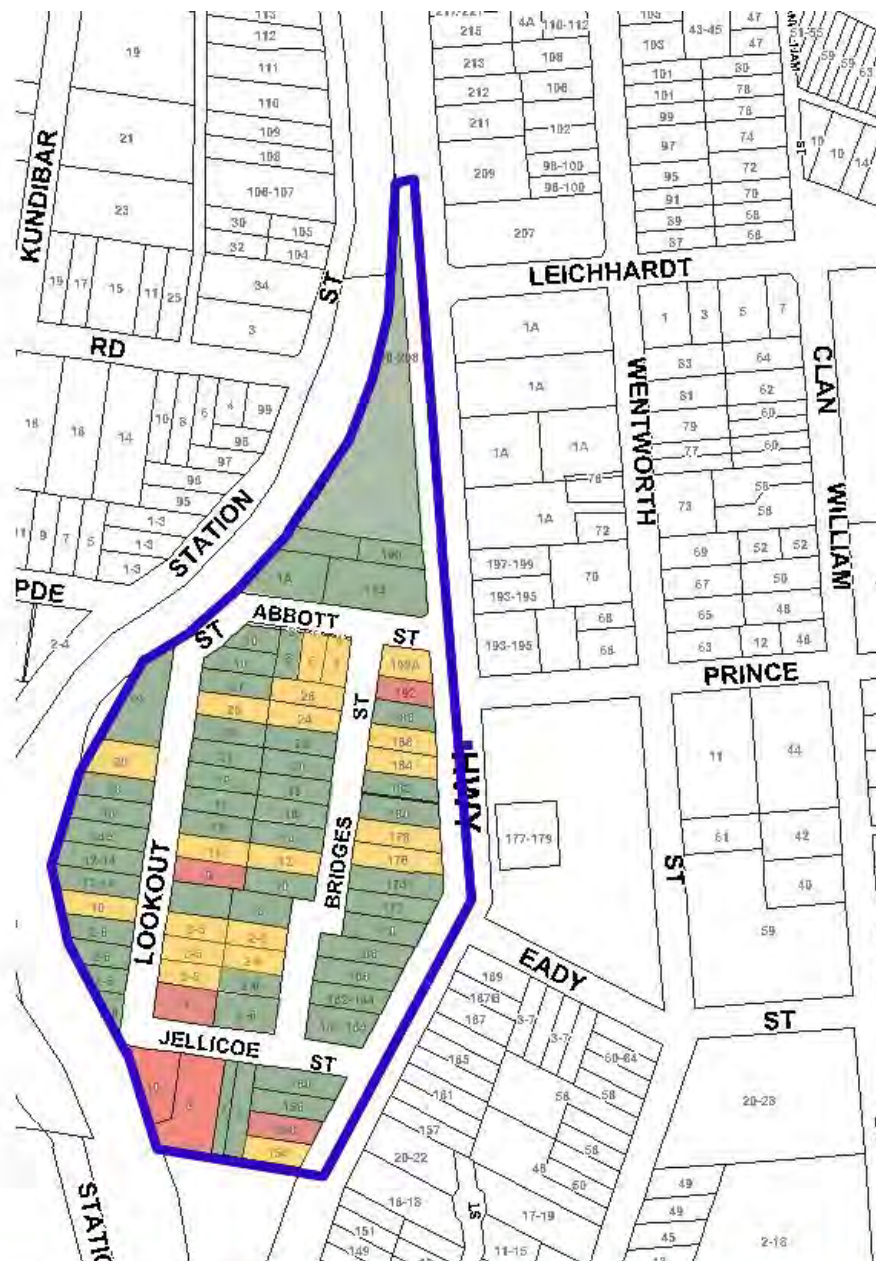
Please supply images of each elevation, the interior and the setting.

Image caption	Blackheath West Heritage Conservation Area				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC





## BLACKHEATH - LOOKOUT HILL HCA - MAP OF CONTRIBUTORY VALUES



### CONTRIBUTORY MAPPING STUDY

Lookout Hill HCA

Blackheath

Blue Mountains LGA

Survey by R. Conroy June-July 2017

Blue Mountains Council



Consistent with the heritage values of the HCA



Partly consistent with the heritage values of the HCA  
or not able to be assessed



Not consistent with the heritage values of the HCA



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ITEM DETAILS						
Name of Item	Heritage Conservation Area- Lookout Hill					
Other Name/s Former Name/s	Hill 33 Tank Hill					
Item type (if known)						
Item group (if known)	Heritage conservation area					
Item category (if known)						
Area, Group, or Collection Name	Lookout Hill heritage conservation area					
Street number						
Street name						
Suburb/town	Blackheath				Postcode	
Local Government Area/s	Blue Mountains					
Property description						
Location description	Refer to map					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Various – private and public					
Current use	Residential, open space, utilities					
Former Use						
Statement of significance	<p>The Lookout Hill Heritage Conservation Area possesses heritage values that satisfy the NSW Heritage Council's criteria for listing as a locally significant heritage conservation area.</p> <p>Blackheath is one of the most significant towns in the Blue Mountains. It is a mature cultural landscape, as is evidenced by a comparison of the earliest European descriptions of the area as a bleak and barren one with the richly formed, complex and mature contemporary cultural landscape evident today.</p> <p>The Lookout Hill HCA makes an important contribution to the setting of the town of Blackheath. It is situated at both the main entrance to the town from the east and on its highest point, giving it an aesthetic prominence that distinguishes the HCA from the remainder of the historic village area. The separation is clearly defined by the splitting of the railway line and Great Western Highway around the base of the hill before rejoining at the northern end of the park.</p> <p>The significance of this natural landscape feature to the town, and in particular its geographic prominence, is demonstrated by the location of the trig station, Blackheath water tank and</p>					

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	<p>communications tower at its highest point. These elements are utilitarian but aesthetically distinctive markers of a country town <b>that contribute to the understanding of Blackheath's growth and development.</b></p> <p>The HCA extends over the area of open space to the north of the hill between the highway and the railway line known as Neate Park, which contributes to the cultural landscape setting of the town and an understanding of its historic heritage values through the references and artworks contained within it, including an interpretive statue of the story of <b>Govett's Leap</b> by sculptor Arthur Mutch and a historically significant relief map showing the context of the town within the landscape of the Blue Mountains.</p> <p>The buildings, gardens and streetscapes of the Lookout Hill HCA are aesthetically significant for the evidence that they provide of the pattern of development in Blackheath and across the Blue Mountains, and are distinguished by their relationship to the steep slope of the hillside, with footprints and roof forms stepping to follow the topography and establishing an aesthetically distinctive streetscape.</p> <p>The HCA includes a group of substantial early houses set in large gardens with dual frontages to the Great Western Highway and Bridges Street. These include some substantially intact early 20<sup>th</sup>-century properties that demonstrate a sense of timelessness that is characteristic of the towns and villages of the upper Blue Mountains.</p> <p>The more modest properties within the HCA also demonstrate aesthetic heritage values through the range of stylistic typologies and characteristic stepping of built forms to follow the grid-based street layout which takes no regard of the topographic character of the precinct. Most are relatively modest in scale and form and the precinct includes a range of early 20<sup>th</sup>-century, interwar and mid-century built forms. Most are built of the lightweight materials characteristic of development across the Blue Mountains, but several substantial early 20<sup>th</sup>-century homes have been built of brick, providing evidence of the understandings of status associated with access to views as well as the superior insulating qualities of brickwork in such an exposed location.</p> <p>The buildings within the Lookout Hill HCA are characterised by their historic and aesthetic integrity, with many retaining their original form, or, if altered, the additions are mostly consistent with their original architectural typology.</p> <p><b>The quality and prominence of Blackheath's gardens provides evidence of the community's ongoing commitment to the environmental quality of the town and its setting.</b> The generous lot sizes and modest building footprints that characterise Blackheath including on Lookout Hill, have established a complex and rich spatiality to streetscape views and the integrity of the HCA. This is due largely to the setbacks of buildings from the front and side boundaries and the generous depth of lots which have allowed the view of most properties to be framed by vegetation including mature deciduous and conifer trees that rise over the ridgeline. Front gardens are often less densely planted than in other parts of Blackheath but good examples of the traditional garden typology can be found, particularly in the group between the Great Western Highway and Bridges Street.</p> <p>Neate Park is geographically within the HCA and contributes to its setting, but has a different and distinctive aesthetic heritage value as a simple, traditional section of open space with elements such as <b>Arthur Mutch's sculpture of the interpretation of Govett's Leap; and the unusual and distinctive wall mounted relief map of Blackheath and its surrounding attractions.</b> The open character of the park overlooking the railway line and the view to the south links this map and the open space to the surrounding cultural landscape. The park also contains elements of active open space including a simple skateboard facility.</p> <p>The area north of Abbott Street has additional historical and potential research significance as part of the site of the original convict stockade which was established in 1844..</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

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DESCRIPTION								
Designer	Various-unknown							
Builder/ maker	Various-unknown							
Physical Description	<p>This prominent hill has been known by various names over the years, and plays an important role in defining the southern edge to the town as it rises above the surrounding area. Panoramic views are available from its summit to the west over the Kanimbla Valley, although these are not publicised widely. The hill includes a small precinct of four streets with a range of cottages and more substantial houses stepping up the slope and creating a distinctive streetscape. Several properties have been identified as heritage items in recognition of their individual heritage significance. This small precinct is also characterised by the substantial mature garden plantings of the properties that also have a frontage to the highway, and the conifers in particular play an important role in defining the arrival to Blackheath.</p> <p>The local topography means that the small precinct between the railway line and highway is spatially isolated from the remainder of the town, but also enjoys a prominent position in the highway streetscape, as part of the arrival sequence to the town of Blackheath. It includes several excellent examples of late 19th/early 20th Century houses in their original garden settings, including original plantings.</p>							
Physical condition and Archaeological potential	<p>The subdivision pattern is substantially intact. The physical condition of the buildings and gardens that comprise the precinct varies from excellent to poor. Most properties appear to be in good to very good condition with the exception of 18 Bridges Street which is in a substantially demolished state of decay, with the built form collapsed onto the ground.</p> <p>The Lookout Hill HCA has a reasonable level of archaeological potential due to its traditional role as a vantage point, likely to extend to pre-European occupation. Under that</p>							
Construction years	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Start year</td> <td style="width: 25%;">1890</td> <td style="width: 25%;">Finish year</td> <td style="width: 25%;"></td> </tr> </table>	Start year	1890	Finish year		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Circa</td> <td style="width: 50%; text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Circa	<input checked="" type="checkbox"/>
Start year	1890	Finish year						
Circa	<input checked="" type="checkbox"/>							
Modifications and dates	<p>Few properties have not been altered in some way. Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>replacing weatherboards with new weatherboards;</li> <li>additions to the rear;</li> <li>creation of sunrooms to northern and/eastern elevation (also to provide soundproofing);</li> <li>replacement of original fence with timber picket fence ; and</li> <li>infill development has introduced later 20th century typologies including project homes.</li> </ul> <p>Many houses have evidence of incremental additions over the years. Most of these additions were to the rear, although include (on the wider lots especially) wings to the side of the original cottage. In most properties the form and detailing is consistent with the traditional typology of the property.</p> <p>The most common unsympathetic building alteration has been the removal of timber-framed windows and the installation of horizontal sliding and aluminium-framed windows. Many of these are now <b>failing and replacements are once again being sought. Council's current controls encourage</b> sympathetic and appropriate changes and many houses have re-installed traditional timber-framed windows.</p>							
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p>							



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	The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.
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HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p>Refer to previously published references including “Blackheath: Today from Yesterday. The History of a Town in the Blue Mountains of New South Wales” (ed. Peter C. Rickwood and David J. West); published by Blackheath Rotary Club 2005.</p> <p>Blackheath is a small town located on the Great Western Highway between Mt Victoria and Medlow Bath. The centre of the township is situated close to the south-western edge of a relatively level area that extends away from the main highway ridgeline to the East. The alignments of the highway and railway line are close to the western edge of this plateau, with the settled area accessed via a level crossing near Govetts Leap Road.</p> <p>Blackheath today is a mature cultural landscape that has evolved on the site of what, from the evidence of Governor Lachlan Macquarie and other early observers, was a particularly unprepossessing landscape of barren rock and blackened shrubs, and even a slightly later commentator such as Lt Col Godfrey Mundy in 1846, when the road to Bathurst was reasonably well travelled, described how the Commandant of the Convict Stockade’s house was set against the bushland, but how the hamlet was ‘laid out on a rocky plateau cleared of trees, and commanding a prospect of melancholy and desolate sterility’ (Godfrey Charles Mundy, <i>Our Antipodes: or, Residence and Rambles in the Australasian Colonies. With a glimpse of the gold fields.</i> In three volumes. 2nd ed, London, Richard Bentley 1852. Pp. 158-159 [Mitchell Library 980.1/331A1/B1. Referenced in Lavelle, S. The Blackheath Stockade in Peter Rickard (ed) Blackheath: P.44.1).</p> <p>The town today is notable for the high quality and maturity of its streetscapes, gardens and plantings in both the private and public domains, and for the range of built forms and estate types that range from very modest worker cottages and owner-built houses to the grand estates used as country retreats by affluent and powerful Sydney families throughout the late 19th and early-to-mid 20th Centuries.</p> <p>The northern part of Lookout Hill HCA is included within the site of the Blackheath Stockade established in the 1840s, and the guest house at 194 Great Western Highway is on the site of the police station of 1885 which in turn replaced the Stockade commandments house and an earlier cottage. It has been known by several names over the years including St Mounts and The Pines. The first guesthouse on the site, built in 1890 by Robert Moss who was the owner of the Mountaineer newspaper was destroyed by fire in approximately 1896 and it was rebuilt as ‘The Pines’ and leased as a guest house for most of the next 120 years, except for a period in the mid-20<sup>th</sup> century when it was used for a family residence.</p> <p>The area now covered by Lookout Hill was not included in the original Crown Plan for the village. M.J. Boyd’s chapter in the 2005 history of Blackheath includes a transcription of a handwritten manuscript describing the form of Blackheath in 1889 to 1990 period. This includes a reference to Lookout Hill being cleared at the time. (Page 89).</p>

<sup>1</sup> Rickwood, Peter. 2005. *Blackheath: Today from Yesterday: a history of a town in the Blue Mountains of New South Wales*, Writelight Pty Ltd for the Rotary Club of Blackheath Inc.

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	Analysis of the aerial photographs taken in 1943 reveals that the area was only partly developed at this time with considerable areas of vacant land, particularly in the north-eastern corner. These parcels were developed in the postwar period and can be clearly read such in the contemporary cultural landscape. Few properties have been demolished, and the pattern of alterations and additions revealed by the photographs is characteristic of those found throughout the Blue Mountains.
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Peopling Australia	Convict	Activities and places relating to incarceration, transport, reform, accommodation and working during the convict. In New South Wales. Includes landscapes of control, lumberyard, quarry, and convict-built structures.
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Utilities	Activities and places associated with the provision of services, particularly on a communal basis. Includes power stations, communication masts and water reservoirs.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Transport	Activities and places associated with the moving of people and goods from one place to another, and systems for the provision of such movements. Includes railway lines and roads.
Developing local, regional and national economies	Environment-cultural landscape	Activities and places associated with the interactions between humans, human societies and the shaping of their physical surroundings. Includes landscape types, conservation structures, national parks, nature reserves, avenues of trees, and places

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		important in arguments for nature or cultural heritage conservation.
Governing	Defence	Activities and places associated with defending places from hostile takeover and occupation. Includes war memorials.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Leisure	Activities and places associated with relaxation and recreation. Includes lookouts, commons and bushwalking tracks.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Lookout Hill HCA demonstrates the principal characteristics of the development of country towns and villages in New South Wales in the early 20<sup>th</sup> century as demonstrated by the following elements:</p> <ul style="list-style-type: none"> <li>• A functional street pattern with dual street access to properties addressing the great Western Highway.</li> <li>• The still undeveloped character of the area provides evidence of the likely character of many of the towns of the Blue Mountains in the pre-War period, when most contained extensive areas of undeveloped land and streetscapes were dotted with vacant sites.</li> <li>• <b>Incorporation of the town's water supply and communication utilities within the subdivision.</b></li> </ul> <p>Range and quality of built forms.</p> <ul style="list-style-type: none"> <li>• Almost all of the houses that existed in 1943 have survived in substantially intact form.</li> <li>• Alterations and additions are generally relatively modest.</li> <li>• The typologies demonstrated in the Lookout Hill HCA represent the primary typologies characteristic of development in the Blue Mountains.</li> </ul> <p>The northern end of the HCA (north of Abbott Street) is also historically significant for its location on part of the original convict Stockade and later police station.</p>
Historical association significance SHR criteria (b)	Not identified
Aesthetic significance	The small, lozenge-shaped area of land at the southern entrance to the town and between the railway and highway is aesthetically distinctive for its physical separation from the remainder of Blackheath by the two transport corridors and its prominent height prominent height which affords panoramic views

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SHR criteria (c)	<p>from the peak (known by a variety of names over the years, including Lookout Hill, Hill 33, Tank Hill and Tower Hill).</p> <ul style="list-style-type: none"> <li>The pronounced landscape qualities of the Lookout Hill HCA continue to demonstrate its historic and utilitarian role in the development of Blackheath through the imposing scale of the water tower, a historic marker of the highest point in country towns across NSW.</li> </ul> <p><b>The hilltop is dominated by Blackheath's water storage reservoir and a large</b> communications tower, but the slopes also include a variety of houses, with several very good examples of the late Victorian and Federation periods and traditional cool climate gardens.</p> <ul style="list-style-type: none"> <li>The buildings step up the hillside, the roof ridges producing a distinctive streetscape rhythm.</li> <li>The larger lot sizes and modest building footprints of the buildings with frontage to the Great Western Highway has allowed the establishment of gardens to most properties, and in many cases these have matured to not only provide a valuable setting for the house, but also to contribute significantly to the quality of the local streetscape as part of the sequence of arrival to the town of Blackheath.</li> <li>Most properties are notable for their modest scale and vernacular built form.</li> <li>The built forms are mostly traditional in design and are characteristic of the more modest towns of the Blue Mountains, with the architectural styles from the early 20th Century interpreted and adapted for construction in the popular lightweight materials such as timber weatherboards (in places fibro or other sheet cladding) with corrugated iron sheet roofs. The use of corrugated iron roofing means that many have a slightly lower roof pitch than is seen when terracotta tiles or slate roofing was used and adds to the distinctive aesthetic quality of the suburban streetscapes of the HCA. Some, but not all, of the later houses were built of brick with tiled roofs.</li> <li>The substantial house set on 2 acres of grounds at the northern end of the hill at 194 Great Western Highway is a locally significant 19<sup>th</sup> century Victorian guesthouse that has retained its original setting and makes a strong contribution to the aesthetic heritage values of the HCA.</li> <li>Alterations and additions are generally modest in scale and aesthetically consistent with the traditional typology of the original house.</li> <li>One of the most notable features of the towns of the Blue Mountains, particularly when compared against other areas that may be superficially similar, is the amount of space still available around houses allow the landscape to be read clearly as a multi-dimensional one, <b>with views not only directed along the streetscape, but also readily 'keyed' into the private</b> domain through well-planted front, side and rear garden areas, with many houses partially or wholly hidden from casual view, and where visible, most are dominated by the surrounding vegetation. The gardens of the properties addressing the Great Western Highway demonstrate high quality aesthetic values at this important arrival point to the town.</li> <li>The density and quality of gardens along the Great Western Highway frontage also helped to reduce the impact of the heavy traffic on the aesthetic values of the HCA.</li> <li>Verges are generally soft, with grassed swales and no formal kerbing or guttering in most of the minor streets. This adds to the Mountain town character of the streetscapes.</li> <li>Neate Park is geographically within the HCA and contributes to its setting, but has a different and distinctive aesthetic heritage value as a simple, traditional section of open space with <b>elements such as Arthur Mutch's sculpture of the interpretation of Govett's Leap; and the</b> unusual and distinctive wall mounted relief map of Blackheath and its surrounding attractions. The park also contains elements of active open space including a simple skateboard facility.</li> <li></li> </ul>
Social significance SHR criteria (d)	Not researched

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Technical/Research significance SHR criteria (e)	The area north of Abbott Street has the potential to have further research significance as part of the original convict Stockade.
Rarity SHR criteria (f)	N/A
Representativeness SHR criteria (g)	The Lookout Hill HCA is a representative example of the pattern of private development within the town of Blackheath. It also contains representative examples of the utilities required by country towns and the location of these utilities at the highest point in the local landscape.
Integrity	<p>The early 20<sup>th</sup> century subdivision pattern is substantially intact. Built forms are mostly intact, substantially intact or sympathetically altered.</p> <p>Little evidence of demolition or substantial alteration to most properties. One house (18 Bridges Street) appears to have been demolished or collapsed in recent years but has retained evidence of original fence posts and garden elements.</p> <p>Examples of alterations and additions that are not consistent with the heritage values of the area also exist.</p>

### HERITAGE LISTINGS

Heritage listing/s	The HCA was identified as a Period Housing Area in Blue Mountains LEP 2005.
	St Mounts. 194 Great Western Highway. Bh052 (aka The Pines)

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Book	The Rotary Club of Blackheath (Peter C.Rickwood ed. And David J. West.	Blackheath. Today from yesterday. The history of a town in the Blue Mountains of New South Wales	2005	N/A
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au

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Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

### RECOMMENDATIONS

Recommendations	<p>The conservation of the heritage values of the Lookout Hill and the surviving original fabric including buildings, gardens and the public domain. public domain, including from the identified lookouts, street views and views</p> <p>The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain low density residential land uses;</li> <li>• Retain the existing street layout and wide, soft roadside verges;</li> <li>• Retain the original area reserved for public open space, including the qualities of its original setting and expansive views of the landscape to the south;</li> <li>• Ensure that any new subdivision is consistent with the traditional pattern of subdivision in the village (i.e. structures, lots and any internal roads are set at right angles to the street alignment);</li> <li>• Ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the traditional typologies of Blackheath;</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting; and</li> <li>• Encourage the screening of less-contributory buildings through traditional boundary planting.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

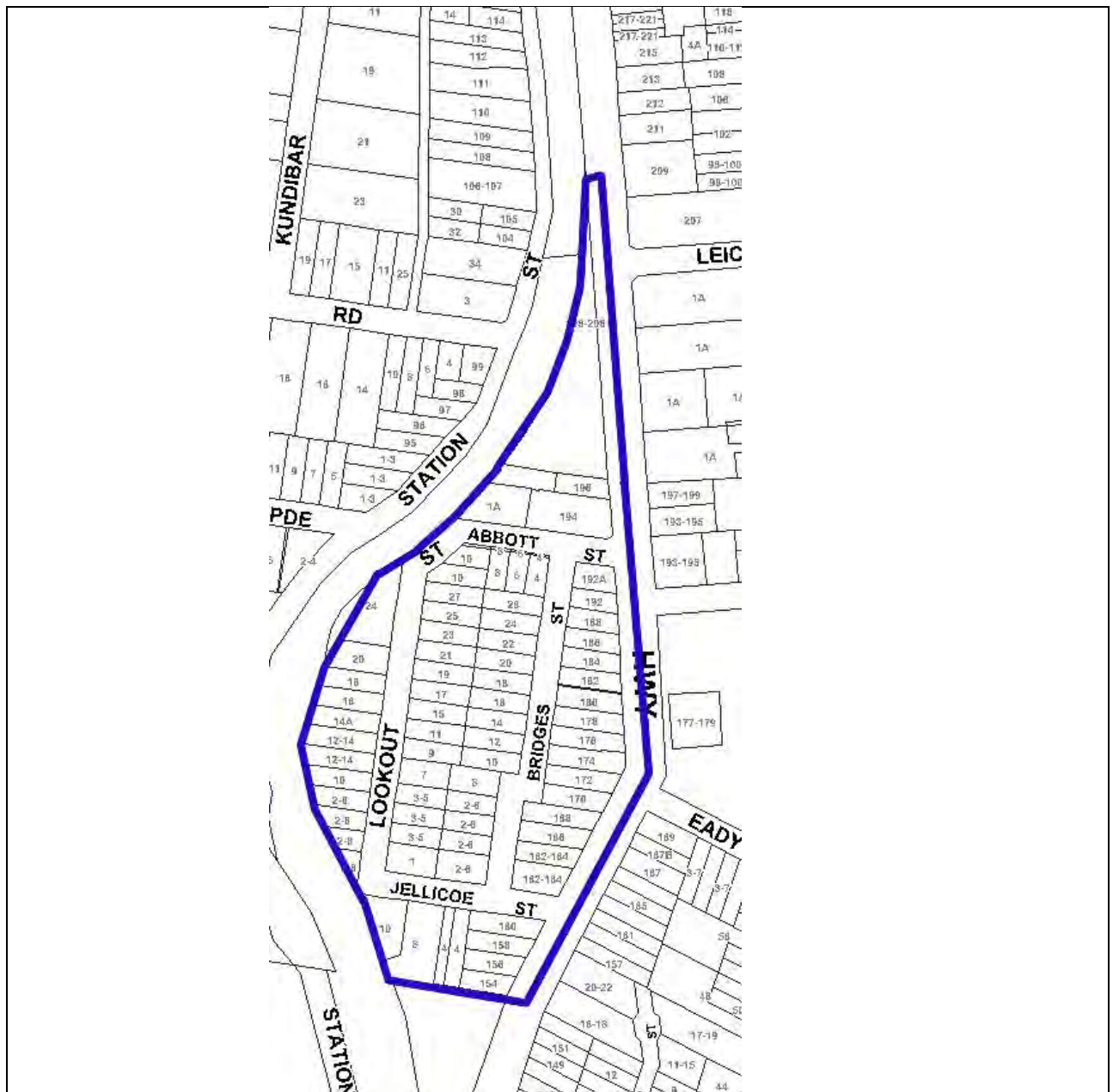
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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Lookout Hill Heritage Conservation Area				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



### 3. KATOOMBA

#### Summary:

The 2014 Review of the PHAs found that the existing period housing areas and nearby precincts demonstrate heritage values that satisfy the New South Wales Heritage Council's criteria for local heritage significance.

These values were confirmed through detailed fieldwork and analysis of the streetscapes, fabric and gardens of the area. Four significant sub-precincts were identified and are recommended for inclusion in the Blue Mountains LEP as heritage conservation areas:

- Katoomba South HCA
- Crown Village HCA
- Grimley Estate HCA
- Norths Estate HCA

It is recommended that these four areas be listed in the local environmental plan as locally significant heritage conservation areas.

#### KATOOMBA SOUTH HCA: (KATOOMBA)

In addition to the contributory elements identified on page 31; the heritage values of the Katoomba South HCA include:

- Smaller and narrower lot sizes that prevent wide side setbacks to many properties
- A high proportion of simple cottages and mid-late 20<sup>th</sup> century timber cottages
- Lack of street tree planting and soft edges to streets – streetscape qualities are determined by the adjacent properties (building and setting)
- Mature trees provide a backdrop to views even where the streetscape is urbanised.
- Many examples of individually significant properties representing the full range of contributory building and garden typologies in the area
- Street tree plantings are mostly of low-growing species and most streetscapes are dominated by the development (houses and gardens) that line them.





CONTRIBUTORY MAPPING STUDY

Katoomba South HCA  
Katoomba  
Blue Mountains LGA  
Survey by R Conroy July-August 2017  
Blue Mountains Council



Consistent with the heritage values of the HCA

Partly consistent with the heritage values of the HCA  
or not able to be assessed

Not consistent with the heritage values of the HCA

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ITEM DETAILS						
Name of Item	Heritage Conservation Area- Katoomba South					
Other Name/s Former Name/s						
Item type (if known)	Conservation Area					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name	Katoomba South Heritage Conservation Area					
Street number						
Street name						
Suburb/town	Katoomba				Postcode	2780
Local Government Area/s	Blue Mountains					
Property description						
Location description	Refer to map					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Private and public					
Current use	Predominantly residential - permanent and tourist accommodation					
Former Use	Predominantly residential - permanent and tourist accommodation					
Statement of significance	<p>The Katoomba South HCA is of local heritage significance for its historic, aesthetic and social heritage values. It demonstrates a rich diversity of built forms, gardens and streetscapes. A high proportion of properties has survived in intact or substantially intact form, allowing the traditional pattern of development in the HCA to be understood and interpreted by the community.</p> <p>The Katoomba South HCA is an important and historically significant place associated with tourism, but the landscape is not characterised by evidence of active tourist attractions or other commercial land uses. This has allowed the area to retain its principal heritage value as a traditional and high-quality residential area.</p> <p>The cultural landscape of the Katoomba South HCA is associated with not only the grand scenic landscapes of the adjacent World Heritage Area, it is also defined by the spatial qualities and garden plantings of the properties and streetscapes throughout the area. The historic pattern of land use and development in the different parts of the HCA can be seen and interpreted through the character of the public domain and the relationship of the houses and gardens to this.</p>					

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	<p>The Area includes many substantial gardens that feature plantings of tall-growing conifers and exotic species. These have matured into streetscapes that demonstrate notable collective aesthetic heritage values and make a significant contribution to the heritage significance of the HCA and the cultural landscape of the Blue Mountains. They also provide evidence of noted landscape architect Paul Sorensen on the cultural landscape of the Blue Mountains, with his ideas being copied and translated into even the most modest gardens. The streetscapes of Katoomba include numerous examples of small lots with a single conifer located in the front corner of the lot, and these now punctuate the streetscape and make an important contribution to the aesthetic heritage values of the Katoomba South HCA.</p> <p>The subdivision pattern is based on the simple grid, but years of amalgamation and re-subdivision has resulted in complex streetscape rhythms that accommodate a range of built forms and architectural styles from the different layers of development that allows the historical patterns of development to be interpreted through the fabric.</p> <p>Most of the buildings in the HCA were built during the main period of its development, which was c1890-1960, and are representative of the range of styles and forms seen across the towns and villages of the Blue Mountains. Some high quality examples of the traditional architectural typologies have survived and make a significant contribution to the aesthetic and historical heritage values of the HCA. The Area also includes some atypical but good quality and contributory examples of houses and gardens from the mid-20<sup>th</sup> century which feature high-quality brickwork and detailing representative of its era. The streetscape of Lurline Street includes a high proportion of individually significant heritage items, many of which include substantial and significant gardens.</p> <p>The prevailing scale of lots and buildings in the Katoomba South HCA is modest and the streetscapes of close-set cottages and houses are also significant for their ability to demonstrate the patterns of development in the area for the majority of residents, both permanent and temporary.</p> <p>The Katoomba South HCA is historically and aesthetically significant for its modest, four room Victorian and Edwardian cottages. The number and variety of these provides evidence of the diverse approaches to the design and detailing of these properties by owners and occupants over the years. Many of these cottages are located close to the front property boundary and have a small but well planted garden to provide privacy and an attractive setting for the house.</p> <p>The provision of temporary accommodation for holiday-makers is one of the most significant themes in <b>the historical evolution of Katoomba's</b> built and cultural landscapes, and the many surviving early (pre-World War II) hotels, guesthouses and holiday cottages continue to provide holiday accommodation, providing evidence of the continuity of this historically significant activity. The visually seamless integration of holiday cottages and permanently occupied residences within the Area and ongoing use of the guesthouses for this purpose makes an important contribution to the historic, aesthetic and social heritage values of the HCA.</p> <p>The Katoomba South HCA is significant for the way that it continues to provide evidence of the development of one of New South Wales's most iconic tourist destinations. The subdivision pattern is functional and overlays the topography to provide direct access between the transport corridor to the north and the scenic viewpoints at the South. This has also resulted in an aesthetically rich and interesting series of streetscapes and views within and over the HCA. <b>Katoomba's</b> historic role as a place of relaxation and recreation suggests that Katoomba is likely to have a high level of social significance to the wider community for its symbolic role in the understandings of traditional holidaymaking.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION

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Designer	Multiple
Builder/ maker	Multiple
Physical Description	<p>The Katoomba South HCA extends over much of the central area of Katoomba to the south of the railway line. Its contemporary character is formed by the topography, the prevalence of holiday accommodation, particularly in the central spine formed by Katoomba and Lurline Streets, and by the relatively fast pace of development facilitated by its popularity as a tourist destination between the early 1880s and World War II.</p> <p>Katoomba is built on a long spur reaching to the south which extends over several secondary ridges before reaching the escarpment. The impact of this is that even on the long, straight streets such as Katoomba and Lurline Streets, the quality and visual catchment of the streetscape changes constantly as one moves through the area. These secondary ridges fall away sharply to the east of Lurline Street, particularly in the northern part of the HCA, where a steep gully extending to the south-east creates steeply stepped streetscapes. The western edge of the HCA also falls away sharply from Cascade Street.</p> <p><b>Katoomba's traditional role has been as a tourist destination, but it also includes a rich variety of domestic architecture from the late 19th to mid-20th centuries.</b></p> <p>The lot sizes in the Katoomba South HCA are not as large as those seen in other towns and villages of the upper Blue Mountains, but significant properties set in large gardens can still be found and these make an important contribution to the aesthetic and historic heritage values of the HCA. The smaller lot sizes have also resulted in a tighter grained pattern of development in parts of the HCA, although most properties today are sit in well planted gardens of a traditional character.</p> <p>Each of the building typologies characteristic of the Blue Mountains are represented in Katoomba South. These residential properties range from the grand to the very modest, including several surviving examples of early cottages built from found materials. Most are simple cottages and small houses built in the late Victorian, Federation and Inter-War periods. Buildings along the two main streets, Katoomba and Lurline, include substantial residences set in relatively large (compared to the prevailing size of lots in Katoomba) gardens. A similar range of building styles can be found extending <b>to the 'sides' of the main spine, although there is a higher proportion of more modest single family dwellings</b> on separate lots, also with good gardens that often include feature trees and other plantings. A range of higher density accommodation such as blocks of Inter-War and early post-War flat buildings is also found in the central section of the HCA, most of which are public housing developments.</p> <p>Building materials are typically lightweight, with weatherboard and metal sheet roof cladding. One of <b>the distinctive features of the area is the prevalence of 'Decramastic', a mid-20th century metal roof sheeting pressed to imitate tiles.</b> This material was promoted heavily in the area and many original corrugated iron roofs were replaced or overlaid by this material.</p> <p>The southern tip of Katoomba is not dominated by traditional typologies – with the exception of Lilianfels, which is now a boutique hotel, most of this area was developed in the second half of the 20th century and includes both simple timber mid-century bungalows and standard project houses, several motels and other forms of late 20th century tourist facilities. The streetscapes have matured into good-quality and well vegetated examples that integrate well with the gardens of the adjacent properties and read as part of the HCA.</p> <p>Garden typologies are predominantly traditional, native or basic suburban in style. Some properties have negligible gardens – the building/s are surrounded by grass, sometimes with low planting to the perimeter fence. The historic aerial photographs reveal that this minimalist garden was not uncommon in the Inter-War/early Post-War period, and that many of the gardens seen today are not contemporary with the original house. These bare gardens can be an indication that the property was not permanently occupied at that time. The relatively recent establishment of many gardens is also</p>

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	<p>revealed by the many pre-War houses with well-established and contributory gardens that are dominated by native species and garden layouts, particularly in streets close to the surrounding bushland. A notable example is the group of early 20th century cottages with native gardens in Harvey Street, where the street tree plantings are also natives and the streetscape reads as a highly cohesive one.</p> <p>Regardless of the style of planting, the layout of sites is generally consistent with the original building typologies, with most non-project homes including generous side setbacks that allow driveway access to a garage in the rear garden area. Development since 1970 generally includes an integrated garage within the main façade, which is not consistent with the traditional layout of gardens in the HCA.</p> <p>Front fences include a mix of masonry (often forming a retaining wall due to the local topography) and timber picket fences. Some examples of fences contemporary with the construction of the original house can also be found, particularly when built of brick.</p> <p>One of the distinctive characteristics of the landscape of Katoomba today is the relative lack of cohesive street tree plantings or even the large and imposing gardens that are so important in the streetscapes of most of the towns of the upper Mountains, including the adjacent Leura. The central tourist spine (Katoomba and Lurline Streets) is particularly barren. The lower areas to the sides of the main spine are noticeably more densely vegetated. Reasons for this may be geological, with the plateau location limiting the availability of groundwater, but it may also be cultural. Lot sizes were modest compared to other towns and villages in the Blue Mountains and comparatively little space was available for significant gardens unless sites were amalgamated. Gardens require maintenance and this can be difficult to sustain in the case of holiday accommodation. This is supported by the early aerial photographs that show that much of the area was devoid of planting other than simple grass lawns and shrubs as late as 1957 and reveals that the well-established gardens seen today are more recent additions.</p> <p>The quality of the public domain is significantly different to that found throughout most of the <b>remainder of the Blue Mountains and is a result of Katoomba's contemporary role as the focus for</b> tourist accommodation. As well as the lack of substantial or cohesive street tree plantings on the main routes, the heavy pedestrian traffic on most streets that connect the commercial area and the vantage points has necessitated substantial footpaths and other urban infrastructure. Road reservations are relatively narrow and the whole of the verge area is paved, limiting the space available for street trees, which, where they have been planted, are generally small scale ornamental trees. This relative lack of trees has created an open character to these streetscapes which in turn allows houses to be seen more easily from the street than in other towns such as Blackheath and Leura.</p> <p>In the more remote precincts away from the tourist destinations, such as the valleys to the east and west, the character of the public domain is more relaxed and intimate in its scale and form, with soft kerbs and verges and private gardens spilling into the public domain in the manner characteristic of the towns and villages of the Blue Mountains.</p> <p>Like each of the towns and villages, the settled areas end abruptly in bushland that surrounds the town and plays an important role in defining its setting in the landscape. The other landscape feature that has shaped and defined the cultural landscape of Katoomba is that of the close and ongoing relationship between the dramatic landscape of the southern end and the form and function of the town to support the needs of the hundreds of thousands of tourists who visit the area each year, whether as day-trippers or longer-term visitors who explore the town and the wider landscape in more detail.</p> <p>The cross streets and less trafficked areas have a more vegetated streetscape quality, with a formed footpath on one side only and grassed verges that in places include garden elements such as agapanthus and other plants that spill though the fence and into the public domain, which is one of the most characteristic elements of the streetscapes of the towns of the Blue Mountains.</p> <p>The siting of Katoomba along a series of ridgelines both facilitates and limits opportunities for local views. The local topography undulates in a pleasing manner and provides a rich series of unfolding views along the main north-south streets in particular. The northern ends of the long streets are urban in character, and views are terminated by the escarpment on the far side of the Jamison Valley. The</p>
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	<p>streetscape further to the south is more local, with the undulating topography enclosing linear views and the view dominated by gardens and street plantings including both native and exotic trees. The southernmost streetscapes in the area terminate in views of the mature trees in the garden at Lilianfels.</p> <p>Many of the areas of settlement on these eastern and western edges demonstrate the integration of the natural and exotic vegetation that characterises the towns of the Blue Mountains. They include a much higher proportion of properties with mature and well-planted gardens, hedges, specimen trees, and some properties with windbreak-style plantings of conifers than is found along Katoomba and Lurline Streets. Closer to the edges the prevailing vegetation in both gardens and streetscape plantings transitions from the conifers and deciduous plantings of the town centre to eucalypts and local species. The east-west streets differ from the main north-south streets for the way that they provide opportunities for a close visual connection to the surrounding bushland and the natural valleys that mark the eastern and western edges of the town. Most of these visual closures are informal in character, with the road terminating abruptly in bushland.</p>					
Physical condition and Archaeological potential	Not investigated.					
Construction years	Start year	1880s	Finish year	1970	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Many properties have been altered over the years. Common modifications include:</p> <ul style="list-style-type: none"> <li>• Replacing weatherboards with new weatherboards</li> <li>• Adding or replacing corrugated iron roof cladding with Decramastic imitation tile roof sheeting.</li> <li>• Additions to the rear.</li> <li>• Creation of sunrooms to northern and/eastern elevation</li> <li>• Replacement of original fence with timber picket fence and construction of an arbour entrance feature.</li> <li>• Establishment of a garden in the mid-20<sup>th</sup> century.</li> </ul> <p>Infill development has occurred on some sites, particularly land that had remained undeveloped since original subdivision.</p>					
Further comments						

### **HISTORY**

Historical notes	<p>Katoomba is the largest and most intensively developed town in the Blue Mountains, providing the civic, commercial and tourist focus for the area. It was also one of the last to be established as a town, although the first permanent settlement was established in the 1870s when coal and shale oil mining industries were established in the valleys to the south. Small villages evolved near the base and top of the escarpment to provide accommodation for the miners, and over the next 15 years a string of small businesses servicing travellers on the western road was established along the road.</p> <p><b>Goods trains stopped to take on loose stone ballast (hence the early name for the area as “The Crushers”); but no station existed. The scattered pattern of development along the main road changed rapidly with the opening of the formal station in 1891. The Government saw the potential for a more permanent settlement in the area and released a Crown Subdivision Plan in 1883 for the new</b></p>
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	<p>village of Katoomba. The village was located on the northern side of the railway station and main Bathurst Road and well away from the mines and existing settlement. Most of the subdivision was made available as a single release, but land sales were slow due at least in part to competition from the private town that was being released concurrently on the southern side. The southern slopes were owned by entrepreneurs who were quick to provide a range of commercial and cultural infrastructure for the growing tourist population. Local mine owner John Britty North also owned what became the western edge of the town between the railway line and the valley below the escarpment; James Henry Neale owned almost the whole of the area occupied by the town today and also a large area on the northern side of the railway line; and B. Backhouse owned the valley to the east below the area known as the Crushers.</p> <p>This southern area (within the Katoomba South HCA) was mostly flatter and easier to develop than the terrain to the north; but the main impetus to its development was the proximity to the scenic attractions of the escarpments to the south. Aerial photographs taken in 1943 and 1957 reveal that the southern part of the town was fully developed by this time whilst large parcels of vacant land were still available to the north.</p> <p><b>The early releases on the southern side included JB North's 1883 subdivision</b> of the head of his valley adjacent to the Bathurst Road. Neale had built a house (Froma) near the highest point of his property, but sold his extensive holding to Frederick Clissold of Ashfield in 1881. Clissold was a wool-merchant and developer who quickly saw the potential of the landscape of the Blue Mountains for the growing commercial tourism industry. He established the Great Western Hotel in 1882 (renamed The Carrington in 1887), a grand resort hotel close to the railway station (SHR item 280) and then subdivided the surrounding land to create the commercial core of the town. This led to a flurry of construction by small developers to provide accommodation, services and entertainment for a range of holiday makers and tourists. These included hotels, large guesthouses, smaller private hotels and guesthouses, holiday flats and individual houses built for casual letting. This concentrated period of development resulted in a consistency of building form and density that can still be seen and interpreted in the landscape today. The nature of accommodation continued to evolve in response to the changing demands of visitors, with motels constructed both on the highway and at the southern end of Katoomba Street in the 1950s and 60s and more recently a revival in Bed and Breakfast and <b>'boutique' hotel accommodation throughout the town.</b></p> <p>Much of the southern end of Katoomba adjacent to the escarpment was within the Lilianfels Estate, the mountain retreat of the Chief Justice of NSW, Sir Frederick Darley, which was built in 1889-90. He was obliged to sell much of the Estate from 1907-9 and the area along the cliff-top was purchased by the Government and dedicated as a public park. The northern side of the Estate was offered for general subdivision. The presence of Lilianfels increased the desirability of the southern outskirts of the village and it became dotted with guesthouses set in rich gardens with courts for activities such as tennis and croquet. These were gradually replaced by residential subdivision.</p>
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
	Accommodation	summer houses, tourism, permanent residences

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Developing Australia's cultural life	Servicing the community:	school, shops, parks etc.
	Leisure	Activities (and places) associated with recreation and relaxation (hotels, parks, lookouts, walking tracks)
Educating	Education	Activities associated with teaching and learning by children and adults, formally and informally. (Schools and school excursions)

### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The two historic themes that have underpinned the development of South Katoomba, tourism and residential accommodation are expressed clearly in the contemporary cultural landscape. Katoomba has played an important role in the historically and culturally significant development of the Blue Mountains as a major tourist destination. The method and duration of visitation has evolved over the years from long stays over summer to a place for shorter visits for active and passive recreational pursuits. The cultural landscape remains a traditional one dominated by mature houses established in the late 19th and early 20th centuries.</p> <p>The Katoomba South HCA is of historical significance for its ongoing ability to demonstrate the principal characteristics and processes of a scenic tourist destination prior to World War I. The rapid growth in the tourism industry reflects the growing interest in the scenic qualities of the Blue Mountains and increasing affluence of the community to choose the Blue Mountains as a destination for holidays in the years following the establishment a railway halt in 1881 and the first grand hotel, now known as the Carrington, in 1882.</p> <p>The subdivision and re-subdivision of the original land holdings was rapid and intensive development soon followed until the area was almost fully developed by the early years of the 20th century. This is demonstrated by the predominance of stylistic typologies from the period 1880-1950 to be found in the HCA, which contrasts with the other developments in the upper mountains, including North Katoomba, where the pace of development was much slower and many undeveloped lots remained into the second half of the 20th century.</p> <p>These subdivisions were private developments and adopted a standard grid pattern with relatively narrow road reservations which contrasts with the wide reservations seen in the Crown Villages elsewhere in the upper mountains. Lots were also relatively small compared to the nearby towns and villages and the higher densities and lack of space for wide setbacks and large gardens on many properties remains legible in the open quality of the streetscapes of Katoomba and Lurline Streets in particular. The subdivisions of the edges of the HCA also resulted in relatively small lots, but the scale of dwellings in these areas is generally modest and streetscapes dominated by gardens and planting prevail.</p> <p>The area is characterised by a very good collection of late 19th and early 20th century dwellings, most of which are substantially intact and have also retained their original setting. Most properties are good examples of their architectural style and provide evidence of popular taste in the community in the late 19th and early part of the 20th century. Historic aerial photographs reveal that most buildings built prior to 1943 (1957 for images of the southern half of the HCA) have survived in substantially intact form.</p> <p>Alterations and additions are generally relatively modest and provide evidence of the adaptation of fabric to suit the needs of residents and owners. Commonly seen changes include the enclosure of verandahs and annexes to form sunrooms, modestly-scaled additions to the rear of houses under</p>
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	<p>skillion roofs and the re-cladding of weatherboards with new weatherboards. The aggressive marketing campaign of a local company promoting the re-cladding of roof sheeting in the 1950s with Decramastic, a steel sheeting stamped to resemble tiles, can still be seen through the prevalence of this material today, particularly on the more modest homes on the eastern and western edges of the HCA.</p> <p>The area also includes some infill development that demonstrates the changing models of housing and holiday accommodation available in the latter part of the 20th century, including some project homes and new forms of commercial accommodation such as the 3 Sisters Motel [sic] at the southern end of Katoomba Street.</p> <p>Despite the more modest lot size established by the subdivision pattern the majority of properties are now set within a well-vegetated garden, with many properties including plantings of conifers at the rear, providing a backdrop to views over the roofscape. A considerable proportion of gardens are relatively un-planted and provide subtle indication of holiday or tenanted accommodation. Bushland gardens, or gardens dominated by native species, are found in many properties within the Katoomba South HCA and reveal the growth in interest in the environment in the Blue Mountains in more recent years.</p>
Historical association significance SHR criteria (b)	<p>The Area is associated with one of the most important figures in the early settlement of the Blue Mountains, Frederick Clissold. Clissold was a successful wool merchant who is also associated with <b>the development of the Sydney suburb of Ashfield. Clissold purchased Neale's extensive holdings on</b> the southern side of Katoomba and was the main instigator of its development, establishing the primary streets of Katoomba and Lurline and subdividing most of the area for development. He was also responsible for the settlement of the adjacent village of Leura.</p> <p>Through the core subdivision pattern of the town and in particular the alignment of Katoomba and Lurline Streets and the main cross-streets. Lurline Street (and the town of Leura) was named by Clissold after properties in Queensland with which he is understood to have been associated.</p>
Aesthetic significance SHR criteria (c)	<p>The Katoomba South HCA is important to the Blue Mountains for the high quality of its built forms, gardens and streetscapes.</p> <p>The subdivision pattern that underlies the patterns of development in the HCA is dominated by the simple grid plan that extends from the town centre to the scenic attractions to the south. This grid is overlaid on the hills and gullies of the local topography and plays a significant role in defining sub-precincts of distinctive aesthetic qualities within the HCA.</p> <p>The HCA contains numerous examples of built forms that are very good examples of their period and make a significant contribution to the streetscape and the heritage significance of the HCA. Each of the typologies which are characteristic of the development of the towns of the Blue Mountains are represented in the streetscapes of the Katoomba South HCA, including notable examples of Victorian cottages, traditional country-style houses with wrap-around verandahs, Federation mansions, Inter-War bungalows and cottages. Most are weatherboard, but the area includes excellent examples of each typology built of brick. The HCA also includes several properties that are unique in the Blue Mountains such as the sandstone Victorian house at 277 Katoomba Street and an early slab cottage at 4 Hope Street. Most examples of alterations and additions are consistent with the traditional typology of the property and sit comfortably in the streetscape.</p> <p>This diversity of residential styles across the HCA reflects the historic patterns of development in the area and adds to the rich quality of the aesthetic heritage values of the area. Regardless of individual typologies, the properties within the Katoomba South HCA are linked by the spatial qualities of their settings, their gardens and the almost universal single-storey built forms with pitched roofs. Although many houses have had minor alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape. Fences are low, visually transparent and are generally appropriate for the period of development. There is relatively little evidence of gentrification or inappropriate reworking of historic fabric.</p>

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The central 'spine' formed by the streetscapes of Katoomba and Lurline Streets has a distinctive aesthetic quality defined both by the many individually significant and substantial examples of houses and gardens from the early 20th century and also by the many smaller late 19th and early 20th century cottages that sit between these substantial properties. Both the substantial and more modest properties play an important role in establishing the 'character' of Katoomba that is read and interpreted by tourists who walk or drive between the highway and station to the sights of Echo Point and the three Sisters along this route.

The steeply sloping areas to the north-east and west of Katoomba and Lurline Streets have resulted in streetscapes that provide a positive response to the challenges of the topography including split-level carriageways and unformed roads where the slope is too steep to navigate. The primary response to the topography in these areas can be seen through the stepping of buildings up and down the slopes, with minimal earthworks and clear evidence of respect for view sharing between neighbours and the public domain. Many of these views are long-distance but of high quality, extending over the hills of South Katoomba to the escarpments to the south. High quality examples of natural gardens planted with native species or integrated with surrounding bushland also contribute to the aesthetic significance of these areas.

These areas also include very good examples of the traditional building typologies of the Blue Mountains, many being set in mature gardens that also demonstrate the traditional elements of site planning. Some streetscapes, including Warialda Street between Cascade Street and Katoomba Road; and Abbotsford Road (western and southern sides) are notable for both streetscape quality and the group of substantial homes of the Federation and Inter-War period set in large gardens. This area also includes a small hotel with prominent streetscape presence which is undergoing alterations and additions.

The third aesthetically distinctive sub-precinct is the undulating area to the east of the streetscape of Lurline Street. This area also contains examples of notable and more modest housing typologies in settings and streetscapes that are formed by the fusion of public and private domains: the gardens are traditional, and the streetscapes include plantings and consistencies that provide a visual and spatial link between the properties despite the presence of an early post-War Department of Housing residential flat building which does not make a positive contribution to the aesthetic heritage values of the area.

The streetscapes of the Katoomba South HCA include examples of a range of traditional styles of tourist accommodation. Most is provided in the houses and cottages throughout the area. These contribute to the aesthetic values of the residential streetscapes of the HCA by not advertising their function through signage. The traditional guesthouses of the central spine have a distinctive streetscape presence, and despite layers of alteration and addition, contribute to the aesthetic diversity of the streetscape of Lurline Street in particular. The distinctive 1960s styling of the 3 Sisters Motel is notable, even though not consistent with the prevailing scale and form of development in the HCA.

Many of the properties have planted and maintained gardens that are now well-established and form high-quality streetscapes that make a significant contribution to the aesthetic heritage values of the Katoomba South HCA.

The traditional garden layout in the towns and villages of the Blue Mountains included the planting of tall-growing trees near the rear boundary, and these now merge to provide high-quality streetscape views over the roofs of buildings and reinforce the significant traditional streetscape rhythms of modestly scaled buildings set in substantial gardens.

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	Large conifers or other tall-growing trees planted in the front corner of lots is a prominent element in the layout of gardens in the Katoomba South HCA. These are mature and help to establish a spatial pattern of planting that is a distinctive feature of many of the streetscapes in the HCA. The reason these were planted is not known, but further investigation may reveal additional information about the patterns of garden development in the mid-20 <sup>th</sup> century.
Social significance SHR criteria (d)	<b>The Katoomba South HCA has been one of NSW's most important tourist destinations for over 130 years</b> and is considered likely to be able to satisfy the criteria for social heritage significance at a very high level. The fabric and streetscapes of the HCA are likely to form part of the collective memories of many who have visited the Blue Mountains. Further research is recommended to confirm this value.
Technical/Research significance SHR criteria (e)	None identified.
Rarity SHR criteria (f)	The Katoomba South HCA provides rare and highly intact evidence of a late 19 <sup>th</sup> /early 20 <sup>th</sup> century village developed concurrently as a tourist destination. It includes examples of early building typologies that are potentially unique in the Blue Mountains including the slab timber cottage at 4 Hope Street and the substantial stone house at 177 Katoomba Street. It also includes a high quality collection of Inter-War timber weatherboard bungalows that is potentially rare in NSW. (Note: these are true American <b>Bungalow style, not the common 'Californian' bungalow</b> )
Representativeness SHR criteria (g)	The Katoomba South HCA is a highly representative example of the pattern of development in the towns and villages of the upper Blue Mountains for over 130 years.
Integrity	The Katoomba South HCA demonstrates a high level of integrity at the HCA level. Individual properties have undergone alterations and additions, but these have generally been consistent with the heritage significance of the area and have not reduced its collective integrity. The historic aerial photographs reveal that most infill development has been built on previously undeveloped land. Few sites have undergone unsympathetic redevelopment.

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HERITAGE LISTINGS	
Heritage listing/s	The HCA includes many individually significance heritage items. Refer to the Blue Mountains LEP for a current listing.
	Most of the HCA had been identified as a Period Housing Area under Blue Mountains LEP 2005.

INFORMATION SOURCES	
Include conservation and/or management plans and other heritage studies.	

Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R..Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Plans	SIX Viewer	1943 2014,, 2016 2017	www.maps.six.nsw.gov.au
Aerial Photograph	N/A	Aerial Photograph of Katoomba	1957	Blue Mountains City Council
History	Fox, History of Leura. Bathurst 2001, p11, in Jack et al, 2001.	Heritage Assessment for the Katoomba and Leura Village Areas.	2001	Blue Mountains City Council

RECOMMENDATIONS	
Recommendations	The conservation of the heritage values of the Katoomba South HCA should focus on the conservation of the streetscape qualities, subdivision patterns and the surviving original fabric including buildings, gardens and the public domain. public domain, including from the identified lookouts, street views and views

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	<p>The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Protect and conserve the heritage significance of the Katoomba South HCA.</li> <li>• Ensure that the prevailing traditional building typologies and low density, detached development character of the HCA is protected through the conservation planning process.</li> <li>• Develop HCA controls specific to the heritage significance of the Katoomba South HCA</li> <li>• <b>Ensure that new development complies with Council's development controls</b> for the HCA.</li> <li>• Retain low density residential zones;</li> <li>• Retain the existing street layout and wide, soft roadside verges;</li> <li>• Retain the original area reserved for public open space, including the qualities of its original setting;</li> <li>• Ensure that any new subdivision is consistent with the traditional pattern of subdivision in the village (i.e. structures, lots and any internal roads are set at right angles to the street alignment);</li> <li>• Ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the traditional typologies of Blackheath; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> <li>• Encourage the screening of less-contributory buildings through traditional boundary planting.</li> <li>•</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains  2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014  2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd  2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

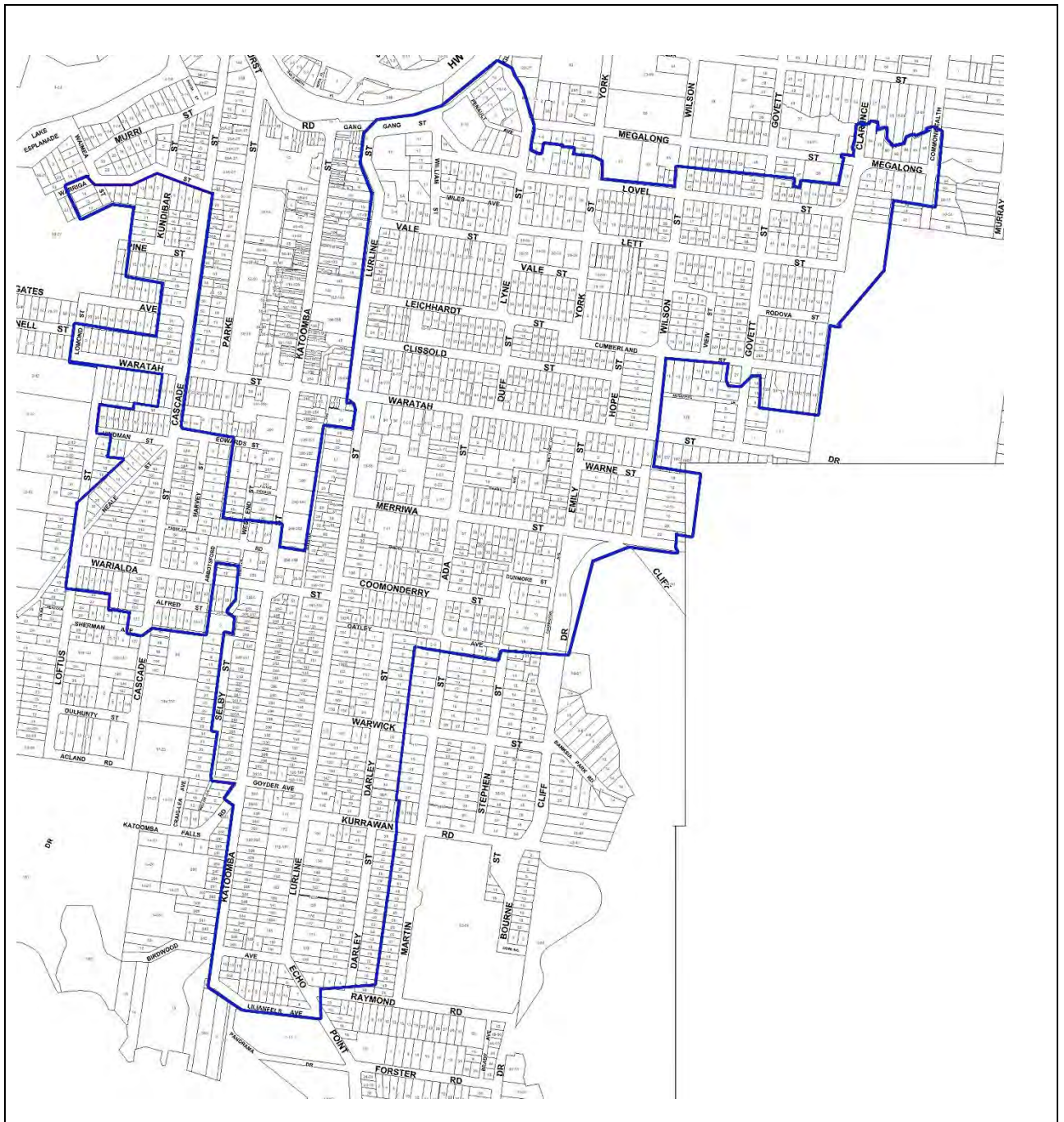
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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Katoomba South Heritage Conservation Area				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC

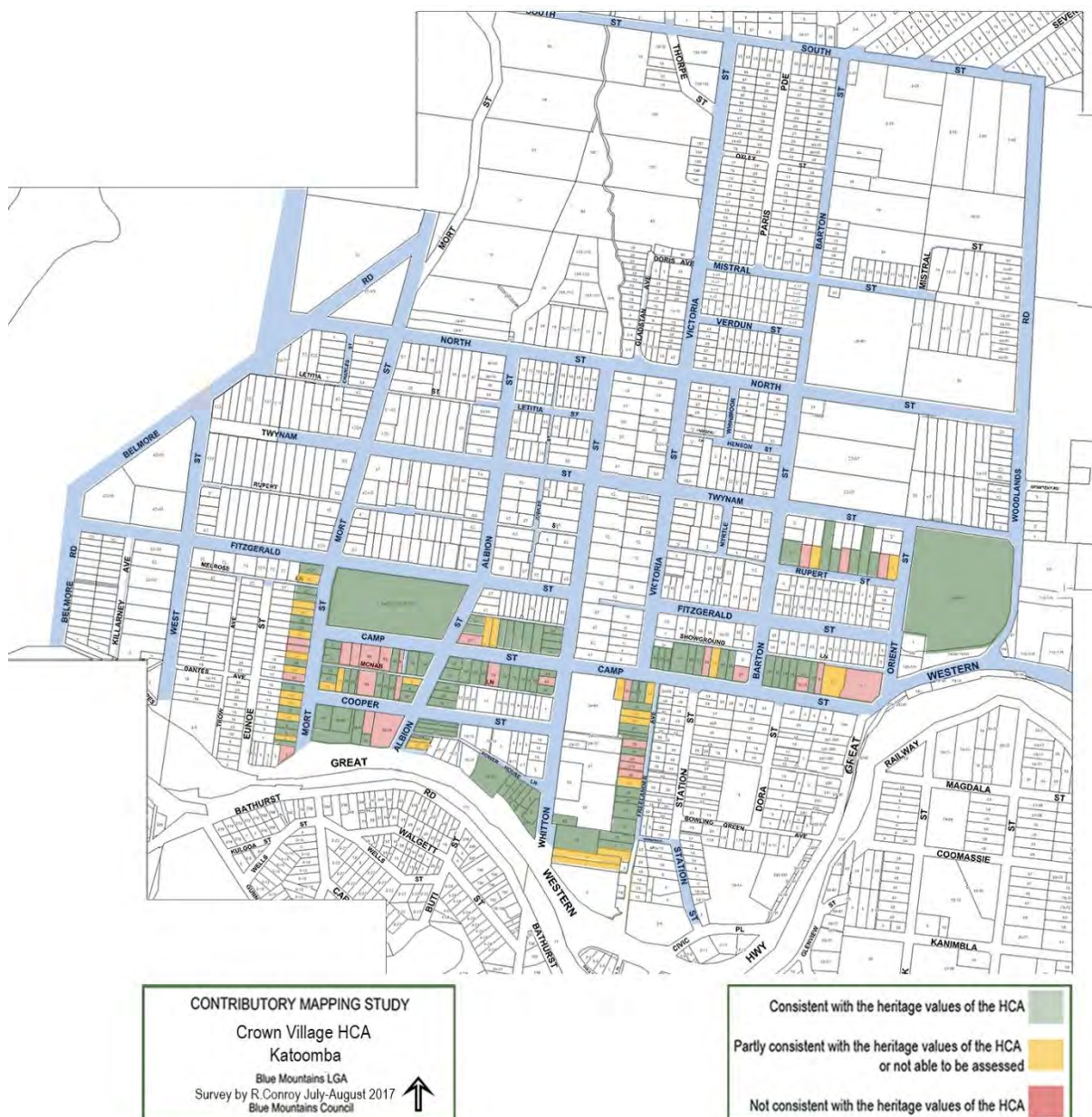




## CROWN VILLAGE HCA: (KATOOMBA)

In addition to the contributory elements identified on page 31; the heritage values of the Crown Village HCA include:

- The subdivision pattern established by the Katoomba Crown Village Subdivision, including the wide road reservations with informally planted central median (included within the HCA and shown below shaded blue)



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ITEM DETAILS							
Name of Item	Crown Village Heritage Conservation Area						
Other Name/s Former Name/s	Katoomba Crown Village						
Item type (if known)							
Item group (if known)	Conservation Area						
Item category (if known)							
Area, Group, or Collection Name							
Street number							
Street name							
Suburb/town	Katoomba				Postcode	2780	
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to curtilage map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting			Northing	
Owner	Various						
Current use	Residential						
Former Use							
Statement of significance	<p>The Katoomba Village Heritage Conservation Area demonstrates heritage values that satisfy the NSW Heritage <b>Council's criteria for listing as a locally significant heritage conservation area.</b></p> <p>It is a modestly scaled, low density settlement that has retained the aesthetic qualities of a country town, and demonstrates spatial and fabric values that contrasts strongly with those of the more intensively developed main area of Katoomba to the south of the railway line.</p> <p>The HCA includes the whole of the Crown Village plan and the development within the village that provides evidence of its early development. This development was notable for its slow pace, and large areas remained undeveloped until the late 20<sup>th</sup> Century. A considerable proportion of lots in the original village remain undeveloped. The streetscapes dominated by late 20<sup>th</sup> Century houses and still-vacant land are not included in the HCA. The visual curtilage of the Crown Village Subdivision includes the houses built in the adjacent and largely contemporary subdivision of the Eunoe Estate in 1911, and their aesthetic contribution to the Village is significant. This group of houses has therefore been included within the HCA in recognition of their shared aesthetic values.</p> <p>The Crown Village HCA is historically and aesthetically significant for its ability to demonstrate the</p>						



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	<p><b>Surveyor General's requirements</b> for Town Planning in the late 19th Century. These can be interpreted through the survival of subdivision characteristics such as the grid pattern overlaid in an arbitrary manner over the undulating topography, the wide road reservations and carefully graded lot sizes that provide evidence of the intended purpose of the land at the time that the town was planned. The arbitrary application of these planning principles regardless of the local topography mean that a series of very good local views are available from the public domain as the roads flow over the terrain, an aesthetic quality that it is enhanced by the very low density of development in many parts of the village which also allows ready access to oblique views between houses and over the hills and valleys beyond.</p> <p>Patterns of development are characteristic of those found throughout the Blue Mountains. The proportion of dwellings built prior to 1943 that have survived in a substantially intact form is very high, and when read in conjunction with the lack of architecturally consistent streetscapes and frequency of still-undeveloped lots, provides evidence of the slow pace of development since the village was first released. Dwellings are characterised by their modest scale, form and detailing, with the use of lightweight building materials such as timber weatherboard and corrugated iron widespread. The area also includes relatively rare examples of early 20th Century brick construction, which is uncommon in the towns and villages of the upper Blue Mountains.</p> <p>The area also includes very good individual examples of the different architectural styles which are representative of the development of the Blue Mountains in more recent years.</p> <p>The precinct includes several significant areas of public open space including the Katoomba Showground, the land for which was dedicated as part of the original Crown Village plan. The originally identified recreation reserve, now known as Melrose Park, which continues to demonstrate the characteristics of late 19th Century open space, including being surrounded by public roads and not being improved or formalised in any significant manner. The contrast between this space and the parks of the subdivisions south of the railway line is notable.</p> <p>The built forms in the Village area are characterised by their generally modest scale and detailing representative of the pre-1950 typologies of the towns and villages of the Blue Mountains. They also provide evidence of ongoing use of traditional Blue Mountains building materials such as weatherboard and corrugated iron sheeting.</p> <p>The Village area also includes examples of early timber weatherboard houses that had been relocated from another site. This practice is characteristic of the traditional pattern of development in the towns of the Blue Mountains, where a small but significant number of timber dwellings have been relocated over the years, and the ongoing evidence of this practice continues to contribute to the cultural <b>heritage value of the landscape. It also demonstrates both the community's regard for traditional built forms and recognition of the embodied energy minimising the consumption of virgin natural resources and value in retaining and conserving original fabric over building anew.</b></p> <p>A high proportion of the early residences have survived in substantially intact condition, and relatively few have been subjected to the replacement of materials such as windows, doors and wall cladding. Several buildings have been relocated into the village and provide evidence of an ongoing Blue Mountains cultural tradition.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

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DESCRIPTION	
Designer	(of the subdivision plan) The Office of the NSW Surveyor-General
Builder/ maker	Various
Physical Description	<p>The precincts to the north of the railway line are more residential in character than those to the south. Streetscapes are generally simple, with the slow pace of development north of the railway line still evident through the many still undeveloped lots and the diversity of architectural periods to be found in most streetscapes. Few properties provide tourist accommodation and commercial land uses are largely limited to the small group of light industrial properties in Camp Street.</p> <p>The subdivision pattern of much of the northern precinct is based on the simple rectangular grid established in the 1883 subdivision, with a hierarchy of lot sizes from the small lots lining the Great Western Highway, villa sized lots behind and then longer, narrow lots further to the north. Like all the villages released by the Crown in the Blue Mountains, the streetscapes are characterised by their wide road reservations which have allowed generous planted verges to dominate the streetscapes today and by the integration of a regular open space (common) area near the centre of the town plan. Although many lots in the original village have now been re-subdivided, the sense of scale suggested by the original village plan can still be appreciated through the qualities of the streetscapes.</p> <p>The land released by the Crown in 1883 demonstrates the distinctive subdivision and streetscape qualities characteristic of Crown Villages. These qualities are still readable through the fabric of the landscape today even though many individual lots within the village have been adjusted and/or re-subdivided and considerable infill development has occurred.</p> <p>The original village area included several larger holdings that were in private ownership prior to the plan being drawn up. These were soon subdivided, with the Eunoe Estate on the western edge (on <b>John O'Neill's land in the area between the Highway, Mort Street and Fitzgerald Street</b>). The pattern of development in this area is generally consistent with the main village and provides an edge to the streetscapes of the HCA.</p> <p>Road reservations within the original village are noticeably wider (30m) than those seen in the private holdings in the village that were subdivided later (10-20m). The carriageways are generally similar in width which allows the streetscapes to be characterised by wide verges, which, when combined with well set back cottages, has given them a sense of spaciousness that has become an important characteristic of the village landscape and one that contrasts with the private subdivisions of the period. Standard town lots in the Village areas were also approximately twice those in nearby private subdivisions, although this characteristic has largely been lost through re-subdivision.</p> <p>The regular grid pattern of the standard village was draped in an arbitrary manner over the steeply sloping topography, resulting in an interesting and constantly evolving streetscape when moving over the hills and valleys through the area. This rolling landscape, combined with the low density of development and many undeveloped lots allows a wide range of enticing views between and over houses into the valleys beyond.</p> <p>One of the most important contributors to the traditional character of the streetscapes of Katoomba Village is the high proportion of early houses that have survived, and the positive contribution that these make to the local streetscape. Infill development (houses built later than the main phase of development which ceased prior to World War II) is also common and includes many good examples of modest cottages that are representative of the period in which they were constructed.</p> <p>Irrespective of the architectural period and building typology adopted, most pre World War II houses in the area were constructed of lightweight materials such as timber weatherboards or fibro with iron roof cladding. Later houses also used lightweight materials, although an increasing use of brick and tile can also be seen. Almost all buildings are a single storey in height, which creates a consistency of rhythm to the streetscape that plays an important role in the quality of the contemporary landscape.</p>

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	The properties in Camp Street between Mort and Albion Streets overlook the park, and would be likely to have been considered a prime location when the town was first laid out, being gently sloping, north facing and with a favourable outlook. Much of this area has now however been developed for small industrial land uses which contribute little to the sense of historic cultural landscape evident in other parts of this area. The eastern end of Camp Street however includes a small group of substantially intact and very modest timber cottages and dense planting to Albion Street. This group extends to the east and over the steep crest in the hill to Whitton Street.					
Physical condition and Archaeological potential	<p>The integrity of street layout and overall subdivision plan of the areas within the original Crown village that were constructed is substantially intact. The integrity of the individual buildings within the Crown village varies, but many have survived in intact or substantially intact condition since their original construction. Of particular note are the wide road reservations which have dual carriageways (in many cases one being formed by a worn foot track) with the space between them retaining a natural bushland character with no formal structural planting evident.</p> <p>The archaeological potential of the Crown village HCA has not been investigated, but is likely to be limited to deposits related to the occupation of the individual sites.</p>					
Construction years	Start year	1883	Finish year	N/A	Circa	<input type="checkbox"/>
Modifications and dates	<p>The original plan covered an extensive area and a large portion remained undeveloped in 1943; and remains vacant to the present day.</p> <p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>• Replacing weatherboards with new weatherboards</li> <li>• Additions to the rear.</li> <li>• Creation of sunrooms to northern and/eastern elevation</li> <li>• Replacement of original fence with timber picket fence</li> <li>• Infill development has introduced later 20<sup>th</sup> century typologies such as project homes and medium density development to the northern end of the HCA.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried out from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p>Katoomba is the largest and most intensively developed town in the Blue Mountains, providing the civic, commercial and tourist focus for the area. It was also one of the last to be established as a town, although the first permanent settlement was established in the 1870s when coal and shale oil mining industries were established in the valleys to the south. Small villages evolved near the base and top of the escarpment to provide accommodation for the miners, and over the next 15 years a string of small businesses servicing travellers on the western road was established along the road. <b>Goods trains stopped to take on loose stone ballast (hence the early name for the area as "The Crushers"); but no station existed. The scattered pattern of development along the main road changed rapidly with the opening of the formal station in 1891.</b></p> <p>The Government saw the potential for a more permanent settlement in the area and released a Crown</p>

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	<p>Subdivision Plan in 1883 for the new village of Katoomba. The village was located on the northern side of the railway station and main Bathurst Road and well away from the mines and existing settlement. Most of the subdivision was made available as a single release, but land sales were slow due at least in part to competition from the private towns that were being released concurrently on the southern side, <b>including J.B.North's subdivision</b>. This southern area was mostly flatter and easier to develop and was closer to the scenic walks and views sought by tourists, to the extent that one contemporary <b>commentator described how the northern area was described as the 'slack side' of Katoomba</b> (anon, 1916 Progress of the Blue Mountains – Sydney Morning Herald, Saturday 15 January 1916; p. 9). Private land holdings adjacent to the village were released in later years when <b>land supply to the south became tighter, with the area north of today's Council offices and Court House</b> offered from 1897 and the western edge between Mort and West Streets subdivided in 1911. Aerial photographs taken in 1943 and 1957 reveal that although the southern part of the town was fully developed, large parcels of vacant land were still available to the north, and indeed many of these remain undeveloped.</p> <p>The Crown Village was developed as a primarily residential area, but includes significant infrastructure including the power station and Katoomba Showground. The ground on which the showground still stands was dedicated as part of the original subdivision on 26<sup>th</sup> of February 1883. The electric power house (now decommissioned) was built and operated by Katoomba Council to satisfy the rapidly increasing demand for electric power in the interwar years, but operated only until 1946.</p> <p>The Village street plan extended through the adjacent land in private ownership, including the areas later re-subdivided and marketed as the Grimley Estate (now Station Street) and the Eunoe Estate (to the west of Mort Street). The streets in the original plan provided direct connection to the Great Western Highway, with the highway frontage intended originally for commercial activity. Almost all evidence of this has now been destroyed by the widening of the road with a tract of vacant land now providing a clear separation between the busy road and the peaceful residential area. This separation will be reinforced when the young trees planted as part of the widening works mature.</p>
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Utilities	Activities and places associated with the provision of services, particularly on a communal basis. Includes power stations and water reservoirs.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing Australia's cultural life	Cultural and social life: sport	Activities and places associated

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		with organised recreational and health promotional activities. Includes: ovals, swimming pools, bowling greens, bowling clubs and tennis courts
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### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>Crown Village HCA is of local heritage significance to the Blue Mountains as one of the three villages in the Blue Mountains that were developed as a Crown subdivision. The slow pace of development within the Katoomba Crown village has allowed the physical and spatial integrity of the original village plan to survive substantially intact. The Crown Village HCA includes the contributory streetscapes of development that facilitates the understanding of the Crown village.</p> <p>The Village demonstrates the <b>principal characteristics of the New South Wales Surveyor General's</b> principles for town planning in the late 19th century; including the arbitrary application of the grid plan on the landscape; wide road route reservations; and the dedication of large areas for community open space. These are demonstrated by:</p> <p>Streetscape and public domain elements.</p> <ul style="list-style-type: none"> <li>• Road layout.</li> <li>• Width of road reservations with wide verges</li> <li>• Orientation of development to the street. Many of the original large lots have been re-subdivided to create two or more smaller lots. These re-subdivisions have respected the original patterns and principles of the Village, with lot boundaries set at 90 degrees to the street alignment. This has helped to ensure that later development within the Village sits sympathetically within the streetscape.</li> <li>• Reservation of large area in the central part of the village for public recreation</li> </ul> <p>The sale of land in the village was much slower than in areas to the south of the railway land, and this provides evidence of the increasing priority placed on tourism as the core function of the town and shift in preferences by purchasers of land in the Blue Mountains at the turn of the 20th Century.</p>
Historical association significance SHR criteria (b)	No significant historical associations have been identified.
Aesthetic significance SHR criteria (c)	<p>The form and fabric of the Katoomba Village demonstrate the important aesthetic characteristics of the historic cultural landscapes of the Blue Mountains.</p> <p>The subdivision pattern is aesthetically significant for the impact that it has had on the form and pattern of development in the HCA. It demonstrates the principal aesthetic characteristics of villages developed in accordance with the Crown Plans of the NSW Surveyor General.</p> <ul style="list-style-type: none"> <li>• Wide road reservations are an important attribute of the traditional Crown Village plans and are rarely, if ever, found in private development. The wide road reservations of the core village area are particularly important in establishing the distinctive aesthetic quality of the village.</li> <li>• Areas were allocated for closely settled village centres (now demolished for roadworks), <b>cottages and small houses, and large areas on the periphery as 'sub-urban' settlement.</b> The Katoomba Crown Village subdivision has retained important physical and spatial elements of the characteristic subdivision, including very wide road reservations, a simple hierarchy of road widths, a disciplined grid-based layout that takes no account of local topography and areas of open space bounded by public roads.</li> </ul>

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	<p>The grid-based street pattern is draped over the local topography in a seemingly arbitrary manner.</p> <ul style="list-style-type: none"> <li>• The arbitrary interface between town plan and the topography creates steeply sloping road alignments with houses stepping beside and creating a distinctive streetscape character.</li> <li>• Good quality serial views unfold when travelling across the ridges and valleys of the village landscape.</li> <li>• These characteristics play an important role in defining the aesthetic qualities of the cultural landscape of Katoomba.</li> </ul> <p>Most streets are characterised by a wide road reservation with a relatively narrow carriageway offset to one side and bordered by very wide grassed verges which establishes a strong sense of spaciousness and streetscape quality throughout the village.</p> <ul style="list-style-type: none"> <li>• More heavily trafficked streets, including Camp Street, have dual narrow carriageways separated by a wide, soft-edged median with scattered, informal native vegetation.</li> <li>• In places where these verges have been planted with street trees and/or gardens and trees on private property have grown to maturity, the aesthetic value of the streetscape is particularly high.</li> <li>• The many undeveloped lots also allow good oblique views to be enjoyed over the local landscape.</li> </ul> <p>The Crown Village includes significant local heritage items that contribute to the heritage values of the HCA. An important example of this is the Katoomba Showground, which is a substantial sporting space well located to maximise the use of the sloping site by creating an embankment on the south side to provide spectator facilities. The grandstand is a good representative example of an interwar public grandstand which is substantially intact. The outbuildings are discreetly behind the line of the grandstand.</p> <p>The many surviving original dwellings throughout the area are typical of those found in country villages, being modest and generally vernacular in their form. When viewed in the context of their streetscape they demonstrate a strong sense of place that plays an important role in defining the aesthetic character of the area.</p> <ul style="list-style-type: none"> <li>• Although many houses have had minor alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape.</li> <li>• Early infill development can be found throughout the area. Most has a positive impact on <b>the aesthetic qualities of the streetscapes, being 'true' to its period of construction and integrated in streetscape views by mature planting.</b></li> <li>• Recent infill development can be found throughout the area, most including young or maturing gardens. Its distinctly different built forms and materials allow it to read as a separate layer.</li> <li>• Fences are low, visually transparent and are generally appropriate for the period of development.</li> <li>• There is relatively little evidence of gentrification or reworking of historic fabric.</li> </ul> <p>The mature gardens and individual plantings play an important role in the aesthetic values of the Crown Village HCA</p> <ul style="list-style-type: none"> <li>• Many of the early properties have planted and maintained gardens that are now well-established and contribute positively to the streetscape and cultural landscape values of the area.</li> <li>• They soften the impact of individual development, direct the eye along the streetscape and help to define landscape features such as ridgelines and open space.</li> </ul> <p>Almost all of the views within the area are enclosed and defined by the local streetscape and directed by the linear quality of the subdivision pattern and street alignment.</p> <ul style="list-style-type: none"> <li>• <b>Good 'accidental' local views are</b> also available over undeveloped land and between</li> </ul>
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	<p>houses. These contrast with the strongly directed views along the main streets, and the oblique angle allows the gardens and natural landscape elements to dominate over the more constructed character of a standard streetscape view line.</p> <p>The HCA includes examples of later Infill development. This was built mainly on sites that had remained vacant since original subdivision. The distinctly different built forms and materials of this infill allows it to read as a separate layer that still allows the historical pattern of development in the area to be interpreted.</p>
Social significance SHR criteria (d)	The social significance of the area has not been investigated. The Katoomba Showground is likely to have a high level of social significance to the community.
Technical/Research significance SHR criteria (e)	The former Katoomba power station is understood to have retained some original fabric including a substantial overhead crane which has the potential to be of technical significance as an example of power generation technology of the interwar period.
Rarity SHR criteria (f)	Only three Crown Village subdivisions were released within the Blue Mountains and the Katoomba Crown Village is the most intact example of the three.
Representativeness SHR criteria (g)	<p><b>The Crown Village plan is representative of the New South Wales Surveyor General's plans</b> for the design of villages and small towns in the 1880s.</p> <p>The individual developments within the Crown Village subdivision are also representative of the typologies that characterise the development of the Blue Mountains throughout its development.</p>
Integrity	<p>The level of integrity of the area is medium (fabric) to high (Village plan). The Crown Village plan included the road layout and the hierarchy of road expressed through their width. These have survived in substantially intact form and remain clearly legible elements in the landscape. Re-subdivision of private land has respected the grid of the original lot layout. The outer edges of the Crown Village plan were not formed but survived substantially intact in the underlying parcels of land.</p> <p>Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact, although some larger gardens have been subjected to infill development within the original subdivision pattern.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found but in most cases it does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>

### HERITAGE LISTINGS

Heritage listing/s	Blue Mountains LEP 2005: Period Housing Area
	Katoomba Power House. 12-26 Powerhouse Lane. (K064) Blue Mountains LEP 2015
	Katoomba Showground and Stand. 183-187 Great Western Highway. (K047) Blue Mountains LEP 2015

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R. Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014,, 2016 2017	www.maps.six.nsw.gov.au
Aerial Photograph	N/A	Aerial Photograph of Katoomba	1957	Blue Mountains City Council
Historic subdivision plans	LPI. New South Wales Department of Lands	Crown Plan of the Katoomba Village	1883	Original held by the NSW Department of Lands, copies in the collection of Blue Mountains Council
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council

RECOMMENDATIONS	
Recommendations	<p>The conservation of the heritage values of the Crown Village HCA should focus on the public domain and the street presentation of dwellings. The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain the 1883 Crown Village street plan</li> <li>• retain the hierarchy of road widths and the semi-rural character of the wide reservations with narrow carriageways with wide, soft verges and natural qualities of the planting within these carriageways.</li> <li>• Do not alienate land develop within the area of the road reservations</li> <li>• any new subdivision should respect the traditional grid pattern of the Crown Village. Curvilinear streets or culs-de-sacs et cetera are not appropriate.</li> <li>• retain soft urban qualities of the streetscapes within the area;</li> <li>• Retain the existing street layout and soft roadside verges;</li> <li>• subdivision in the Area (i.e. lots and any internal roads are set at right angles to the street alignment);</li> <li>• retain all existing street trees and encourage the planting of verges in the areas that are</li> </ul>



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	<p>currently devoid of significant planting. Protect the trees from damage. If a tree is damaged or needs to be removed due to disease ensure that the space is replanted with the same species and protected from future harm.</p> <ul style="list-style-type: none"> <li>• Ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</li> <li>• Encourage the retention and conservation properties that demonstrate the heritage values of the area.</li> <li>• Ensure that any additions are of a form, scale, location and detailing are compatible with the original architectural style, scale and form of the property; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains  2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014  2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd  2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

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## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Crown Village HCA				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC





# Draft Heritage Data Form

## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Plan of the Katoomba Crown Village – 1883-1902 Available online via <a href="http://www.nswlrs.com.au/land_titles/historical_records_online/crown_plans">http://www.nswlrs.com.au/land_titles/historical_records_online/crown_plans</a>				
Image year	1883-1902	Image by	LPI, NSW Department of Lands.	Image copyright holder	BMCC



## GRIMLEY ESTATE HCA (KATOOMBA)

In addition to the contributory elements identified on page 31; the heritage values of the Crown Village HCA include:

- The very high streetscape quality of Station Street
- The grouping of high quality homes – some now used for community purposes
- The more open streetscape character and modest built forms to Dora Street and Bowling Green Avenue

Elements that detract from the values:

- Medium density housing developments





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ITEM DETAILS							
Name of Item	Grimley Estate Heritage Conservation Area						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)	Conservation Area						
Item category (if known)							
Area, Group, or Collection Name	Grimley Estate HCA						
Street number							
Street name							
Suburb/town	Katoomba				Postcode	2780	
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to curtilage map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing		
Owner	Private						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p><b>The Grimley Estate demonstrates heritage values that satisfy the NSW Heritage Council's</b> criteria for listing as a locally significant heritage conservation area.</p> <p>The Grimley Estate is aesthetically significant for the high quality and diversity of its streetscapes and for its collection of high-quality housing from the early decades of the 20<sup>th</sup> century. These street trees have now matured into an aesthetically significant avenue planting, the quality of which enhances the presentation of the many very good examples of Federation and interwar architecture that were constructed in the second phase of development in the HCA. These qualities provide evidence of the introduction of new principles of urban design to the Blue Mountains in the early years of the 20<sup>th</sup> Century and is also representative of the pattern of development seen in other high-quality middle-class developments of the period more usually seen in the inner western suburbs of Sydney.</p> <p>The alignment of Station Street changes abruptly to the south-east at the intersection with Winnifred Lane. As well as making an important contribution to the aesthetic heritage values of the HCA, it is also historically significant for the evidence it provides of the early phase of settlement in the area. The 1883 Crown plan for the Village of Katoomba reveals that a narrow road, or track, had been <b>formed along the alignment of today's Freeland Avenue, Winnifred Lane and the southern part of Station Street</b> linked the eastern end of the Crown Village to the Bathurst Road near the courthouse.</p>						

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	<p>The streetscape of Station Street is linked historically, aesthetically and physically with the civic and administrative centre of the Blue Mountains, including the State-significant Katoomba Courthouse and one of the largest buildings in the local government area, the Council Chamber and administrative centre. The more modest form of the Masonic Hall on the eastern corner of Station Street at its termination with Civic Place and the substantial adjacent former Mount St Mary School and Convent and its surviving setting also contribute to the historic and aesthetic contributory values of the HCA.</p> <p>Views from the north of Station Street contribute to the aesthetic heritage values of the HCA. They terminate in the very good group of three late 19th and early 20th century houses set in substantial and well-planted gardens on the northern side of Camp Street. Although not within the Station Street subdivision, these contribute to the setting of the Grimley Estate HCA.</p> <p>The quality of the streetscape is enhanced by the quality and variety of the late Victorian, Edwardian and Interwar houses that line Station and Dora Streets, with many demonstrating architectural and aesthetic qualities that are rare in the Blue Mountains. The Estate extends also into the area to the east which also includes some very good individual examples of domestic architecture as well as more <b>modest built forms representative of workers' housing found throughout Katoomba.</b></p> <p>The heritage significance of the Grimley estate is not limited to the streetscape of Station Street.</p> <p>Its aesthetic heritage values are largely defined by the underlying topography which forms a bowl below the ridgeline followed by the Great Western Highway. The northern edge of the precinct is bounded by Camp Street. This end of Camp Street is notable for its bushland character, with a wide central median that is densely planted with mature eucalypts that provides a bushland setting for the more open landscape of the Grimley Estate.</p> <p>The central area of the Grimley estate sits well below the level of the Great Western Highway and has retained the open, bowl-like character. This area was planted originally with orchards, but within months of the release of the subdivision was purchased for the construction of tennis courts and a Bowling Green. These areas are now undergoing redevelopment for medium density housing, which, together with the similar development adjacent to the north has added a new layer of residential typology to the area. The original subdivision pattern remains interpretable through the patterns of these developments however. They are set well below the level of the highway and Station Street and do not intrude into wider views or the sense of setting of the Grimley Estate HCA.</p> <p>The steep slopes that link the centre of the bowl with the ridgelines above contribute to the aesthetic heritage values of the area by the stepping of modestly scaled cottages up the hillside on either side of the narrow carriageway of Bowling Green Avenue and Dora Street.</p> <p>The western edge of the Grimley Estate HCA is formed by Freeland Avenue, which contributes to the historical and aesthetic heritage values of the HCA through its retention of the narrow carriageway shown on the 1883 Crown plan and the variety of modest cottages that have been built on small lots subdivided from the original properties addressing Station Street. Some of these lots have survived and been subdivided however the original pattern of development in this part of the HCA can still be interpreted.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Multiple
Builder/ maker	Multiple
Physical	The Grimley Estate HCA is, like many of the HCAs in the Blue Mountains, defined by its topography.

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Description	<p>It lines a bowl-shaped slope set below the rim of the Great Western Highway, with the major public buildings of the Katoomba Court House and the Council Civic Centre, plus the early 20<sup>th</sup> Century Masonic Hall creating an imposing sense of arrival when approaching the focus of the HCA, the streetscape of Station Street.</p> <p>Station Street is a mature and high quality streetscape distinguished by its avenue planting of London Plane trees set into the carriageway in a manner that is rare, and potentially unique, in the Blue Mountains and contrasts strongly with the more open streetscape character common elsewhere in Katoomba, including in the north-eastern quadrant of the Grimley estate. The properties lining Station Street are similarly imposing, and include substantial Federation and interwar houses in high-quality garden settings, particularly in the southern half of the HCA, which was the second stage of development in the precinct. The streetscape of Station Street to the north of Bowling Green Avenue is also of very good quality, with built forms that are good examples of their more modest typologies.</p> <p>The built forms of the area of the Grimley estate away from Station Street are mainly found in the streetscapes of Bowling Green Avenue and Dora Street. Bowling Green Avenue is a narrow laneway that links Station Street and the Great Western Highway as it turns to the east to follow the rim of the 'bowl'. <b>The narrow carriageway and steep slope of Bowling Green Avenue between Dora Street and the highway</b>, lined by houses that step to follow the fall of land, allows this area to enjoy an intimate, enclosed character with good internal views, despite having very little street tree planting and many of the houses being set in simple gardens of a suburban character.</p> <p><b>The base of the 'bowl' is open in character and until recently has been occupied by the greens of the bowling club.</b> At the time of inspection it was undergoing redevelopment for medium density housing. The area to the north of the Bowling Green has already been redeveloped for villas, but these have been built within the original lots of the estate, allowing its original subdivision pattern to remain able to be interpreted. These developments occupy a considerable proportion of the area of the centre of the 'bowl' but have negligible impact on the streetscape of Station Street for example due to the relative levels of the two elements and the size and scale of the gardens at the rear of the properties that line Station Street.</p> <p>The northern edge of the precinct is formed by the alignment of Camp Street, which is one of the main roads of the Katoomba village subdivision and is notable for its natural streetscape qualities, including the wide road reservation and central median planted with eucalyptus, which contrast with the more urbanised character of Station Street. The built forms that line the street are representative examples of the modestly scaled cottages of the simple late 19<sup>th</sup> and early 20<sup>th</sup> century building typologies set in large but generously planted gardens that are characteristic of the Blue Mountains.</p> <p>Station Street is somewhat unusual in the context of subdivision from the late 19<sup>th</sup> and early 20<sup>th</sup> century in that it includes a change of direction midblock that appears to be a device to create visual interest within the street, but the 1883 Katoomba Crown village subdivision plan shows the southern half of Station Street in this alignment and predating the more standard grid pattern to the north. Irrespective of the reason, this change in alignment adds interest to, and reinforces the quality of, the streetscape values of the Grimley Estate HCA.</p> <p>Views to the north from the lower end of Station Street terminate in the high-quality group of early 20<sup>th</sup>-century houses set in large and well planted gardens on the northern side of Camp Street. This group is within the area of the Katoomba Village HCA, but makes a significant contribution to the aesthetic qualities of the Grimley Estate HCA.</p> <p>Views to the south from Station Street are directed by the street trees but open at the top of the hill to terminate in the impressive façade of the Katoomba courthouse.</p> <p>The alignment of Freeland Avenue marks the boundary between the Grimley Estate subdivision and the Katoomba Crown Village. The two sides of the street demonstrate subtle differences in subdivision patterns and built forms but the streetscape reads as a unified one dominated by modest gabled and hipped cottages with some more recent infill development such as project homes and recent building works. The eastern side of the streetscape (the area within the Grimley Estate) is</p>
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	formed by the rear gardens and secondary subdivision of properties facing Station Street. Freeland and Station Streets are linked by the steep and unformed Winnifred Lane which marks the southern end of the original subdivision of the Grimley estate. Winnifred Lane and the southern end of Station Street are marked on the original Crown Village plan as roads associated with the village.					
Physical condition and Archaeological potential	<p>Most properties appear to be in reasonable to good physical condition and some are very well maintained.</p> <p>The archaeological potential of this estate was not investigated but is likely to be limited to minor artefacts associated with the of residential development in the area.</p> <p>The location of earlier houses or other structures within the area, including whether retailer David Jones ever occupied his land, needs further investigation.</p>					
Construction years	Start year	1897	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	<p>Many properties have been altered over the years. Common modifications include:</p> <ul style="list-style-type: none"> <li>• Replacing weatherboards with new weatherboards</li> <li>• Additions to the rear.</li> <li>• Creation of sunrooms to northern and/eastern elevation</li> <li>• Replacement of original fence with timber picket fence</li> <li>• infill development has introduced later 20<sup>th</sup> century typologies such as project homes and medium density development to the northern end of the HCA. These do not contribute to the heritage values of the Grimley estate HCA.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p>The original Katoomba Village did not include the land bordered by Camp Street, the Highway and Witton Street; or between Mort and West Streets, both of which were in private ownership at the end of the 19th Century. Most of this area was owned by James Henry Neale, who was one of the most important early residents of Katoomba, with a large portion (30 acres) owned originally by retailer David Jones. These two holdings were not offered for sale until nearly 20 years after the Village was established, <b>with the eastern land offered as Grimley's Estate in 1897, with a second release of the southern portion of the land soon afterwards (details of the name and date were not available)</b> followed by the subdivision of the land to the west of Mort Street as the Eunoe Estate in 1911 (not within the Grimley estate HCA).</p> <p><b>An early sketch plan (undated, annotated in a later hand '1884') in Council's collection shows the land between David Jones' 30 acres and the Bathurst Road being subdivided into 19 lots</b> addressing the Bathurst Road and an unnamed lane, now Station Street, with a reserve for a garden behind the lots where the tennis court complex was later developed, and a reserve for a quarry at the corner of Station Street and the Bathurst Road.</p>



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A second plan, showing the subdivision plan and development north of the railway line in 1883, reveals a more regular division of land in the area south of David Jones's 30 acres, which remained a single parcel of land. (1883: Katoomba N of Highway, showing some buildings already S. of Highway. Map 36. Council's collection, [sic] typed label.)

Newspaper reports from the time suggest that interest only turned to this northern side once the southern areas of Katoomba were fully developed:

*The absence of subdivision land sales in and around the Katoomba centre for the past 12 months, has not been so much a matter of no demand for land within reasonable distance of the railway station, but a rather a matter of impossibility to secure blocks suitable for subdivision. Every estate available in the settled area has been taken up, and the demand for the well-positioned building sites has been responsible for many of the lots changing hands over and over again at rapidly increasing prices. (Anon, SMH, Saturday, January 15, 1916, p.9. Article promoting the sale of the Katoomba Heights Estate subdivision by local real estate agent and auctioneer A. Marx. The reference to the settled area is to the southern part of Katoomba)*

The advertising flyer for the subdivision of Grimley's Estate promoted Katoomba as the 'Sanatorium of Australia' and an ideal place for a summer residence for the middle class family:

*Those who know the value of health should avail themselves of the subdivision to secure a mountain retreat where the wife and children may escape the enervating heat of summer, and where the bread-winner may restore his exhausted energies free from those restraints and heavy expense of hotel or boarding house.  
(Broughton, Ernest C.V. Plan of Grimley's Subdivision at Katoomba, 1897. National Library of Australia, MAP folder 79, LFSP 1178)*

The pattern of his subdivision was basic, being 71 lots arranged in a simple north-south grid which was accessed by two north-south streets, Station Street and Dora Street. The southern boundary of the original subdivision was formed by Winnifred Street (Bowling Green Avenue). A narrow access road linked Station Street with the highway (Bathurst Road), which at this time followed the alignment of today's Civic Place. The built forms in this part of the subdivision are mostly representative examples of the range of domestic styles popular in the era in which they were built and include some good examples of Federation and Interwar residential forms.

The later release means that there are few Victorian-era cottages in this area, although several examples can be found. The steep slope to the hillside as it climbs to meet the highway has resulted in a distinctive pattern to the roof forms and streetscapes in this area. Good views are also available to the Village area to the west. The lots at the base of this hill were acquired to provide the tennis courts and bowling greens to serve the needs of the local community.

Three houses are shown in the area between the development and the highway, 'The Priory', was sited where the council offices are today, 'The Rocks' to the east (which was designed by Varney Parkes, son of Sir Henry, and was reputedly later relocated to Lot 28 in the subdivision at the corner of Station Street and Winnifred [sic] Street). A cottage identified as 'Norwood' was located north of The Priory.

The most notable aspect of this development came later with the southern extension of Station Street.

Although the subdivision pattern itself was relatively standard, the attention given to the quality of the public domain was unusual for a private development. The upgraded and widened Station Street was formed to provide for street trees (London Plane Trees) to be sited within the roadway in the manner typical of contemporary streetscapes in the upmarket Federation suburbs of Sydney, but which is very rare, if not unique, in the Blue Mountains. A similar planting may have existed in part of Megalong Street at Leura, but this has now been removed. Further investigation is required to determine if indeed it is the only example of its type.

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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Education	Activities and places associated with teaching and learning by children and adults, formally and informally. Includes schools, kindergartens, campuses, mechanics Institute, playgrounds, seminaries and libraries
Developing Australia's cultural life	Religion	Activities and places associated with particular systems of faith and worship.
Developing Australia's cultural life	Cultural and social life: social institutions	Activities and places for the provision of social activities. Includes masonic hall, public hall, community centre
Developing Australia's cultural life	Cultural and social life: sport	Activities and places associated with organised recreational and health promotional activities. Includes: ovals, swimming pools, bowling greens, bowling clubs and

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		tennis courts
Governing	Government and administration	Activities and places associated with the governance of local areas, regions, the state and the nation, and the administration of public programs
	Law and order	Activities and places associated with maintaining, promoting and implementing criminal and civil law and legal processes

APPLICATION OF CRITERIA		
Historical significance SHR criteria (a)	<p>The Grimley Estate HCA provides evidence of the implementation of late 19th/early 20th Century subdivision principles for upper middle class development in the Blue Mountains.</p> <p>Subdivision and planting patterns.</p> <ul style="list-style-type: none"> <li>The Grimley Estate, and in particular Station Street, provides evidence of the introduction of new principles of town planning in the early years of the 20th Century. Street tree plantings are characteristic of the streetscapes in the towns of the Blue Mountains. This is the only known example of planting within the road pavement in the Blue Mountains area and provides evidence of the changing attitudes to planning principles in private subdivision in the Federation period.</li> <li>The narrow width of road reservations within this private estate contrasts with the width of streets in the Katoomba Crown Village subdivision.</li> <li>The streetscape of Station Street is notable for the avenue planting of London Plane trees within the parking lane of the carriageway. These trees are now mature and their canopies have joined to form an aesthetically significant avenue, particularly in autumn and winter.</li> </ul> <p>Consistency and quality of built forms.</p> <ul style="list-style-type: none"> <li>Development of these two areas did not commence until the southern areas of Katoomba were fully developed. The Grimley Estate includes groups of substantial and architecturally accomplished houses that demonstrate the aesthetic maturity and permanence of residents of the middle class population of Katoomba.</li> <li>Good and substantially intact examples of Federation and interwar architecture can be found throughout the precinct, particularly in Station Street and Dora Street.</li> <li>Most properties are good examples of the architectural styles and forms representative of the patterns of popular taste in the community in the early years of the 20th century.</li> <li>Almost all of the houses that existed in 1943 have survived in substantially intact form.</li> <li>Alterations and additions are generally relatively modest.</li> </ul> <p>Patterns of infill development.</p> <ul style="list-style-type: none"> <li>Later infill development can be clearly read as such.</li> <li>The area also includes a range of infill development that demonstrates the changing availability of housing types and forms in the latter part of the 20<sup>th</sup> century.</li> <li>Project homes and other dwellings built in the latter part of the 20th century to a standard plan were built on sites left vacant after the main development of the area in the early 20th century.</li> <li>Infill development can be found throughout the area and its distinctly different built forms and materials allow it to read as a separate layer.</li> </ul> <p>Land uses.</p> <ul style="list-style-type: none"> <li>The development in the area is residential in character and with the exception of development that addresses the Great Western Highway and does not read as part of the area (for example, The Edge cinema), does not provide tourist accommodation or facilities.</li> <li>The HCA includes the group of significant community buildings such as the Katoomba <b>Courthouse, Blue Mountains Council's administrative building, the Masonic Temple and the former Mount St Marys Convent and its surviving grounds.</b></li> <li>Residential character of development</li> <li>Lack of guest houses, hotels and other types of large commercial accommodation.</li> </ul>	

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<p>Historical association significance SHR criteria (b)</p>	<p>The Grimley Estate HCA has potential, but not yet confirmed historical associational significance. These historical associations require further research to confirm their contribution to the heritage significance of the HCA.</p> <ul style="list-style-type: none"> <li>• An early building identified as <b>'The Rocks'</b> is shown on the original subdivision plan and is understood to have been designed by Vasey Parkes. It was relocated to one of the residential lots in Station Street. Fieldwork and analysis of the plan and building footprints suggest that it may be the distinctive bungalow at 19B/21 Station Street. Parkes was a significant architect and if the association can be confirmed, would contribute to the heritage significance of the Grimley Estate HCA.</li> <li>• The land of the original subdivision of the Grimley Estate is associated with David Jones, the founder of the significant department store of the same name. Jones was the original owner of this land, but it is not known if he used it actively. No structures are known to have survived from his period of tenure. The department store is understood to have located its shirt-making factory in the area during World War II, although its location has not been confirmed.</li> <li>• More detailed research into the owners and occupants of the individual properties within the HCA may reveal additional significant historical associations.</li> </ul>
<p>Aesthetic significance SHR criteria (c)</p>	<p>The subdivision pattern demonstrates the principal aesthetic characteristics of high quality residential development at the turn of the 20th Century.</p> <p>Subdivision pattern.</p> <ul style="list-style-type: none"> <li>• The subdivision pattern of development within the area demonstrates the principal characteristics of private speculative development for residential housing in the early years of the 20th century.</li> <li>• Street layouts are traditional, adopting and continuing the grid layout established by the adjacent village plan.</li> <li>• Although the subdivision plan of Station Street South is not exceptional, the inclusion of avenue planting within the carriageway is unique in the Blue Mountains and provides evidence of adoption of urban design initiatives to improve the quality of the public domain was not common in the Blue Mountains at the time.</li> <li>• Lots are smaller than those of the adjacent village, providing evidence that the target market was well resourced purchases seeking a high quality residential environment.</li> </ul> <p>Good quality houses that are representative of their architectural style.</p> <ul style="list-style-type: none"> <li>• The many surviving original dwellings throughout the area are good representative examples of their period and type.</li> <li>• As a group they create a strong sense of place that helps to define the aesthetic character of their streetscape.</li> <li>• Although many houses have had minor alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape.</li> <li>• Fences are low, visually transparent and are generally appropriate for the style and period of the original development.</li> <li>• There is relatively little evidence of gentrification or reworking of historic fabric.</li> </ul> <p>Detailing and materials.</p> <ul style="list-style-type: none"> <li>• Some streetscapes include notable examples of early 20th-century domestic architecture and detailing that is rare in the towns of the Blue Mountains.</li> <li>• Individual examples and groups of Federation houses demonstrating a fuller expression of the style than commonly found in the cottages of the Blue Mountains from the same period. Brickwork is more common as the primary building material than elsewhere in the Blue Mountains. Other significant elements include decorative timber detailing, Marseilles tile roofs, turret roof forms, dominant chimneys and lead light windows.</li> </ul> <p>Gardens.</p> <ul style="list-style-type: none"> <li>• The mature gardens and individual plantings play an important role in the aesthetic values of the area.</li> <li>• They soften the impact of individual development, direct the eye along the streetscape and</li> </ul>

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	help to define landscape features such as ridgelines and open space.
Social significance SHR criteria (d)	<p>The social heritage values of the Grimley Estate HCA have not been investigated. The major public buildings of the Civic Centre and Court House, plus possibly the Masonic Hall, each have the potential to satisfy this criteria in response to their intrinsic values, and not those of the HCA.</p> <p>The closure of the bowling club and redevelopment of the site is likely to have impacted the potential to determine the social heritage values of the club and its relationship to the HCA.</p>
Technical/Research significance SHR criteria (e)	<ul style="list-style-type: none"> <li>• The general archaeological potential of this area is untested. No significant earlier uses by European settlers are known to have existed in the Area.</li> <li>• This study does not address the potential for archaeological evidence related to Aboriginal occupation.</li> <li>• Part of the precinct was owned originally by David Jones of the retail stores but there is no evidence to suggest that there may be archaeological evidence associated with his period of ownership.</li> </ul>
Rarity SHR criteria (f)	<p>The planned public domain quality of Station Street, and particularly the avenue of street trees planted within the carriageway is rare, and possibly unique, in the Blue Mountains.</p> <p>Street trees and quality of the public domain of Station Street.</p> <ul style="list-style-type: none"> <li>• The pattern of street tree planting seen in Station Street, with the trees planted within the roadway parking lane and now creating a high quality and aesthetically distinctive avenue planting is not seen elsewhere in the Blue Mountains. Analysis of the historic aerial photographs reveal that a similar avenue planting was established in Megalong Street near the Leura shops, but most have now been removed and no sense of avenue survives. This planting pattern, together with the architectural quality of the adjoining development, demonstrates the qualities of development targeted at the affluent middle class in the period.</li> <li>• Placement of trees within road reservation.</li> <li>• Growth of trees to maturity without evidence of pollarding or significant pruning.</li> <li>• Through the quality and detailing of the properties abutting the street</li> </ul>
Representativeness SHR criteria (g)	<p>The Grimley Estate HCA is a good quality and representative example of the pattern of private development in the Blue Mountains in the early years of the 20<sup>th</sup> century, <b>including the market's</b> attempt to improve the environmental quality of speculative subdivision.</p> <ul style="list-style-type: none"> <li>• The streetscapes of the early towns and villages of the Blue Mountains are characterised by their street tree plantings. The avenue planting in Station Street is both a representative and notable example of street tree planting in the LGA.</li> <li>• The Avenue plantings and patterns of development in Station Street are also representative of the pattern of high quality residential development in the early 20<sup>th</sup> century in the inner-western suburbs of Sydney and substantial country towns across New South Wales.</li> </ul>
Integrity	<p>The overall integrity of the Grimley Estate HCA is fair to good. The aesthetic integrity of the streetscape and built forms of Station Street is generally high. Some areas, particularly on the lower lying ground towards the northern end of Dora Street have been subjected to unsympathetic redevelopment for medium density development, although it should be noted that the original subdivision pattern of the estate has been respected in the design and development of these properties.</p>

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HERITAGE LISTINGS	
Heritage listing/s	Blue Mountains LEP 2005: Period Housing Area
	Blue Mountains LEPs 2005/2015
	Mount St Marys College and Convent (The Renaissance Centre) 10-14 Civic Place (SHR 01681)
	Katoomba Court House (5-11 Civic Place (K025)
	Masonic Temple 8 Civic Place (K030)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R. Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Aerial Photograph	N/A	Aerial Photograph of Katoomba	1957	Blue Mountains City Council
Historic subdivision plans	LPI. New South Wales Department of Lands	Crown Plan of the Katoomba Village	1883	Original held by the NSW Department of Lands, copies in the collection of Blue Mountains Council
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
RECOMMENDATIONS				
Recommendations	The conservation of the heritage values of the Grimley Estate HCA should focus on the public domain and the street presentation of dwellings. The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.			

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	<ul style="list-style-type: none"> <li>• Retain low density residential zones;</li> <li>• Retain the existing street layout and soft roadside verges;</li> <li>• Ensure that any new subdivision is consistent with the traditional pattern of subdivision in the Area (i.e. lots and any internal roads are set at right angles to the street alignment);</li> <li>• Retain the existing street trees in Station Street, including their avenue canopy quality. Protect the trees from damage. If a tree is damaged or needs to be removed due to disease ensure that the space is replanted with the same species and protected from future harm.</li> </ul> <p>Ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</p> <ul style="list-style-type: none"> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original house; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains  2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014  2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd  2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Grimley Estate HCA				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC





# ***Draft Heritage Data Form***

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Station Street, Katoomba. Undated, c.1910. This image shows the northern section of Station Street soon after establishment and features the establishing street trees within the carriageway. Council's Collection.				
Image year	c.1910	Image by	unknown	Image copyright holder	BMCC



## NORTHS ESTATE HCA (KATOOMBA)

In addition to the contributory elements identified on page 31; the heritage values of the Norths Estate HCA include:

- The steep natural topography which falls away from Bathurst Road and affords many opportunities for accessible views over the town and the surrounding landscape that extend as far as the walls of the Jamison Valley in the distance
- Close visual and physical links with the surrounding native vegetation. The presence of a clearly defined edge to the village area is important in protecting the setting of the area.
- The recent planting on the northern side of Bathurst Road to help screen the aesthetic impacts of the heavy vehicles travelling along the highway.
- The street and subdivision pattern that responds to the local topography.
- Privacy is provided by elevational difference and planting, not fences.

Elements that detract from the heritage values

- The traffic on the highway
- The unsympathetic development at the southern end of the precinct
- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations such as the creation of garages as part of the main elevation of the house, and several examples of second storey additions.



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ITEM DETAILS						
Name of Item	Heritage Conservation Area- <b>North's Estate</b>					
Other Name/s Former Name/s						
Item type (if known)						
Item group (if known)	Conservation Area					
Item category (if known)						
Area, Group, or Collection Name	<b>North's Estate</b>					
Street number						
Street name						
Suburb/town	Katoomba				Postcode	2780
Local Government Area/s	Blue Mountains					
Property description						
Location description	Refer to curtilage map					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Private					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p><b>The North's Estate Heritage Conservation Area</b> is historically significant for the evidence it provides of the earliest phase of European occupation of the Katoomba area in the mid-late 19th Century. It is also significant for its association with mine owner and entrepreneur John Britty North who lived in the area and subdivided the northernmost part of his property for residential development in 1883.</p> <p><b>North's Estate</b> is in two sections on either side of the steep gully at the head of North's property where it met the highway (Bathurst Road). The larger area surrounds his family home near Bathurst Street, and the smaller is sited on the small ridge extending west from Cascade Street near the Carrington Hotel.</p> <p>The subdivision of <b>North's Estate</b> was released in the same year (1883) as the Crown released the Village of Katoomba on the northern side of the railway line. <b>North's</b> subdivision was a success and the scatter of earlier houses, shops and an inn were demolished and replaced by houses, many of which make a significant contribution to the HCA through their fabric and aesthetic heritage values.</p> <p><b>Evidence of North's skill in site planning remains legible through</b> his use of a sophisticated contour-</p>					

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	<p>based street layout to counter the steep local topography and maximise viewing opportunities from each site, an initiative that has allowed the two precincts to sit comfortably within their landscape settings without the need for extensive earthworks.</p> <p>Most streetscapes contain a rich variety of building styles and types, reflecting the rapidity of change in architectural fashions in the period 1880-1940. The Bathurst Road precinct is distinguished by notable examples of substantial homes interspersed with Victorian and early 20th century cottages. J.B. <b>North's home is positioned prominently at the bend in the streetscape of Walgett Street.</b> Its form can still be interpreted although its detailing has been lost under a heavy Inter-War façade.</p> <p>Architectural typologies are representative of those found throughout the villages of the Blue Mountains and include some fine examples of the period. One property (194-196 Bathurst Road) is rare local example of a very good two-storey Victorian Italianate villa. traditional character with most houses intact or, if altered, they have retained the essential characteristics of their original form. Examples of unsympathetic additions are comparatively rare, although they do include the addition of <b>an aesthetically and historically incongruous façade to J.B.North's house in Walgett Street.</b> This façade appears to have been applied and the original house has retained its original roof form and the original form may be recoverable.</p> <p>The historical association with J.B. North is enhanced by the survival of his family home in Walgett Street, albeit hidden behind the unsympathetic addition of a free-standing façade. North was an important figure in the development and promotion of the Australia coalmining industry and was also a locally significant industrialist who was responsible for establishing the coalmining industry in the Kanimbla Valley immediately south of Katoomba. <b>The physical link between North's house and his mine</b> remains interpretable through the open space along the gully leading to Katoomba Falls (not within the HCA).</p> <p>The topography of the two precincts within the Estate is steep and continues to play an important role in determining the aesthetic heritage values of the HCA, with many roads being divided by retaining <b>walls and the base of dwellings being built up on the 'low' side of the lot to allow the property to sit flush with the natural ground level.</b></p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Multiple
Builder/ maker	Multiple
Physical Description	<p>This small precinct is physically remote from the centre of Katoomba today and is unusual in the way that it includes relatively few properties that service the tourist industry, demonstrating instead the characteristics of a small residential area. The subdivision includes the Bathurst Road, Walgett, Kamillaroi and Murri Street precincts.</p> <p><b>North's subdivision extended around the edge of his holdings and is notable as one of the earliest</b> offered on the southern side of the Bathurst Road, being advertised in 1883, the same year that the subdivision of Katoomba North was first offered.</p> <p>The subdivision pattern and road layout responds to the steep local topography. Each precinct includes a road that loops to follow the main contour of the spur on which the subdivision is built before re-joining the main roads of Bathurst Road/Cascade Street. Each also includes a cross-road that provides access to the centre of the loop. The layout of the lots responds to the subtleties of the topography rather than a strictly geometric pattern. This means that opportunities for access to views are maximised.</p> <p>Both subdivision and lot layout is substantially intact, with re-subdivision largely limited to boundary</p>

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	<p>adjustments.</p> <p>All except four of the houses that existed in the precinct in 1943 have survived, with the remaining lots infilled by development from later periods. This later infill is generally unobtrusive and does not detract from the aesthetic or historic qualities of the original streetscape.</p> <p>The character of the residential development is low-scale and most buildings are modest, with no formal guesthouses or residential hotels of the type of scale that are found throughout the main spine of the town. Further research would be required to determine if any of the properties were used as holiday rental properties or guesthouses. The eastern end of the Bathurst Road streetscape includes commercial land uses, most of which are located in new buildings, either infill or built following the demolition of earlier buildings.</p> <p>Several early houses have survived within the precinct, including one which the 1883 subdivision <b>plans annotate as North's own cottage (number 29). Although on first inspection this property has</b> been heavily and unsympathetically altered by the construction of a heavy rendered masonry parapet wall across the front of the house and also over the driveway area; more careful inspection reveals that what appears to be the early kitchen block is still in situ to the rear (on the Bathurst Road side) and also that the rendered wall is a separate element to the fabric of the cottage.</p> <p>Most of the development in the HCA consists of modest cottages and houses that are representative of their era. The typologies most commonly found in the area include the simple symmetrical Victorian cottage (hipped or gabled), simple L-plan Edwardian cottage, Federation house with return verandahs and Inter-War bungalow in both the Sydney-style and designed variations. Later infill is mainly 1970s style project homes with a recent large infill at the south-eastern end of Buti Street. Almost all structures are a single storey in height, with the main exception being the two-storey Victorian Italianate villa at 196 Bathurst Road and a mid-late 20th Century pseudo-Dutch style with a second level of accommodation within the steeply pitched roof form. Common additions are typical of those seen in the villages and towns of the Blue Mountains, including the conversion of roof space for an attic bedroom with dormer window and extensions at ground level to the rear to provide family living spaces.</p> <p>Land falls steeply from the Bathurst Road, and the streets to the south provide spectacular views over the landscape to the south and over <b>North's valley to</b> the main Jamison valley beyond. Access to these views from the public domain remains possible via the side setbacks between the houses and in places from the street. The lower areas are accessed by split-level roads, a characteristic response to the topography in the towns of the Blue Mountains.</p> <p>Murri, Warriga and Kundibar Streets have a similar character to Walgett and Wells Streets, with a range of more modest built forms, mainly late Victorian/early 20th century cottages and small houses, plus examples of later styles and periods.</p> <p>Many of the properties along the Bathurst Road include well-established gardens that add significantly to the aesthetic qualities of the precinct, particularly when viewed from the recently upgraded Great Western Highway. Few of the houses to the southern streets have significant gardens, reflective of the relatively small lots, modest development and their situation near the top of the ridgeline with little runoff water available. Minimising planting to prevent view obstruction may also have influenced garden layouts. The 1943 aerial photographs reveal that only the houses on Bathurst Road at its intersection with Gundar Street had substantial gardens at that time, the remainder being essentially barren (most likely lawn grass) with scattered plants.</p> <p>Wells Street has a more bushland character, although it also has a strongly directed and unexpected industrial vista when looking south-east along Buti Street to the chimney stack and rear elevation of the Carrington Hotel, contrasting with the expansive natural panorama available to the south-west from the same position.</p>
Physical condition and Archaeological	<p>Not investigated, but the location of at least some of the pre-1883 structures along Bathurst Road are shown on the subdivision plan and have significant archaeological potential. The area in the vicinity of the settlement has the potential for archaeological deposits related to the use of this area.</p>

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potential						
Construction years	Start year	1870	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Many properties have been altered over the years. Common modifications include:</p> <ul style="list-style-type: none"> <li>• Replacing weatherboards with new weatherboards</li> <li>• Adding or replacing corrugated iron roof cladding with Decramastic imitation tile roof sheeting.</li> <li>• Additions to the rear.</li> <li>• Creation of sunrooms to northern and/eastern elevation</li> <li>• Addition of attic accommodation with dormer windows.</li> <li>• Replacement of original fence with timber picket fence and construction of an arbour entrance feature.</li> <li>• Establishment of a garden in the mid-20th Century.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

### HISTORY

Historical notes	<p>Katoomba is the largest and most intensively developed town in the Blue Mountains, providing the civic, commercial and tourist focus for the area. It was also one of the last to be established as a town, although the first permanent settlement was established in the 1870s when coal and shale oil mining industries were established in the valleys to the south by John Britty North. North was one of <b>the most significant and influential figures in Katoomba's earliest phase of development</b>. He purchased the land from Montague Levey and established what became the Katoomba Coal and Shale Company in the late 1870s. He opened mines at Narrow Neck and then Ruined Castle, both of which were at the southern end of his holdings and built several cottages for miners at the upper end of his land near the main western road. The Ruined Castle seam in particular was renowned as a <b>producer of high quality coal</b>. <b>North's 1879 coal haulage system up the steep incline near Orphan Rock eventually became today's 'scenic railway'</b>.</p> <p>Small villages evolved near the base and top of the escarpment to provide accommodation for the miners, and over the next 15 years a string of small businesses servicing the small local community <b>working in North's mines and travellers on the western road were established on North's land along the road to Bathurst</b>. These included a store, a butcher, a sawmill and even a small school. North also built his family home, a substantial cottage at the head of his land near the group of buildings. <b>Goods trains stopped to take on loose stone ballast (hence the early name for the area as "The Crushers"); but no station existed</b>. The scattered pattern of development along the main road changed rapidly with the opening of the formal station in 1891.</p> <p>North subdivided three small sections <b>of his land and offered them for sale in 1883 as 'North's Estate'</b>, the same year that the Crown released the Village of Katoomba on the northern side of the railway line. Sales were good, and the earlier buildings <b>were demolished as the lots were developed</b>. North's original cottage has survived behind an unsympathetic false façade added in the Inter-War period.</p> <p><b>The original subdivision of the upper part of North's land extended to the western side of the mine's</b></p>
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	railway but this area was not successful and has now been extensively overwritten by later development.
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Developing local, regional and national economies	Mining	Activities and places associated with the identification, extraction, processing and distribution of mineral ores, precious stones and other such inorganic substances
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>John Britty <b>North's subdivision provides evidence of the pattern of development in Katoomba. It is one of the few early subdivisions that was laid out to respond to the local topography. It includes J.B.North's family home at 29 Walgett Street which pre-dates the subdivision and has the potential to be one of the earliest surviving structures in Katoomba.</b></p> <p>Historical role in the development of Katoomba.  <b>North's subdivision was one of the earliest in Katoomba (1883)</b> and was established at the head of the access to his mine. Its relative success is demonstrated by the sale and development of almost all lots within a relatively brief period when compared with the slower pace of development in the formal Village to the north of the railway line.  The subdivision sits on the edge of the steep hill that falls from the adjacent Bathurst Road into the <b>valley that leads to North's mines. The valley remains substantially undeveloped and continues to demonstrate the essential spatial qualities of the original cultural landscape.</b>  The area is characterised by a very good collection of late 19th and early 20th Century dwellings. The built forms are substantially intact and continue to demonstrate the qualities of late 19th Century residential architecture.  The area is sited adjacent to the original Bathurst Road, which follows its original alignment in this section.  The subdivision patterns, streetscape qualities and most built forms are still able to be read, having survived without significant alterations.</p>



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	<p>Subdivision pattern.  <b>The streets of North's subdivision were laid out to follow the local contours. The southern precinct, Murri Street, was located on a small spur, which allows the properties to enjoy excellent views over the surrounding landscape. This careful attention to the form and configuration of subdivisions is notable for its contrast with the patterns seen throughout most of the Blue Mountains, which were more usually a standard grid pattern overlaid on the topography in an apparently arbitrary manner. The alignment is likely to have been adopted in response to the difficult local topography and not in response to planning principles. It does however represent an innovative solution to the problem of building on the steep slopes of the Blue Mountains. The non-grid pattern of lots further demonstrates this response to the local topography and opportunities for high quality local views that were likely to have played a role in the success of the development relative to that of the concurrent release of the Crown Village on the northern side of the railway line.</b></p> <p>Consistency and quality of built forms.  The built forms in the subdivision are generally of very good quality and demonstrate the importance placed on streetscape presentation along main roads in the late 19th Century. Most properties are good examples of their architectural style and provide evidence of popular taste in the community in the late 19th and early part of the 20th century. Almost all of the houses that existed in 1943 have survived in substantially intact form, and alterations and additions are generally relatively <b>modest, although JB North's own house has undergone substantial alterations to the front façade</b> (verandah area).</p> <p>Patterns of infill development.  The HCA includes examples of later Infill development. This was built mainly on sites that had remained vacant since original subdivision. The distinctly different built forms and materials of this infill allows it to read as a separate layer that still allows the historical pattern of development in the area to be interpreted.</p> <p>Land uses.  The development in the area is mostly residential in character and, with the exception of commercial development at the eastern end; it does not provide tourist accommodation or facilities.</p>
Historical association significance SHR criteria (b)	<p>The Area demonstrates a strong association with one of the most important figures in the early settlement of the Blue Mountains; mine owner John Britty North.</p> <p>The subdivision was formed by the subdivision of <b>J.B. North's</b> property and includes his family home. J.B. North was the instigator of the early development of the area through his ownership and operation of a shale oil kerosene mine at the bottom of the same valley. He was also a significant figure in the NSW coal mining industry.  <b>North's house was located within the Estate and documentary and preliminary physical evidence</b> suggest that the house and outbuildings have survived at 29 Walgett Street.</p>
Aesthetic significance SHR criteria (c)	<p>The precinct responds to the local topography which allows good local views along the streetscapes. These include both serial views that unfold whilst moving through the precinct, vistas of a quality that is rare in the developed parts of Katoomba; and distant panoramic views over the Kanimbla Valley to the south-west. The precinct provides evidence of the changing patterns of aesthetic values in development in the Blue Mountains in the late 19th and early 20th Century for the following reasons:</p> <p>Subdivision pattern.  The subdivision pattern of development is irregular and responds to the curving streetscape patterns, creating serial streetscape views and facilitating opportunities for close and distant views from each property.</p> <p>Streetscape qualities.  The streetscapes within the <b>North's Estate HCA</b> are clearly differentiated from each other and from the surrounding area. Their common underlying configuration of an outer loop road attached to the main road with internal connecting streets has facilitated the cohesive aesthetic character within the area with a clearly expressed overall consistency in the scale, form and siting of individual buildings.</p>

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	<p>Verges are generally soft with a footpath on one side of the street only. The verge to Bathurst Street is fully surfaced, reflecting its historic status as the main road.</p> <p>Bathurst Road is characterised by its very good examples of vernacular building styles of the late 19th and early 20th Centuries including an example of a two storey simple Italianate Villa, a style that is very rare in the Blue Mountains. This property is located in a prominent position on the Bathurst Road opposite the railway line.</p> <p>The public domain plays an important role in defining the character of this streetscape due to the sweeping alignment of the road and the siting of the buildings well above the road on the natural platform created by the main ridgeline followed by the road and railway.</p> <p>Walgett Street displays a more modest character, with smaller houses set close to the road with <b>minimal distance between many buildings. Although unsympathetic, the applied façade of JB North's house is an aesthetically distinctive element in streetscape views.</b></p> <p>The lowest street of this part of the estate is Wells Street, which is a very narrow street with a modest, <b>semi bushland edge character which is enlivened by the excellent distant views over North's valley</b> to the south and also the vista to the semi-industrial rear elevation of the Carrington Hotel to the south-east.</p> <p>The streetscape of Murri Street also contributes to the aesthetic heritage values of the HCA, with sandstone-faced split-level roadways separated by traditional timber arras fencing in places. It features quality houses that are good and representative examples of their architectural style. Many of the houses in this part of the HCA have undergone extensive alterations and additions to facilitate the capture of the views from the properties, but the overall character remains one of a simple, traditional streetscape on the edge of the bushland. As a group they create a strong sense of place that helps to define the aesthetic character of their streetscape.</p> <p>Fences are low, visually transparent and are generally appropriate for the period of development. There is relatively little evidence of gentrification or reworking of historic fabric.</p> <p>Consistency and integrity of built forms.</p> <p>The buildings in the area include a good range of typologies from the main period of development (1880s to 1940s). Although many houses have had minor alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape.</p> <p>Gardens.</p> <p>Several properties in the area have very good gardens that are a feature of the streetscape, and most have a mature garden, featuring cool-climate or native plantings. The relatively small lot sizes and narrow proportions mean that many houses are, atypically for the Blue Mountains, built almost boundary to boundary with little space available for side gardens that do much to establish a strong vegetated setting for a property. In such cases the quality of the front garden planting and mature trees in the rear garden area become particularly important.</p> <p>Many of the early properties have planted and maintained gardens that are now well-established and contribute positively to the streetscape and cultural landscape values of the area.</p> <p>Other properties are on relatively small lots and have limited space for the establishment of a large garden. Several vacant lots are overgrown with vegetation.</p>
Social significance SHR criteria (d)	Not investigated, No potential social heritage values have been identified.
Technical/Research	The area in the vicinity of Bathurst Road was the site of some of the earliest known structures in the

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significance SHR criteria (e)	Katoomba area and has archaeological research potential including fabric associated with earlier buildings and relics associated with the use of the area since the mid-to late 19 <sup>th</sup> century.
Rarity SHR criteria (f)	<b>The North's</b> Estate HCA includes physical evidence of development that predated the main settlement of Katoomba ( <b>J.B.North's house at 29 Walgett Street</b> ). It is also a substantially intact and clearly expressed example of a late 19 <sup>th</sup> century subdivision pattern that responded to topographical constraints and opportunities that remains clearly evident in the fabric and streetscapes of the HCA.
Representativeness SHR criteria (g)	<b>The North's Estate HCA is representative of the early private subdivision and development of land in</b> the upper Blue Mountains. It includes many good-quality examples of the representative typologies of suburban development in the Blue Mountains.
Integrity	<p>The integrity of the area is good. The original subdivision pattern is intact, most houses remain legible to their original typologies and alterations and additions are generally consistent with these original typologies. The integrity of JB <b>North's house is mixed. A visually prominent façade has been added to</b> the front veranda but the original form of the building including chimneys et cetera appears to be intact. Aerial photographs also suggest that outbuildings are also extant.</p> <p>Most infill development has occurred on sites that had remained vacant following the 1883 subdivision. Only two buildings in the Bathurst Road precinct and to in the Murri Street precinct have been demolished since 1943.</p>

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HERITAGE LISTINGS	
Heritage listing/s	Blue Mountains LEP 2005: Period Housing Area
	Blue Mountains LEP 2015: Heritage items: 194 to 210 Bathurst Road

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Plans	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Aerial Photograph	N/A	Aerial Photograph of Katoomba	1957	Blue Mountains City Council

RECOMMENDATIONS	
Recommendations	<p><b>Note that the conservation of the heritage values of the North's Subdivision should focus on the public domain and the street presentation of dwellings.</b></p> <p>The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain low density residential zones;</li> <li>• Retain the existing street layout;</li> <li>• Retain the existing subdivision pattern;</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original house;</li> </ul>

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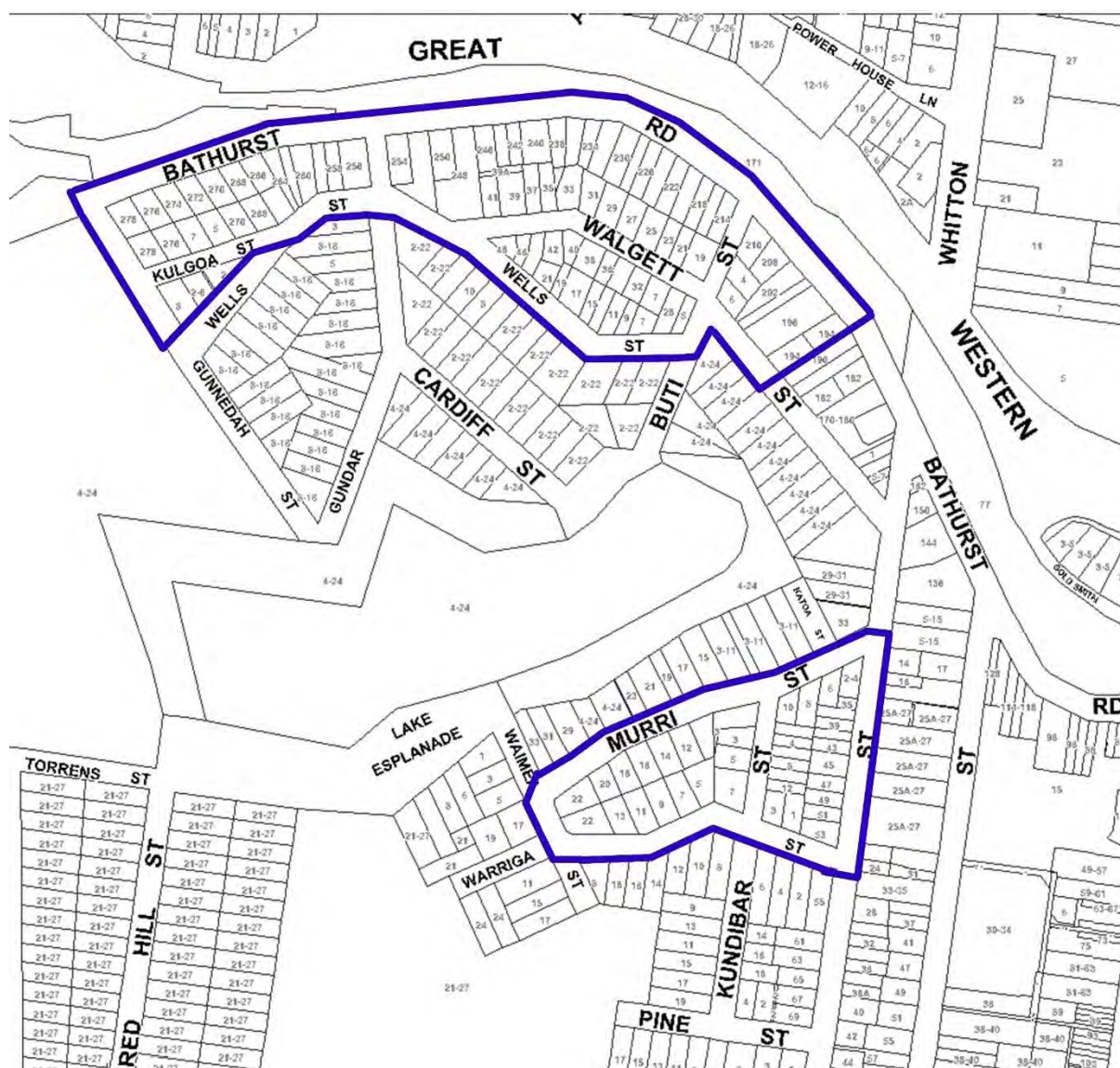
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	<ul style="list-style-type: none"> <li>• Adapt built forms to the natural topography. Do not introduce cut and fill in new work; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> <li>• If development is proposed on a site that includes an early structure shown on the 1883 subdivision plan and will include disturbance of the ground, require an archaeological assessment as part of any development proposal.</li> <li>• <b>Investigate the heritage significance of J.B.North's house at 29 Walgett Street and its original outbuildings for potential listing as a locally significant heritage item (notwithstanding the aesthetic impact of the interwar façade treatment).</b></li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains  2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014  2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd  2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

IMAGES - 1 per page

Image caption	Location Map showing North's Estate HCA				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC





IMAGES - 1 per page

Image caption	<p>Extract from the flyer advertising the subdivision of North's Estate in 1883. The plan shows the location of many earlier buildings along the Bathurst Road including an inn, school, stores and two butcher shops. It also shows the location of North's original house, which has survived in what appears to be a substantially intact condition, notwithstanding an incongruous false façade wall to the street elevation.</p> <p><a href="http://www.nla.gov.au/apps/cdview/?pi=nla.map-lfsp1175">http://www.nla.gov.au/apps/cdview/?pi=nla.map-lfsp1175</a></p>				
Image year	NA	Image by	NLA	Image copyright holder	NLA





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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Detail showing the location of J.B. North's house on Walgett Street and the other pre 1883 buildings in the precinct. <a href="http://www.nla.gov.au/apps/cdview/?pi=nla.map-lfsp1175">http://www.nla.gov.au/apps/cdview/?pi=nla.map-lfsp1175</a>				
Image year	NA	Image by	NLA	Image copyright holder	NLA



## LEURA NORTH HCA (LEURA)

In addition to the contributory elements identified on page 31; the heritage values of the Leura North HCA include:

- The steep natural topography which falls away from the ridge extending from the Great Western Highway and affords many opportunities for accessible views over the valley and bushland to the north.
- The street and subdivision pattern that is terraced in response to the local topography.
- The terraced siting of houses set high or low relative to the road.
- The stone stairs and detailing to verges in Mount Street.
- The consistency of the site planning and location within the streetscape of the Convent and Sunray.
- The intimate character of Victory Lane.
- Close visual and physical links with the surrounding native vegetation. The presence of a clearly defined edge to the village area is important in protecting the setting of the area.
- Privacy is provided by elevational difference and planting, not fences.

### Elements that detract from the heritage values

- The traffic on the highway
- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations such as the creation of garages as part of the main elevation of the house, and several examples of second storey additions.



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ITEM DETAILS						
Name of Item	Heritage Conservation Area - Leura North					
Other Name/s Former Name/s						
Item type (if known)						
Item group (if known)	Conservation area					
Item category (if known)						
Area, Group, or Collection Name	Leura North Heritage Conservation Area					
Street number						
Street name						
Suburb/town	Leura				Postcode	2780
Local Government Area/s	Blue Mountains					
Property description						
Location description	Refer to curtilage map					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Private					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>The Leura North Heritage Conservation Area demonstrates heritage values that satisfy the NSW <b>Heritage Council's criteria for listing as a locally significant heritage conservation area.</b></p> <p>The Leura North HCA is comprised of two sub precincts that demonstrate consistent heritage values. A notable characteristic of both precincts is the scale, form and setting of the notable early 20<sup>th</sup> century properties sited at the highest point, and entrance, to each.</p> <p>The Leura North HCA is historically and aesthetically significant to the Blue Mountains for its ability to demonstrate the growth of the village of Leura in the first half of the 20<sup>th</sup> century. Leura was established and promoted as a place of high quality housing and summer retreats for wealthy professionals and magnates and the Leura North HCA includes two notable examples of private retreats, Sunray and The Nunnery.</p> <p>The State significant property Sunray was built by the Resch family as their summer residence and is associated with Paul Sorensen, the most noted landscape architect in the Blue Mountains who was responsible for many of the most significant gardens in Leura in particular.</p>					

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	<ul style="list-style-type: none"> <li>• Sorensen's ideas were highly influential and his principles, including establishing three-dimensional spatial interest, conifer planting, terracing and dry stone walling were adopted and have become the signifiers of the traditional Blue Mountains garden.</li> <li>• Examples of his ideas are found on other properties within the HCA.</li> </ul> <p>The Leura North HCA is also aesthetically significant for its high-quality streetscapes that demonstrate different responses to the challenge of topography.</p> <ul style="list-style-type: none"> <li>• The western sub-precinct, centred on Mount Street, is characterised by the terracing of roads and properties in response to the steep slope of the hillside on which it is built.</li> <li>• This strong cross-fall has resulted in asymmetrical streetscapes comprised of houses set either high above, or well below street level and linked by wide, soft verges and garden planting that spills into the public domain.</li> <li>• Many properties have two street frontages but are only able to access one due to the steep sites.</li> <li>• The eastern sub-precinct, between Leura Mall and Winston Street, is set on a gentler, but still noticeable slope that establishes a similar cross-fall character to the streetscape of Leura Mall and Winston Street and which also results in distinctive streetscapes of high aesthetic value.</li> <li>• The streetscape quality of Victory Lane makes a notable contribution to the heritage values of the conservation area.</li> </ul> <p>The buildings within the area have aesthetic value for their ability to demonstrate the principal typologies of development in the Blue Mountains during the first half of the 20<sup>th</sup> century.</p> <ul style="list-style-type: none"> <li>• They include several properties which demonstrate a high level of creative achievement, including Sunray on Churchill Avenue and the Coptic Orthodox convent at the southern end of East View Avenue.</li> <li>• The more modest houses and cottages also contribute to the aesthetic values of the Leura North HCA.</li> <li>• Few properties can be considered a poor example of their particular architectural style, and most are very good or excellent. This reflects a priority and care that was given to the establishment of dwellings, including second or holiday houses, in the Blue Mountains.</li> <li>• Although of high quality design, most traditional houses were constructed of lightweight materials, which is an important characteristic of the towns and villages of the Blue Mountains. The brick construction of Sunray and roughcast of The Nunnery are notable exceptions to this pattern and demonstrate the expectations of built forms by wealthy clients of the period.</li> </ul> <p>The gardens of the HCA have aesthetic value for their ability to demonstrate a range of interpretations of the traditional and bushland garden typologies of the Blue Mountains.</p> <ul style="list-style-type: none"> <li>• The area to the north of Sunray includes a number of high quality, mature gardens with substantial boundary plantings that establish a distinctive scale and streetscape pattern over this area</li> <li>• This garden typology dominates the streetscapes of the eastern part of the HCA.</li> <li>• Gardens in the western area are more modestly scaled but include very high quality examples of the traditional Leura garden.</li> <li>• The northern end transitions from the traditional typology to a more natural one and culminates in the environmental focus of the Old Leura Dairy complex.</li> </ul> <p>The garden of Sunray reads as an <b>atypical example of Paul Sorensen's work with exposed rock shelves and simple planting</b>. Further research is likely to reveal the reason for this.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

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DESCRIPTION	
Designer	Various
Builder/ maker	Various
	<p>The Leura North HCA is comprised of two sub-precincts.</p> <p>Each contains a rich collection of the substantial and modest homes from the early to late 20<sup>th</sup> century typologies that are representative of the range of development in Leura and the Blue Mountains set in high quality garden settings and characteristic streetscapes; and both are notable for the pattern of including a substantial estate set on the highest point in precinct and the local streetscape.</p> <p>The character of the streetscapes in this sub-precinct is more relaxed and intimate than those of the southern areas of Leura, with narrow roads, soft verges and irregular building setbacks. Some properties are not visible from the street due to the density and overgrown qualities of their gardens.</p> <p>The western precinct (Eastview Avenue, Mount Street and Wentworth Street) is set on a steep cross-slope with terraced street alignments across the contours, and where a link was required, the alignment of the road was set at an angle to provide a comfortable grade. This has led to the houses also being terraced, and although many have a nominal dual frontage, only one is accessible from road level, and the other end of the lot is set high above or below road level, allowing views over rooftops to the valley beyond. Views along the terraced streets are also of very high quality, with the soft edges and wide verges enhancing the non-suburban character of the area. Most houses are good and substantially intact (or sympathetically altered) examples of their architectural style, and some are of very high quality. A small number of properties have had additions or alterations that are not consistent with the traditional character of the area. The northern end of the precinct includes a range of more recent development of varying integrity and contributory value but these are set within gardens that continue to demonstrate the traditional values of the Leura North HCA.</p> <p>Lot sizes are generally modest, but most are planted with traditional species or natives. Gardens to some properties are substantial and extend over verges to integrate the public and private domains. Notable details such as a sweeping set of sandstone steps lead from the street level to the entrance to properties enrich the streetscape quality (5 and 6A Mount Street). This area also includes examples of very modest cottages set either high above or well below street level. Two recent infill developments on adjacent sites on East Parade are not consistent with the traditional built forms in the area and have introduced a raw element in the streetscape at the present time. The other project homes in the precinct are mostly set well back on their lots and screened by vegetation.</p> <p>The large property that for many years was known as The Nunnery has recently been purchased for use as a convent by the Coptic Orthodox Church, continuing the tradition of using the property as a place of retreat. The convent building is an imposing, if eclectic, example of a Federation-Arts and Crafts country retreat set in a very prominent position. Physical elements such as the chapel advertise its historic pattern of use in subtle, but interpretable, manner. Its contribution to the streetscape is further enhanced by its siting on the corner, which allows it to be experienced and <b>appreciated 'in the round'</b>. The integrity of the property, both building and its setting, remains high.</p> <p>The eastern precinct (Leura Mall, Victory Lane and Winston Street) is also set on a ridge that falls to either side from Victory Lane. The subdivision pattern is intact and lot sizes are generous. Several properties were built over an aggregated site. The mature gardens dominate streetscape views, with the houses reading as modest elements nestled beneath the trees. The character of Victory Lane is notable, with a high quality, undeveloped and traditional character formed by the narrow and soft-edged carriageway and overhanging deciduous trees.</p> <p>The eastern precinct is dominated by the substantial Inter-War Old English style brick house 'Sunray' at 2 Churchill Street (a State significant heritage item) which is set on a natural rock outcrop overlooking the landscape to the north. The streetscapes are defined by the public domain and the</p>

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	<p>gardens, with only glimpses possible of some houses. The continuity of the streetscape views is not broken by driveway crossings because level access is available from Victory Lane.</p> <p>Leura Mall, one of the main streets of the southern area, continues across the Highway and forms the western edge of this part of the HCA, but its character is understated in the precinct, with soft edges and verges on either side of the narrow carriageway which divides to accommodate the cross-fall.</p> <p>The earlier buildings are characterised by their use of lightweight materials such as timber weatherboard and corrugated iron, particularly the smaller houses. The use of brickwork in the substantial homes such as Sunray provides evidence of the changing priorities of residents in the Blue Mountains in the early 20<sup>th</sup> century and the increased importance of symbols of affluence in mountain homes. This pattern is representative of development throughout the towns and villages of the Blue Mountains.</p> <p>Many properties have been extended or altered over the years but in most cases the additions sit comfortably with the original form and streetscape qualities and the property continues to demonstrate the heritage values of the town and the community that formed it.</p> <p>A high proportion of houses that existed in 1943 remain in an intact, or substantially intact, form and many of these are grouped in streetscapes that are of a very high quality. Few properties have been substantially altered or demolished to facilitate redevelopment, most infill occurring on sites that had remained vacant since first subdivision.</p> <p>The garden to Sunray was designed by Paul Sorenson, but the boundary fences are a simple and utilitarian ARC welded fence, and not his signature dry-stone walling. Dry-stone walls can however be seen on other properties in the HCA, including to the Victory Lane elevation.</p> <p>The subdivision plan of the eastern precinct is intact and was formed through a single subdivision of the land on which Sunray stands. Many of the properties were built over two or more lots and surrounded by manicured gardens.</p>					
Physical condition and Archaeological potential	<p>The integrity of street layout and overall subdivision plan of the HCA is substantially intact. The integrity of the individual buildings varies, but many have survived in intact or substantially intact condition since their original construction.</p> <p>The archaeological potential of the HCA has not been investigated, but is likely to be limited to deposits related to the occupation of the individual sites. The area had not been developed prior to the subdivision in the early 20<sup>th</sup> century.</p>					
Construction years	Start year	1900	Finish year	N/A	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear;</li> <li>• creation of sunrooms to northern and/eastern elevation; and</li> <li>• replacement of original fence with timber picket fence</li> </ul> <p>Infill development has introduced later 20<sup>th</sup> century typologies such as project homes and medium density development to the northern end of the HCA.</p> <p>Examples of inappropriate infill and unsympathetic alterations and additions that do not contribute to the heritage values of the HCA are also evident.</p>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p>					



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	<p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>
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HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p><b>The following historical notes include information sourced from John Low's article in the Dictionary of Sydney. The subdivision research is original.</b></p> <p>The township of Leura is located immediately to the east of Katoomba, and although it reads as a separate settlement when travelling along the highway, the two are linked through the head of the valley that lies between the two towns. One of the most important figures in the development of Katoomba, Frederick Clissold, was also responsible for the planning and subdivision of Leura, with the first subdivision advertised in 1881. Development was slower in the Leura area due to the lack of a train halt or station until 1891, after which subdivision in earnest commenced. Although the town also provided access to sites such as Leura Falls, the character of the area was much more that of the semi-permanent and exclusively private 'summer retreat' rather than as a place for mass tourism and this distinction of Leura as in an exclusive residential area continues to define the cultural landscape today.</p> <p>Most streetscapes are dominated by street, verge and garden plantings which give a high degree of privacy to occupants whilst preserving the soft and intimate quality of Leura's streetscapes. Those at the southern end are notable for the quality and substantial scale of the many feature trees in private gardens and include properties such as Everglades with its highly significant house and gardens designed and constructed by Paul Sorensen.</p> <p>Although the main settlement is situated on the southern side of the transport corridor, development also extends to the north. This northern precinct contains several substantial houses which have been listed as heritage items and is also notable for its bushland streetscape quality. Sunray, the state-significant and aesthetically distinctive house in a commanding setting on a rock outcrop that overlooks the precinct, is particularly significant for its association with the Resch family, owners of the major brewery. The garden was one of several designed by renowned landscape architect Paul Sorensen in the Leura/Katoomba area. Most of the houses are relatively modest and nestle under the native eucalypts.</p> <p><b>A c.1904 plan for the subdivision of the eastern part of the HCA as the "Leura Station Estate" indicates that the current subdivision pattern was established at that time. The advertisement includes the names of the street within the development as Tokio, Iwasaki, Togo, Ito and Kamimura – names that were later changed to Franklin, Curtin, Churchill, Winston, Britain and Victory. Despite being advertised as the highest and best land in Leura, sales were slow, with the development still being advertised in 1912. (Daily Telegraph, 6 April 1904, p.3; Sydney Morning Herald, 5 Jan 1912. P.5)</b></p> <p>The land in the vicinity of Wentworth Street in the western precinct of the HCA was advertised c.1900 under the name of the Marmian Estate, but the subdivision plan does not align with the current pattern of development and requires further research to determine the patterns of land release in this area. Significant development in the HCA includes the property known as 'The Nunnery', recently acquired by the Coptic Orthodox Church and once again used as a convent. The historical notes in the State Heritage Inventory form for the property summarise the evolution of the property as:</p> <p>"The core of The Nunnery was built in 1906 as a country retreat by a partner in a Sydney bicycle-making firm, Bennett and Wood. The Bennetts used the house on its 2.4 hectares (6</p>



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	<p>acres) with attractive vistas, a croquet lawn and a tennis court until 1930, when they sold it to an umbrella-manufacturer called House. Around 1935 House sold the property to the Sisters of the Little Company of Mary, who used it as a retreat, associated with their hospital at Lewisham in Sydney. The house was maintained with the addition of a <b>'small, but ornate chapel'</b>.</p> <p>In 1979 the order sold the property to John and Robin Pascoe who altered and extended the house, building a swimming pool and opening the Little Company Guesthouse in 1980. After the successful guesthouse was sold to Alan and Margaret Hair in 1985, the Hairs built on the estate a residence for themselves called Bethany in 1987, some cottages in the same year and a two-storied conference centre called Pitcaple in 1990. The entire property is at present in 2000 up for sale and is disused, except for Bethany which is now separately owned."</p> <p>The other identified significant property in the HCA is Sunray. The historical notes in the SHI form for that property does not identify a date of construction for the property, describing it as follows:</p> <p style="padding-left: 40px;">"The original house on the site, called Sunray, was built early in the twentieth century and acquired by the Resch family around 1925. The family owned a major brewery in Sydney and had as their city home the great mansion of Swifts in Darling Point. The earlier house on the Leura estate was then demolished and the present house, with the same name, was built around 1930 as a holiday home to the design of Robertson and Marks. The splendid garden was designed at the same time by the celebrated landscape designer, Paul Sorensen, and has been maintained virtually unchanged. The property has never been sold and remains in family hands with most features of the house, its fittings and its furniture intact from 1930. The integrity of the house and garden is quite exceptional after seventy years."</p> <p>The previous house is not shown on the plan of the c.1904 sale of the land, suggesting that it was less than 30 years old when demolished and replaced.</p>
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic,

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		architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Religion	Activities and places associated with particular systems of faith and worship.

APPLICATION OF CRITERIA		
Historical significance SHR criteria (a)	<p>The Leura North HCA is significant for its ability to demonstrate the growth of the village of Leura in the first half of the 20<sup>th</sup> century. Leura was established and promoted as a place of high quality housing and summer retreats for wealthy professionals and magnates and the Leura North HCA includes two notable examples of private retreats that are located prominently within the two sub-precincts that comprise the HCA, being situated on high ground and surrounded on at least two sides by the local road network.</p> <p>The subdivision pattern of the eastern precinct is intact and includes a number of properties sited across substantial sites aggregated from multiple allotments. The subdivision pattern of the western (centred on Mount Street) precinct shows a distinctive and innovative approach to the challenge of residential development on a steep hillside.</p>	
Historical association significance SHR criteria (b)	<p>The State significant property Sunray was built by the Resch family as their summer residence and is associated with Paul Sorensen, the most noted landscape architect in the Blue Mountains who was <b>responsible for many of the most significant gardens in Leura in particular. Sorensen's ideas were</b> highly influential and his principles, including establishing three-dimensional spatial interest, conifer planting, terracing and dry-stone walling were adopted and have become the signifiers of the traditional Blue Mountains garden.</p>	
Aesthetic significance SHR criteria (c)	<p>The Leura North HCA is aesthetically significant for its high-quality streetscapes that demonstrate different responses to the challenge of topography. The western sub-precinct, centred on Mount Street, is characterised by the terracing of roads and properties in response to the steep slope of the hillside on which it is built. This strong cross-fall has resulted in asymmetrical streetscapes comprised of houses set either high above, or well below street level and linked by wide, soft verges and garden planting that spills into the public domain. Many properties have two street frontages but are only able to access one due to the steep sites.</p> <p>The eastern sub-precinct, between Leura Mall and Winston Street, is set on a gentler, but still noticeable slope that establishes a similar cross-fall character to the streetscape of Leura Mall and Winston Street and which also results in distinctive streetscapes of high aesthetic value. The streetscape quality of Victory Lane makes a notable contribution to the heritage values of the conservation area.</p> <p>The buildings within the area have aesthetic value for their ability to demonstrate the principal typologies of development in the Blue Mountains during the first half of the 20<sup>th</sup> century and include some properties which demonstrate a high level of creative achievement, including Sunray on Churchill Avenue and the Coptic Orthodox convent at the southern end of East View Avenue. The</p>	

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	<p>more modest houses and cottages also contribute to the aesthetic values of the Leura North HCA.</p> <p>The gardens of the HCA have aesthetic value for their ability to demonstrate a range of interpretations of the traditional and bushland garden typologies. The garden of Sunray, designed by Paul Sorensen, is an atypical example of his work which exploits the natural landscape qualities of the site including <b>rock outcrops and does not include many of his 'Signature' elements.</b></p>
Social significance SHR criteria (d)	No likely social heritage values have been identified.
Technical/Research significance SHR criteria (e)	The fabric of the setting of Sunray has the potential to add to the understanding of Paul Sorensen and his works (this value has not been investigated as part of this study)
Rarity SHR criteria (f)	<b>The Leura North HCA includes rare examples of interwar architecture and Paul Sorensen's garden design.</b>
Representativeness SHR criteria (g)	The Leura North HCA is representative of the subdivision and development of the towns and villages of the upper Blue Mountains in the early 20 <sup>th</sup> century. The built forms and garden settings are also consistent with the significant typologies of this era. The streetscapes of the HCA are representative examples of adaptation of subdivision pattern and built form in response to topographical opportunities and constraints in the Blue Mountains.
Integrity	<p>The level of integrity of the area is medium to high. The subdivision pattern of the eastern precinct is intact. The integrity of the subdivision pattern of the western was not able to be assessed due to lack of original subdivision plans. Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact, although some larger gardens have been subjected to infill development within the original subdivision pattern.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found but in most cases does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>

### HERITAGE LISTINGS

Heritage listing/s	Within a Period Housing Area identified in Blue Mountains LEP 2005.
LEP and State Heritage Register LEP	Sunray and garden 2 Churchill Street. (La042)
	The Nunnery and Garden. 6 East View Avenue (La043)

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Low, John.	Leura. Dictionary of Sydney	2008	<a href="http://dictionaryofsydney.org/entry/leura">http://dictionaryofsydney.org/entry/leura</a> , viewed 28 Jan 2018
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council

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Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Aerial Photograph	N/A	Aerial Photograph of Katoomba	1957	Blue Mountains City Council
Historic subdivision plans and advertisements for the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council

### RECOMMENDATIONS

Recommendations	<p>The conservation of the heritage values of the Leura North HCA should focus on the public domain, streetscapes, lot sizes and the street presentation of dwellings from all accessible elevations. The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• retain the subdivision pattern within the HCA and strongly expressed spatial qualities of the streetscape with modestly scaled houses set under large and mature garden plantings;</li> <li>• retain the intimate, informal character of streetscapes;</li> <li>• retain the existing street layout and soft roadside verges;</li> <li>• retain all existing street trees and encourage the planting of verges in the areas that are currently devoid of significant planting. Protect the trees from damage. If a tree is damaged or needs to be removed due to disease ensure that the space is replanted with the same species and protected from future harm.</li> <li>• ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</li> <li>• encourage the retention and conservation properties that demonstrate the heritage values of the area.</li> <li>• Ensure that any additions are of a form, scale, location and detailing are compatible with the original architectural style, scale and form of the property; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014  2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

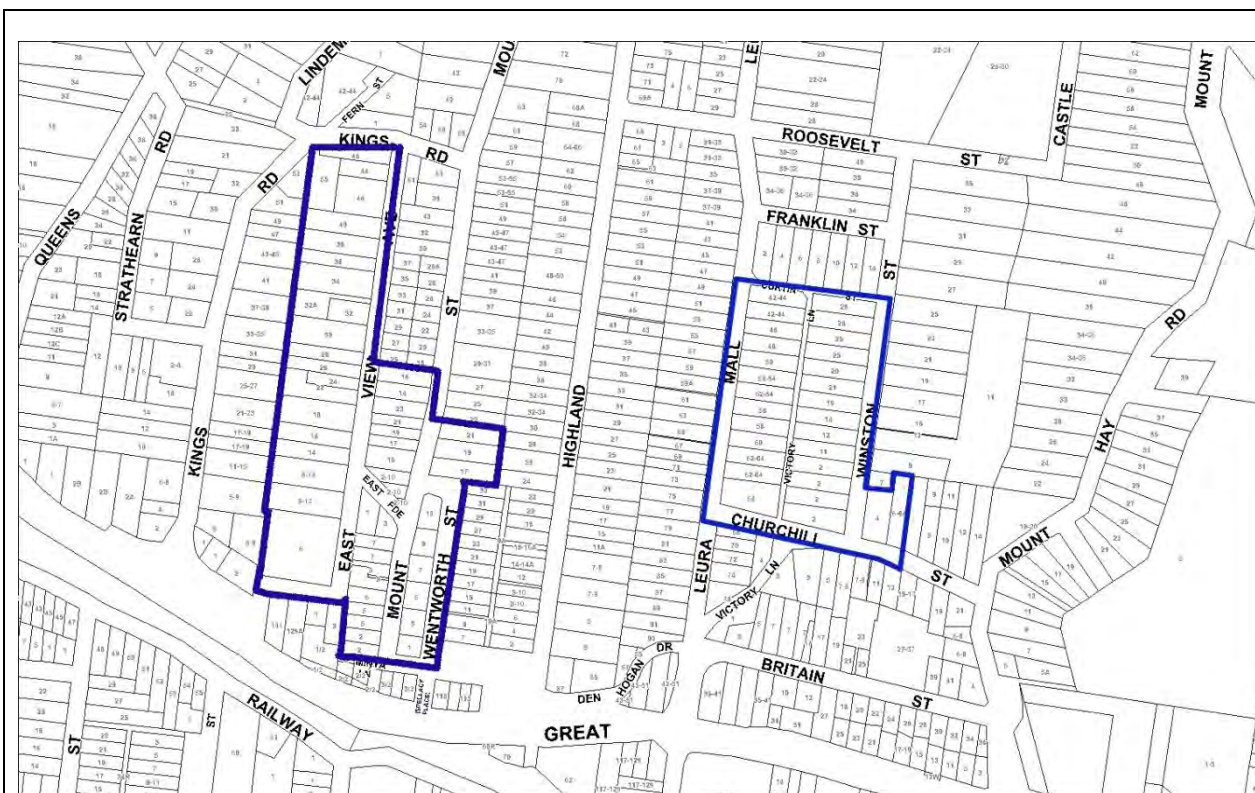
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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Leura North HCA				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



## LEURA SOUTH HCA (LEURA)

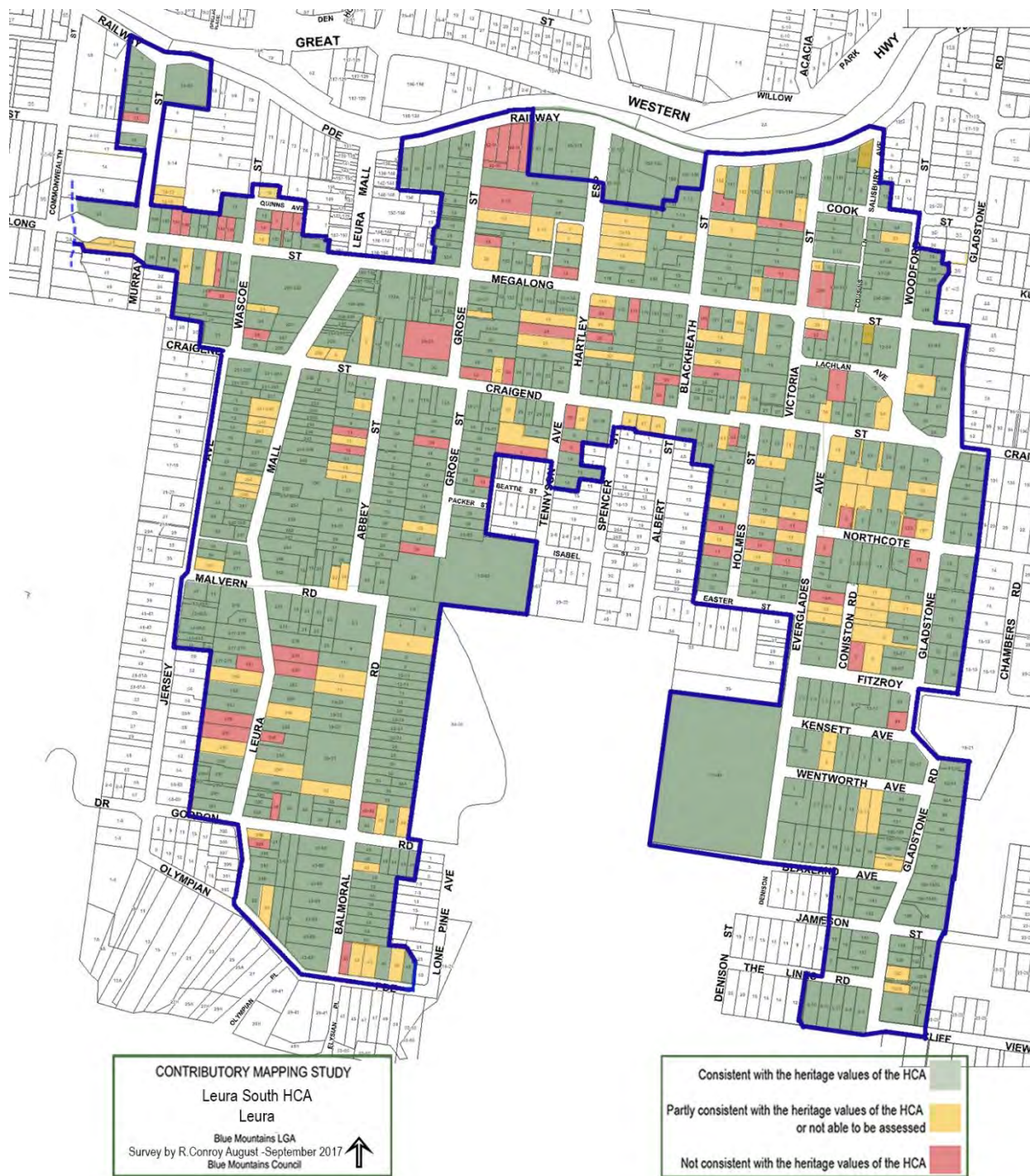
In addition to the contributory elements identified on page 31; the heritage values of the Leura South HCA include:

- The rolling natural topography which falls away from the Great Western Highway to both north and south and which affords many opportunities for views over the roofscapes and trees of the town and the surrounding landscape that extend as far as the walls of the Jamison Valley in the distance.
- Close visual and physical links with the surrounding native vegetation. The presence of a clearly defined edge to the village area is important in protecting the setting of the area.
- The mature garden setting of properties irrespective of the age of the house. Even relatively recent properties commonly have maturing gardens that will contribute positively to the aesthetic values of the area in the future.
- Large lot sizes and modest built forms with wide setbacks that allow large plants and trees to grow to maturity in the front and rear gardens (and often in the side setback areas as well) of private properties.
- Large lot sizes and good setbacks allow the three-dimensional spatial qualities of the cultural landscape to be appreciated readily (including the depth of blocks and trees behind the house rising above rooflines)
- The density and maturity of deciduous trees that create a spectacular streetscape display in autumn and early winter and provide important and cooling shade to the streetscape and private gardens in summer.

Elements that detract from the heritage values

- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations such as the creation of garages as part of the main elevation of the house, and several examples of second storey additions.





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ITEM DETAILS							
Name of Item	Heritage Conservation Area- Leura South						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)	Conservation area						
Item category (if known)							
Area, Group, or Collection Name	Leura South Heritage Conservation Area						
Street number							
Street name							
Suburb/town	Leura				Postcode	2780	
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to curtilage map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing		
Owner	Private						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>The Leura South HCA is of historic, historic associations, aesthetic and representative significance to the local government area of the Blue Mountains. It also has the potential to be of social and technological/research significance.</p> <p>The town of Leura is one of the most significant towns in the Blue Mountains. Although one of the last to be established, Leura quickly gained a reputation as an exclusive residential area through the quality of the houses and gardens which were established by affluent families seeking relief from the heat and humidity of Sydney's summer months.</p> <p>The streetscapes of Leura are notable for their maturity and very high aesthetic quality, most being dominated by the gardens, hedges and towering conifer windbreak trees. Most streets have some street tree planting but the quality and scale of the adjacent gardens mean that in many cases the street trees contribute to the streetscape rather than dominate it. The prevailing aesthetic character of <b>Leura's landscape is a private, secluded one, with many houses largely hidden from casual view by the density of garden and street vegetation.</b></p> <p>The topography of the town also plays an important role in establishing the aesthetic quality and character of its cultural landscape, with the buildings draped over the rolling hills and valleys and</p>						

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	<p>creating very good quality serial views when travelling through the area, particularly along the east-west streets in autumn when the trees have turned colour.</p> <p>Visual links between the streets of the town and the panoramas to the valleys of the Blue Mountains are generally limited to the outer ring of local roads and semi-formal viewing points. Good distant views can also be enjoyed from higher in the town, where the escarpment effectively terminates streetscape views.</p> <p>The main period of development was from the late 19th century to the middle of the 20th, and a high proportion of the buildings of Leura provide substantially intact or sympathetically altered evidence of the styles popular with affluent families during this period. Many properties have been extended or altered over the years but in most cases the additions have been made to sit comfortably with the original form and streetscape qualities and the property continues to demonstrate the heritage values of the town and the community that formed it.</p> <p>The earlier buildings are characterised by their use of lightweight materials such as timber weatherboard and corrugated iron. This is representative of development throughout the towns and villages of the Blue Mountains.</p> <p>Most of these properties have survived substantially intact, including their original garden settings. <b>These gardens continue to play an important role in demonstrating the values of Leura's contemporary cultural landscape</b> by establishing the sense of spaciousness and graciousness that is an important characteristic of the town. The Leura South HCA includes many very good examples of more modest cottages and houses, most of which are also set in good gardens and contribute to the aesthetically powerful streetscape. The HCA also includes precincts with houses that date from the mid-late 20<sup>th</sup> century but which are set in mature gardens that make a positive contribution to the local streetscape and the overall values of the HCA.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various
Builder/ maker	Various
Physical Description	<p>The township of Leura is located immediately to the east of Katoomba, and although it reads as a separate settlement when travelling along the highway, the two are linked through the head of the valley that lies between the two towns. One of the most important figures in the development of Katoomba, Frederick Clissold, was also responsible for the planning and subdivision of Leura. Development was slightly slower in the Leura area however due to the lack of a train halt or station until 1892. Although the town also provided access to sites such as Leura Falls, the character of the area was much more that of the semi-<b>permanent and exclusively private 'summer retreat' rather than</b> as a place for mass tourism and this distinction of Leura as in an exclusive residential area continues to define the cultural landscape today.</p> <p>Most streetscapes are dominated by street, verge and garden plantings which give a high degree of privacy to occupants whilst preserving the soft and intimate quality of Leura's streetscapes. Those at the southern end are notable for the quality and substantial scale of the many feature trees in private gardens, and include properties such as the state-<b>significant</b> 'Everglades' with its highly significant house set within extensive gardens designed and constructed by Paul Sorensen.</p> <p>The town includes a small commercial area on Leura Mall in a similar position to that seen at Katoomba. This precinct is a separate heritage conservation area in the current LEP.</p>

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	<p>The group of houses along Railway Parade is a particularly good group of substantially intact late 19th and early 20th century houses set in mature gardens. Addressing the railway line, they play an important role in the presentation of Leura to travellers and have already been listed as a heritage conservation area in the LEP. Each of the properties within this group has also been identified as an individually significant heritage item.</p> <p>The streetscapes of the southern side are distinguished by the very high quality houses and gardens that are found throughout the area, and particularly along the Leura Mall, many of which have remained on substantial blocks surrounded by tall conifer windbreak planting.</p> <p>Few properties can be considered a poor example of their particular architectural style, and most are very good or excellent. This reflects a priority and care that was given to the establishment of dwellings, including second or holiday houses, in the Blue Mountains. Although of high quality design, most traditional houses were constructed of lightweight materials, which is an important characteristic of the towns and villages of the Blue Mountains.</p> <p>Although not a technology found commonly in the early properties, the use of traditional dry-stone walling can be found, particularly to support terraces in landscaping and in places as the street boundary fences for properties. The definition of spaces using stone is an ancient technique that matured in the European context in the careful interlocking of stones without the use of mortar. It was not a technique used in early European settlement in the mountains, but appears to first have been used in the layout and creation of some of the major designed gardens on private estates including those designed by Paul Sorensen at Leura. It continued to be used in houses set within the bushland in both the construction of houses and garden elements, and also in the construction of walking tracks for tourists. The dry stone wall appears to have been introduced into the more settled streetscapes of the Blue Mountains in the latter quarter of the 20th Century, where it became a popular alternative to a timber-framed fence.</p> <p>Leura also provided a range of accommodation for tourists, including the Ritz Hotel, the grand Palace Hotel and a range of guest houses, but these were not on the scale of Katoomba's facilities. <b>The most</b> prevalent accommodation today is the bed and breakfast, many of which have been created through the adaptive reuse of substantial family homes. The town also includes a rare surviving example of a once important local industry, the former dairy farm nestled within a valley on the eastern edge of the town (Everglades Avenue).</p> <p>Local views are of a very good quality. Leura, like most of the towns of the Blue Mountains, extends to the edge of the escarpment of the Valley below but access to the panoramic views from the edge of this escarpment are limited due to development having been permitted in the past between the public domain and the cliff edge in many places. Some views, such as those from designated lookouts, are panoramic views over the Jamison Valley and others are of a much more intimate scale, being focused on the local streetscapes. The successive ridgelines crossed by the east-west streets such as Megalong and Craigend streets have a particularly distinctive streetscape quality, particularly in autumn when each ridge reveals a different prospect.</p>						
Physical condition and Archaeological potential	<p>The integrity of street layout and overall subdivision plan of the HCA is substantially intact. The integrity of the individual buildings varies, but many have survived in intact or substantially intact condition since their original construction.</p> <p>The archaeological potential of the HCA has not been investigated but is likely to be limited to deposits related to the occupation of the individual sites. There is no record of development prior to the subdivision in the early 20<sup>th</sup> century.</p>						
Construction years	<table border="1"> <tr> <td data-bbox="419 1823 624 1890">Start year</td> <td data-bbox="624 1823 799 1890">1881</td> <td data-bbox="799 1823 1046 1890">Finish year</td> <td data-bbox="1046 1823 1238 1890">N/A</td> <td data-bbox="1238 1823 1390 1890">Circa</td> <td data-bbox="1390 1823 1447 1890"><input checked="" type="checkbox"/></td> </tr> </table>	Start year	1881	Finish year	N/A	Circa	<input checked="" type="checkbox"/>
Start year	1881	Finish year	N/A	Circa	<input checked="" type="checkbox"/>		
Modifications and dates	<p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>replacing weatherboards with new weatherboards;</li> <li>additions to the rear;</li> </ul>						

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	<ul style="list-style-type: none"> <li>• creation of sunrooms to northern and/eastern elevations or overlooking garden spaces/views; and</li> <li>• replacement of original fence with timber picket fence.</li> <li>•</li> </ul> <p>Infill development has introduced later 20<sup>th</sup> century typologies such as project homes and medium density development to the northern end of the HCA.</p> <p>Examples of inappropriate infill and unsympathetic alterations and additions that do not contribute to the heritage values of the HCA are also evident.</p>
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>

HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p><b>The following historical notes include information sourced from John Low's article in the Dictionary of Sydney. The subdivision research is original.</b></p> <p>The township of Leura is located immediately to the east of Katoomba, and although it reads as a separate settlement when travelling along the highway, the two are linked through the head of the valley that lies between the two towns. One of the most important figures in the development of Katoomba, Frederick Clissold, was also responsible for the planning and subdivision of Leura, with the first subdivision advertised in 1881. Development was slower in the Leura area due to the lack of a train halt or station until 1891, after which subdivision in earnest commenced. Although the town also provided access to sites such as Leura Falls, the character of the area was much more that of the semi-permanent and exclusively private 'summer retreat' rather than as a place for mass tourism and this distinction of Leura as in an exclusive residential area continues to define the cultural landscape today.</p> <p>Most streetscapes are dominated by street, verge and garden plantings which give a high degree of privacy to occupants whilst preserving the soft and intimate quality of Leura's streetscapes. Those at the southern end are notable for the quality and substantial scale of the many feature trees in private gardens, and include properties such as Everglades with its highly significant house and gardens designed and constructed by Paul Sorensen.</p>



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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures.
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Education	Activities and places associated with teaching and learning by children and adults, formally and informally. Includes schools, kindergartens, campuses, mechanics Institute, playgrounds, seminaries and libraries.
Developing Australia's cultural life	Religion	Activities and places associated with particular systems of faith and worship.
Developing Australia's cultural life	Cultural and social life: social institutions	Activities and places for the provision of social activities. Includes masonic hall, public hall, community centre.

### APPLICATION OF CRITERIA

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<p>Historical significance SHR criteria (a)</p>	<p>The cultural landscape of the Leura area is of historic heritage significance for the evidence it provides of the pattern of development in the Blue Mountains and for the way that it demonstrates the translation of the principles of quality residential development into the cool climate of the Blue Mountains.</p> <p>Historical role in the development of the Blue Mountains.</p> <ul style="list-style-type: none"> <li>• The Leura area was one of the last towns along the ridge to be established, not being laid out until demand was created following the formalisation of a landing platform and then a shed/station structure in the 1890s. This can be interpreted through the lack of very early building typologies in the area.</li> <li>• Once released for development, the pace of settlement was steady, and the village soon became one of the most desirable addresses in the Blue Mountains. The form, fabric, gardens and streetscapes of Leura continues to provide evidence of this status, providing a prestigious and mature cultural landscape with particularly high streetscape values that contrasts with the commercial, tourist and modest scale of housing that characterise the adjacent town of Katoomba.</li> <li>• The town extends over the whole of the undulating plateau that extends from the railway line to the scenic places at the southernmost tip where some of the largest and most impressive early 20<sup>th</sup> century homes, such as Leuralla, are located.</li> <li>• The subdivision patterns, streetscape qualities and most built forms are still able to be read, having survived without significant alterations.</li> <li>• Although Leura included several substantial hotels and guesthouses, these are well integrated within the landscape.</li> </ul> <p>Subdivision pattern.</p> <ul style="list-style-type: none"> <li>• The subdivision pattern is simple and demonstrates the essential principles of private speculative development at the end of the 19<sup>th</sup> century.</li> <li>• Lot sizes are generous and many properties have been formed by the amalgamation of more than one lot, resulting in a spacious and very low density of development throughout much of the area, particularly the southern end.</li> <li>• Street widths are typical of those employed in private development but the low prevailing density of development has allowed the retention of soft, unformed edges with grass verges and street tree planting.</li> </ul> <p>Consistency and quality of built forms.</p> <ul style="list-style-type: none"> <li>• The area is characterised by a very good collection of late 19<sup>th</sup> and early 20<sup>th</sup> century dwellings, most of which are of very high architectural quality and have survived in substantially intact condition.</li> <li>• Most properties are good examples of their architectural style and provide evidence of upper-middle-class taste in the community in the late 19<sup>th</sup> and early part of the 20<sup>th</sup> century.</li> <li>• Almost all of the houses that existed in 1943 (where known from the fabric or aerial photos) have survived in substantially intact form. A proportion of those that have been demolished were destroyed by bushfire in 1959.</li> <li>• Alterations and additions are generally relatively modest, and generally include the enclosure of original verandahs to create a sunroom (a potentially reversible change) and the replacement of timber windows with aluminium (potentially reconstructable). Other houses have undergone more extensive additions including the construction of new wings or other major work. Although some of these changes have been unsympathetic to the original form, most are set well back from the street and have had minimal impact on the heritage values of the town.</li> </ul> <p>Patterns of infill development.</p> <ul style="list-style-type: none"> <li>• Later infill development can be clearly read as such.</li> <li>• The area also includes a range of infill development that demonstrates the changing availability of housing types in the latter part of the 20<sup>th</sup> century.</li> <li>• Some examples of high quality, architect designed infill development can also be found. Other development has been designed in accordance with traditional design principles and can only be recognised as new work on close inspection.</li> <li>• Project homes and other dwellings built in the latter part of the 20<sup>th</sup> century to a standard plan were built on the relatively few sites left vacant after the main development of the area</li> </ul>
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	<p>in the early 20th century and in the bushland lots on the edges of the town.</p> <ul style="list-style-type: none"> <li>• Infill development can be found throughout the area and in most cases its distinctly different built forms and materials allow it to read as a separate layer.</li> </ul> <p>Land uses.</p> <ul style="list-style-type: none"> <li>• The development in the area is characterised by few examples of other types of land uses outside the commercial precinct.</li> <li>• The changing needs and desires of tourists, including those of the more mature visitor, are being reflected in the adaptation of houses for commercial accommodation.</li> <li>• Strongly residential character of the streetscape.</li> <li>• Several of the more substantial houses have been adapted for reuse as commercial accommodation such as bed and breakfasts or more substantial adaptations such as the Fairmont Resort. Low-key accommodation such as bed and breakfasts have minimal impact on the qualities of the streetscape, but larger development which demands the construction of additional buildings and infrastructure and potentially the clearing of land to facilitate access to views has the potential to have a significant adverse impact on the heritage values of Leura.</li> </ul>
Historical association significance SHR criteria (b)	<p>The Area demonstrates a strong association with one of the most important figures in the early settlement of the Blue Mountains; Frederick Clissold.</p> <p>Association with significant person.</p> <ul style="list-style-type: none"> <li>• Frederick Clissold was a successful wool merchant who is also associated with the development of the Sydney suburb of Ashfield.</li> <li>• The subdivision and development of Leura was orchestrated by Frederick Clissold, who also <b>played an important role in the development of Katoomba and Sydney's Ashfield.</b></li> <li>• The town evolved from the Leura Falls which was named by Clissold after properties in Queensland that he is understood to have been associated with. Clissold Street is named after him. (Fox, History of Leura. Bathurst 2001, p11, in Jack et al, Heritage Assessment for the Katoomba and Leura Village Area DLEP 2000 Stage 2. 2001. P6. )</li> </ul> <p>The cultural landscapes of Leura are also significant for their strong association with landscape architect, Paul Sorenson.</p> <ul style="list-style-type: none"> <li>• Paul Sorenson is a significant landscape architect from the early to mid 20<sup>th</sup> century.</li> <li>• Sorenson is known to have designed and assisted in the construction of several gardens in the Leura area, including the most significant of all his work, Everglades.</li> <li>• Sorenson is also significant in the development of the cultural landscape of the Blue Mountains through the dissemination of his ideas and favoured species through his commercial nursery.</li> <li>• <b>Sorenson's importance in the historical and</b> aesthetic development of the towns in the Blue Mountains is demonstrated through the naming of a major bridge over the great Western Highway in his honour.</li> </ul>
Aesthetic significance SHR criteria (c)	<p>The area is significant for its ability to provide clear and richly expressed evidence of the changing patterns of aesthetic values in development in the Blue Mountains in the late 19th and early 20th century. The Leura South HCA also includes a wide range of aesthetically distinctive built forms and streetscape qualities that provide evidence of the patterns of relaxation and retreat enjoyed by the upper middle classes in the early years of the 20th century.</p> <p>Subdivision pattern.</p> <ul style="list-style-type: none"> <li>• The overlay of the subdivision pattern on the undulating topography has established distinctive streetscapes at such as the main east-west streets of Megalong Road and Craigend Street, each of which demonstrates high aesthetic values as the road rolls over the topography and the houses step up and down the slopes of the hillsides.</li> <li>• Buildings are generally set at 90 degrees to the street and step to follow the fall of the land.</li> <li>• The main east-west streets including Megalong Road and Craigend Street demonstrate a rollercoaster quality as they flow across the local topography, creating an aesthetically interesting and sophisticated streetscape rhythm.</li> </ul> <p>Streetscape qualities.</p> <ul style="list-style-type: none"> <li>• The streetscapes present a cohesive aesthetic character, with an overall consistency in the scale, form and siting of individual buildings.</li> <li>• Verges are generally soft with a footpath on one side of the street only.</li> </ul>

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	<ul style="list-style-type: none"> <li>• The low dry stone wall is a recent cultural layer that provides evidence of the ongoing interest and commitment of the communities of the Blue Mountains in traditional crafts. Most of the walls of this type have been built by hand using traditional techniques and demonstrate high aesthetic, technical and social values.</li> <li>• The almost universal single storey building heights mean that even when the roof forms vary according to the style of the house, the streetscape demonstrates a strong rhythm, particularly when viewed from a higher point in the rolling landscape.</li> </ul> <p>A wide range of built forms that contribute positively to the aesthetic quality of the area.</p> <ul style="list-style-type: none"> <li>• The many surviving original dwellings throughout the area are good representative examples of their period and type.</li> <li>• Many show evidence in their form, design and detailing of having been designed by an architect or experienced builder.</li> <li>• The prevailing quality of the streetscapes creates a strong sense of place that helps to define the aesthetic character of Leura.</li> <li>• Through the variety and quality of built forms throughout both north and south Leura.</li> <li>• The area includes a very wide range of architectural styles from the main period of development (1890-1950) and includes very good and highly intact examples of most periods.</li> <li>• Although many houses have undergone minor alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape.</li> <li>• Fences are low, visually transparent and are generally appropriate for the period of development. Privacy is provided by thick garden plantings, not suburban style statement fencing with elaborate gateposts et cetera.</li> <li>• There is relatively little evidence of gentrification or inappropriate reworking of historic fabric.</li> </ul> <p>Gardens.</p> <ul style="list-style-type: none"> <li>• The quality of the gardens of Leura is one of its most important and significant attributes. Some are known to have been associated or designed by significant landscape architects such as Paul Sorenson. The designer of many is not known but their aesthetic is highly significant.</li> <li>• Most gardens are formed in the Anglo-Australian tradition and feature exotic and cool climate plantings which have been established with sufficient space to allow them to grow to full maturity of form.</li> <li>• Some of the garden hedges are particularly notable.</li> <li>• The large lot sizes and relatively modest built forms, together with the undulating topography create many opportunities to enjoy these gardens from throughout the public domain.</li> <li>• Even the more modest houses sited on smaller properties are characterised by the quality and maturity of their gardens which also contribute to the aesthetic value of the Leura area.</li> <li>• The quality of the streetscapes in autumn in particular is excellent and plays an important role in establishing the special character of the Blue Mountains in the wider community.</li> <li>• Many properties, both large and small, have planted and maintained gardens that are now well-established and are now essential elements in establishing and maintaining the quality of <b>Leura's streetscapes</b>.</li> <li>• The south-eastern area of the Leura South HCA is notable for its gardens.</li> </ul>
<p>Social significance SHR criteria (d)</p>	<p>The Leura area is likely to have been important for many people as the place of relaxation and retreat. Its association with the meanings and reasons for these activities continues to exist in the wider <b>community's imagination</b>.</p> <p>Social meaning (potential: not confirmed).</p> <ul style="list-style-type: none"> <li>• The town continues to be associated with weekend relaxation and retreat from the pressures of urban lifestyles.</li> <li>• <b>The traditional 'summer retreats' and holiday cottages continue to provide evidence of the cultural behaviour of affluent families for over 100 years.</b></li> <li>• The range of accommodation and entertainment facilities from a 100 year period continue to <b>provide excellent evidence of the community's changing priorities when seeking a place for meaningful relaxation and social interaction.</b></li> </ul>

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Technical/Research significance SHR criteria (e)	<p>Research potential.</p> <ul style="list-style-type: none"> <li>The archaeological potential of this area is untested and no significant earlier uses by European settlers are known to have existed in the Area. This study does not address the potential for archaeological evidence related to Aboriginal occupation.</li> </ul>
Rarity SHR criteria (f)	The cultural landscape values of the Leura South HCA are unique within the Blue Mountains LGA.
Representativeness SHR criteria (g)	The Leura South HCA is a high-quality and representative example of the development of the towns and villages of the Blue Mountains
Integrity	<p>The level of integrity of the area is medium to high. The subdivision pattern is substantially intact, and where has occurred it is generally consistent with the original pattern in the vicinity of the site. Street patterns are based on a grid except where required to curve to follow the local topography.</p> <p>The integrity of built forms is medium to high, with most properties having undergone some degree of change in the year since construction. Built forms are generally intact, substantially intact or sympathetically altered, with a high proportion of alterations and additions sympathetic to the original typology of the property and/or consistent with the traditional pattern of development in the Leura South HCA.</p> <p>The Leura South HCA demonstrates a high level of integrity in the settings of its houses, including garden scale, form, layout, fabric and planting.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century, including project homes has occurred within the HCA, but in most cases does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>

### HERITAGE LISTINGS

Heritage listing/s	Most of the HCA was identified as a Period Housing Area in Blue Mountains LEP 2005.
	The Leura South HCA includes numerous properties that are of local heritage significance. Refer to the State Heritage Inventory for a list of these properties.

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Low, John.	Leura. Dictionary of Sydney	2008	<a href="http://dictionaryofsydney.org/entry/leura">http://dictionaryofsydney.org/entry/leura</a> , viewed 28 Jan 2018
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council

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History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council

### RECOMMENDATIONS

Recommendations	<p>Note that the conservation of the heritage values of Leura should focus on the conservation of original (pre 1950) fabric and building forms, gardens, the public domain and the street presentation of dwellings. The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape. Particular care will need to be taken if larger scaled tourist development is proposed.</p> <ul style="list-style-type: none"> <li>• retain the very low density of development and the lack of non-residential uses;</li> <li>• retain the existing street layout and in particular the undulating footprint of Leura Mall;</li> <li>• retain the existing subdivision pattern;</li> <li>• retain all existing street trees and encourage the planting of verges in the areas that are currently devoid of significant planting. protect the trees from damage. if a tree is damaged or needs to be removed due to disease ensure that the space is replanted with the same species and protected from future harm.</li> <li>• ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</li> <li>• encourage the retention and conservation properties that demonstrate the heritage values of the HCA.</li> <li>• ensure that the spatial qualities of streetscapes with modestly scaled houses set under large and mature garden plantings are conserved;</li> <li>• encourage the retention and conservation of significant buildings, gardens and garden elements;</li> <li>• ensure that any additions are of a form, scale, location and detailing compatible with the original built forms;</li> <li>• adapt built forms to the natural topography. if sited on a slope, ensure the roof line steps in a rhythm consistent with the remainder of the streetscape. do not use cut and fill in new work; and</li> <li>• do not allow infill development of unsympathetic scale, form, materials or siting.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
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Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Robyn Conroy	Date	20.1.18

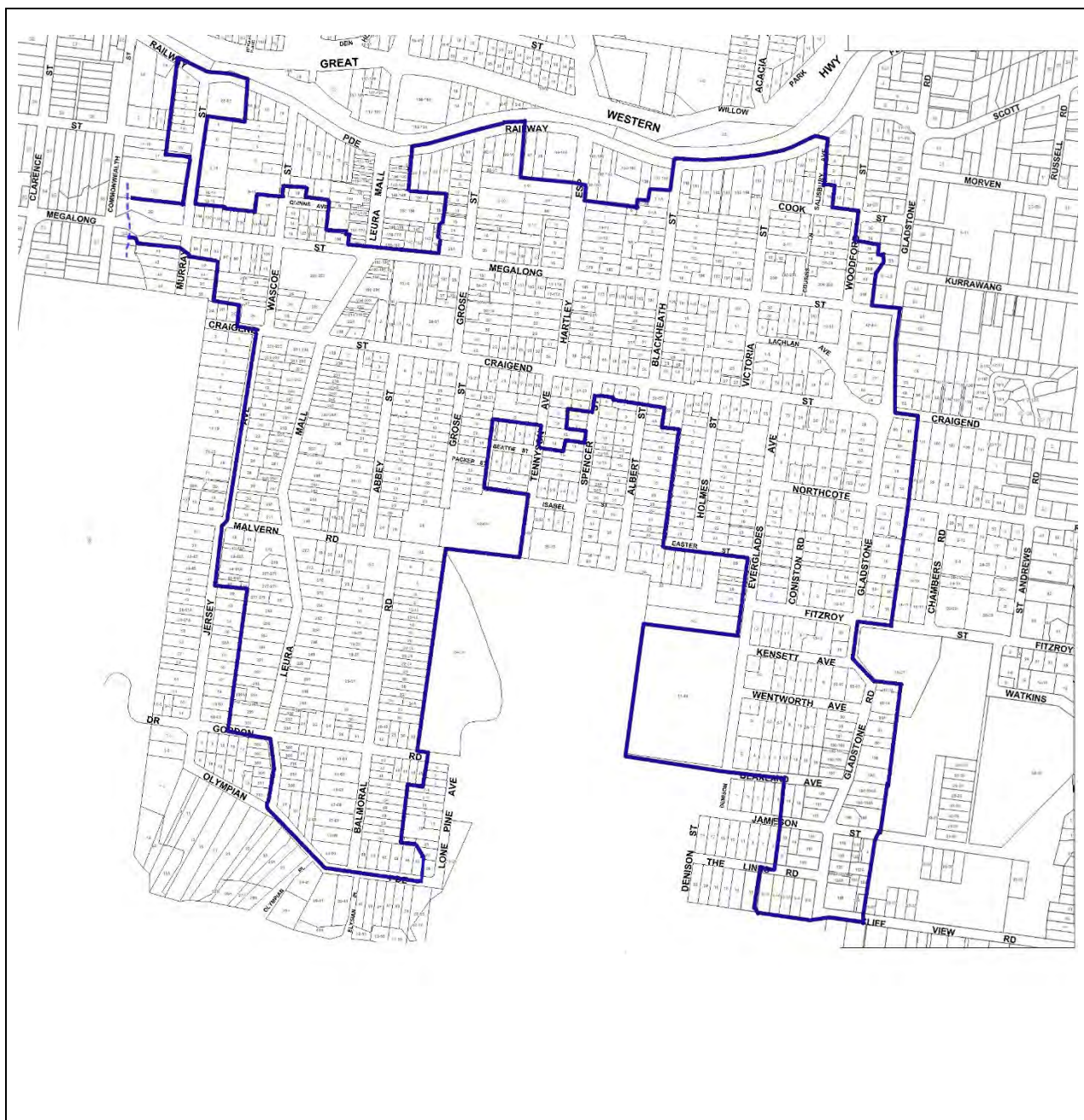
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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Leura South HCA				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



## VILLAGE OF BRASFORT HCA (WENTWORTH FALLS)

In addition to the contributory elements identified on page 31; the heritage values of the Village of Brasfort HCA include:

- The gently undulating character of the plateau on which the town was situated and the extensive interface with the surrounding bushland on all sides, with limited access to extensive views from within the village area.
- Close visual and physical links with the surrounding native vegetation. The presence of a defined edge to the village area is important in protecting the setting of the area, and the open ends to the streets allow ready access to the surrounding natural landscape.
- The mature garden setting of properties irrespective of the age of the house. Even relatively recent properties commonly have maturing gardens that will contribute positively to the aesthetic values of the area in the future.
- Large lot sizes and modest built forms with wide setbacks that allow large plants and trees to grow to maturity in the front and rear gardens (and often in the side setback areas as well) of private properties.
- Large lot sizes and good setbacks allow the three-dimensional spatial qualities of the cultural landscape to be appreciated readily (including the depth of blocks and trees behind the house rising above rooflines)
- The density and maturity of deciduous trees that create a spectacular streetscape display in autumn and early winter and provide important and cooling shade to the streetscape and private gardens in summer.

Subdivision and public domain elements:

- The disciplined street and subdivision pattern.
- The width of streets (50% wider than most private speculative development)
- The aesthetically distinctive laneways
- Simple, low and visually transparent front fences and gates built in a style appropriate to the original house.
- Privacy is provided by hedges and dense planting, not fences.
- Driveways and driveway crossings (where present) are generally simple gravelled surface and without formal finishes.

Land use elements

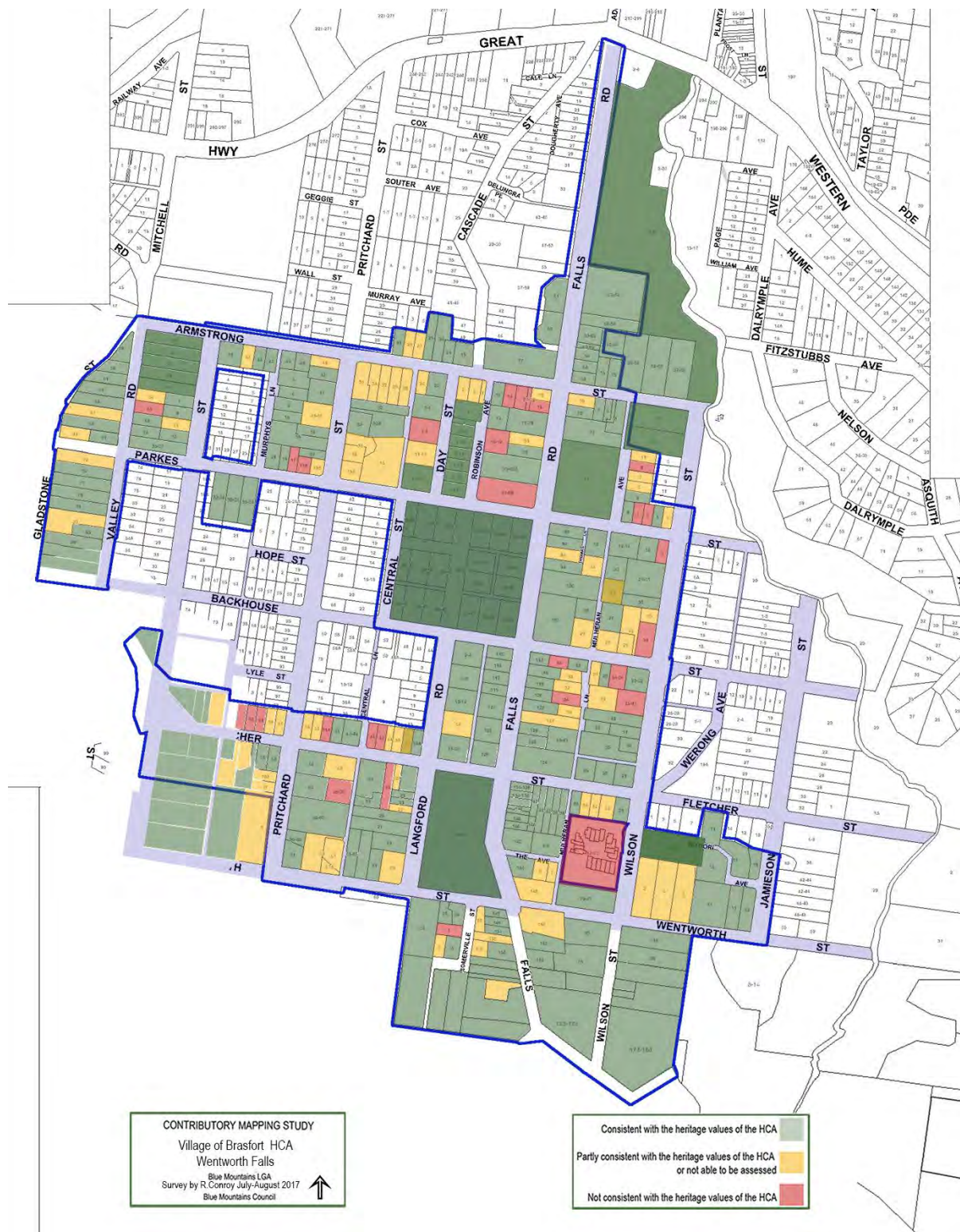
- Detached, very low density residential development with minimal non-residential or overtly 'tourist' structures.
- Lack of commercial facilities such as retail or service industries.

Elements that detract from the heritage values

- Suburban style 'statement' gates and fences.
- Cleared or minimalist gardens.
- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations such as the creation of garages as part of the main elevation of the house, and several examples of second storey additions.

The area shaded blue on the following map shows the contributory evidence of Brasfort's Village Plan.





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ITEM DETAILS							
Name of Item	Heritage Conservation Area- Village of Brasfort						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)	Conservation Area						
Item category (if known)							
Area, Group, or Collection Name	Village of Brasfort HCA						
Street number							
Street name							
Suburb/town	Wentworth Falls				Postcode	2782	
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to attached map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting			Northing	
Owner	Various, Private						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>The village of Brasfort in the town of Wentworth Falls demonstrates heritage values that satisfy the <b>NSW Heritage Council's criteria for listing as a locally significant heritage conservation area</b>.</p> <p>The street layout and essential subdivision pattern established in the 1881 Village plan is substantially intact and is of aesthetic and historic significance for its ability to demonstrate the principal characteristics of Crown subdivision in the last quarter of the 19<sup>th</sup> century, including a strict grid with wide road reservations and a central area reserved for open space. It also includes a network of narrow lanes that bisect the street blocks and, due to the quality and density of planting of the rear gardens of the adjacent properties, these demonstrate excellent aesthetic heritage values that complement the broad planted verges and substantial houses and gardens of the main streetscapes and together encapsulate the historic qualities of the area.</p> <p>Although the historic and aesthetic significance of the village plan extends over the whole of the village of Brasfort, the historic and aesthetic qualities of the area are best demonstrated by the streetscapes of Falls Road, Langford Road, Pritchard Street (south of Parkes Street), and the east-west streets of Backhouse, Fletcher and Wentworth Streets. The other parts of the village also include original (pre 1943) houses but many streetscapes are dominated by much later infill and it is more difficult to read the original qualities of the cultural landscape.</p>						

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	<p>The properties, particularly those in the north, south and eastern sub-precincts make a significant contribution to the aesthetic and historic heritage values of the village and include a high proportion of substantial homes built as private residences or as domestic-scaled guesthouses for tourists.</p> <p>The lack of large commercial hotels provides evidence of the focus within Wentworth Falls of tourism based on activities such as bushwalking rather than the passive sightseeing and casual commercialised amusements to be found in towns such as Katoomba.</p> <p>The architecture of many of the early buildings provides evidence of the historic traditions of <b>settlement in the Blue Mountains, being clearly inspired by the traditional 'hill station' retreat, with most</b> of the substantial buildings notable for their traditional bungalow form and mature garden setting. Most buildings read as being substantially intact, although closer inspection reveals that many have been added to over the years and some properties show evidence of adaptation for different types of residential use. In most cases these alterations have been generally consistent with the original built form and can be considered to be consistent with the patterns of development of the town.</p> <p>The village is sited on one of the largest plateaus of any of the upper mountains towns and the densely planted streetscapes mean that although surrounded by the steep valleys and escarpments of the Blue Mountains, there is little opportunity to appreciate this from within the public domain. The open-ended design of the plan allows ready access on foot and the sense of connection between the Village and its setting is strong.</p> <p>The village of Brasfort and the development that has been undertaken over the years since it was <b>released is representative of the NSW Department of Lands' subdivision</b> practice in the closing years of the 19th century. The development of the village demonstrates the main phases in the patterns of settlement in the upper Blue Mountains, including private summer retreats for wealthy and influential families, guesthouses and low-key accommodation for visitors, holiday cottages for visiting families and a range of permanent accommodation for local workers and commuters to Sydney.</p> <p>The streetscape qualities of the network of lanes in the southern and eastern parts of the town are rare in the Blue Mountains, and due to the unique qualities of the Blue Mountains within NSW; potentially rare within NSW as well (though not necessarily to the level required to establish State heritage values).</p> <p>The laneway network is likely to have social significance for the contemporary community for exercise and dog walking et cetera.</p> <p>The development within the village included the establishment of summer retreats by affluent families seeking relief from the heat and humidity of coastal Sydney. Early residents who established summer retreats included the Mick Simmons family, Captain James Somerville Murray of P&amp;O shipping, Frederick Moore M.L.C. who was the manager of Dalgety and Company and John Marden, the founding headmaster of the Presbyterian Ladies College in Sydney. Further research may establish historic associational significance linked to these or other prominent early residents.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	(Village plan: Armstrong, draughtsmen employed by the New South Wales Department of Lands ) Buildings: Various
Builder/ maker	Various; not identified
Physical Description	The Village of Brasfort HCA is comprised of both the layout of the Village Plan and the precincts of development and open space that contribute to its heritage values. It also includes small pockets of adjacent development that share the contributory aesthetic values of the development within Brasfort

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	<p>and read as part of it.</p> <p>Brasfort was released for settlement in 1881 but the pattern of development was sporadic, with often only one or two lots in a large street block had been developed by 1943. The aerial photos show that most of these were single, small lot developments, not larger holdings with extensive gardens or productive areas. Some small orchards extending over one or two lots can also be seen.</p> <p>The concentration of development in the first 50 years was focused on Falls Road and along Fletcher Street, which are now characterised by the quality of large houses and individual gardens that form the streetscape.</p> <p>Few houses within the precinct of the village have been demolished, although several have been destroyed by bushfire over the years.</p> <p>The village was strongly residential in its character, the substantial houses and 'mountain retreat' estates interspersed with small cottages and orchards. Commercial activity was focused on the northern side of the Bathurst Road near the station. Although many of the houses offered commercial accommodation, no major hotel was built <b>within the village area</b>. The substantial Toll's Hotel was built to the south of the village overlooking the Falls Reserve.</p> <p>The village of Brasfort was established in 1881. (ML. M2 812.179/Wentworth Falls/1890/1) Its boundary originally went along Armstrong Street but was later extended to include the land to the highway. As is seen in a similar subdivision of North Katoomba, development was scattered throughout the area of the town with many lots remaining vacant until after 1943, leading to later phases of development reading as infill.</p> <p>The plan for the Village demonstrates the design elements that distinguish the NSW Lands Department's methodically planned subdivisions from the standard speculative development of the period, a significance which is enhanced through the strong association between the town plan and <b>one of the Lands Department's draughtsmen who owned land in Wentworth falls and is surmised to have named the town after himself</b> (Armstrong being disguised through translation into the French Brasfort).</p> <p>Roads are laid out in a strict grid pattern with one section (surrounded by public roads) near the centre of the town reserved for public recreation. The width of the road reservations is the 30 m (or 100 feet) used by the Department rather than the 20 m which was the norm in private development at the time. This additional 10m allowed for the establishment of the very wide landscaped verges that line the streets of Wentworth Falls and play an important role in establishing its superior streetscape character as well as providing physical evidence that this subdivision is not a standard one.</p> <p>The area reserved for community recreation and named as Central Park was never improved or planted as a park, remaining an area of open heath and scrub to this day. Its essential shape, form and position within the town is typical of the open spaces created by the NSW Lands Department in the Blue Mountains, being located close to the centre of the village and surrounded by public roads.</p> <p>The plan of the village is distinguished from the other planned Crown subdivisions in the Blue Mountains by the network of laneways that divide many of the street blocks. Most of the notable examples are found in the southern and south-eastern sectors of the village. They are distinguished by the mature conifers and other trees and vegetation lining the rear boundaries of most of the properties and towering over the soft-edged and narrow track below, creating an imposing, yet intimate and highly aesthetic space which creates a strong visual and spatial contrast strongly with the broad, <b>open character of most of the village's streetscapes</b>.</p> <p>Although the area today reads as a permanent residential area with little large-scaled commercial accommodation, the published histories and historical research undertaken for earlier studies reveal that the early patterns of settlement were consistent with those of the other towns in the upper Blue Mountains, including a range of commercial accommodation, large private houses on select sites with exotic gardens and modest cottages built for holiday letting or by permanent residents. This pattern of</p>
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	<p>providing for visitors and guests in small but self-contained accommodation within the property is undergoing a revival, with both sympathetic and non-sympathetic examples added in recent years.</p> <p>The properties and streetscapes throughout the Village are of a very high quality, with large estates and towering trees dwarfing even substantial homes and creating a sense of intimate spaciousness that is unique in the Blue Mountains. The HCA includes a high proportion of very good examples of both grand and very modest typologies representative of the pattern of development in the Blue Mountains, plus examples of standardised late-20<sup>th</sup> century project home development ubiquitous across NSW. This is a legacy of the amount of land remaining vacant until after World War II and the subsequent boom in housing construction. Few of these properties were built on the site of a demolished house.</p> <p>The network of through-block lanes has survived and their narrow widths and quality of planting in the gardens on either side is notable.</p>					
Physical condition and Archaeological potential	<p>The level of integrity of the HCA is high (Village plan) and medium to high (fabric).</p> <p><b>Armstrong's</b> Village plan included the road layout and the hierarchy of road expressed through their width. These have survived in substantially intact form and remain clearly legible elements in the landscape. Resubdivision of private land has respected the grid of the original lot layout. The outer edges of the Crown Village plan were not formed but survived substantially intact in the underlying parcels of land.</p> <p>Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact, although some larger gardens have been subjected to infill development within the original subdivision pattern.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found but in most cases it does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>					
Construction years	Start year	1881	Finish year	N/A	Circa	<input type="checkbox"/>
Modifications and dates	<p>The original plan covered an extensive area and a large portion remained undeveloped in 1943; and remains vacant to the present day.</p> <p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear;</li> <li>• creation of sunrooms to northern and/eastern elevation;</li> <li>• replacement of original fence with timber picket fence;</li> <li>• infill development has introduced later 20<sup>th</sup> century typologies such as project homes and medium density development to the northern end of the HCA; and</li> <li>• a recent layer of small-scale guest accommodation within gardens.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried out from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

HISTORY	
Historical notes	Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.



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	<p>The village of Brasfort was established in 1881 to a plan drafted by surveyor W.D. Armstrong, who worked for the New South Wales Department of Lands and owned land in the area. Armstrong was evidently invested in the project, the name of Brasfort being French for Armstrong. (ML. M2 812.179/Wentworth Falls/1890/1). It was proclaimed a village on 20 March 1885 and then renamed as the village of Wentworth Falls on 19 September 1896. (1893 Village of Brasfort Charting Map; NSW LPI, accessed via <a href="http://images.maps.nsw.gov.au/pixel.htm#;search=wentworth%20falls">http://images.maps.nsw.gov.au/pixel.htm#; search "wentworth falls"</a>).</p> <p>The village plan included a central area reserved for public recreation and a second street block at the southern end was dedicated on 7 May 1886.</p> <p>The village plan covered almost the whole of the plateau between Armstrong Street and the escarpment to the south; and between the edge of the plateau to the west and the line of Jamison Creek to the east. It is notable however for not including reservations for a village centre or community infrastructure such as churches and shops. These facilities were established separately along Falls Road between Brasfort and the Great Western Highway, and on the northern side of the highway. The site now occupied by the primary school was included within the boundary of the village and was dedicated as a public school on 13 April 1888.</p> <p>The 1893 plan of the village held by the New South Wales Department of Land and Property Information reveal that all lots had been sold, but there is evidence of considerable speculative activity with large parcels, and in cases whole blocks, being in single ownership. This had a significant impact on the pattern of future development of the area, with the original lots re-subdivided and released in controlled stages by owners.</p> <p>As is seen in a similar subdivision of Katoomba Crown Village, the pace of development was slow and many lots, particularly west of Langford Road and north of Fletcher Street, remained undeveloped in 1943. These undeveloped areas were then infilled in a second significant phase of development in the village in the post-war years, particularly between 1960 and 1980 when the project home typology was introduced.</p> <p>Although not developed as a tourist destination in the manner seen in other towns of the Blue Mountains such as Katoomba in particular, the Village of Brasfort has evolved to provide low-key accommodation for visitors, including a contemporary phase of development through secondary dwellings on the large sites that are offered for short-term holiday stays.</p>
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Utilities	Activities and places associated with the provision of services, particularly on a communal basis. Includes power stations and water reservoirs.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular

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		types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Environment-cultural landscape	Activities and places associated with the interactions between humans, human societies and the shaping of their physical surroundings. Includes landscape types, conservation structures, national parks, nature reserves, avenues of trees, and places important in arguments for nature or cultural heritage conservation.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Leisure	Activities and places associated with relaxation and recreation. Includes lookouts, commons and bushwalking tracks,
Developing Australia's cultural life	Education	Activities and places associated with teaching and learning by children and adults, formally and informally. Includes schools, kindergartens, campuses, mechanics Institute, playgrounds, seminars and libraries
Developing Australia's cultural life	Religion	Activities and places associated with particular systems of faith and worship.
Developing Australia's cultural life	Cultural and social life: social institutions	Activities and places for the provision of social activities. Includes masonic hall, public hall, community centre
Developing Australia's cultural life	Cultural and social life: sport	Activities and places associated with organised recreational and health promotional activities. Includes: ovals, swimming pools, bowling greens, bowling clubs and tennis courts



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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The cultural landscape of the Village of Brasfort HCA provides evidence of the pattern of development in the Blue Mountains. The close connection between the cultural and natural landscapes through the purposeful creation of an exclusive residential area is expressed clearly through the buildings and streetscapes of the area.</p> <p>Historical significance in the development of the Blue Mountains.</p> <ul style="list-style-type: none"> <li>• The village of Brasfort was one of the villages established in response to the growing demand for land in the upper Blue Mountains in the last quarter of the 19th century.</li> <li>• The Village plan demonstrates the principles of town planning in the late 19th century.</li> <li>• The Village of Brasfort HCA provides evidence of the patterns of development in the Blue Mountains following the establishment of the railway line and the alienation of most of the available larger parcels of land along the transport corridor and major ridgelines. The pattern of built forms, with its scattering seemingly random scattering of both substantial and more modest private homes, houses intended as guesthouses or holiday rentals and permanent private homes throughout the area, with more recent development on the previously vacant lots, provides evidence of the reasons for settlement and the relatively slow pace of development once the village was released.</li> <li>• Wentworth Falls continues in this role to the present day, providing a prestigious and mature cultural landscape with particularly high streetscape values.</li> <li>• The town extends over the whole of the undulating plateau that extends from the highway to the scenic places at the southernmost tip.</li> <li>• The subdivision patterns, streetscape qualities and most built forms are still able to be read, having survived without significant alterations.</li> <li>• Like each of the planned towns in the Blue Mountains, the take-up of land was very slow in Brasfort and a large proportion of lots remain vacant to the present day, providing the town with a very open, relaxed character typical of a country town.</li> <li>• There is little sense of visual connection with the landscape beyond for the casual visitor to the precinct, but opportunities for physical engagement are plentiful from the open-ended streets of the town grid, many of which are linked to a significant network of walking tracks formed by local resident Peter Mulheran and others in the community.</li> <li>• The development that did occur was mostly of high quality, with excellent examples of summer retreats for wealthy families from Sydney and the rural areas of NSW and also large houses that offered casual accommodation for visitors.</li> </ul> <p>Subdivision pattern.</p> <ul style="list-style-type: none"> <li>• <b>The form of the underlying town plan provides evidence of 'best practice' planning of the period and continues to demonstrate these principles through the form and patterns of the town today;</b> including the use of the traditional gridded street plan with street widths 50% wider than the standard speculative development of the period; the regular pattern of the internal layout; the streets adopting the standard open-ended plan that usually allowed for future expansion, but in the case of the Blue Mountains, facilitates the ease of connection to the surrounding landscape; and the reservation of land in the centre of the village for public recreation (which is aptly named Central Park but remains natural scrubland).</li> <li>• The plan of Wentworth Falls differs from other formal Blue Mountains towns in that it included a network of lanes behind lots in the manner more usually found in inner suburban developments of the era.</li> <li>• The town plan demonstrates the characteristics typical of the planned towns in the Blue Mountains; with a simple grid pattern, central reservation for public recreation bounded by streets and very wide street reservations that have allowed generous verges.</li> </ul> <p>Consistency and quality of built forms.</p> <ul style="list-style-type: none"> <li>• The area is characterised by a very good collection of late 19th and early 20th century dwellings, most of which are of very high architectural quality and have survived in substantially intact condition.</li> <li>• The slow pace of development within the village is demonstrated by the wide range of</li> </ul>

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	<p>architectural styles that have been built in the Area on lots that had remained vacant until that time.</p> <ul style="list-style-type: none"> <li>• Most properties are good examples of their architectural style and provide evidence of upper-middle-class taste in the community in the late 19th and early part of the 20th century.</li> <li>• Almost all of the houses that existed in 1943 (where known from the fabric or aerial photos) have survived in substantially intact form.</li> <li>• Alterations and additions are generally relatively modest, and generally include the enclosure of original verandahs to create a sunroom (a potentially reversible change) and the replacement of timber windows with aluminium (potentially reconstructable).</li> <li>• Other houses have undergone more extensive additions including the construction of new wings or other major work. Although some of these changes have been unsympathetic to the original form, most are set well back from the street and have had minimal impact on the heritage values of the town.</li> </ul> <p>Patterns of infill development.</p> <ul style="list-style-type: none"> <li>• Later infill development can be clearly read as such.</li> <li>• The area also includes a range of infill development that demonstrates the changing availability of housing types in the latter part of the 20th century.</li> <li>• Some examples of high quality, architect designed infill development can also be found. Other development has been designed in accordance with traditional design principles and can only be recognised as new work on close inspection.</li> <li>• Project homes and other dwellings built in the latter part of the 20th century to a standard plan were built on the sites that had remained vacant after the main development of the area in the early 20th century and in the bushland lots on the edges of the town.</li> <li>• Infill development can be found throughout the area and in most cases its distinctly different built forms and materials allow it to read as a separate layer.</li> </ul> <p>Land uses.</p> <ul style="list-style-type: none"> <li>• Strongly residential character of the streetscape.</li> <li>• The village is atypical of those of the upper Blue Mountains in that it does not include any significant evidence of non-residential development. Its residential character is that of predominantly permanent settlement, with little evidence of substantial tourist activity, even though the area is known to have been a popular, if low-key in terms of entertainment facilities, destination.</li> <li>• The strongly residential character of this part of Wentworth Falls provides evidence of the changing needs and expectations of the community as one moved away from the tourist centre of Katoomba.</li> <li>• The changing needs and desires of tourists, including those seeking a quiet, high-quality environment, are being reflected in the adaptation of properties to include short-stay accommodation.</li> <li>• Several of the more substantial houses were built and/or have been adapted for reuse as commercial accommodation such as bed and breakfasts or more substantial adaptations such as the new resort under construction. Low-key accommodation such as bed and breakfasts have minimal impact on the qualities of the streetscape, but larger development which demands the construction of additional buildings and infrastructure and potentially the clearing of land to facilitate access to views has the potential to have a significant adverse impact on the heritage values of Wentworth Falls.</li> </ul>
<p>Historical association significance SHR criteria (b)</p>	<p>The Area demonstrates a strong association with an important figure in the early settlement of the Blue Mountains: Peter Mulheran, and potentially Surveyor W.D. Armstrong.</p> <ul style="list-style-type: none"> <li>• The village is associated with Peter Mulheran, a highly skilled local (he lived in the village) landscape craftsman who was responsible for the creation of a series of walking tracks leading from the streets of Brasfort into the gullies surrounding the village and which have been assessed as being potentially of state heritage significance. This ready access to high-quality scenery and bushwalking opportunities continues to provide physical evidence of the impetus behind the development of the towns of the upper Blue Mountains.</li> <li>• The village is likely to have been associated with one of the Lands Department surveyors, W.D. Armstrong, who owned land in the area and, according to local lore, named the village after his family name. Armstrong may also have been involved in the planning and design of the other Blue Mountains villages, but this may be difficult to confirm with certainty.</li> </ul>

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<p>Aesthetic significance SHR criteria (c)</p>	<p>The area provides evidence of the changing patterns of aesthetic values and expectations through the <b>characteristics of the village's cultural landscape</b>.</p> <p>The area also includes a wide range of aesthetically distinctive built forms and streetscape qualities that provide evidence of the patterns of relaxation and retreat enjoyed by the community for over 130 years.</p> <p>Subdivision pattern.</p> <ul style="list-style-type: none"> <li>• The streetscapes of the village of Brasfort are notable, including some, such as Falls Road, which are amongst the most outstanding of any in the Blue Mountains.</li> <li>• Although the disciplined pattern of the street grid limits casual interaction with the surrounding natural landscape, the open-ended streets facilitate physical interaction, a reflection of the important role played by the growing environmental and healthy recreation movement in the period that the village was established.</li> <li>• Lots are generous in size.</li> <li>• Buildings are well set back from all boundaries.</li> <li>• Buildings are generally set at 90 degrees to the street.</li> </ul> <p>Streetscape qualities.</p> <ul style="list-style-type: none"> <li>• The streetscapes present a cohesive aesthetic character, with an overall consistency in the scale, form and siting of individual buildings.</li> <li>• Verges are generally soft without formal footpaths or other infrastructure associated with urban development.</li> <li>• The aesthetic quality of the streetscapes of the village, particularly in the south and eastern quarters, is very high, with flowering street trees and private gardens extending into the roadside verge area and contributing to the integration of the public and private domains.</li> <li>• This integration of the public and private domains is an important aesthetic value. Fences are consistently transparent and visually recessive, with privacy and security provided by dense perimeter planting of conifers and/or other exotic species.</li> <li>• The physical and spatial qualities of the rear lanes is aesthetically outstanding, with tall conifers and other boundary plantings towering over the narrow carriageway below, and the fencing and any buildings near the boundary visually recessive and nestled under the canopy of the trees without interrupting the rhythm of the streetscape.</li> <li>• The aesthetic and environmental qualities of the laneways and their side plantings are rare not only in the towns of the Blue Mountains, but also potentially unique in NSW.</li> <li>• These lanes have also retained their original function of providing access to the rear of properties, and the lane-scapes remain substantially intact, with few properties having significant structures such as houses or large garages along the lane frontage, allowing them to be dominated by vegetation, in strong contrast to the character of laneways in other settlements or even most country towns.</li> <li>• The streetscapes and lanes are notable for the transparency and traditional character of <b>boundary fencing, including to the public domain. Solid, visually prominent 'statement' fences</b> are not characteristic of the towns of the Blue Mountains. This provides evidence of the traditional low density of development and early embrace of the concept of visual and physical integration of the public and private domains.</li> </ul> <p>A wide range of built forms that contribute positively to the aesthetic quality of the area.</p> <ul style="list-style-type: none"> <li>• The many surviving original dwellings throughout the area are good representative examples of their period and type.</li> <li>• Many show evidence in their form, design and detailing of having been designed by an architect or experienced builder.</li> <li>• The prevailing quality of the streetscapes creates a strong sense of place that helps to define the aesthetic character of Wentworth Falls.</li> <li>• Accommodating the motor car is achieved in an aesthetically passive manner, with garages typically sited behind the rear building line of the houses or accessed via a short driveway from the network of rear lanes.</li> <li>• Through the variety and quality of built forms throughout the village area, but particularly in the southern and eastern streetscapes.</li> <li>• The area includes a very wide range of architectural styles from the main period of development (1890- 1950) and includes very good and highly intact examples of most periods.</li> </ul>
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	<ul style="list-style-type: none"> <li>Although many houses have undergone minor alterations and additions, most have retained the integrity of their original form and continue to contribute positively to the quality of the streetscape.</li> <li>Fences are low, visually transparent and are generally appropriate for the period of development. Privacy is provided by thick garden plantings, not suburban style statement fencing with elaborate gateposts et cetera.</li> <li>There is relatively little evidence of gentrification or inappropriate reworking of historic fabric.</li> </ul> <p>Gardens.</p> <ul style="list-style-type: none"> <li>The quality of the gardens of Wentworth Falls is one of its most important and significant attributes.</li> <li>The generous lot sizes allow houses to be set well back from all boundaries and read as the front part of a much larger estate. They also allow the growth to maturity of tall trees that rise above and frame views of the buildings from the public domain, enriching the spatial qualities of the cultural landscape.</li> <li>Most gardens are formed in the Anglo-Australian tradition and feature exotic and cool climate plantings which have been established with sufficient space to allow them to grow to full maturity of form.</li> <li>Some of the garden hedges are particularly notable.</li> <li>Even the more modest houses sited on smaller properties are characterised by the quality and maturity of their gardens which also contribute to the aesthetic value of the village of Brasfort.</li> <li>The quality of the streetscapes in autumn in particular is excellent and plays an important role in establishing the special character of the Blue Mountains in the wider community.</li> <li>Many properties, both large and small, have planted and maintained gardens that are now well-established and are now essential elements in establishing and maintaining the quality of Wentworth Falls streetscapes.</li> <li>Large lot sizes and modest built forms with wide setbacks that allow large plants and trees to grow to maturity in the front and rear gardens (and often in the side setback areas as well) of private properties.</li> <li>Large lot sizes and good setbacks allow the three-dimensional spatial qualities of the cultural landscape to be appreciated readily (including the depth of blocks and trees behind the house rising above rooflines).</li> </ul>
Social significance SHR criteria (d)	<p>The Wentworth Falls area is likely to have been important for many people as a place of relaxation and retreat. Its association with the meanings and reasons for these activities continues to exist in the <b>wider community's</b> imagination. (potential: not confirmed).</p> <ul style="list-style-type: none"> <li>The town continues to be associated with weekend relaxation and retreat from the pressures of urban lifestyles.</li> <li><b>The traditional 'summer retreats' and holiday cottages continue to provide evidence of the cultural behaviour of affluent families for over 100 years.</b></li> <li>The range of accommodation and entertainment facilities over a 100 year period continue to <b>provide excellent evidence of the community's changing priorities when seeking a place for meaningful relaxation and social interaction.</b></li> </ul>
Technical/Research significance SHR criteria (e)	<p>Research potential.</p> <ul style="list-style-type: none"> <li>The archaeological potential of this area is untested and no significant earlier uses by European settlers are known to have existed in the Area.</li> <li>This study does not address the potential for archaeological evidence related to Aboriginal occupation.</li> </ul>
Rarity SHR criteria (f)	<p>The Village of Brasfort HCA is one of three villages released by the Crown in the late 19<sup>th</sup> century and its plan has survived in clearly legible form. The integrity of the plan and the areas of original development within the village provides rare and high quality evidence of this significant pattern of development.</p>
Representativeness	<p>The village of Brasfort HCA is a high-quality and representative example of development in</p>

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SHR criteria (g)	<p>accordance with late 19<sup>th</sup> century town planning principles.</p> <p>The village also includes high-quality examples of the range of building typologies representative of the early pattern of development in the towns and villages of the Blue Mountains.</p>
Integrity	<p>The level of integrity of the area is medium (fabric) to high (Village plan). The Village plan included the road layout and the hierarchy of roads was expressed through the width of the road reservations. These have survived in substantially intact form and remain clearly legible elements in the landscape. Re-subdivision of private land has respected the grid of the original lot layout.</p> <p>Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact, although some larger gardens have been subjected to infill development within the original subdivision pattern.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found but in most cases it does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>

### HERITAGE LISTINGS

Heritage listing/s	<p>Most of the HCA was identified as a Period Housing Area in Blue Mountains LEP 2005.</p> <p>The Village of Brasfort HCA includes numerous properties that are of local heritage significance plus several of State heritage significance.</p> <p>Refer to the State Heritage Inventory for a list of these properties.</p>
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Historic subdivision plans	LPI. New South Wales Department of Lands	Crown Plan of the Katoomba Village	1883	Original held by the NSW Department of Lands, copies in the collection of Blue Mountains Council

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## ***Blue Mountains Heritage 2016***

Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
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### RECOMMENDATIONS

Recommendations	<p>Note that the conservation of the heritage values of the village of Brasfort in the town of Wentworth Falls should focus on the conservation of the physical, spatial and aesthetic qualities of the town plan; and on protecting original (pre 1950) fabric and building forms, gardens and the street presentation of dwellings. The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain the very low density of development</li> <li>• Retain the strong residential character of the village</li> <li>• Retain the existing street layout and in particular the quality and character of the laneways at the southern end;</li> <li>• Retain the existing subdivision pattern;</li> <li>• Encourage the retention and conservation of significant buildings, gardens and garden elements;</li> <li>• <b>Additional recommendations for the 'core' area:</b></li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original built forms;</li> <li>• Adapt built forms to the natural topography. If sited on a slope, ensure the roof line steps in a rhythm consistent with the remainder of the streetscape. Do not use cut and fill in new work; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> <li>• Particular care will need to be taken if larger scaled tourist development is proposed. Any development of this type should be located on a site of sufficient size to provide substantial landscaped grounds and boundary planting consistent with the traditional pattern of larger estates in the village of Brasfort HCA.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains  2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014  2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd  2. Conroy Heritage Planning		

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## ***Blue Mountains Heritage 2016***

Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18



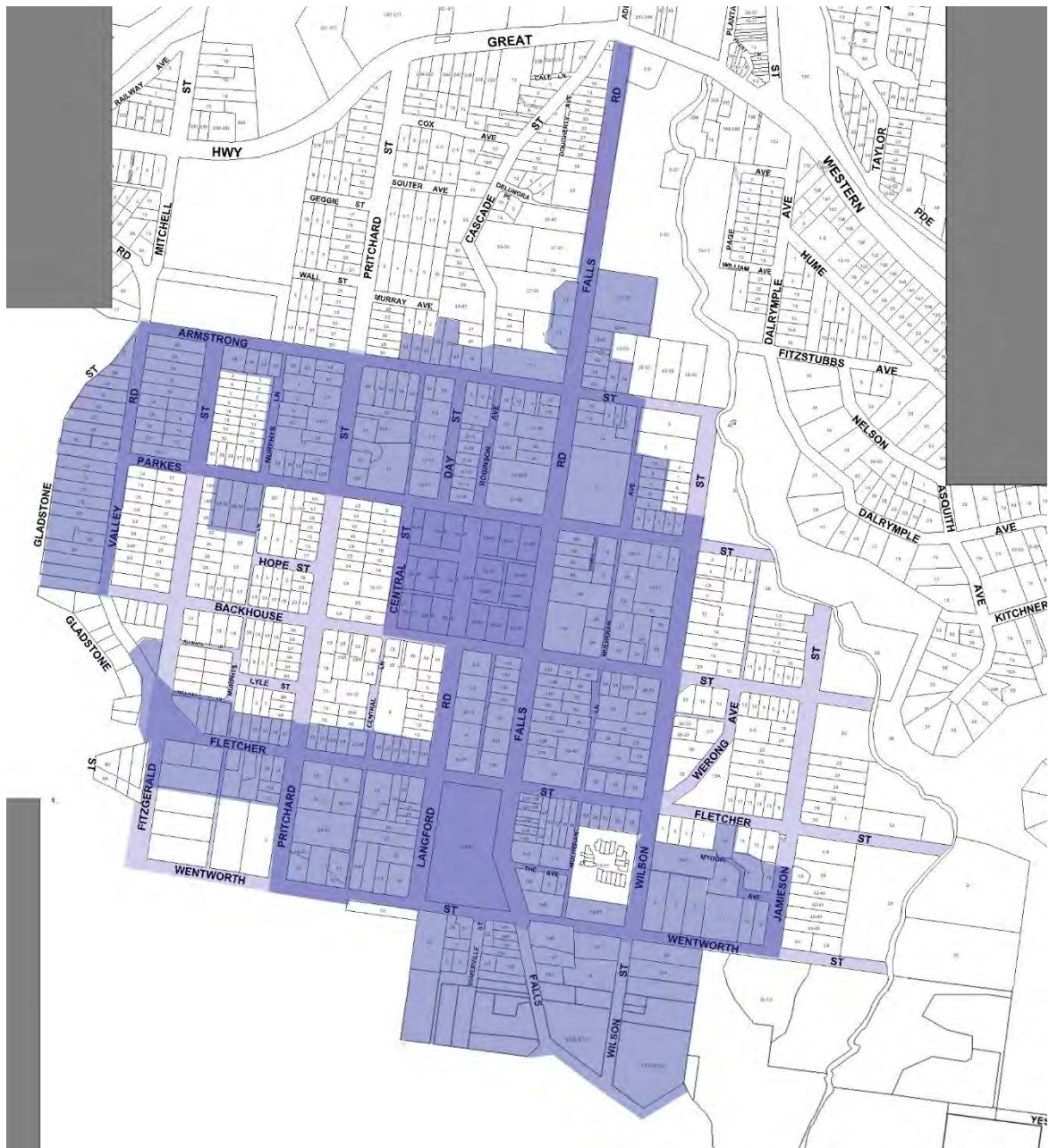
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## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Village of Brasfort Heritage Conservation Area.				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



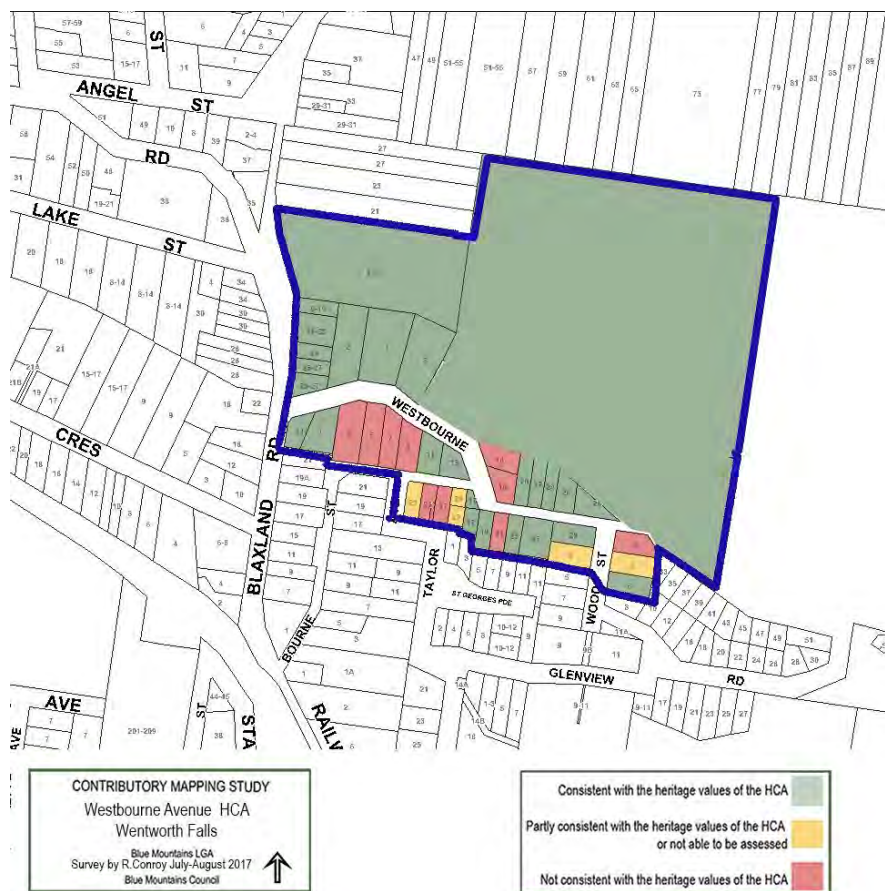
## WESTBOURNE AVENUE HCA (WENTWORTH FALLS)

In addition to the contributory elements identified on page 31; the heritage values of the Westbourne Avenue HCA include:

- The notable streetscape values of the western end
- The set of modest weatherboard cottages .
- The aesthetic and spatial qualities of the bushland reserve to the north
- The large lot sizes of the properties at the western end of the precinct with frontage to Westbourne Avenue and the relatively modest built forms with wide setbacks that have allowed large plants and trees to grow to maturity in the front and rear gardens (and often in the side setback areas as well) of private properties.
- The three-dimensional spatial qualities of the cultural landscape can be appreciated readily (including the depth of blocks and trees behind the house rising above rooflines)
- The density and maturity of deciduous trees that create a spectacular streetscape display in autumn and early winter and provide important and cooling shade to the streetscape and private gardens in summer.

Elements that detract from the heritage values

- The siting and lack of planting of the project homes in the central part of the precinct.
- Individual examples of inappropriate development



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## ***Blue Mountains Heritage 2016***

ITEM DETAILS							
Name of Item	Heritage Conservation Area- Westbourne Avenue						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)	Conservation Area						
Item category (if known)							
Area, Group, or Collection Name	Westbourne Avenue HCA						
Street number							
Street name							
Suburb/town	Wentworth Falls					Postcode	2782
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to attached map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting			Northing	
Owner	Various, Private						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>The Westbourne Avenue precinct is of local heritage significance because it demonstrates the principal characteristics of the patterns of residential development and built forms in the Blue Mountains in the early years of the 20th century. It includes both good quality and substantially intact houses and gardens that are very good representative examples of their architectural style set in mature gardens within a cohesive and high-quality streetscape setting.</p> <p>The aesthetic quality of the precinct is enhanced by the narrow, winding path of the road and the dense planting on the southern verge.</p> <p>It also includes a very rare example of a group of identical and architecturally unusual timber <b>weatherboard workers' cottages that are understood to have been relocated to Westbourne Avenue from TS Mort's Dock at Balmain on Sydney Harbour.</b> Further research is required to confirm this, including a detailed investigation of the fabric of both roof and subfloor spaces and specialised documentary research. Even if the provenance of the cottages cannot be determined, but the fabric investigation confirms that they have been relocated, they are an excellent example of the surprisingly common historic practice of relocating buildings in the Blue Mountains. Such practice provides <b>evidence of the community's commitment to historic fabric, appreciation of the energy embodied in an existing building and the efficiency of reusing the building and commitment to the time, expense and</b></p>						

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## ***Blue Mountains Heritage 2016***

	<p>resources required to achieve such a move. The relocation of a group of identical buildings and retaining their context as a group is rare. In the context of the patterns of development in the Blue Mountains, the presence of a group of identical houses of any style is uncommon.</p> <p>The architectural design of the group of cottages is also significant as an atypical example of the normally strictly symmetrical design of the Victorian worker's cottage. In the case of the Westbourne Avenue group, the central feature of the facade, the front door, has been placed off centre to allow for an enlarged boxroom. The roof over the verandas is also asymmetrical.</p> <p>The precinct also includes two examples of late 1970s project houses that provide evidence of forms of development popular in the Blue Mountains in the last quarter of the 20th century. At present they are prominent and not sympathetic elements of the streetscape, particularly when travelling east along Westbourne Avenue where they obstruct views to the cottage group, but their impact on the streetscape as a whole could be softened by a strategic planting policy either within the properties or on the streetscape. The adjacent gap in the houses allows ready access to the bushland behind and the bush firefighting equipment stationed there provides evidence of the fragile relationship between human settlement and the volatile natural bushland that surrounds the towns and villages of the Blue Mountains.</p> <p>The western end of the precinct includes a small group of dwellings, most of which are from the early 20th century. The design and detailing of each varies, but those on the northern side of Westbourne Avenue include some particularly aesthetically significant examples of early 20th century domestic architecture. The lynchgate to the property on the corner is a rare example of the traditional churchyard form translated relatively correctly into a domestic scale. The built forms on the southern side of Westbourne Avenue demonstrate a wider diversity of form and detailing, and are noticeably less substantial than those to the north. They do however play an important role in the aesthetic integrity of the streetscape as an early 20th century urban form, demonstrating the evolution of the towns and villages of the Blue Mountains for a wide range of residents and visitors over the years. The mature Eucalyptus in the gully behind enhance views over the cottages in particular because their setting close to the road has prevented the growth of softening vegetation in the front garden spaces although one property has achieved good screening through simple boundary plantings.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	N/A
Builder/ maker	Various – not identified
Physical Description	<p>The Westbourne precinct is a small group of properties situated on either side of Westbourne Avenue and the adjacent bushland reservation that plays an important role in establishing the aesthetic heritage values of the conservation area.</p> <p>The character of the group is interesting, and like most streetscapes in the Blue Mountains it includes houses from a wide range of architectural periods and styles. The western end of the precinct includes a very good group of early 20th century houses with excellent gardens and streetscape qualities on the northern side of Westbourne and extending into Henderson Road (set below Blaxland Road); with a more mixed streetscape on the southern side which includes a range of early to mid-20th century cottages and houses. The eastern end is dominated by a group of five (originally) identical small timber weatherboard cottages on the northern side and a variety of houses and cottages set in a semi-bushland setting on the southern side of the road. The density of vegetation means that it is difficult to see several of the houses. The two halves of the precinct are linked by a dog-leg in the road. This dog-leg effectively severs the two sections from each other since the space is open, to provide access to the bushland behind. The connectivity is also effectively prevented by the two mid-1970s project homes that terminate the main view along the streetscape when travelling east and obstruct views between the two sections.</p>



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	<p>The 1943 aerial photographs do not extend over this area, so the traditional belief that the set of cottages was relocated to the site is difficult to assess without access to the fabric including roof and sub-floor spaces. <b>An extensive collection of historic images of Mort's Dock at Balmain (where the houses are reputed to have originated)</b> was searched but no evidence of the cottages in their original location was found.</p> <p>Most of these cottages are substantially intact, although each has undergone different levels and approaches to intervention. They remain however a historically, technologically and aesthetically cohesive group of buildings in a setting that allows their special characteristics to be appreciated without visual confusion or competition from surrounding buildings.</p> <p>The group of houses on the southern side of Westbourne Avenue opposite the cottages include one good example of a very modest timber cottage at 2-6 Wood Street (with a second frontage to Westbourne Avenue) which is a listed heritage item; and six very modest cottages from the early-mid 20th century, one of which was very difficult to see from the public domain, with the remainder having undergone varying levels of alteration and modification to the extent where it was challenging to appreciate the original built form. The overall streetscape aesthetic of this group is however pleasing due to the narrow road and densely planted front gardens and verges.</p> <p>The western end of the streetscape is also dominated by the public domain, particularly on the southern side where the prominent bend in the road is lined by vegetation and high-quality front gardens to most of the houses. The precinct also extends slightly into Bourne Street, which in this section is a very narrow lane with the houses set on small lots close to the road. The character of this streetscape is dominated by the back fence and unadorned gardens of the properties to the north (which face Westbourne Street and are set several metres higher than those in Bourne Street). The built forms of this streetscape include several heavily layered cottages, an intact mid-20th century fibro cottage and one house with a simple but low-pitched gabled roof that could not be seen clearly from the street.</p> <p>The houses on the northern side of Westbourne Street are a very good group of bungalows from the early decades of the 20th century, and include Edwardian, Interwar and early post-War styles of domestic architecture. Each appears to be substantially intact and/or has been extended in sympathetic manner and has retained its original garden setting, which are now mature and play an important role in the local streetscape. The houses that extend north along Henderson Road (created from a lower level of the busy Blaxland Road) are similarly intact and demonstrate high quality streetscape values. The garages of several of these cottages are not located in the position traditionally found in the Blue Mountains (being set at the front property boundary) but they are traditional in their form and detailing and contribute positively to the group in the context of this streetscape, where only the roofs are visible from the level of Blaxland Road.</p> <p>In summary, the properties on the northern side located at the two ends of the streetscape of Westbourne Street demonstrate (separate) cohesive and unified qualities that are not seen on the southern. It is recommended that the detailed analysis of heritage significance focus on the streetscape values of the public domain and the fabric seen on this side of the PHA only.</p> <p>The streetscape quality of Westbourne Avenue and Henderson Road is very good, with the narrow carriageway and planting on the verges (most of which is natural) directing the eye along the road. The quality of the centre section where the road bends is of a noticeably lower quality, the visual continuity interrupted by the sudden prominence of the two late 20th century cottages, neither of which has significant garden plantings to ameliorate their impact. The streetscape also includes a gap in the buildings which allows the bushland setting immediately behind the precinct to be appreciated.</p>
Physical condition and Archaeological potential	<p>Good to very good.</p> <p>The group of potentially relocated cottages have archaeological potential that may add to understandings of their origin.</p>

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	No identified archaeological potential for the remainder of the area other than casual artefacts associated with 100+ years of occupation.					
Construction years	Start year	1880	Finish year	N/A	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear;</li> <li>• creation of sunrooms to northern and/eastern elevation;</li> <li>• replacement of original fence with timber picket fence ;</li> <li>• infill development has introduced later 20<sup>th</sup> century typologies including project homes to the mid-section of Westbourne Avenue; and.</li> <li>• a recent layer of gentrification is evident at the eastern end of Westbourne Avenue.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried out from the public domain and does not take into consideration fabric or elements not visible from the street or other public place</p>					

HISTORY	
Historical notes	<p>Note: the historical notes provided below are very limited and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p>The earlier path of the main <b>Western Road followed the alignment of today's Blaxland Road, and most</b> of the land within the Westbourne Avenue HCA was subdivided prior to 1916. The eastern portion, now occupied by the group of originally identical cottages, was a single parcel owned by H.J.Bourne, who held substantial holdings throughout the Blue Mountains.</p> <p>The properties at the western end of Westbourne Avenue had been sold by this time with owners recorded as:            Lot 308: L.A. Baldwin            Lot 309: J.E.Paul            Lots 313 and 314 were also owned by H.J.Bourne            The parcel to the north of these four properties was a larger lot of 4 acres owned by John Cooper.            The lots lining the southern side of Westbourne Street [sic] were in the following ownership:            Lot 310: H.C.Oakes            Lot 311: G.M.Hull            Lot 312: J.E.Paul            Lot 320: Edward Turner. Turner also owned lot 297 on the southern side of Bourne Street</p> <p>(Town of Wentworth Falls . Historic plan. Dated 1916, cancelled 1973; Accessed via NSW Land and Property Information <a href="http://images.maps.nsw.gov.au/pixel.htm#">http://images.maps.nsw.gov.au/pixel.htm#</a>; search "Wentworth Falls")</p> <p>Detailed information about the development of each of these lots was not available at the time of preparing this inventory sheet.</p> <p>The 1943 aerial photographs do not extend over this area, so the traditional community opinion that the set of cottages was relocated to the site is difficult to assess without access to the fabric including roof and sub-floor spaces. An extensive collection of <b>historic images of Mort's Dock at Balmain</b> (where the houses are reputed to have originated) was searched but no evidence of the cottages in their original location was found.</p>

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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Environment-cultural landscape	Activities and places associated with the interactions between humans, human societies and the shaping of their physical surroundings. Includes landscape types, conservation structures, national parks, nature reserves, avenues of trees, and places important in arguments for nature or cultural heritage conservation.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Leisure	Activities and places associated with relaxation and recreation. Includes lookouts, commons and bushwalking tracks,



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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The cultural landscape of the Westbourne Avenue precinct provides evidence of the pattern of development in the Blue Mountains., including both purpose-built and relocated groups of houses. Historical role in the development of the Blue Mountains.</p> <ul style="list-style-type: none"> <li>• The Westbourne Avenue residential precinct demonstrates two separate aspects of the pattern of development of the towns of the Blue Mountains.</li> <li>• The group of houses at the western end of the precinct provides evidence of the trend towards permanent residential settlement in the villages and towns of the upper Blue Mountains in the early years of the 20th century.</li> <li>• The group of cottages at the eastern end provides evidence of the traditional Blue Mountains practice of relocating timber buildings from site to site.</li> <li>• Through the quality and variety of styles and built forms within what reads as a highly cohesive group of similar houses (Western group)</li> <li>• Through the identical original form of the group of timber cottages that can still be read even though each has undergone alterations and additions in the years since they were re-erected in Westbourne Avenue.</li> <li>• The distinctive group of cottages at the eastern end of the precinct have the potential to provide evidence of the popular Blue Mountains practice of relocating timber houses from site to site as required.</li> </ul> <p>Consistency and quality of built forms.</p> <ul style="list-style-type: none"> <li>• The western end of the precinct demonstrates a harmonious and consistency of streetscape presentation through the similarity of the type and scale of the houses in the way that they draw from a similar (within a 40 year) architectural period and styles that share many common characteristics even though the detailing and even roof forms vary considerably.</li> <li>• The cottages at the eastern end demonstrate a very high level of consistency, being based on the same building pattern, an effect which is enhanced through the identical setback of each property from the front boundary.</li> <li>• Most of the properties at the western end of this precinct have undergone minimal alteration and addition. The roof form of the property at 2 Westbourne Avenue suggests that it has undergone a significant addition to the rear but the street elevation confirms that the impact of this addition on the heritage value of the group has been minimal.</li> <li>• Although the group of cottages at the eastern end are identical in their underlying form and detailing, all except one have undergone some degree of alteration and/or addition. This has had some impact on their significance as a group of identical cottages, but each of the additions is reasonably modest in scale and impact on the original fabric, mainly consisting of extensions to the rear. The streetscape today can be interpreted as providing an interesting case study on the impact of different types of addition on the overall built form of a cottage.</li> </ul> <p>Patterns of infill development.</p> <ul style="list-style-type: none"> <li>• Later infill development can be clearly read as such.</li> <li>• Project homes and other dwellings built in the latter part of the 20th century to a standard plan have been inserted in re-subdivided lots in the central part of the HCA.</li> <li>• Although these houses also form part of the pattern, or evolution of development in the Blue Mountains, in the context of this precinct they have a significantly intrusive impact. This impact could however be readily softened by street tree planting and or the planting of vegetation within the garden of each property that will help to screen its impact, particularly when travelling east along Westbourne Avenue.</li> </ul> <p>Land uses.</p> <ul style="list-style-type: none"> <li>• The land use of all occupied properties in this precinct is residential. The street frontage also includes a wide opening to provide access to the bushland in the gully to the rear of the properties, where bush fighting equipment is stored.</li> <li>• This provides evidence of the inherent danger of building within a bushfire prone area, and the importance that the community places on the protection of property.</li> <li>• Through the domestic character of houses, their mature gardens and lack of evidence of commercial activity.</li> </ul>

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	<ul style="list-style-type: none"> <li>Through the fire fighting equipment stored in the space between the two groups of properties and the presence of dense bushland behind the cleared area.</li> </ul>
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	<p>The area provides evidence of the importance placed on the aesthetic qualities and values of houses and their setting in the Blue Mountains.</p> <p>Streetscape qualities.</p> <ul style="list-style-type: none"> <li><b>The unusual 'dog-leg' alignment of Westbourne Avenue is the result of the original pattern of land grants as shown on early plans of Wentworth Falls.</b></li> <li>This pattern has had the effect of splitting the streetscape into two distinctly different halves, but also enhances its aesthetic quality by creating an intimacy and sense of interest to the streetscapes of each half.</li> <li>The streetscapes present a cohesive aesthetic character, with an overall consistency in the scale, form and siting of individual buildings, particularly the group at the eastern end of the precinct.</li> <li>The aesthetic quality of the streetscape is enhanced by the narrowness of the road and the dense but informal planting along the roadside verges, particularly on the southern side of Westbourne Avenue.</li> <li>Verges are soft without formal footpaths or other infrastructure associated with urban development.</li> <li>Although the properties on the southern side of Westbourne Avenue do not demonstrate the architectural integrity of those on the northern side, where visible they generally make a positive contribution to the streetscape of Westbourne Avenue.</li> <li>The almost universal single storey building heights mean that even when the roof forms vary according to the style of the house, the streetscape demonstrates a strong rhythm and aesthetic quality.</li> <li>The aesthetic qualities of the two halves of the precinct are consistent within themselves and relate sympathetically to each other through their overall scale, form and siting.</li> <li>The consistency demonstrated by the eastern group is particularly high. Even though most have undergone some degree of alteration or addition they continue to read clearly as a highly cohesive group.</li> </ul> <p>Characteristics of the built form.</p> <ul style="list-style-type: none"> <li>Although the cottages at the eastern end appear on first inspection to be standard Victorian <b>era workers' cottages</b>, closer inspection reveals that they are rare and atypical examples of their style, being asymmetrical in their primary elevation, with the front door set off centre and the roof of the veranda finished differently at each end.</li> <li>The houses at the western end were not inspected in detail, but from the street each reads as a good-very good and substantially intact example of its architectural style.</li> </ul> <p>Gardens.</p> <ul style="list-style-type: none"> <li>The quality of the garden setting to the group of houses at the western end of the precinct is very high, with most showing evidence of a high level of care and commitment to the <b>establishing and maintaining a typical 'Blue Mountains' garden with a wide variety of exotic species mixed in places with natives.</b></li> <li>The lynch gate to the house on the corner is an original feature and is an accurate interpretation of the traditional lynch gate at the entrance to a church graveyard.</li> <li>The natural landform falls away relatively steeply in this part of the precinct and the gardens have been designed to accommodate and exploit this feature.</li> <li>Gardens at the eastern end are less prominent within the streetscape, the houses being set close to the front boundary, which allows space for only a small amount of planting. Several of the cottages have negligible amounts of planting which does allow their unusual design to be appreciated, but is atypical in the context of the cultural landscape of Wentworth Falls.</li> </ul>

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## ***Blue Mountains Heritage 2016***

	<ul style="list-style-type: none"> <li>Many of the houses within the area have very good gardens which make a positive contribution to the streetscapes of both Westbourne Avenue and Henderson Road/Blaxland Road.</li> <li>The size of the lots facing Henderson Road/Blaxland Road is not large but the residents have managed to establish particularly good gardens to this elevation.</li> <li>Henderson Road is separated from the parallel Blaxland Road by a substantial retaining wall which has also been planted with garden plants and reinforces the attractive and intimate quality of the setting of these houses.</li> </ul>
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	<p>The group of cottages at the eastern end has the potential to add to understanding of the development and patterns of settlement in the Blue Mountains and also the practice and implications of relocating cottages to new sites.</p> <p>Research potential.</p> <ul style="list-style-type: none"> <li>The primary area of research potential relevant to this precinct is to determine with a high degree of certainty the provenance of these cottages, and whether they were relocated from <b>the state significant TS Mort's Dock at Balmain</b>.</li> <li>The archaeological potential of this area is untested and no significant earlier uses by European settlers are known to have existed in the Area.</li> <li>This study does not address the potential for archaeological evidence related to Aboriginal occupation.</li> <li>The fabric of the buildings is likely to provide important evidence of the relocation, particularly in the subfloor and ceilings spaces. Council records may also provide information that may assist in this process, as may the records of the dock (if extant), contemporary media etc.</li> <li><b>Even if the cottages are not found to have originated at Mort's Dock, but from elsewhere, or if the provenance cannot be confirmed, they are still a significant group that demonstrate the values required for heritage listing.</b></li> </ul>
Rarity SHR criteria (f)	<p>The Westbourne Avenue HCA includes a rare surviving set of originally identical workers cottages that are understood to have been dismantled and relocated to the site as a group. The group includes a slightly larger cottage. The details and original location of this group are understood to have been <b>T.S. Mort's Dock in Sydney Harbour; but this has not been confirmed</b>. T.S.Mort maintained a mountain retreat in the nearby Village of Brasfort. If confirmed through further research, the group, and the Westbourne Avenue HCA will have significance for its rarity.</p>
Representativeness SHR criteria (g)	<p>The Westbourne Avenue HCA is a high-quality and representative example of early 20<sup>th</sup> century subdivision and development in Wentworth Falls.</p>
Integrity	<p>The level of integrity of the HCA is medium to high</p> <p>Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found, including in visually prominent streetscape terminations, but the heritage values of the HCA extend beyond these non-contributory buildings and the integrity of the heritage values of the HCA is able to absorb the aesthetic impacts of these properties.</p>

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## ***Blue Mountains Heritage 2016***

	<p>The undeveloped character of the Bushland reserve to the north is also intact and continues to provide the backdrop to views over the HCA.</p> <p>There is evidence of gentrification, particularly to the group of matching cottages.</p>
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### HERITAGE LISTINGS

Heritage listing/s	Most of the HCA was identified as a Period Housing Area in the Blue Mountains LEP 2005.
	Wf073 Wentworth Falls Cottages Conservation Area . 20,22,24,26,28 Westbourne Avenue.
	Wf051. Pini Dell. 29 Westbourne Avenue
	Wf057. Roselidden 2-6 Wood Street

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au
Aerial Photograph	N/A	Aerial Photograph of Katoomba	1957	Blue Mountains City Council
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council

### RECOMMENDATIONS

Recommendations	<p>Note that the conservation of the heritage values of the Westbourne Avenue conservation area should focus on the conservation of the physical, spatial and aesthetic qualities of the streetscape; and on protecting original (pre 1950) fabric and building forms (including the timber cottages), gardens and the street presentation of dwellings. The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the</p>
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# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

	<p>essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain the very low density of development and the lack of non-residential uses.</li> <li>• Retain the existing street layout;</li> <li>• Retain the soft quality of roadside verges and planting; (where evident)</li> <li>• Retain the existing subdivision pattern;</li> <li>• Encourage the retention and conservation of significant buildings, gardens and garden elements;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original built forms;</li> <li>• Adapt built forms to the natural topography. If sited on a slope, ensure the roof line steps in a rhythm consistent with the remainder of the streetscape. Do not use cut and fill in new work; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> </ul>
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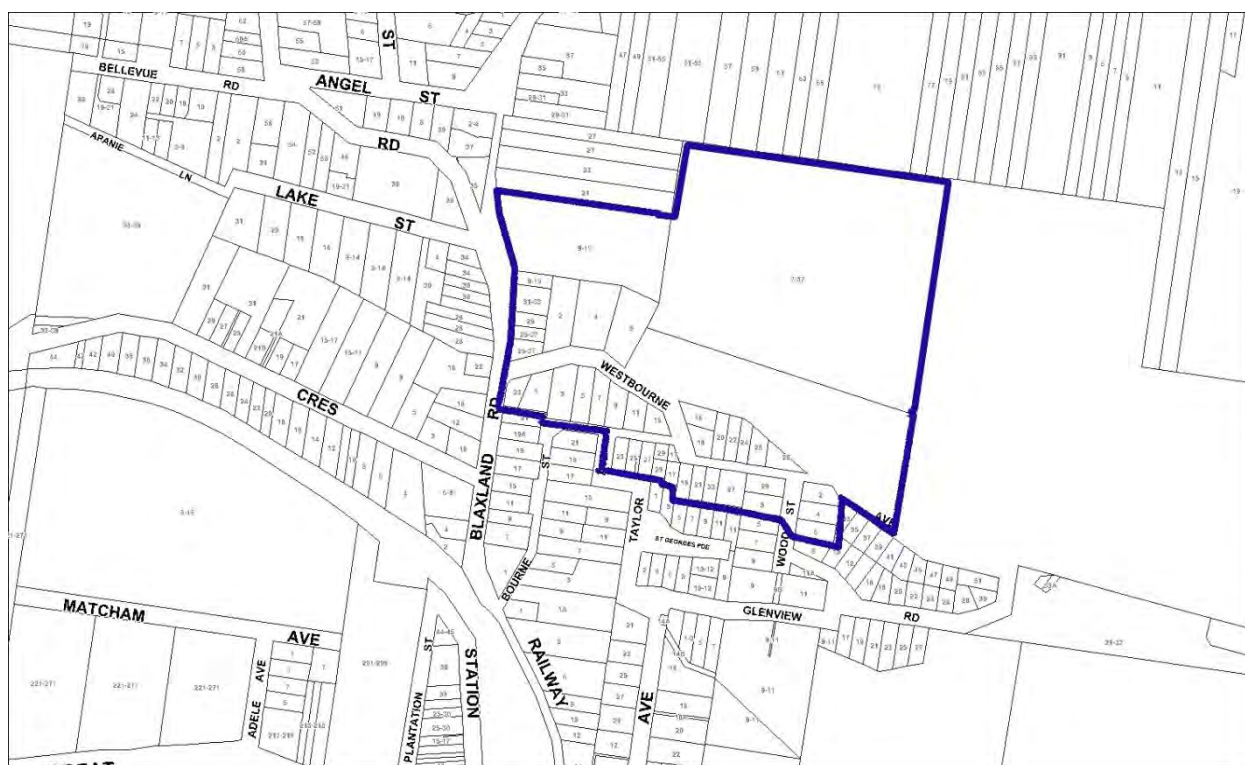
SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

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IMAGES - 1 per page

Image caption	Westbourne Avenue Heritage Conservation Area.				
Image year	2014	Image by	Robyn Conroy	Image copyright holder	BMCC



## HAYS NATURE RESERVE LINK HCA (LAWSON)

The 2014 Review of PHAs identified the heritage significance of Joseph G. Hay's influence in establishing the pair of nature reserves and link by a two-chain wide road to provide a wildlife corridor (and spine for Hay's subdivision). It recommended that separate HCAs be formed over the northern and southern halves.

Following further inspection and analysis of the heritage values of the link it is recommended that a single HCA, to be known as the Hays Nature Reserve Link HCA extend between the reserves and along the ecological/road link, including the adjacent development that contributes to its heritage significance. The HCA does not include the existing San Jose HCA, but does propose a small additional area to its east as part of the Nature Reserve Link HCA.

The HCA includes the existing Honour Avenue HCA, a cultural landscape of very high heritage significance.

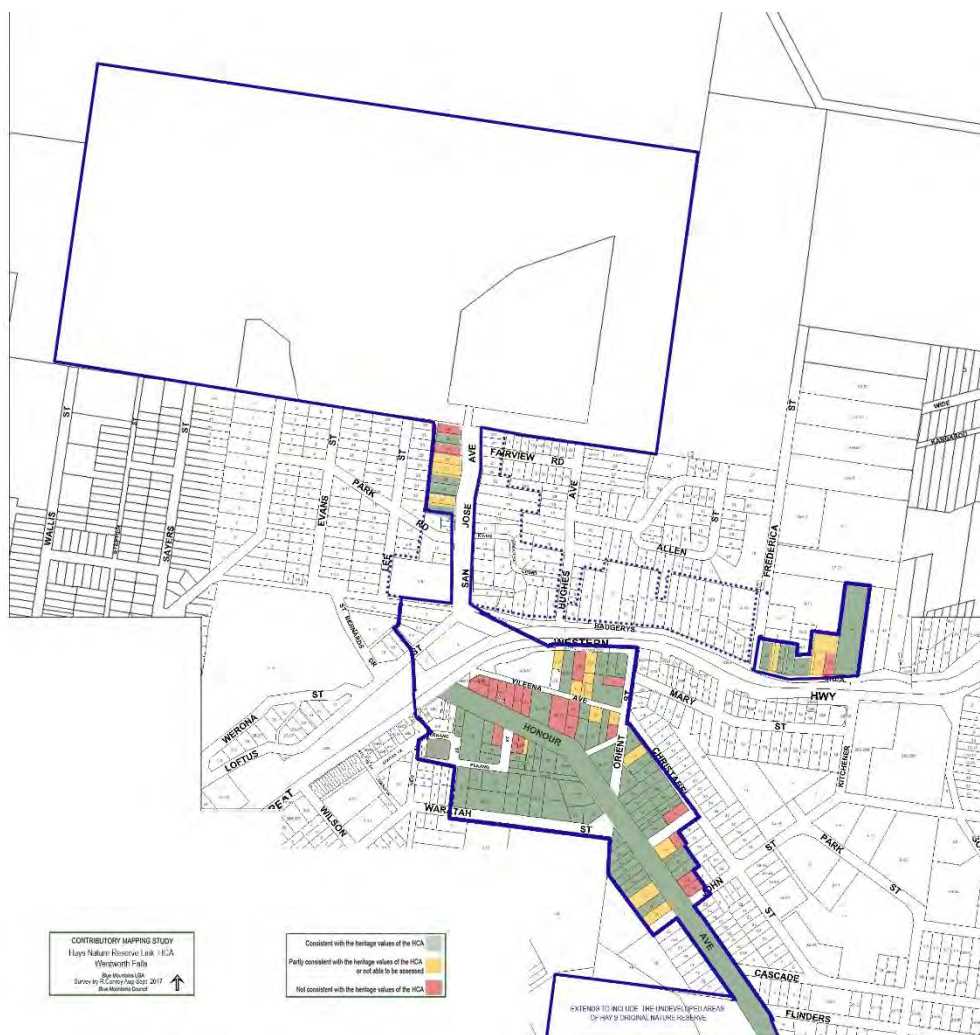
In addition to the contributory elements identified on page 31; the heritage values of the Hays Nature Reserve Link HCA include:

- The two reserves at each end
- The 2-Chain wide road reservation
- The ecological qualities of the road reservation
- Notable streetscape values
- The fabric and spatial characteristics of the early development near Benang Street.
- The form, fabric and plantings of Honour Avenue

Elements that detract from the heritage values

- Properties without well-established gardens unless appropriate for the typology or for other reasons.
- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations such as the creation of garages as part of the main elevation of the house.





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ITEM DETAILS							
Name of Item	Heritage Conservation Area- Lawson Nature Reserves Link						
Other Name/s Former Name/s							
Item type (if known)	Conservation Area						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Lawson Nature Reserves Link						
Street number							
Street name							
Suburb/town	Lawson				Postcode	2783	
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to attached map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting			Northing	
Owner	Private, Public						
Current use	Residential, community						
Former Use	Nature reserve						
Statement of significance	<p>The two reserves known as North Lawson and South Lawson nature reserves, together with the two-chain wide Avenue that links them, are of local heritage significance for the way that they demonstrate one of the earliest examples of government acting proactively to prevent the alienation and development of some of the most important ecological and scenic sites in the Blue Mountains.</p> <p>This interest was pursued with enthusiasm by local developer Joseph G. Hays, who was both a trustee of the reserves and the developer of the land adjoining both them and the avenue that links them. His personal motives at the time are not known but could potentially be uncovered as a result of additional research. Hays became committed to the principles of the Gould League, an organisation committed to the protection of the environment and in particular birdlife. His original intention to create a formal avenue of exotic trees between the two nature reserves does not appear to have come to fruition, the earliest available aerial photographs (1943) suggesting that the natural corridor dominated by native plants may have been the original form of this link. More research is required to confirm the original form of the Avenue planting and if possible the reason that the current pattern was in place by 1943.</p>						

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	<p>The HCA includes the highly significant Honour Garden memorial to WWI, the only memorial avenue in the LGA and also significant for its association with eminent architects Sir John Sulman and Sir Charles Rosenthal. Sulman had a deep personal connection to the Garden, as he was a resident of Lawson and the servicemen commemorated include his son, who was killed in the War.</p> <p>Honour Avenue also has aesthetic significance as a substantially intact memorial garden linking two triangular reserves with sandstone walling and detailing and original planting that continues to provide a focus for local memorial services associated with the commemoration of military history.</p> <p>and provide a very good example of cultural layering as well as being a prominent example of the typical Blue Mountains response to a significant cross fall in the streetscape by splitting the level of the two parts of the carriageway and separating them by a planted area supported by a retaining wall.</p> <p>The HCA has the potential to be of ecological research significance through the survival of the two-chain wide link between the two reserves.</p> <p>The nature of the development adjoining the avenues varies from the high quality and historically significant structures described in the statements of significance for the existing heritage conservation area and the formal area of the WW1 Honour Memorial to more modest cottages and houses representative of the patterns of development in the Blue Mountains in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Not known, nature reserves and link identified under the influence of Joseph G. Hays Buildings: various, not identified
Builder/ maker	Various, not identified.
Physical Description	<p>Refer also to the Historical Notes</p> <p>A continuous 2-chain wide Avenue that links the North Lawson Nature Reserve with the Southern Lawson Nature Reserve. The connection extends across the transport corridors of the Great Western Highway and main western railway line,</p> <p>The carriageway within this reservation is narrow and informal in character, with a central median area which is informally planted with native bushland species for most of its length. A notable exception to this is the section immediately to the south of the Great Western Highway, which features the formal Honour Garden, established in memory of the soldiers lost in World War I and later conflicts. The western edge of this garden is formed by a sandstone retaining wall.</p> <p>The development that forms the edge and setting to the wide road is predominantly residential with community service infrastructure on the eastern side in the vicinity of Honour Gardens, and a group of shops on the western. The link is closed to traffic between the Honour Gardens and the highway and has been recently refurbished as a public space which includes an interpretive extract from the fabric of <b>Cox's original road across the mountains.</b></p> <p>The built forms on the northern side of the link range from very good examples of traditional Blue Mountains typologies to simple late 20<sup>th</sup> century project homes, with a similar range on the southern side.</p> <p>The Lawson Nature Reserves Link HCA also includes the adjacent groups and streetscapes that demonstrate a general consistency of heritage value and form part of the visual curtilage of the HCA. These properties include substantial houses and modest cottages, most of which are very good examples of the type.</p>

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	The houses lining the avenues are mixed in their streetscape quality, but include good examples of late 19th/early 20th century cottages and houses, and others that contribute little to the quality of the landscape.					
Physical condition and Archaeological potential	Good to very good.  No identified archaeological potential for the remainder of the area other than casual artefacts associated with 100+ years of occupation.					
Construction years	Start year	1890	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include: <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear;</li> <li>• creation of sunrooms to northern and/eastern elevation;</li> <li>• replacement of original fence with timber picket fence; and</li> <li>• infill development has introduced later 20<sup>th</sup> century typologies including project homes</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried out from the public domain and does not take into consideration fabric or elements not visible from the street or other public place</p>					

### **HISTORY**

Historical notes	<p>Note: the historical notes provided below are very limited and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p>The cultural landscape of the Lawson nature reserves Link has evolved in response to the commitment and action of one of its most important citizens in the late 19th century, Joseph Guillermo Hay. Hay had been born in Chile, South America and migrated to Australia as a teenager. He was a local landowner and developer, but was also a committed environmentalist who was responsible for the early management of the pair of nature reserves at either end of San Jose and Santa Cruz Avenues, where he also subdivided and sold the adjoining lands.</p> <p>These two reserves had been established on the recommendation of the Hon. John Macintosh MLA in light of concerns of the activities of developers purchasing large areas of land in environmentally sensitive areas throughout the mountains. A report was prepared by surveyor John Williams Deering and was forwarded to the Minister for Lands which included the following:</p> <p>“Blue Mountain At this spot in convenient proximity to the railway platform are many beautiful waterfalls hitherto unreserved. On the north side of the railway I beg to propose to reserve of 360 acres [sic] to include three waterfalls and on the south side a reserve of 480 acres, to include five waterfalls with a road access to each from the railway platform two chains in width. A small sum would enable these roads of access to be planted as avenues..... on the north side a small foot-track leads to these from the first down a narrow gorge.... on the south side a small foot track leads to the first and nearest one.” (anon (Deering), letter to the Minister for Lands 1876. Quoted in Joseph Hay: One of Lawson’s Pioneers by Brian Fox. Blue Mountains History Journal 1. 2010)</p> <p>The Minister approved the request and the two reserves were established. Hay worked at the Lands Department and named the northern reserve ‘San Jose Park’ and the southern reserve ‘Santa Cruz Park’. He didn’t purchase land in Lawson until 1878, when he became one of the local Management</p>
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	<p>Trustees for the reserves. Although the earlier report to the Minister had described the need for a link to the reserves from the station, this appears not to have been constructed until separate approval was obtained for the two chain wide (36.5 m) road. The width of the road caused considerable local controversy due to the clearing associated with it but Hay made it clear that the purpose of the wide road reservation was to plant an avenue of ornamental shade trees for the comfort of visitors. The <b>available histories relating to Hay's activities do not mention whether he was</b> also seeking to provide a wildlife corridor between the two parks.</p> <p>Hay had also acquired over 256 ha of land in the area by 1890, including the land adjacent to the two avenues (he purchased the land on the southern side from his sister in 1881) which he then subdivided and sold for residential development.</p> <p>Much of the land adjoining San Jose Avenue (on the northern side of the highway) has already been identified as a heritage conservation area for its association with Hay and another landowner/developer Robert Fitz Stubbs, who owned the original parcel on the eastern side of the Avenue. See the State Heritage Inventory form for a more detailed analysis of the development of the land within this conservation area. The land investigated for the current study consists of those properties in the PHAs that were not included in the original heritage conservation area on the western side of San Jose Avenue, and a small group of properties on the north-eastern corner of the intersection of Badgery Crescent and Frederica Street at the eastern end of the existing heritage conservation area. The latter group were not investigated in detail because it is already included within the boundary of the San Jose Heritage Conservation Area. A third small Period Housing Area is situated on the other side of Frederica Street behind the properties that about Badgery Crescent. <b>It is not known whether Hay's double planted ornamental Avenue was ever established, but the</b> precinct today reads as a natural wildlife corridor between the two reserves, albeit bisected by the highway and railway line. The carriageway is divided by a broad median style strip of open space into the main trafficable route and a narrower access drive to the adjoining houses. Planting on the median is primarily natural eucalypt regrowth.</p> <p>On the southern side of the Great Western Highway, the northern section of <b>Hay's corridor was</b> dedicated in 1920 as a formal memorial avenue to honour the local men killed during World War I. Honour Gardens was designed by eminent architect/town planner Sir John Sulman and architect Sir Charles Rosenthal. Sulman was personally linked to the Avenue - he had a house in Lawson and his son was one of those killed in WWI and memorialised in the avenue planting. The following historical notes are extracted from the 2003 Heritage Assessment Report into the Lawson Urban Conservation Area (Ian Jack et.al; see details in references section of this form).</p> <p>"The rectangle of land known as Douglas Square is part of the reserve for travelling stock established in 1861. The railway cut across this reserve in 1867 and the southern part, the present triangle, was dedicated for public recreation in 1898, under the name of Grand Reserve. It was fenced and planted under local trustees, including Joseph Hay, the government surveyor who developed the Grand Avenues of San Jose and Santa Cruz in Lawson at this time. Flanked in the early twentieth century by the original public school to the south-east, Bellevue Park and the Grand Hotel to the east, by the Blue Mountains Hotel and Staples Store to the west and leading to Honour Gardens to the south, Douglas Square was, and is, a significant entry to Lawson. Its association with Honour Gardens and the war memorial there prompted the renaming of the square after General Douglas Haig in the 1920s. (Bentley 1986, 24-5)</p> <p>"In 1934 or thereabouts, the faux rock fountain was erected in the middle of Douglas Square, in the style associated with the Sydney Zoological Gardens, which characterised Echo Point at Katoomba (K 002) and the Memorial Park at Mount Victoria (MV 044). (Oral, Mollenhauer)</p> <p>The road down to South Lawson Park was significantly spacious from the beginning and the northern part was appropriately named Broad Street in the nineteenth century. Survey Greaves' map of Jamison parish drawn in 1861 declares the road reserve to be 200 feet wide, but all subsequent maps show the present width of 132 feet (42 metres). In 1896 at the south-east end of the initial straight section of Broad Street another triangular reserve was gazetted as Queen's Oak Park: this demonstrates an unusually developed respect of contemporary town planning ideas.</p>
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	<p>"World War I brought great changes to Broad Street. In 1915 the northern straight section was reconstructed in two levels (as today) with gardens in the long central rectangle. (Bentley 1981) In 1917 the concept of an Avenue of Honour was publicised in Victoria: new recruits for the war were to be encouraged by being told that their name would be attached to a tree specially planted in a memorial avenue. In Ballarat the Avenue was begun in 1917, the town had a commitment to 4000 plaqued trees by 1918 and the Avenue soon reached for 24 kilometres. (Inglis, 156-7; Richards, 109-24)</p> <p>"The Honour Avenue in Lawson was more modest, but it was proposed by the Blue Mountains Shire Council and a local committee was formed in 1918. John Sulman, the distinguished architect, who had a house in Lawson, was President of the Town Planning Board, and, with the Shire Engineer, Mr Wikner, supervised the completion of one side of the Avenue and the planting of at least six memorial trees. Advice on appropriate trees came from Searl and Sons, nurserymen, and the landscape design was overseen by Sulman and Wilmer. A.A. Spahno ('that eminent Mountain's floriculturalist') supplied shrubs and daffodils, while construction was undertaken by Council employees and volunteers. (Blue Mountain Echo, 27 September 1918, 3; 11 July 1919; 4 May 1923)</p> <p>"The new avenue, the only one of its kind in the Blue Mountains, was dedicated in July 1919 by Mrs Edgeworth David (the wife of the great Professor Geology at Sydney) and Lawson's returned soldiers assembled under a wooden arch bearing the Horatian line 'dulce et decorum est pro patria mori' (it is sweet and proper to die for one's country'). Palms were planted in raised geometric plots, with ceremony and speeches, to commemorate the first two Lawson soldiers killed in action and the Echo reporter forecast that, as well as being a sacred symbol, Honour Avenue would be a 'pleasing and picturesque park where people may rendezvous and recreate at leisure'. (Blue Mountain Echo, 11 July 1919)</p> <p>"Permission to erect a more substantial archway at the entrance to Honour Avenue was granted in 1920 and in February 1922 Sir John Sulman, whose son had been killed in action, presented a plan for trees along the Avenue. (Springwood Local Studies, Sulman file, letter 2 May 1923). This plan has not been found, but the Shire Engineer's minutes show that estimates were later made, based on Sulman's proposals for other plantings in San Jose Avenue in North Lawson in 1926. (Bentley 1981; Blue Mountains Shire Engineer's Minutes 4279/1928)</p> <p>"While wheels ground slowly over the grand design, the Returned Soldiers and Sailors' League had been working for the erection of a war memorial. The stone arch was designed by the distinguished soldier and architect General Sir Charles Rosenthal, four times wounded in France, seven times mentioned in despatches. Rosenthal (who later designed the Memorial Arch in Blackheath also, BH 123) laid the foundation stone in Honour Avenue in January 1922. At the ceremony donations of money were placed on the foundation stone, so that within fifteen minutes all debt had been cleared. (Blue Mountain Echo, 3 February 1922; Australian Dictionary of Biography XI 451-3)</p> <p>"The Memorial was completed in just over a year and the Governor, Sir Walter Davidson, unveiled it in April 1923. The earlier wooden arch was transferred to serve as the entry to Bellevue Park adjacent. (Bentley 70; Blue Mountain Echo, 4 May 1923) The improvements proposed by Sulman, including the stone walling on the western side of the Gardens, were implemented in 1928 and Sulman supervised without a fee. (Bentley, 1981, 1986; Blue Mountains Shire Engineer's Minutes 667/1928 minute 4279; 644/1928)</p> <p>"An aerial photograph taken in 1932 shows that Honour Gardens had been planted along its full length, with substantially the same layout as today, with the path running close to the eastern side of the central garden space.</p> <p>"The triangular Queen's Oak Park at the south-east end of Honour Gardens had been controlled by trustees at the end of the nineteenth century. But 'for many years the need of a Public Tennis Court in Lawson had been felt by lovers of the game'. A Tennis Club was fanned in August 1902, the trustees made land available and by October a court had been completed. This was a public court and holiday makers were encouraged to join 'at a minimal cost', so that a 'social connection exists between residents and visitors, which would otherwise be found wanting.' (Official Guide to Lawson, 1905, 17). Over a century later, the tennis court still flourishes."</p>
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### THEMES

National	State	Local theme
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historical theme	historical theme	
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Environment-cultural landscape	Activities and places associated with the interactions between humans, human societies and the shaping of their physical surroundings. Includes landscape types, conservation structures, national parks, nature reserves, avenues of trees, and places important in arguments for nature or cultural heritage conservation.
Governing	Defence	Activities and places associated with defending places from hostile takeover and occupation. Includes war memorials.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Developing Australia's cultural life	Leisure	Activities and places associated with relaxation and recreation. Includes lookouts, commons and bushwalking tracks.
Developing Australia's cultural life	Education	Activities and places associated with teaching and learning by



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		children and adults, formally and informally. Includes schools, kindergartens, campuses, mechanics Institute, playgrounds, seminaries and libraries.
Developing Australia's cultural life	Cultural and social life: social institutions	Activities and places for the provision of social activities. Includes masonic hall, public hall, community centre.
Developing Australia's cultural life	Cultural and social life: sport	Activities and places associated with organised recreational and health promotional activities. Includes: ovals, swimming pools, bowling greens, bowling clubs and tennis courts.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The cultural landscape of the Lawson Nature Reserves Link HCA provides evidence of the pattern of development in the Blue Mountains, including both very early examples of attempts by government and the community to protect the environmental quality of the landscape and the memorialisation of the sacrifices of the local community in WW1.</p> <p>Historical role in the development of the Blue Mountains.</p> <ul style="list-style-type: none"> <li>The close connection between the cultural and natural landscapes through the purposeful creation of nature reserves linked by a broad avenue that preserved the natural qualities is expressed clearly through the buildings and streetscapes of San José and Santa Cruz Avenues.</li> <li>The formalisation of the centre of this landscape to create Honour Avenue, together with the significant changes made in the vicinity of the highway mean that the physical link has been overwritten, but the layers of meaning are still able to be read and interpreted in the landscape today.</li> <li>The subdivision patterns, streetscape qualities and most built forms are still able to be read, having survived without significant alterations.</li> </ul> <p>Consistency and quality of built forms.</p> <ul style="list-style-type: none"> <li>A good representative collection of houses, shops and public infrastructure has survived in intact or substantially intact form.</li> <li>The Area also includes a range of significant individual buildings and places of landscape significance.</li> <li>Not all of the houses that existed in 1943 (where known from the fabric or aerial photos) have survived in substantially intact form. The area has experienced an unusually high rate of demolition when compared to towns in the upper Blue Mountains. Many have been demolished or substantially altered over the years, particularly in the outlying sections near the nature reserves.</li> <li>The public domain that is the core significance of this area is substantially intact.</li> </ul> <p>Patterns of infill development.</p> <ul style="list-style-type: none"> <li>Later infill development can be clearly read as such.</li> <li>The area also includes a range of infill development that demonstrates the changing availability of housing types in the latter part of the 20th century.</li> <li>Project homes and other dwellings built in the latter part of the 20th century to a standard plan were built on the relatively few sites left vacant after the main development of the area in the early 20th century and in the bushland lots on the edges of the town.</li> <li>Infill development can be found throughout the area and in most cases its distinctly different built forms and materials allow it to read as a separate layer.</li> </ul> <p>Land uses.</p> <ul style="list-style-type: none"> <li>The land uses seen today are broadly consistent with those of the early subdivision plan and demonstrate the range of activities found in a small town such as Lawson.</li> </ul>

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	<ul style="list-style-type: none"> <li>The HCA includes the highly significant Honour Avenue Garden memorial to WWI, the only memorial avenue in the LGA.</li> </ul>
Historical association significance SHR criteria (b)	<p>The Area demonstrates a strong association with one of the most important figures in the early settlement of the Blue Mountains; Joseph G. Hays.</p> <p>Association with significant person.</p> <ul style="list-style-type: none"> <li>San Jose and Santa Cruz Avenues, together with the nature reserves at North and South Lawson are strongly associated with local developer and environmentalist Joseph G. Hays.</li> <li>This association is demonstrated by the ongoing legibility of the link and its retention of a <b>'natural' character to the cultural landscape</b> of the Link.</li> </ul> <p>Honour Avenue and the Garden is also significant for its association with significant Australian architect and town planner, Sir John Sulman and architect Sir Charles Rosenthal. Sulman designed the memorial avenue; and was personally associated with it through both as a resident of Lawson and the inclusion of his son in those memorialised in the Garden. Rosenthal designed the Memorial at the northern entrance to the Avenue.</p>
Aesthetic significance SHR criteria (c)	<p>Provides physical evidence of the early nature conservation movement and the proactive efforts made by local residents to protect the environmental qualities of the town, including by dedicating a very broad nature strip to connect the two reserves.</p> <p>Subdivision pattern.</p> <ul style="list-style-type: none"> <li>The subdivision pattern demonstrates the principles identified first by John Williams Deering and later by Joseph Hays of reserving that a two-chain wide road to connect the two reserves and provide an ecological link between them.</li> <li>The subdivision pattern of the adjacent residential development is reasonably regular, leading to a consistency of built forms.</li> <li>Through the creation and retention of the two-chain wide road and adjacent subdivision road.</li> </ul> <p>Streetscape qualities.</p> <ul style="list-style-type: none"> <li>The streetscapes present a cohesive aesthetic character, with an overall consistency in the scale, form and siting of individual buildings.</li> <li>Verges are generally soft with a footpath on one side of the street only.</li> <li>The prevailing quality of the streetscapes creates a strong sense of place that helps to define the aesthetic character of Lawson.</li> <li><b>The wide central median provides evidence of Deering and Hays' plans for a vegetated link</b> between the two reserves.</li> <li>Honour Avenue also has aesthetic significance as a substantially intact memorial garden and sandstone retaining wall set within the wide road reservation with exotic plantings in contrast to the native vegetation of the remainder of the link between the nature reserves. Its role is highlighted by the timber arch frame at the entrance (now a replica; the original in Gordon Reserve). Mature trees and shrubs within the Avenue include Picea, Phoenix palms, Acmena smithii (Lillypilly), Arbutus, Cupressus, Photinia, Azalea and Butia Palms.</li> <li>The 1922-3 War Memorial designed by Rosenthal is a handsome flat arch in stone with the names of Lawson servicemen on both pillars and HONOUR AVENUE in black letters on the horizontal above.</li> </ul>
Social significance SHR criteria (d)	<p>The conservation and protection of the natural environment is an important priority to the community of the Blue Mountains.</p> <p>Honour Avenue is likely to be of social heritage significance as a war memorial that is unique in the Blue Mountains and which continues to provide a focus for the community in the commemoration of significant international conflicts throughout the 20<sup>th</sup> century.</p>
Technical/Research significance SHR criteria (e)	<p>Research potential.</p> <ul style="list-style-type: none"> <li>Potential for environmental and ecological research into the provision of an ecological link between reserves through a residential area.</li> <li>The archaeological potential of this area is untested and no significant earlier uses by European settlers are known to have existed in the Area.</li> </ul>

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	<ul style="list-style-type: none"> <li>This study does not address the potential for archaeological evidence related to Aboriginal occupation.</li> </ul>
Rarity SHR criteria (f)	<p>The Lawson Nature Reserves Link HCA is a rare and potentially unique example of a cultural landscape created by an entrepreneurial developer for altruistic reasons. The HCA is a very early and substantially intact example of 19<sup>th</sup> century attempts to integrate the natural and suburban environments through the land management process. The Lawson Nature Reserves Link is a rare and representative example of 19<sup>th</sup> century interpretations of the relationship between humans and the significant natural environment of the towns and villages of the Blue Mountains.</p> <p>The planting of Honour Avenues to commemorate those lost in World War I is rare in NSW and the only example of its type in</p>
Representativeness SHR criteria (g)	<p>The development that surrounds the Lawson Nature Reserves Link HCA is representative of the pattern of development in the towns of the Blue Mountains, with representative examples of a range of building typologies covering 140 years of occupation.</p>
Integrity	<p>Nature Link: excellent. Intact and interpretable. Private properties: good to very good. Some notable examples of original fabric in original setting. Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact, although some larger gardens have been subjected to infill development within the original subdivision pattern.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found but in most cases it does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>

### HERITAGE LISTINGS

Heritage listing/s	HERITAGE LISTINGS		
	Much of the HCA is within the area identified in Blue Mountains LEP 2005 as a Period Housing Area.		
	<b>San Jose Avenue and Badgery's Crescent</b>	<b>San Jose Avenue and Badgery's Crescent Cottages Conservation Area</b>	LN030
	Honour Avenue	Honour Gardens Conservation Area	LN014
	Address	Name	LEP reference
	4 Benang Street	Residence	LN052
	9 Benang Street	Residence	LN051
	11 Benang Street	Residence	LN048
	15 Benang Street	Residence	LN050
	Honour Avenue	Horse trough	LN016
	1–7 Honour Avenue	Staples Store group	LN077
	4 Honour Avenue	Grand Hotel—archaeological site	LN078
	9 Honour Avenue	Cottage	LN012
	13 Honour Avenue	Emmanuel Church of England Hall	LN013
	16–18 Honour Avenue	Masonic Lodge	LN015

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	24 Honour Avenue	"Vera"	LN062
	25 Honour Avenue	"Wallawa"	LN023
	26 Honour Avenue	"Creswell"	LN063
	29-41 Honour Avenue	House	LN022
	33 San Jose Avenue	North Lawson Park	LN032
	2 Waratah Street	House	LN021
	1-7 Loftus Street	Former Blue Mountain Shire Office	LN027
	Loftus Street	Former Shire Electricity Sub Station	LN031
	1-2 Badgerys Crescent	"Lyttleton" shop and residence	LN001
	1-2 Badgerys Crescent	"Lyttleton" shop and residence	LN002
	<b>3 Badgery's Crescent</b>	<b>Badgery's Café and Gallery</b>	LN029
	Great Western Highway	Lawson Railway Station	LN010
	4-10 Frederica St	"Myee" gatekeepers cottage	LN007
	Great Western Highway	Entry Arch to Bellevue Park	LN049
	284 Great Western Highway	Community Hall	LN043

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Article	Brian Fox	<b>Joseph Hay: One of Lawson's Pioneers</b>	2010	Blue Mountains History Journal. Issue 1; August 2010. Pp.12-17
Report	Ian Jack Heritage Consulting Pty Ltd in conjunction with Pamela Hubert, Siobhan Lavelle and Colleen Morris	Heritage Assessment Report into Lawson Urban Conservation Area : as listed on the Register of the National Trust	2003	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council

# Draft Heritage Data Form

## Blue Mountains Heritage 2016

### RECOMMENDATIONS

Recommendations	<p>Note that the conservation of the heritage values of this part of Lawson should focus on the conservation of the public domain elements. The HCA has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain the 'duplicated' road layout. Do not cut new vehicular accesses across the central planted zone.</li> <li>• Retain the very low density of development and the lack of non-residential uses.</li> <li>• Encourage the conservation and active use of the shops in Honour Avenue.</li> <li>• Retain the existing subdivision pattern;</li> <li>• Encourage the retention and conservation of significant buildings, gardens and garden elements;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the streetscape;</li> <li>• Adapt built forms to the natural topography. If sited on a slope, ensure the roof line steps in a rhythm consistent with the remainder of the streetscape. Do not use cut and fill in new work; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> <li>• Add interpretative signage in appropriate locations.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

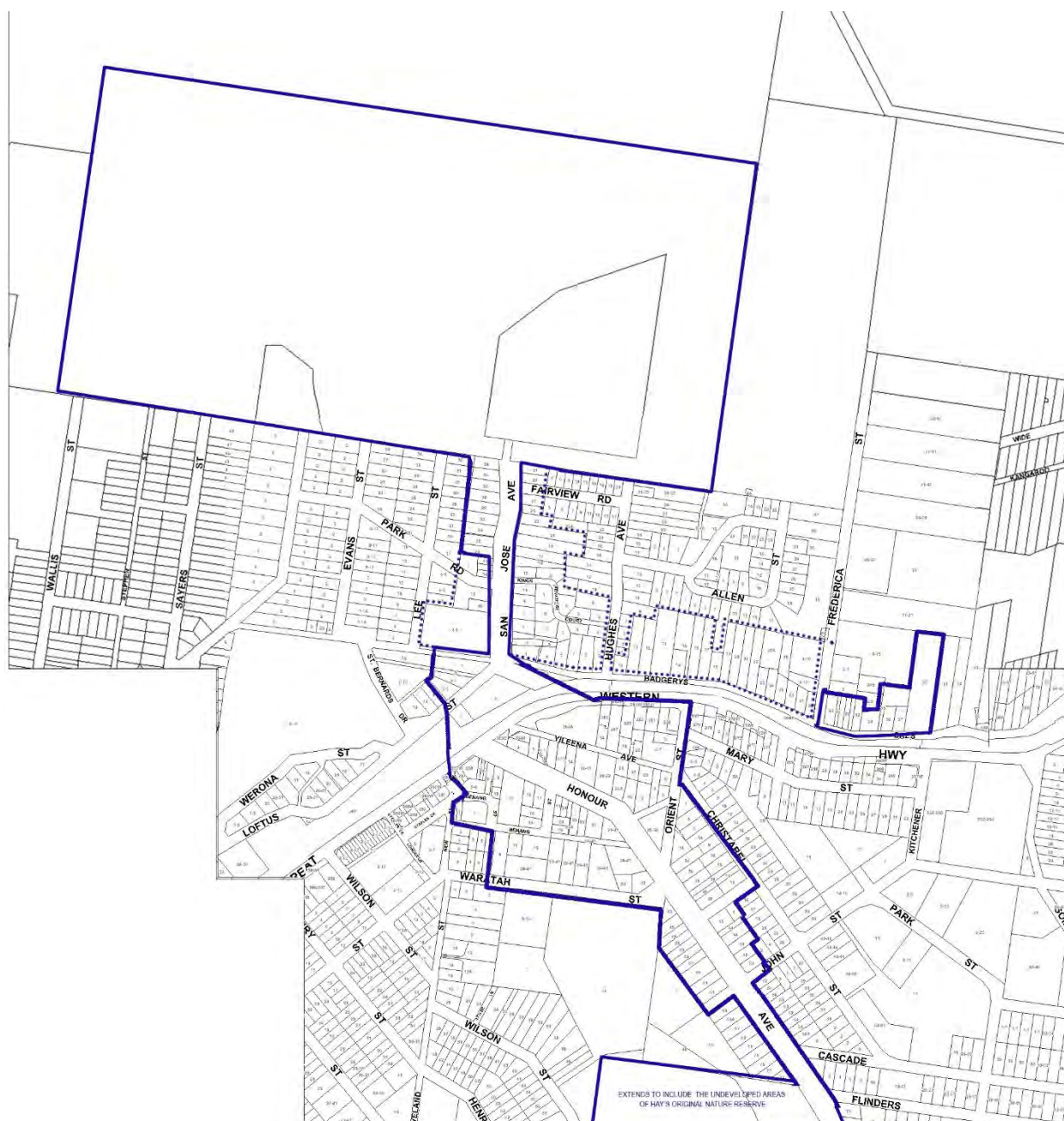
# Draft Heritage Data Form

## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Lawson Nature Reserves Link Heritage Conservation Area. (with the existing San Jose Avenue and Badger's Crescent HCA shown by dotted outline)				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC





## RAILWAY PARADE WEST HCA - EXTENSION (HAZELBROOK)

In addition to the contributory elements identified on page 31; the heritage values of the addition to the Railway Parade West HCA include:

- The use of hedging and other vegetation to 'bridge' otherwise unsympathetic property elements;
- Privacy is provided by elevational difference and planting, not fences.

Elements that detract from the heritage values

- Properties without well-established gardens unless appropriate for the typology or for other reasons.
- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations such as the creation of garages as part of the main elevation of the house, and several examples of second storey additions.
- Alterations and additions to buildings that do not respect or respond to the design principles or form of the original structure, for example the roller shutters that have been added to several shopfronts and the two storey infill dwelling at no.52.
- Alterations that have removed or obscured original features or fabric.
- Development that results in the loss of area available for deep soil planting or introduces structures that will threaten or prevent the growth of mature trees and plants that would otherwise form part of the cultural landscape of Hazelbrook. This includes development that may lead to a reluctance by future occupants to plant or maintain trees that may drip/shed or otherwise affect structures in the vicinity of the canopy.

(Note: the three properties marked yellow were not sufficiently visible from the street to assess.)





# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

ITEM DETAILS							
Name of Item	Heritage Conservation Area- Railway Parade (West) ADDITIONAL INFORMATION FOR THE EXISTING HCA SHI FORM						
Other Name/s Former Name/s	Railway Parade Heritage Conservation Area (West)						
Item type (if known)							
Item group (if known)	Conservation area						
Item category (if known)							
Area, Group, or Collection Name	Railway Parade West – Hazelbrook HCA						
Street number							
Street name							
Suburb/town	Hazelbrook				Postcode	2779	
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to curtilage map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting			Northing	
Owner	Various, private						
Current use	Residential and shops; Scout Hall						
Former Use							
Statement of significance	<p>The Railway Parade (West) HCA is of local heritage significance because it provides high quality evidence of the patterns of settlement in the small villages of the Blue Mountains in the late 19th and early 20th centuries. The Area includes two groups of houses and associated uses that are separated primarily by bushland. It is set atop the ridgeline, allowing the buildings within the group to read as prominent elements in the local streetscape and to play an important role in the early 20th century character of the Area.</p> <p>This siting references the strong relationship between the topography and the early patterns of exploration and settlement by Europeans in the 19th century, with the spine dominated by the highway and railway line falling away steeply on each side.</p> <p>The area includes very good and aesthetically cohesive groups of late 19th and early 20th century residential architecture, most of which have also retained traditional garden plantings that have now matured and add to the aesthetic quality of the streetscape. The group of Federation dwellings in the western half of the Area is particularly notable. Gardens throughout the Area are generally of good quality, with mature cool-climate plantings and mature specimen trees.</p>						

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

	<p>Although some of the later infill development makes a less positive contribution to the aesthetic qualities of the Area, it provides evidence of the evolutionary patterns of development of Hazelbrook in later years.</p> <p>The small group of shops at the northern end is typical of those found in the smaller villages and towns of the Blue Mountains and contribute to the village character of Hazelbrook, being simple in form and a single storey in height. One of the houses adjoining the shops (no.46) formed part of the village centre for many years, being used as the local post office for 30 years in the early years of settlement.</p> <p>The Hazelbrook Scout Hall is situated at the edge of the south-eastern precinct and is a representative example of functional community building design in the second half of the 20th century, being a simple, single storey concrete block building set well back from the property boundary and therefore not intruding nor competing with the quality of the local streetscape. The hall also has the potential to be of social heritage value to members of the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	<p>The existing Heritage Conservation Area is a small one, extending along Railway Parade between Addington Road and number 51 (including the battle-axe property at number 50 which includes a well planted and very mature garden). The precinct sits atop the main dividing ridgeline followed by the railway and highway and is prominent in local views. The streetscape is defined on its northern side by the railway line, and curves gently to follow the alignment of the line.</p> <p>It contains a small group of single-storey shops, including a very good example of a timber weatherboard cottage shop (which is understood to have been relocated within the precinct). Although there is negligible street tree planting, the private gardens spill into the verge area and soften the view as the streetscape unfolds along Railway Parade. This view is dominated by the late 19th and early 20th century residences that form a consistent and cohesive group despite their architecture varying from the simple symmetrical Victorian cottage to substantial Inter-War bungalows. The group also includes several early post-War cottages and houses. All except one of the houses that existed in 1943 have retained the qualities of their original <b>built form, and continue to 'read' as good examples</b> even though most have undergone some form of change, including both alterations and additions. The only development that has not been generally consistent with the traditional character of the precinct is the infill house at 52 Railway Parade, the scale, form and materials of which are intrusive.</p> <p>The precinct also includes a small commuter car parking area, which, although it performs an important function for the contemporary community, contributes little to the aesthetic qualities of the streetscape. Its impact is however minimised by its long, narrow shape set at 90 degrees to the street and could be further reduced by planting at the street frontage.</p>					
Physical condition and Archaeological potential	<p>Good to very good.</p> <p>No identified European archaeological potential other than casual artefacts associated with 100+ of occupation and.</p>					
Construction years	Start year		Finish year		Circa	<input type="checkbox"/>
Modifications and dates						

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

Further comments	<p>Note: This form is intended to supplement the existing State Heritage Inventory information for this conservation area.</p> <p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>

HISTORY	
Historical notes	No additional information

THEMES		
National historical theme	State historical theme	Local theme
	No additional historic themes.	

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Railway Parade, Hazelbrook HCA <b>is important in the course and pattern of the Blue Mountains'</b> cultural history.</p> <p>The Railway Parade HCA (west) demonstrates the principal characteristics of development associated with speculative subdivision in close proximity to railway stations in the latter part of the 19th century. Range of built forms and types.</p> <ul style="list-style-type: none"> <li>The groups of houses and shops built in Railway Parade between 1890 and 1960 provide evidence of the early subdivision and ongoing settlement of the Hazelbrook township.</li> <li>No. 46 has also significance for being used as the Post Office for 30 years.</li> <li>Through the surviving original fabric of houses and shops and their setting, including gardens and open spaces.</li> <li>The subdivision pattern is simple, with the narrow road carriageway set as close to the railway reservation as possible and lots set at 90 degrees to the street.</li> <li>Street tree planting is minimal, which is a characteristic of many speculative developments of the latter years of the 19th century. It may also provide evidence of the siting of the development on the ridgeline where overflow and runoff to sustain the growth of large street trees may be limited.</li> </ul> <p>Patterns of development.</p> <ul style="list-style-type: none"> <li>The form and layout of the precinct provides evidence of the priorities of the speculative developer in the late 19th century, being to attract buyers and sell all lots. Access to</li> </ul>

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

	<p>transport, services and views have been maximised, but the subdivision pattern itself is simple in layout.</p> <ul style="list-style-type: none"> <li>Although the precinct is small, the sale of land in this release appears to have resonated with the target market and almost all lots were developed within a relatively short time. This is a notable difference to the patterns of development seen across the other towns and villages of the mid and upper Blue Mountains, which still contain a high proportion of vacant lots.</li> </ul> <p>Integrity of built forms.</p> <ul style="list-style-type: none"> <li>The integrity of the streetscape is high, with almost all of the original lots developed by 1943. Only two properties having been demolished since this time (one for the commuter carpark.</li> <li>Through the variety and integrity of original buildings and materials; including those buildings that have been altered or added to in a sympathetic manner and/or where the works could be removed and the original form or fabric revealed.</li> </ul>
Historical association significance SHR criteria (b)	<p>No new significant historical associations have been identified</p>
Aesthetic significance SHR criteria (c)	<p>The form and fabric of the Railway Parade heritage conservation area demonstrates the important aesthetic characteristics of the historic cultural landscapes of the Blue Mountains.</p> <p>Aesthetic qualities of built forms.</p> <ul style="list-style-type: none"> <li>It includes very good examples of late 19th and early-mid 20th century cottages and houses and a small group of modest, single storey local shops, one of which is a rare surviving example of a weatherboard shop with traditional shopfront.</li> <li>Most properties are notable for their modest scale and early 20th century built forms.</li> <li>Almost all of the houses that existed in 1943 have survived in substantially intact form. Additions are mostly generally consistent with the traditional form of the house affected.</li> <li>The precinct includes several small shops including a rare example of a weatherboard shop with original display windows and posted verandah.</li> <li>Alterations and additions are generally relatively modest.</li> </ul> <p>Cohesive streetscape quality.</p> <ul style="list-style-type: none"> <li>The cohesiveness of the streetscape is further enhanced by the consistent single-storey scale of development as it presents to the street.</li> <li>All original houses and cottages read as single storey from the street, although the land falls away steeply and many are likely to include an undercroft level at the rear.</li> </ul> <p>Importance of gardens.</p> <ul style="list-style-type: none"> <li>Gardens are traditional in character and most contribute strongly to the aesthetic qualities of the streetscape.</li> <li>Gardens are mature and include a range of cool-climate and native species.</li> <li>Although the lot sizes in the Area are not particularly large by the standard of other towns in the upper Blue Mountains, they have been sufficient to allow the establishment of good quality gardens to most properties, with particularly good examples found in some properties. In most cases these have matured to provide a valuable setting for the house and continue to contribute significantly to the quality of the local streetscape.</li> <li>The configuration and use of the rear garden areas is also consistent with traditional patterns of development in country towns, with most either extensively planted, or having a range of small sheds and structures around the perimeter of a large grassed area.</li> </ul> <p>Aesthetic qualities of the group of shops.</p> <ul style="list-style-type: none"> <li>The small group of shops at the northern end are typical of those found in the smaller villages and towns of the Blue Mountains and contribute to the village character of Hazelbrook, being simple in form and a single storey in height.</li> <li>The form of the weatherboard shop and annex at the northern tip marks the edge of the Precinct in a distinctive and positive manner.</li> </ul>

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

	<ul style="list-style-type: none"> <li>The remainder of the shops are contributory in their overall form, being a single storey in height and simply detailed. The recent introduction of roller-shutters to the facades of these shops has had a significant adverse impact on their streetscape presentation, but in terms of their long-term heritage impact, may be reversible.</li> </ul> <p>Streetscape quality.</p> <ul style="list-style-type: none"> <li>The streetscape of Railway Parade also contributes to the aesthetic integrity of the Area, being that of a semi-rural town, with narrow carriageway and footpath.</li> <li>The curving alignment of Railway Parade allows views of the streetscape to evolve when travelling through the Area.</li> <li>Private gardens spill through the visually transparent fences into the public domain and integrate the two.</li> </ul> <p>Subdivision patterns.</p> <ul style="list-style-type: none"> <li>The pattern of subdivision is typical of speculative development in the late 19th century/early 20th.</li> <li>One unusual characteristic of the built form of the Area arises from the topographic character of the site, with houses set either toward the rear of their lots (i.e. near the ridgeline) or close to the road (possibly to minimise exposure to the harsh south-westerly winds that these sites would be particularly exposed to.</li> <li>Minimal area is devoted to roads and road reservation and lots are arranged simply. Smaller lots are sited close to the entrance to the railway station, presumably to catch passing trade.</li> <li>The subdivision is sited prominently at a high point adjacent to the railway station. The houses are notable for either being sited close to the ridgeline or well below the ridge.</li> <li>No other development is visible behind the houses facing Railway Parade. The visual skyline is dominated by the roofscape.</li> </ul> <p>Siting of the subdivision on the main ridge.</p> <ul style="list-style-type: none"> <li>The siting of the subdivision on the top of the main ridgeline and adjacent to the railway station is likely to have been a deliberate choice in order to maximise the aesthetic qualities of the lots (i.e. views) for potential purchasers; and continues to provide evidence of the enduring importance of this value to the community over the years.</li> <li>The siting of the Railway Parade Area plays an important role in the aesthetic qualities of the village of Hazelbrook.</li> <li>Outlook continues to play an important role in site planning and development today.</li> </ul> <p>Views.</p> <ul style="list-style-type: none"> <li>The local undulations in topography mean also that views are available over the roofs of the properties at the southern end of the Precinct to the hills in the distance, a characteristic that is surprisingly rare near the centre of most of the towns and villages of the Blue Mountains and which emphasises the relationship between the settled area and the scale of the surrounding wilderness landscape.</li> <li>The Area is situated atop the main east-west ridgeline that divides the Blue Mountains, with the land falling clearly from this ridge to both the north-east and south-west. This exposed location is likely to have affected the ability of surrounding trees to grow to the heights and maturity seen in most of the residential landscapes of the towns and villages and even though the lot sizes are mostly generous, few trees rise above the ridgelines of the houses, allowing the roof forms and their prominent chimneys to dominate local streetscape views, including from the adjacent railway line.</li> <li>Although most of the land within the Area rises to its highest point at or behind the rear of the house, at the southern end in particular it is possible to see over.</li> <li>the roofs of the houses to the panorama beyond from the railway line, and in places at street level.</li> </ul> <p>Rare cohesive group.</p> <ul style="list-style-type: none"> <li>The group of houses between 46 and 51 Railway Parade, Hazelbrook is a also particularly good quality and cohesive group of federation houses, and is rare in the Blue Mountains for the consistency of built forms and construction within a relatively short period of time, leading to minimal later infill development, which is an unusual departure from the usual pattern of development in the Blue Mountains.</li> </ul>
Social significance	

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	<p>The Railway Parade heritage conservation area has characteristics that are rare in the Blue Mountains.</p> <p>Siting on the main ridgeline.</p> <ul style="list-style-type: none"> <li>The Railway Parade Area is sited on the top of the main ridge followed by the road and railway between Sydney and the west. The ridge is very narrow at this point and the low height of buildings and fall of land at the southern end of the Area allow uninterrupted views from this main ridge to the distant hills and escarpments of the natural landscape to the south from the railway line. This is surprisingly rare within the towns and villages of the Blue Mountains.</li> </ul>
Representativeness SHR criteria (g)	<p>The Railway Parade heritage conservation area has characteristics representative of those of a class, or type, of development in the Blue Mountains.</p> <p>Area is representative of small settlements in the Blue Mountains Fine group of Federation houses.</p> <ul style="list-style-type: none"> <li>The Railway Parade Area is a good and substantially intact group of late 19th and early-mid 20th century houses and shops that are representative of the early patterns of development along the main ridgeline traversing the Blue Mountains from east to west. The Area includes a particularly group of federation houses which are representative of the early character of Hazelbrook.</li> </ul>
Integrity	<p>Built forms are generally intact, substantially intact or sympathetically altered. The setting of most properties has also survived substantially intact, although some larger gardens have been subjected to infill development within the original subdivision pattern.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century can be found but in most cases it does not have a significant adverse impact on the integrity of the conservation area as a whole. Most infill development has occurred on sites that were vacant in 1943.</p>

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

HERITAGE LISTINGS	
Heritage listing/s	Most of the HCA was identified as a period housing area in Blue Mountains LEP 2005.
	Railway Parade Conservation Area H008. Blue Mountains LEP 2015

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Heritage study	Ian Jack Heritage Consulting Pty Ltd in consultation with Pamela Hubert, Colleen Morris and Siobhan Lavelle.	Springwood, Blaxland and Hazelbrook: Core Village Areas. Heritage Assessment. Draft Report.	2002	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council

RECOMMENDATIONS	
Recommendations	<p>Note that the conservation of the heritage values of the Railway Parade (west) HCA should focus on the public domain and the street presentation of dwellings. The area has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain low density zones.</li> <li>• Encourage the conservation of significant fabric and built forms.</li> </ul>



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## ***Blue Mountains Heritage 2016***

	<ul style="list-style-type: none"> <li>• Do not demolish pre 1943 houses or shops, including fabric of the facades, roof forms or chimney stacks. Retain and conserve the form, fabric and detailing of the weatherboard shop.</li> <li>• Ensure that any new development will make a positive contribution to the traditional values of the Area by being simple in form and of a scale, proportion and materials that will allow it to sit comfortably and be consistent with the streetscape.</li> <li>• Protect existing glimpses and more extensive views between and over dwellings to the views beyond.</li> <li>• All new development should be a single storey in height and be designed and sited to not obstruct existing views from the public domain to the landscape beyond.</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original house;</li> <li>• Adapt built forms to the natural topography.</li> <li>• Do not introduce cut and fill in new work.</li> <li>• Encourage the integration and softening of the interface between the public and private domains through planting and use of transparent and open fences.</li> <li>• Do not build high suburban style security fences and walls to the street elevation or install roller shutters.</li> <li>• Encourage the removal of the roller shutters to the other shops and seek alternative solutions, such as internal security systems behind the glass shop front, that will not alienate and downgrade the quality of the group as part of the streetscape.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

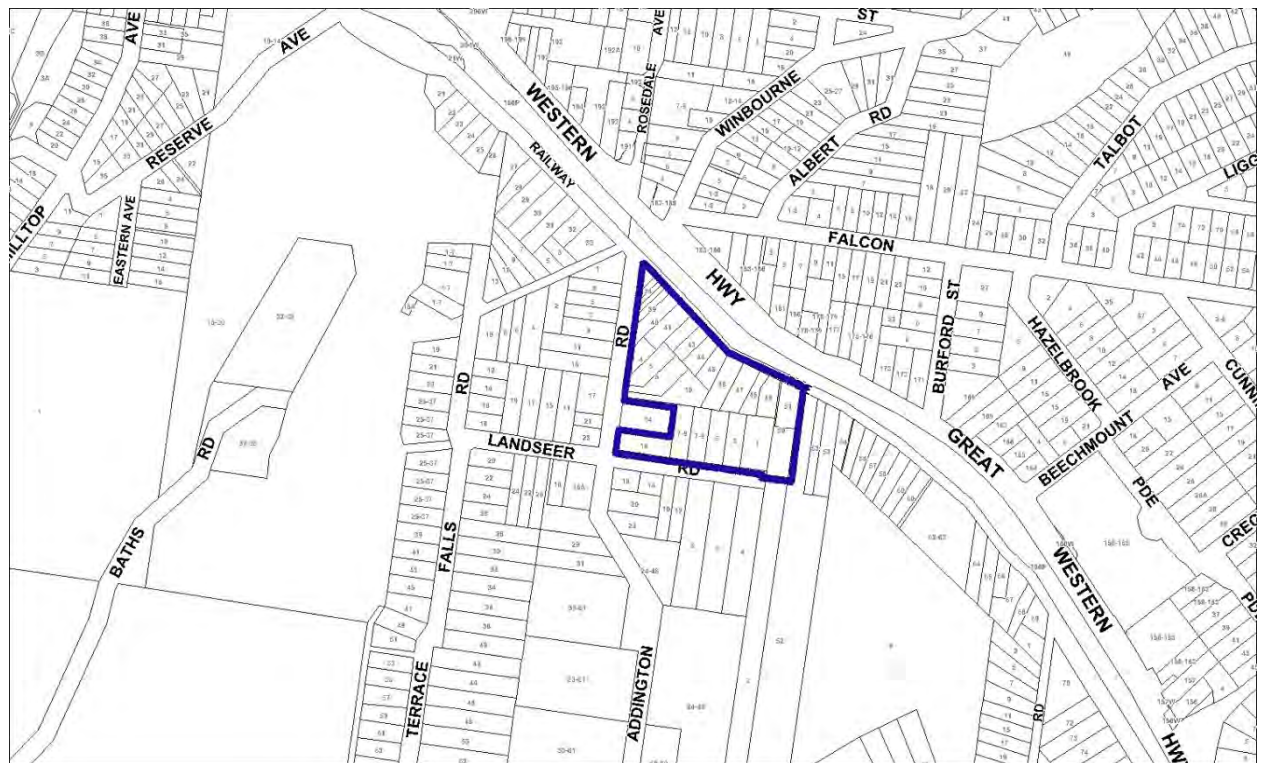
# Draft Heritage Data Form

## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Railway Parade Heritage Conservation Area (amendment to existing area)				
Image year	2014	Image by	Robyn Conroy	Image copyright holder	BMCC



## RAILWAY PARADE EAST HCA (HAZELBROOK)

In addition to the contributory elements identified on page 31; the heritage values of the Railway Parade East HCA include:

- The use of hedging and other vegetation to 'bridge' otherwise unsympathetic property elements;
- Privacy is provided by elevational difference and planting, not fences.

Elements that detract from the heritage values

- Properties without well-established gardens unless appropriate for the typology or for other reasons.
- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations such as the creation of garages as part of the main elevation of the house, and several examples of second storey additions.
- Alterations and additions to buildings that do not respect or respond to the design principles or form of the original structure.
- Alterations that have removed or obscured original features or fabric.
- Development that results in the loss of area available for deep soil planting or introduces structures that will threaten or prevent the growth of mature trees and plants that would otherwise form part of the cultural landscape of Hazelbrook. This includes development that may lead to a reluctance by future occupants to plant or maintain trees that may drip/shed or otherwise affect structures in the vicinity of the canopy.



# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

ITEM DETAILS						
Name of Item	Heritage Conservation Area- Railway Parade (East)					
Other Name/s Former Name/s	Railway Parade Heritage Conservation Area (East) - Hazelbrook					
Item type (if known)						
Item group (if known)	Conservation area					
Item category (if known)						
Area, Group, or Collection Name	Railway Parade East – Hazelbrook HCA					
Street number						
Street name						
Suburb/town	Hazelbrook				Postcode	2779
Local Government Area/s	Blue Mountains					
Property description						
Location description	Refer to curtilage map					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Various, private					
Current use	Residential and shops; Scout Hall					
Former Use						
Statement of significance	<p>The Railway Parade (East) HCA is of local heritage significance because it provides high quality evidence of the patterns of settlement in the small villages of the Blue Mountains in the late 19th and early 20th centuries. It is a small precinct containing only 23 properties, but the scale, quality and integrity of most of the built forms within it allows the HCA to demonstrate good aesthetic significance.</p> <p>The HCA is located opposite the main western transport corridor of both the railway and the highway, being accessed via a local road (Railway Parade) which helps to ensure a degree of separation between the corridor and the development of the HCA and protect the integrity of its residential streetscape.</p> <p>The siting of the subdivision on the edge of the narrow Hazelbrook Ridge references the strong relationship between the topography and the early patterns of exploration and settlement by Europeans in the 19th century, with the spine dominated by the highway and railway line and the development falling away steeply on each side.</p>					

# Draft Heritage Data Form

## Blue Mountains Heritage 2016

	<p>The area includes very good and aesthetically cohesive groups of late 19th and early 20th century residential architecture, most of which have also retained traditional garden plantings that have now matured and add to the aesthetic quality of the streetscape. The group of Federation dwellings in the western half of the HCA is particularly notable. Gardens throughout the Area are generally of good quality, with mature cool-climate plantings and mature specimen trees.</p> <p>Although some of the later infill development makes a less positive contribution to the aesthetic qualities of the Area, it provides evidence of the evolutionary patterns of development of Hazelbrook in later years.</p> <p>The Hazelbrook Scout Hall is situated at the northern corner of the precinct and is a representative example of functional community building design in the second half of the 20th century, being a simple, single storey concrete block building set well back from the property boundary. It is utilitarian in form but contributes to the social heritage values of the HCA and Hazelbrook.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Not known
Builder/ maker	Not known
Physical Description	<p>The Railway Parade East Heritage Conservation Area in Hazelbrook is a small precinct which extends along Railway Parade between Orama Road and Valley Road, and returning down Valley to Forbes Road.</p> <p>The HCA is located on a prominent narrow ridge that is shared with the rail and highway corridor, the main streetscape elevation addressing the north and overlooking this corridor. The footprint of the HCA is long and narrow, being effectively a single lot deep for most of its length until returning to the south along Valley Road.</p> <p>The HCA is residential in character with the exception of a simple mid-20<sup>th</sup> century Scout Hall at its northern end.</p> <p>The streetscape is open in character, with wide verges and no cohesive street tree plantings, although some owners have established small-growing trees such as ornamental fruiting trees. The cohesiveness of the streetscape is formed by the substantial lots and well-planted, mature gardens and the similar scale of the houses. Views along the streetscape are directed by the curves in the roadway, and views over the properties from the public domain terminate in the tall bushland trees to the south.</p> <p>Almost all properties have retained a traditional garden layout, with wide setbacks allowing access to garages in the rear garden area. Many also have high and dense hedges that screen the front elevations from the railway and highway view.</p> <p>A range of the characteristic residential typologies is represented in the streetscape, including some that appear to be both early and substantially intact weatherboard cottages when viewed from the street. Most are good, or very good, examples of their type with the exception of 80 and 87 Railway Parade, which are two-storey late 20<sup>th</sup> century homes set in largely unplanted gardens.</p> <p>The HCA includes 3 Valley Road, which is consistent with the group along Railway Parade.</p>
Physical condition and Archaeological potential	<p>The integrity of the group is very good.</p> <p>No identified European archaeological potential other than casual artefacts associated with 100+ years of occupation.</p>

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

Construction years	Start year	c.1900	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear, including substantial additions;</li> <li>• minor alterations and additions;</li> <li>• replacement of original fence with timber picket fence ;</li> <li>• infill development has introduced later 20<sup>th</sup> century typologies including project homes.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place</p>					

### HISTORY

Historical notes	No additional information available. Further research is recommended.
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### THEMES

National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Transport	Activities and places associated with the provision of transport services and infrastructure.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.



# Draft Heritage Data Form

## Blue Mountains Heritage 2016

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Railway Parade (east) HCA <b>is important in the course and pattern of the Blue Mountains' cultural history</b>. The HCA demonstrates the principal characteristics of development associated with speculative subdivision in close proximity to railway stations in the latter part of the 19th century.</p> <p>Range of built forms and types.</p> <ul style="list-style-type: none"> <li>The subdivision pattern is simple, with the narrow road carriageway set as close to the railway reservation as possible and lots set at 90 degrees to the street except where splayed at the bends in the road.</li> <li>Street tree planting is minimal, which is a characteristic of many speculative developments of the latter years of the 19th century. It may also provide evidence of the siting of the development on the ridgeline where overflow and runoff to sustain the growth of large street trees may be limited.</li> </ul> <p>Patterns of development.</p> <ul style="list-style-type: none"> <li>The form and layout of the precinct provides evidence of the priorities of the speculative developer in the late 19th century, being to attract buyers and sell all lots. Access to transport, services and views have been maximised, but the subdivision pattern itself is simple in layout.</li> <li>Although the precinct is small, the sale of land appears to have resonated with the target market and almost all lots were developed within a relatively short time. This is a notable difference to the patterns of development seen across the other towns and villages of the mid and upper Blue Mountains, which still contain a high proportion of vacant lots.</li> </ul> <p>Integrity of built forms.</p> <ul style="list-style-type: none"> <li>The integrity of the streetscape is high, with almost all of the original lots developed by 1943. None of the buildings extant in 1943 appear to have been demolished, although many have had alterations and additions.</li> <li>Through the variety and integrity of original buildings and materials; including those buildings that have been altered or added to in a sympathetic manner and/or where the works could be removed and the original form or fabric revealed.</li> </ul>
Historical association significance SHR criteria (b)	No historical associations have been identified.
Aesthetic significance SHR criteria (c)	<p>The form and fabric of the Railway Parade (East) heritage conservation area demonstrates the important aesthetic characteristics of the historic cultural landscapes of the Blue Mountains.</p> <p>Aesthetic qualities of built forms.</p> <ul style="list-style-type: none"> <li>It includes very good examples of late 19th and early-mid 20th century cottages and houses.</li> <li>The single storey built forms and gardens establish an aesthetically cohesive streetscape character.</li> <li>Setbacks from the street are not consistent.</li> <li>Almost all of the houses that existed in 1943 have survived in substantially intact form when viewed from the street.</li> <li>Additions are mostly generally consistent with the traditional form of the house affected.</li> <li>Alterations and additions are generally relatively modest.</li> </ul> <p>Importance of gardens.</p> <ul style="list-style-type: none"> <li>Gardens are traditional in character and most contribute strongly to the aesthetic qualities of the streetscape.</li> <li>Gardens are mature and include a range of cool-climate and native species.</li> <li>Although the lot sizes in the HCA are not particularly large by the standard of other towns in the upper Blue Mountains, they have been sufficient to allow the establishment of good quality gardens to most properties, with particularly good examples found in some properties. In most cases these have matured to provide a valuable setting for the house and continue to contribute significantly to the quality of the local streetscape.</li> </ul>



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## ***Blue Mountains Heritage 2016***

	<ul style="list-style-type: none"> <li>The configuration and use of the rear garden areas is also consistent with traditional patterns of development in country towns, with most either extensively planted, or having a range of small sheds and structures around the perimeter of a large grassed area.</li> </ul> <p>Streetscape quality.</p> <ul style="list-style-type: none"> <li>The streetscape of Railway Parade also contributes to the aesthetic integrity of the HCA reading as a semi-rural town, with narrow carriageway and footpath.</li> <li>The curving alignment of Railway Parade allows views of the streetscape to evolve when travelling through the Area.</li> <li>Private gardens spill through the visually transparent fences into the public domain and integrate the two.</li> </ul> <p>Subdivision patterns.</p> <ul style="list-style-type: none"> <li>The pattern of subdivision is typical of speculative development in the late 19th century/early 20th.</li> <li>Minimal area is devoted to roads and road reservation and lots are arranged simply.</li> <li>The subdivision is sited prominently at on a narrow ridgeline.</li> <li>No other development is visible behind the houses facing Railway Parade, including the recent subdivision to the rear of 83 Railway Parade, which is well-screened by planting on the site.</li> <li>The visual skyline is dominated by the roofscape.</li> </ul> <p>Siting of the subdivision on the main ridge.</p> <ul style="list-style-type: none"> <li>The siting of the subdivision on the top of the main ridgeline and adjacent to the railway station is likely to have been a deliberate choice in order to maximise the aesthetic qualities of the lots (i.e. views) for potential purchasers; and continues to provide evidence of the enduring importance of this value to the community over the years.</li> <li>The siting of the Railway Parade Area plays an important role in the aesthetic qualities of the village of Hazelbrook.</li> </ul> <p>Views.</p> <ul style="list-style-type: none"> <li>The Area is situated atop the narrow east-west ridgeline that divides the Blue Mountains, with the land falling clearly from this ridge to both the north-east and south-west. This exposed location is likely to have affected the ability of surrounding trees to grow to the heights and maturity seen in most of the residential landscapes of the towns and villages and even though the lot sizes are mostly generous, few trees rise above the ridgelines of the houses, allowing the roof forms and their prominent chimneys to dominate local streetscape views, including from the adjacent railway line.</li> </ul>
Social significance SHR criteria (d)	The HCA includes a Scout Hall, which is likely to be of value to the local community (not investigated)
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	<p>The Railway Parade (East) heritage conservation area has characteristics that are rare in the Blue Mountains.</p> <p>Siting on the main ridgeline.</p> <ul style="list-style-type: none"> <li>The HCA is sited on the top of the main ridge followed by the road and railway between Sydney and the west. The ridge is very narrow at this point and the low height of buildings and fall of land at the southern end of the HCA allow uninterrupted views from this main ridge to the distant hills and escarpments of the natural landscape to the south from the railway line. This is surprisingly rare within the towns and villages of the Blue Mountains.</li> </ul>

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

Representativeness SHR criteria (g)	<p>The Railway Parade heritage conservation area has characteristics representative of those of a class, or type, of development in the Blue Mountains.</p> <p>Area is representative of small settlements in the Blue Mountains Fine group of Federation houses.</p> <ul style="list-style-type: none"> <li>The Railway Parade Area is a good and substantially intact group of late 19th and early-mid 20th century houses that are representative of the early patterns of development along the main ridgeline traversing the Blue Mountains from east to west.</li> </ul>
Integrity	<p>Built forms are mostly intact, substantially intact or sympathetically altered. The traditional setting of properties has also survived substantially intact, although some larger gardens have had earlier orchards and gardens subdivided to allow infill development.</p> <p>Comparison of 1943 and current aerial photographs reveals that no substantial demolition has occurred in the area, although most properties have had major additions to the rear. Few of these additions are visible from the public domain.</p> <p>Infill development from the later decades of the 20<sup>th</sup> century exists but is limited in area and does not have a significant adverse impact on the integrity of the conservation area as a whole.</p>

### HERITAGE LISTINGS

Heritage listing/s	Most of the HCA was identified as a period housing area in Blue Mountains LEP 2005.
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### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Heritage study	Ian Jack Heritage Consulting Pty Ltd in consultation with Pamela Hubert, Colleen Morris and Siobhan Lavelle.	Springwood, Blaxland and Hazelbrook: Core Village Areas. Heritage Assessment. Draft Report.	2002	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

### RECOMMENDATIONS

Recommendations	<p>Note that the conservation of the heritage values of the Railway Parade (East) HCA should focus on the public domain and the street presentation of dwellings. The area has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain low density zones.</li> <li>• Encourage the conservation of significant fabric and built forms.</li> <li>• Do not demolish pre 1943 houses including fabric of the facades, roof forms or chimney stacks.</li> <li>• Ensure that any new development will make a positive contribution to the traditional values of the Area by being simple in form and of a scale, proportion and materials that will allow it to sit comfortably and be consistent with the streetscape.</li> <li>• All new development should be a single storey in height and be designed and sited to not obstruct existing views from the public domain to the bushland beyond.</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original house;</li> <li>• Adapt built forms to the natural topography.</li> <li>• Do not introduce cut and fill in new work.</li> <li>• Encourage the integration and softening of the interface between the public and private domains through planting and use of transparent and open fences.</li> <li>• Do not build high suburban style security fences and walls to elevations visible from the street, or install roller shutters.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

# Draft Heritage Data Form

## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Railway Parade East Heritage Conservation Area				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



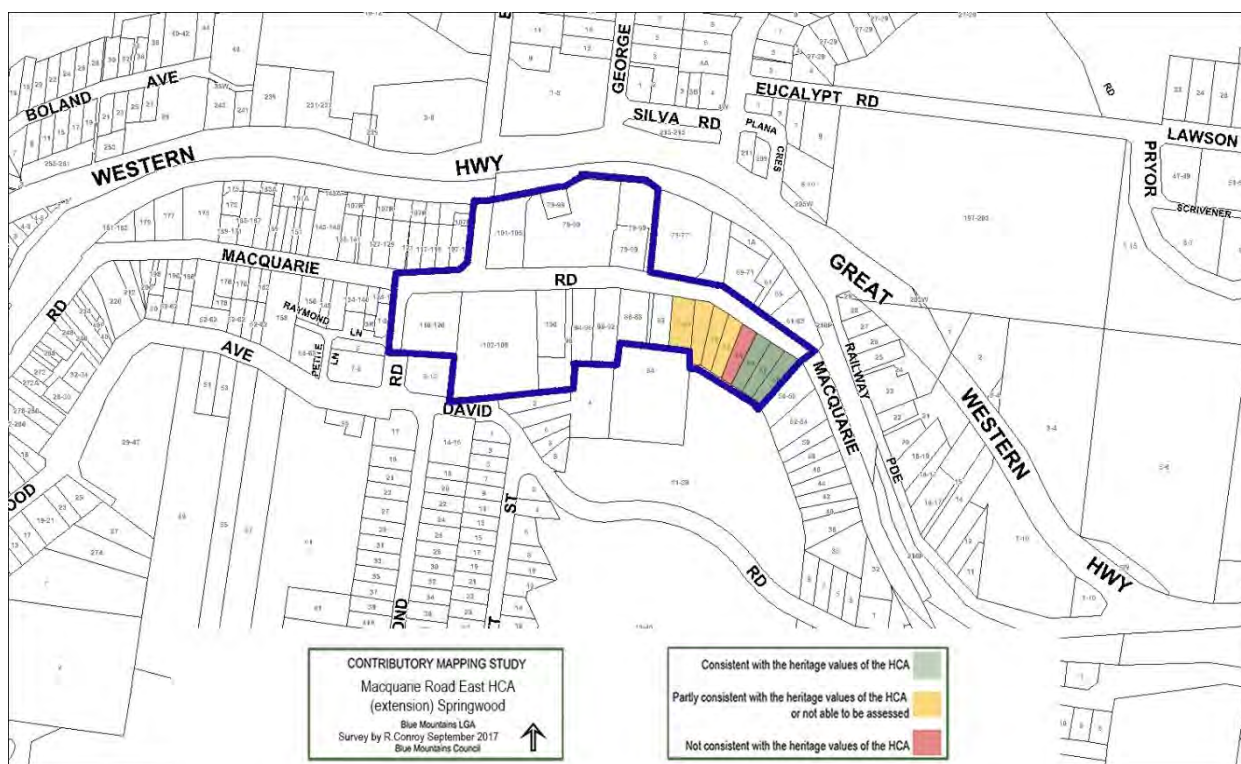
## MACQUARIE ROAD EAST HCA (SPRINGWOOD)

In addition to the contributory elements identified on page 31; the heritage values of the Macquarie Road East HCA include:

- The use of hedging and other vegetation to 'bridge' otherwise unsympathetic property elements;
- Privacy is provided by elevational difference and planting, not fences.

Elements that detract from the heritage values

- Properties without well-established gardens unless appropriate for the typology or for other reasons.
- Car parking built at street level on the boundary
- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations
- Alterations that have removed or obscured original features or fabric.
- Development that results in the loss of area available for deep soil planting or introduces structures that will threaten or prevent the growth of mature trees and plants that would otherwise form part of the cultural landscape of Springwood. This includes development that may lead to a reluctance by future occupants to plant or maintain trees that may drip/shed or otherwise affect structures in the vicinity of the canopy.



# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

ITEM DETAILS						
Name of Item	Heritage Conservation Area- Macquarie Road (extension to the existing Macquarie Road HCA – SP056) Additional content for the SHI form:					
Other Name/s Former Name/s	Macquarie Road East HCA					
Item type (if known)	Heritage Conservation Area					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name	Macquarie Road Conservation Area					
Street number						
Street name						
Suburb/town	Springwood				Postcode	2777
Local Government Area/s	Blue Mountains					
Property description	Various					
Location description	Refer to plan					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Various Private					
Current use	Residential					
Former Use						
Statement of significance	The group of more modestly scaled properties from 60 to 70 Macquarie Road and the bushland of 80 Macquarie Road have aesthetic heritage value for their contribution to the setting of the more substantial properties from 86 to 110-120 Macquarie Road, particularly when approaching Springwood town centre from the east.					

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>
-----------------------	--------------------------------	---

DESCRIPTION						
Designer	N/A					
Builder/ maker	Various					
Physical Description	<p>Although most of the centre of the town has been destroyed through either fire or demolition, one of the most prestigious and significant streetscapes in the Blue Mountains has survived along Macquarie Road in the fine group of Victorian, Edwardian and interwar houses.</p> <p>The boundary of this area includes the land on the northern side of Macquarie Road where the bowling club and the former Catholic Church, now a retirement development, are sited.</p> <p>The HCA includes the five cottages situated to the east of this group of substantial properties. These properties include examples of some of the traditional building typologies that characterise the towns and villages of the Blue Mountains, albeit of a significantly more modest scale, including examples of inter-War and early post-war fibro cottage that provide evidence of the most modest end of the typologies of the core phase of development in the Blue Mountains. The early fibro and weatherboard cottage at 64 Macquarie Road is a particularly good example, with a simple but well-detailed return verandah transforms a very basic gabled form into a good traditional cottage.</p> <p>The setting of the group terminates abruptly at the series of large medium-density developments that have been constructed to the south of 60 Macquarie Road.</p>					
Physical condition and Archaeological potential	<p>Generally good houses and well-maintained gardens.</p> <p>Archaeological potential not investigated.</p>					
Construction years	Start year		Finish year	N/A	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>66 Macquarie Road has undergone significant alteration and addition. The core form is original, but all early cladding and detailing has been removed. Modifications to the other cottages in the group are more minor and has retained the core characteristics of the style. All fences have been replaced.</p>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA. Further research may also alter, enhance or replace the heritage values demonstrated by the area. The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

HISTORY	
Historical notes	No additional historical notes



# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

**THEMES** Historic Themes: (developed from the themes identified in the earlier historical studies (NB: these earlier studies are not exhaustive))

National historical theme	State historical theme	Local theme
3 Developing local, regional and national economies	Transport	The road and rail links between Sydney and western NSW (Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements.)
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages. Establishment of towns and villages.

### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	
Historical association significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	The group of properties at 60 -70 Macquarie Road and the bushland of 80 Macquarie Road contribute to the aesthetic heritage values and visual curtilage of the substantial homes to the west. Their more modest scale, form and setting is representative of the characteristic pattern of development in Springwood in the early 20 <sup>th</sup> century and provides visual and spatial contrast with the grandeur of the group to the west. They also contribute to the aesthetic significance of the HCA as part of the entrance to the Springwood Town Centre.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	The group of properties from 60-70 Macquarie Road is representative of the traditional building typologies and garden settings of the Springwood area in the early – mid 20 <sup>th</sup> century.
Integrity	Fair to very good.No.66 has been reworked in an unsympathetic style including replacement of most of the original fabric.

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

HERITAGE LISTINGS	
Heritage listing/s	Most of the HCA was identified as a period housing area in LEP 2005.
	Macquarie Road HCA SP056

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au

RECOMMENDATIONS	
Recommendations	<p>The conservation of the heritage values of the group of properties at the eastern end of the Macquarie Road East HCA should focus on the public domain and the street presentation of dwellings. The area has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <p>The spatial and aesthetic values of contributory gardens should be retained in any new development proposal.</p> <p>Any infill development on the undeveloped land at 80 Macquarie Road should provide appropriate planting to retain the aesthetic qualities of the setting of the group to the west.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

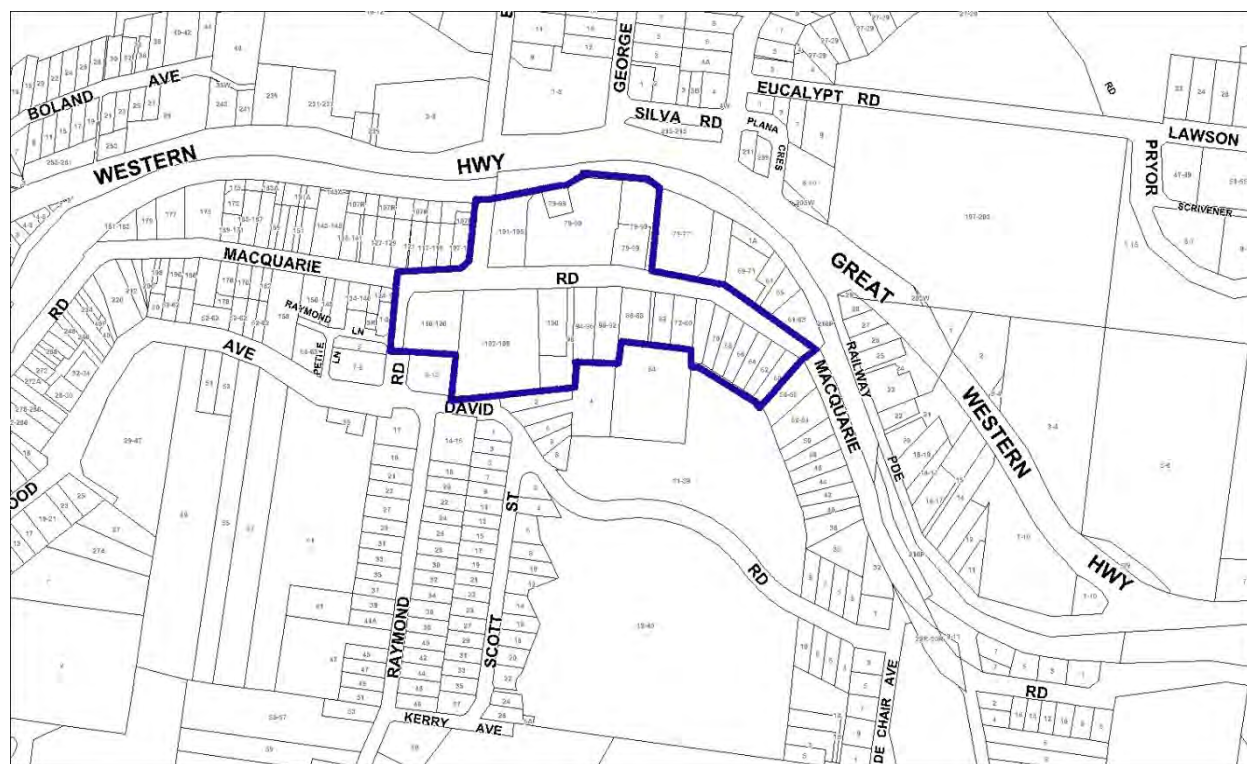
# Draft Heritage Data Form

## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Macquarie Road Conservation Area – extension and renaming to Macquarie Road East Conservation area				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



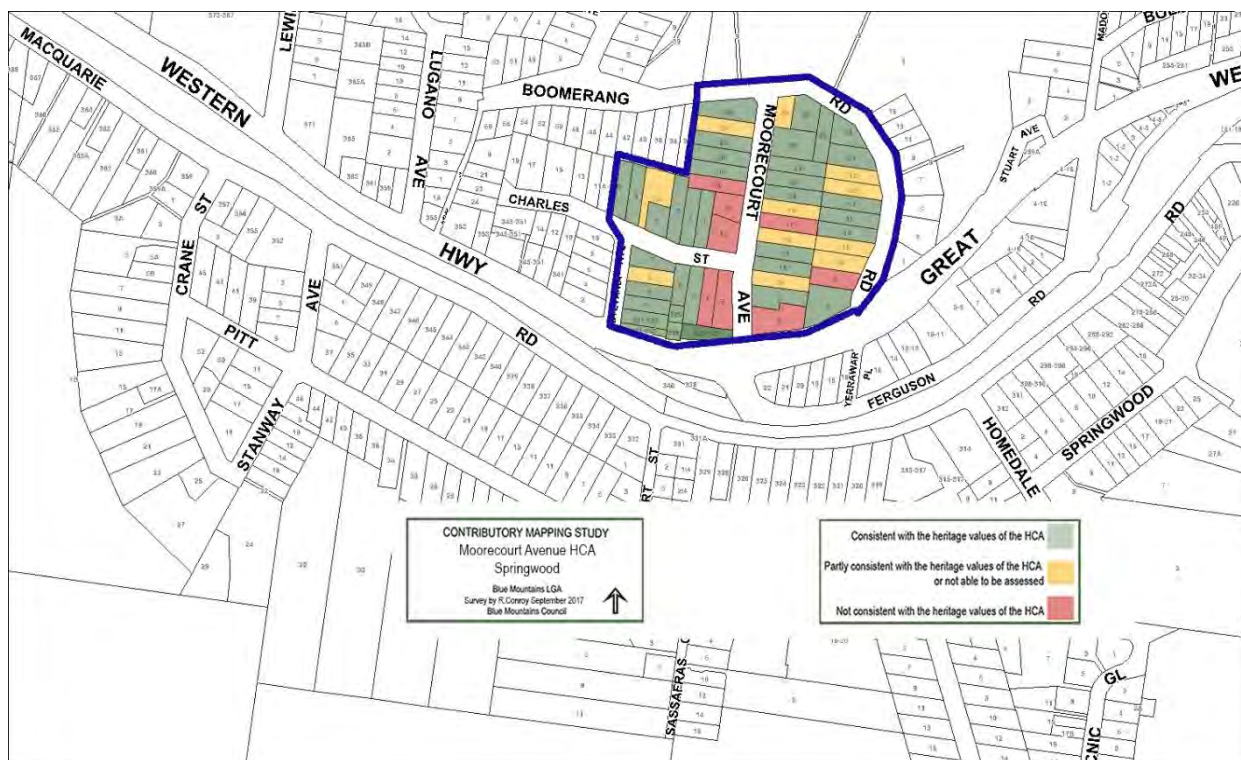
## MOORECOURT AVENUE HCA (SPRINGWOOD)

In addition to the contributory elements identified on page 31; the heritage values of the Moorecourt Avenue HCA include:

- The natural topography dominated by the gentle slope to the high point near the intersection of Moorcroft Avenue and Charles Street which provides prominence to the area in local views and allows limited views over surrounding bushland to the north.
- The mature garden setting of properties irrespective of the date the house was constructed.
- Gardens include either or both exotic and native species.
- The simple linear street and subdivision pattern.
- Simple, low and visually transparent front fences and gates.
- Privacy is provided by planting, not fences.
- Driveways and driveway crossings are simple and traditional.

Elements that detract from the heritage values

- Properties without well-established gardens unless appropriate for the typology or for other reasons.
- Car parking built at street level on the boundary
- Individual examples of inappropriate development
- Visually intrusive or stylistically incongruous alterations
- Alterations that have removed or obscured original features or fabric.
- Development that results in the loss of area available for deep soil planting or introduces structures that will threaten or prevent the growth of mature trees and plants that would otherwise form part of the cultural landscape of Springwood. This includes development that may lead to a reluctance by future occupants to plant or maintain trees that may drip/shed or otherwise affect structures in the vicinity of the canopy.



# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

ITEM DETAILS							
Name of Item	Heritage Conservation Area- Moorecourt Avenue						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)	Conservation Area						
Item category (if known)							
Area, Group, or Collection Name	Moorecourt Avenue HCA						
Street number							
Street name							
Suburb/town	Springwood					Postcode	2777
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to attached map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing		
Owner	Private						
Current use	Residential						
Former Use	-						
Statement of significance	<p>The Moorecourt Avenue heritage conservation area is of local heritage significance because it demonstrates the patterns of settlement seen in the non-tourist towns of the Blue Mountains in the early 20th Century. The subdivision pattern is simple, with lots typical of their era, although smaller than the traditional size seen in earlier layers of development.</p> <p>Built forms include a range of domestic styles, with several good examples to be found. Regardless of the architectural qualities, most are a single storey in height with good setbacks from all boundaries, and a wider setback on one side allowing access for a vehicle to the rear garden area.</p> <p>The aesthetic qualities of the streetscapes demonstrate the principal characteristics of suburban development in the towns of the Blue Mountains with local views dominated by exotic plantings and towering conifers planted in verges and front gardens. Front fences are low and transparent in design, resulting in an intimate character to streetscape views. Where desired, privacy is provided by garden plantings, not high fences.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

# ***Draft Heritage Data Form***

## ***Blue Mountains Heritage 2016***

<b>DESCRIPTION</b>		
Designer	Not known - various	
Builder/ maker	Not known - various	
Physical Description	<p>The Moorecourt Avenue HCA is a good quality suburban residential landscape that includes Moorecourt Avenue, Charles Street and the properties on the inside alignment of Boomerang Road. It is situated on a small hill that rises above the highway and overlooks the bushland reserve and gully to the north.</p> <p>The precinct demonstrates strong streetscape values with a range of built forms from the early 20th Century and good quality streetscape views.</p> <p>Although the Anglican Church is located at the western end of Charles Street, it addresses the highway and does not read as part of the streetscape of the HCA.</p> <p>Houses are almost all a single storey in height and set a consistent distance back from the boundary. Most were built in the early-mid 20th Century and many remain intact, or substantially intact, although some have undergone significant alterations such as the addition of a second storey. The relatively modest lot size, narrow verges and setbacks and the formed kerbing and guttering means that this <b>precinct has a much more 'suburban' character than is found in many of the towns and villages of the upper Blue Mountains.</b></p> <p>Two of the buildings within the precinct (329 and 331 Great Western Highway) have been demolished and re-built following the widening of the Highway to its present alignment.</p> <p>Private gardens are mature and contribute to the quality of the streetscape. Fences are low and transparent in character, allowing gardens to dominate streetscape views. Charles Street has a similar streetscape quality to Moorecourt Avenue. The western end of Charles Street and Sylvania Avenue, which links Charles Street to the highway, has a superficially similar streetscape quality, but closer inspection reveals that many of the houses have either been replaced or have been subjected to unsympathetic alterations that have harmed their original form. These properties are not included in the HCA.</p> <p>Street tree plantings are simple, with the diversity of species suggesting that many were planted by local residents rather than as part of a cohesive Council planting program. The character of the <b>streetscape in Boomerang Road differs from that of Moorecourt Avenue and has a more 'bushland edge' quality to local views,</b> particularly at the northern end. The curved road pattern provides for a series of unfolding views when moving along the streetscapes.</p> <p>Both Moorecourt Avenue and Boomerang Road have direct access to the Great Western Highway, but the properties fronting Boomerang are much more visible, particularly when travelling west along the Highway. The view into the precinct from this direction has been recently affected by the unsympathetic scale and form of recent medium density development close to the intersection. Notwithstanding this, the remainder of houses are intact, or substantially intact.</p>	
Physical condition and Archaeological potential	<p>Most properties appear to be in good to very good condition.</p> <p>Likely limited to accidental deposits related to the occupation of the area. Further research may reveal specific sites with archaeological potential.</p>	



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Construction years	Start year	1912	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear;</li> <li>• creation of sunrooms to northern and/eastern elevation;</li> <li>• replacement of original fence with timber picket fence ; and</li> <li>• infill development has introduced later 20<sup>th</sup> century typologies including project homes.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p>The HCA is within the 40 acres of Portion 137 of the Parish of Coomassie purchased by Sir Charles <b>Moore for the establishment of his country retreat which he named 'Moorecourt' the land associated</b> with the Estate appears to have totalled approximately 154 acres, but he established the house close to the Western Road and on the western side of Carinya Street, opposite the HCA. Moore occupied the house from possibly 1876 (ref.Ian Jack) or 1880 (ADB). Following his death in 1895 the house was let to a succession of tenants until converted <b>for use as a girls' school</b> by the Catholic Church, and then used <b>the Moorecourt Ladies' College until</b> subdivided into flats and finally demolished in 1958.</p> <p>The area of land now occupied by the Moorecourt Estate HCA remained part of the grounds of Moorecourt until subdivided in 1910 (The Blue Mountains Echo. 15 Oct 1910. P.11). This subdivision included most of the HCA except the lots on the eastern side of Sylvania Avenue, which were created by a second subdivision of Moorecourt in 1916 known as the Sylvania Estate. It did not include the outer side of Boomerang Road.</p> <p>The sale was not mentioned in the media until the following year (The Daily Telegraph. 2 November 1912) and was then re-advertised regularly for several years. By 1917 it was sufficiently developed for Moorecourt Avenue, Boomerang Street and Charles Street to be formally surveyed and aligned. (GG no.6 (12 Jan 1917). P.218). A considerable portion of the subdivision had been purchased by a single investor and were re-advertised as a single lot sale as part of a deceased estate in 1918. The lots included in this sale were lots 6, 7 and 8 along the Bathurst Road, 22,41 and 42 on Moorecourt Avenue; lot 43 on the corner of Moorecourt and Boomerang and lots 25,27,44 and 46, all facing Boomerang Street.</p> <p>By 1943 most of the land within the two subdivisions had been developed.</p> <p>The Great Western Highway was re-aligned and widened in 1969, and two of the houses affected by the works were dismantled and re-built on their lots but further to the north. The relocation of houses affected by road widening is a pattern of development seen throughout the towns and villages of the Blue Mountains.</p>

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## ***Blue Mountains Heritage 2016***

THEMES		
National historical theme	State historical theme	Local theme
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Moorecourt Avenue, Springwood precinct is important in the course and pattern of the <b>Blue Mountains' cultural history</b>.</p> <p>The Moorecourt Avenue Area demonstrates the principal characteristics of development associated with residential suburban subdivision in the first half of the 20th Century for the following reasons:</p> <p>Range of built forms and types.</p> <ul style="list-style-type: none"> <li>• The houses built in this precinct provide evidence of the growing patterns of subdivision and development of one of the larger towns of the Blue Mountains.</li> <li>• Through the surviving original fabric of houses and their setting, including gardens and the public domain.</li> <li>• The subdivision pattern is simple, with lots set at 90 degrees to the narrow carriageway and radiating to follow the curve in Boomerang Road.</li> </ul> <p>Patterns of development.</p> <ul style="list-style-type: none"> <li>• The form and layout of the precinct provides evidence of the priorities of the speculative developer in the early 20th Century.</li> <li>• Although the precinct is small, the sale of land in this release appears to have resonated with the target market and almost all lots were developed within a relatively short time. This is a notable difference to the patterns of development seen across the other towns and</li> </ul>

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	<p>villages of the mid and upper Blue Mountains, which still contain a high proportion of vacant lots.</p> <p>Integrity of built forms.</p> <ul style="list-style-type: none"> <li>• The integrity of the streetscape is high, with almost all of the original lots developed by 1943 and only four properties having been demolished since this time (and four substantially altered).</li> <li>• Two properties (329 and 331-333 Great Western Highway) have been dismantled and re-erected to the rear of their sites as part of road-widening works.</li> <li>• Through the variety and integrity of original buildings and materials; including those buildings that have been altered or added to in a sympathetic manner and/or where the works could be removed and the original form or fabric revealed.</li> </ul>
Historical association significance SHR criteria (b)	<p><b>The land on which Moorecourt HCA is sited is associated with Sydney politician and 'improver', Sir Charles Moore, after whom Moore Park in Sydney was named. It formed the grounds of his country retreat, Moorecourt, and remained associated with Moore's occupation until his death in 1895. No physical evidence of garden or fences etc are known to have survived, and the link between the HCA and Moore may not be able to establish the significance of this association.</b></p>
Aesthetic significance SHR criteria (c)	<p>The form and fabric of the Moorecourt Avenue, Springwood HCA demonstrates important aesthetic characteristics of the historic suburban cultural landscape of the Blue Mountains.</p> <p>Aesthetic qualities of built forms.</p> <ul style="list-style-type: none"> <li>• The HCA includes good examples of early-mid 20th Century houses.</li> <li>• Most properties are of modest scale.</li> <li>• Almost all of the houses that existed in 1943 have survived in substantially intact form. Additions are mostly generally consistent with the traditional form of the house affected.</li> <li>• Alterations and additions are generally relatively modest, although some have undergone substantial changes such as additional storeys.</li> </ul> <p>Cohesive streetscape quality.</p> <ul style="list-style-type: none"> <li>• The cohesiveness of the streetscape is enhanced by the consistent scale and siting of structures on the lot.</li> </ul> <p>Importance of gardens.</p> <ul style="list-style-type: none"> <li>• Gardens are traditional in character and most contribute positively to the aesthetic qualities of the streetscape.</li> <li>• Gardens are mature and include a range of cool-climate and native species.</li> <li>• Although the lot sizes in the HCA are not particularly large by the standard of other towns in the upper Blue Mountains, they have been sufficient to allow the establishment of good quality gardens to most properties, with particularly good examples found in some properties. In most cases these have matured to provide a valuable setting for the house and continue to contribute significantly to the quality of the local streetscape.</li> <li>• The configuration and use of the rear garden areas is also consistent with traditional patterns of development in country towns, with most well-planted.</li> <li>• Infrastructure to provide car parking (such as garages and carports) is generally located at the rear of the lot.</li> </ul> <p>Subdivision patterns.</p> <ul style="list-style-type: none"> <li>• The pattern of subdivision is typical of speculative development in the early 20th Century.</li> <li>• Minimal area is devoted to roads and road reservation and lots are arranged simply.</li> </ul> <p>Views.</p> <ul style="list-style-type: none"> <li>• The local undulations in topography mean that limited local views are available over the bushland to the north.</li> </ul>
Social significance SHR criteria (d)	<p>None identified</p>

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Technical/Research significance SHR criteria (e)	None identified
Rarity SHR criteria (f)	The Moorecourt Avenue, Springwood HCA does not satisfy this criterion.
Representativeness SHR criteria (g)	<p>The Moorecourt Avenue, Springwood heritage conservation area has characteristics representative of those of a class, or type, of development in the Blue Mountains. It is a representative small suburban subdivision and development in the cultural landscape of the Blue Mountains.</p> <ul style="list-style-type: none"> <li>The precinct includes good examples of Edwardian, Interwar and mid-later 20th Century domestic architecture. Most are of a comfortable scale that provides evidence of the ways of life of families in the 20th Century.</li> </ul>
Integrity	<p>The early 20<sup>th</sup> century subdivision pattern is substantially intact. Built forms are generally intact, substantially intact or sympathetically altered. Examples of alterations and additions that are not consistent with the heritage values of the area also exist.</p> <p>The setting of most properties has survived substantially intact, although some larger gardens on sites established by the purchase of two or more lots have been sold and an infill dwelling built. Most examples of infill are set in gardens that contribute to the streetscape and overall values of the HCA. Most infill development has occurred on sites that were undeveloped in 1943.</p>

### HERITAGE LISTINGS

Heritage listing/s	
	Almost all of the HCA was identified as a Period Housing Area in Blue Mountains LEP 2005.

### INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
	Mark Lyons, 'Moore, Charles (1820–1895)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <a href="http://adb.anu.edu.au/biography/moore-charles-4228/text6819">http://adb.anu.edu.au/biography/moore-charles-4228/text6819</a> , published first in hardcopy 1974, accessed online 29 January 2018.			
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Heritage study	Ian Jack Heritage Consulting Pty Ltd in consultation with Pamela Hubert, Colleen Morris and Siobhan Lavelle.	Springwood, Blaxland and Hazelbrook: Core Village Areas. Heritage Assessment. Draft Report.	2002	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage	2008	Blue Mountains City Council

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		Register		
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

### RECOMMENDATIONS

Recommendations	<p>Note that the conservation of the heritage values of the Moorecourt Avenue HCA should focus on the public domain and the street presentation of dwellings. The area has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing, and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <ul style="list-style-type: none"> <li>• Retain low density zones;</li> <li>• Encourage the conservation of significant fabric and built forms.</li> <li>• Do not demolish pre 1943 houses, including fabric of the facades, roof forms or chimney stacks.</li> <li>• Ensure that any new development will make a positive contribution to the traditional values of the Area by being simple in form and of a scale, proportion and materials that will allow it to sit comfortably and be consistent with the streetscape.</li> <li>• Protect existing glimpses and more extensive views between and over dwellings to the views beyond.</li> <li>• All new development should be a single storey in height and be designed and sited to not obstruct existing views to the landscape beyond.</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original house;</li> <li>• Adapt built forms to the natural topography.</li> <li>• Do not introduce cut and fill in new work.</li> <li>• Encourage the integration and softening of the interface between the public and private domains through planting and use of transparent and open fences.</li> <li>• Do not build high suburban style security fences and walls to the street elevation or install roller shutters.</li> <li>• Encourage the removal of the roller shutters to the other shops and seek alternative solutions that will not alienate and downgrade the quality of the group as part of the streetscape.</li> </ul>
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### SOURCE OF THIS INFORMATION

Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		

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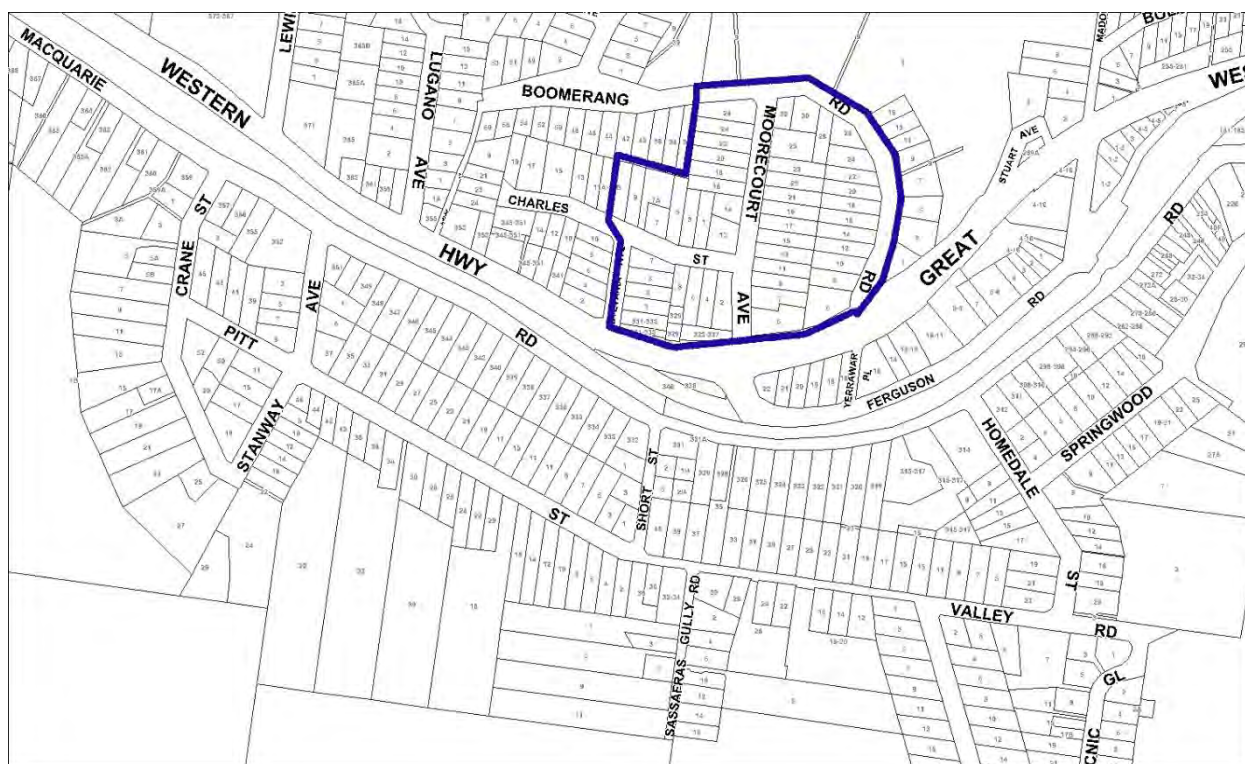
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

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## Blue Mountains Heritage 2016

IMAGES - 1 per page

Image caption	Moorecourt Avenue Heritage Conservation Area.				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC





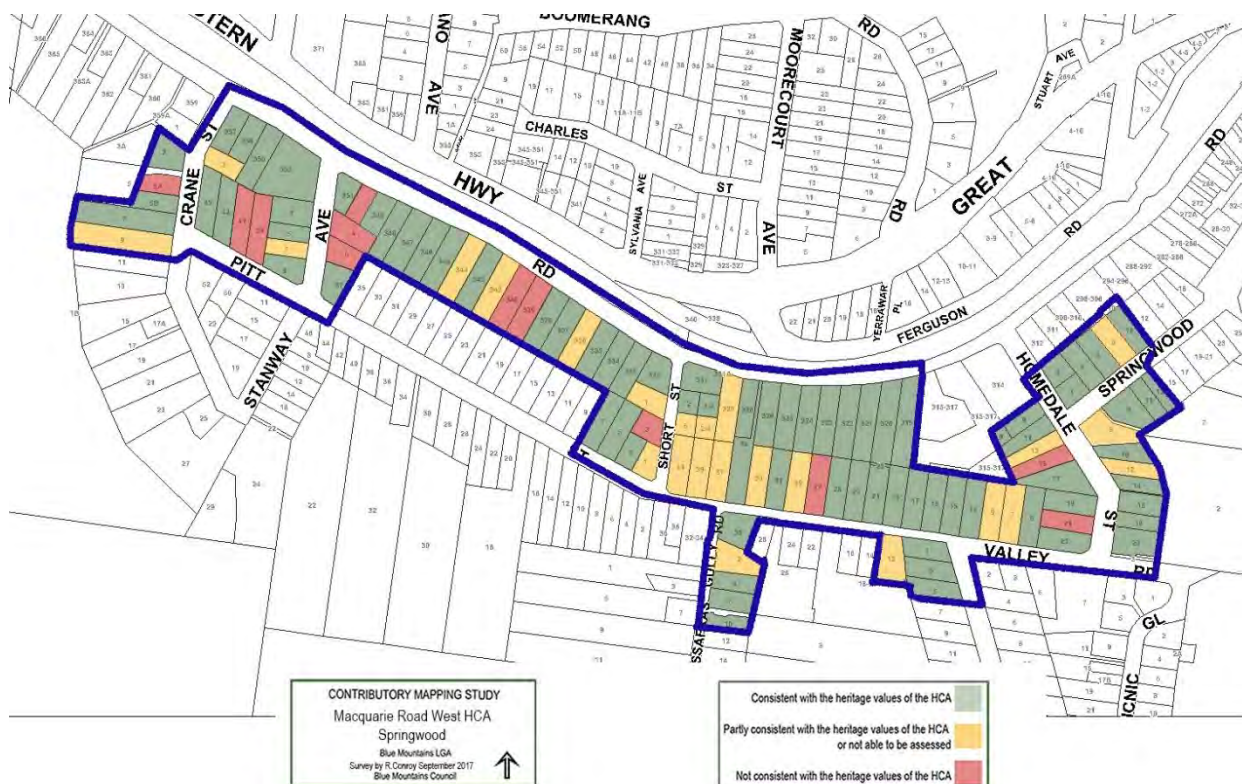
## MACQUARIE ROAD WEST HCA (SPRINGWOOD)

In addition to the contributory elements identified on page 31; the heritage values of the Macquarie Road West HCA include:

- The natural topography dominated by the parallel roadforms set to follow the local topography as it falls away from the main ridgeline.
- The mature garden setting of properties irrespective of the date the house was constructed.
- Gardens include either or both exotic and native species.
- The remnant early (pre settlement?) native trees that are located along the rear boundary lines of properties.
- The sandstone monument

Elements that detract from the heritage values

- Alterations and additions to buildings that do not respect or respond to the design principles or form of the original structure, for example the demolition of original homes to erect standard 'off the shelf' suburban designs.
- Visually intrusive or stylistically incongruous alterations.
- Alterations that have removed or obscured original features or fabric.
- Development that results in the loss of area available for deep soil planting or introduces structures that will threaten or prevent the growth of mature trees and plants that would otherwise form part of the cultural landscape of Springwood. This includes development that may lead to a reluctance by future occupants to plant or maintain trees that may drip/shed or otherwise affect structures in the vicinity of the canopy.



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ITEM DETAILS							
Name of Item	Heritage Conservation Area- Macquarie Road West						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)	Conservation area						
Item category (if known)							
Area, Group, or Collection Name	Macquarie Road West Heritage Conservation Area						
Street number							
Street name							
Suburb/town	Springwood				Postcode	2777	
Local Government Area/s	Blue Mountains						
Property description							
Location description	Refer to map						
Location - Lat/long	Latitude				Longitude		
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting			Northing	
Owner	Various private						
Current use	Residential						
Former Use	Campsite, military depot						
Statement of significance	<p>The Macquarie Road (west) heritage conservation area is of local heritage significance because it clearly demonstrates the patterns of settlement that characterise the cultural landscape of the non-tourist towns of the Blue Mountains in the 19th and early 20th Century, and in particular the growth of permanent residential settlement.</p> <p>The form and layout of the precinct provides evidence of the priorities of the speculative developer in the early 20th Century. The subdivision pattern is simple, with lots set at 90 degrees to the road alignment. The road layout is a simple grid that responds to the alignment of the adjacent transport corridor.</p> <p>The streetscapes are characterised by mature houses set in well-planted gardens, many of which include thick hedges to screen the house from the adjacent railway line. The local streetscapes are dominated by these dense plantings, creating a sense of aesthetic intimacy in this otherwise visually exposed location adjacent to the main western railway line.</p> <p>The Area also includes a group of three cottages constructed of sandstone, a building material used</p>						

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	<p>only very rarely in the Blue Mountains at the time (turn of the 20th Century).</p> <p>Most of the early (pre 1943) houses in the Area have retained their original built form, with the majority of alterations and additions being modestly scaled and sited to minimise their impact on the integrity of the original form sympathetic to that of the original when viewed from the public domain. Regardless of the architectural qualities, most are a single storey in height with good setbacks from all boundaries, and a wider setback on one side allowing access for a vehicle to the rear garden area.</p> <p>The aesthetic qualities of the streetscapes demonstrate the principle characteristics of suburban development in the towns of the Blue Mountains with local views dominated by exotic plantings and towering conifers planted in verges and front gardens. Front fences are low and transparent in design, resulting in an intimate character to streetscape views. Where desired, privacy is provided by garden plantings, not high fences.</p> <p>The historical significance of this precinct has origins much earlier than the early 20<sup>th</sup>-century subdivision and development. The sandstone marker at 331A Macquarie Road is a monument to the <b>seminal moment in Springwood's history as a township when Governor Macquarie camped overnight on his way to inspect Cox's new road across the mountains in 1815 and named the area Spring-Wood.</b> In the following year the origins of the town were established more formally with the establishment of a stockade and depot for the construction of the road, an event also commemorated by the marker.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various, not identified
Builder/ maker	Various, not identified
Physical Description	<p>The Macquarie Road (west) PHA extends along the street block adjacent to the railway line between <b>Homedale (not including the Church or Seniors' Housing development) and Crane Streets. The</b> precinct has a settled, mature character with a good variety of residential styles that are representative of the development of Springwood from the late 19th Century to the present day.</p> <p>The streetscape character of the precinct is good, particular to the east of Short Street, with Macquarie Road presenting as a mature suburban landscape and Valley Road/Pitt Street (parallel to Macquarie Road) <b>having a strongly vegetated 'bushland living' quality which includes both native and cool-climate plants.</b> The density of gardens means that many houses are difficult to see from the public domain other than along the openings for driveways, meaning that the prevailing character of the Valley Road streetscape is an enclosed, intimate one.</p> <p>The consistency and quality of development east of Short Street provides a range of good examples of the different suburban built forms that are characteristic of Springwood in the early-mid 20 century. Houses are almost all a single storey and are built mostly of lightweight materials such as weatherboard with corrugated iron roofs, although some are brick with tiled roofs, and three properties in Homedale Street are constructed of sandstone, a rare building material for otherwise modest turn of the 20th Century cottages in the Blue Mountains.</p> <p>The consistency of form and streetscape quality extends into the top portion of Bee Farm Road and the western half of Springwood Road. This area includes several simple 4-roomed symmetrical and L-shaped cottages from the early 20th Century and Interwar and post-war bungalows that are characteristic of their style.</p> <p>The character of the public domain is dominated by private gardens, with few street trees. Gardens are densely planted, and in the case of properties fronting the railway/highway corridor in particular are so thickly screened that it is difficult to see the house behind other than glimpses down driveways</p>

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	or over rooftops. These views are also well vegetated, with the canopies of the trees behind, both in back garden areas and in the gardens of the houses fronting Pitt Street providing a backdrop to views over and through the properties on Macquarie Road. Other streets such as Valley road are characterised by narrow carriageways and verges with soft edges and unformed kerbing which reinforce their intimate, informal character whilst Homedale Street has formed kerbs and a footpath in the upper section and less formal edges in the southern.					
Physical condition and Archaeological potential	Good to very good.  Likely limited to accidental deposits related to the occupation of the area. Further research may reveal specific sites with archaeological potential.					
Construction years	Start year		Finish year		Circa	<input type="checkbox"/>
Modifications and dates	Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include: <ul style="list-style-type: none"> <li>• replacing weatherboards with new weatherboards;</li> <li>• additions to the rear;</li> <li>• creation of sunrooms to northern and/eastern elevation;</li> <li>• replacement of original fence with timber picket fence ; and</li> <li>• infill development has introduced later 20<sup>th</sup> century typologies including project homes.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p><b>The following historical notes are extracted from Jack et.al's 2002 Report titled <i>Springwood, Blaxland and Hazelbrook: Core Village Areas. Heritage Assessment. Draft Report.</i> (p.5)</b></p> <p>'The Place being very pretty I have named it Spring-Wood'. Thus in 1815 Governor Macquarie recorded the beginnings of the settlement, located near permanent water. A military post was established almost at once on the south side of Cox's road in 'a fine forest of tall trees, with some little grass between', as Barron Field described it in 1822. Although the first land-grant in Springwood was made in 1834, development of a village did not commence until the 1840s.</p> <p>The founding father of the village was Thomas Boland, a former constable in the Irish police force who came to the Colony in 1838 and to Springwood in 1843, where he superintended the road-gangs. The military stockade, now resited to the north side of the road, was discontinued soon afterwards and in 1845 Boland bought the strategically placed site and developed the officers' quarters into the Springwood Inn. With the gold discoveries over the Mountains in the early 1850s, the western road became much busier and the need for services at Springwood was much greater, so population increased, but still in 1866 the settlement did not rate a mention in Bailliere's Gazetteer.</p> <p>The critical turning point for Springwood, as for the other Mountain villages, was the coming of the western railway in the later 1860s. The track was opened as far west as Wentworth Falls in 1867, Thomas Boland was appointed the first station-master at Springwood in that year and a platform was built in 1868. During the 1870s the village progressed so that a public school was necessary in 1878</p>

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## ***Blue Mountains Heritage 2016***

	<p>and a police presence in the following year, while postal services had begun in 1877. A new hotel, the Springwood Hotel (later the Oriental) was opened in 1877 and Thomas Boland built the Royal Hotel opposite the railway station in 1881: these two hotels have continued to serve local and visitors until the present day. Shops began to multiply and wealthy Sydney professional people were tempted to the cool air of Springwood: the country retreats included Charles Moore's Moorecourt of 1876, John Frazer's Silva Plana of 1881, James Norton's Euchora of 1884 and James Lawson's Braemar of 1892.</p> <p>By 1888, therefore, Springwood was well established as 'a favourite resort of visitors to the Blue Mountains' (Australian Handbook, 229) and its core commercial centre was taking shape along the main road beside the railway (now known as Macquarie Road and Ferguson Road). Churches were soon built, Christ Church Anglican in 1888-9, the first St Thomas Aquinas Catholic in 1892 and the Frazer Memorial Presbyterian in 1895.</p> <p>The core village contained an interesting mixture of commercial premises, workers' cottages, churches and quite grand houses. The east end of the present Macquarie Road, the entry to the village from Sydney, was and remains the superior residential part of the study area, with its four family homes erected on the 24 hectares owned by the Lawson family set within the original garden and orchard area of the Oriental Hotel. The land opposite on the northern side of Macquarie Road was an undeveloped part of John Frazer's Silva Plana estate, and remained vacant until the Catholic church was transferred there in 1919 and Buckland Park and bowling green were established in 1936.</p>
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THEMES		
National historical theme	State historical theme	Local theme
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Exploration	Activities and places associated with making places previously unknown to a cultural group known to them. Includes explorers route, and camp site
Governing	Defence	Activities and places associated with defending places from hostile takeover and occupation. Includes war memorials.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works;

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		and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.
Governing	Government and administration	Activities and places associated with the governance of local areas, regions, the state and the nation, and the administration of public programs

APPLICATION OF CRITERIA		
Historical significance SHR criteria (a)	<p>The Macquarie Road (west) precinct in Springwood is important in the course and pattern of the <b>Blue Mountains' cultural history</b>. The precinct includes physical evidence of the historical understandings and community value placed on the earliest stage of European settlement in the Blue Mountains.</p> <ul style="list-style-type: none"> <li>The events of 1815-6 are highly significant in the recognition of the suitability of Springwood for settlement and the plaque is a suitable testimony. It is also testimony to historical preoccupations with origins and early settlement in the inter-war years.</li> </ul> <p>It demonstrates the principal characteristics of development associated with residential suburban subdivision in the first half of the 20th Century. Range of built forms and types.</p> <ul style="list-style-type: none"> <li>The houses built in this precinct provide evidence of the growing patterns of subdivision and development of one of the larger towns of the Blue Mountains.</li> <li>Through the surviving original fabric of houses and their setting, including gardens and the public domain. Most major stylistic periods are well represented through the development in the area, and it includes some excellent examples of some (for example the rare Edwardian bungalows constructed of sandstone on the eastern side of Homedale Street).</li> </ul> <p>Patterns of development.</p> <ul style="list-style-type: none"> <li>The form and layout of the precinct provides evidence of the priorities of the speculative developer in the early 20th Century.</li> <li>The subdivision pattern is simple, with lots set at 90 degrees to the road alignment. The road layout is a simple grid that responds to the alignment of the adjacent transport corridor.</li> <li>The evidence of the fabric and historic aerial photographs reveals that this was a popular early subdivision in Springwood, with almost all lots sold and developed prior to WW2.</li> </ul> <p>Integrity of built forms.</p> <ul style="list-style-type: none"> <li>The integrity of the streetscape is high, with almost all of the original lots developed by 1943 and only one having been demolished since this time (and one substantially altered).</li> <li>Through the variety and integrity of original buildings and materials; including those buildings that have been altered or added to in a sympathetic manner and/or where the works could be removed and the original form or fabric revealed.</li> </ul>	
Historical association significance SHR criteria (b)	<p>The Macquarie Road West HCA is significant for its traditional association with Governor Macquarie, and his wife Elizabeth. Historical marker.</p> <ul style="list-style-type: none"> <li>The sandstone historical marker erected beside the roadside at 331A Macquarie Road provides evidence of the reputed campsite used by Governor and Mrs Macquarie when <b>crossing the Blue Mountains, and then the location of Cox's convict stockade and depot</b>. It should be noted that the historical accuracy of these associations have not been confirmed</li> </ul>	



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	<p>by physical or documentary research as part of this Review; but regardless of the location of these activities within the area, the marker commemorating them is located within the precinct and in itself has heritage value for its association with the events and also through its ability demonstrate the level and manifestation of community esteem for the events.</p> <ul style="list-style-type: none"> <li>The wider Springwood area is associated with important figures in the early history of settlement of NSW; including Governor and Mrs Lachlan Macquarie and William Cox. The <b>group is reputed to have camped overnight within the precinct during the Governor's inspection of Cox's newly formed road across the mountains</b> in 1815. The marker was erected to commemorate the event in 1938 and thus also provides physical evidence of the inter-war understandings of the importance of marking places associated with historical events in the Blue Mountains.</li> </ul>
Aesthetic significance SHR criteria (c)	<p>The form and fabric of the Macquarie Road West HCA demonstrates the important aesthetic characteristics of the historic suburban cultural landscape of the Blue Mountains.</p> <p>Aesthetic qualities of built forms.</p> <ul style="list-style-type: none"> <li>It includes very good examples of early-mid 20th Century houses that together form streetscapes with high aesthetic values.</li> <li>Most properties are of modest scale.</li> <li>Almost all of the houses that existed in 1943 have survived in substantially intact form. Additions are mostly generally consistent with the traditional form of the house affected.</li> <li>Alterations and additions are generally relatively modest. Where additions have been extensive the new work has generally been sited and of a form sympathetic to the original fabric and composition.</li> </ul> <p>Cohesive streetscape quality.</p> <ul style="list-style-type: none"> <li>The cohesiveness of the streetscapes in the Area are enhanced by the consistent scale and siting of structures on the lot and quality of gardens and fencing.</li> </ul> <p>Importance of gardens.</p> <ul style="list-style-type: none"> <li>Gardens are traditional in character and most contribute strongly to the aesthetic qualities of the streetscape.</li> <li>Gardens are mature and include a range of cool-climate and native species.</li> <li>Planting is used to provide visual privacy where desired by residents.</li> <li>Although the lot sizes in the Area are not particularly large by the standard of other towns in the upper Blue Mountains, they have been sufficient to allow the establishment of good quality gardens to most properties, with particularly good examples found in some properties. In most cases these have matured to provide a valuable setting for the house and continue to contribute significantly to the quality of the local streetscape.</li> <li>The configuration and use of the rear garden areas is also consistent with traditional patterns of development in country towns, with most well-planted.</li> <li>Infrastructure to provide car parking (such as garages and carports) is generally located at the rear of the lot.</li> <li>Many properties fronting Macquarie Road have very densely planted front garden areas that make it difficult to see the dwelling beyond.</li> </ul> <p>Streetscape quality.</p> <ul style="list-style-type: none"> <li>The streetscape of Railway Parade also contributes to the aesthetic integrity of the Area.</li> <li>The curving alignment Macquarie Road allows views of the streetscape to evolve when travelling through the Area.</li> <li>The undulating topography of Valley Road allows different unfolding view quality in this part of the Area.</li> <li>Private gardens spill through the visually transparent fences into the public domain and integrate the two.</li> <li>Bee Farm Road has a good bushland living aesthetic quality.</li> <li>The Springwood historic marker at 331A Macquarie Road is an intact representative example of a local monument commemorating an historic event. It is one of a number of such markers which have been erected by the Royal Australian Historical Society as well as some local history societies.</li> </ul> <p>Subdivision patterns.</p>



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	<ul style="list-style-type: none"> <li>The pattern of subdivision is typical of speculative development in the early 20th Century.</li> <li>Minimal area is devoted to roads and road reservation and lots are arranged simply. This creates an intimacy of streetscape character, particularly in Valley Road.</li> </ul> <p>Views.</p> <ul style="list-style-type: none"> <li>The local topography and density of garden plantings have resulted in strongly directed and contained streetscape views.</li> </ul>
Social significance SHR criteria (d)	Not identified, although the sandstone historical marker by the roadside at 331A Macquarie Road has the potential to be of social significance to the wider community by signifying the physical relationship that Governor had with early Springwood.
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	The Macquarie Road (west) area includes a group of three hand crafted sandstone houses built in the Edwardian period and style for local Railway workers. The use of sandstone for domestic construction was rare in the Blue Mountains in this period.
Representativeness SHR criteria (g)	<p>The Macquarie Road (west) area has characteristics representative of those of a class, or type, of development in the Blue Mountains.</p> <p>The Macquarie Road (west) precinct is a representative suburban subdivision and development in the cultural landscape of the Blue Mountains.</p> <ul style="list-style-type: none"> <li>The precinct includes good examples of Edwardian, Interwar and mid-later 20th Century domestic architecture set in mature and well-planted gardens. Most are of a comfortable scale that provides evidence of the needs of families in the 20th Century.</li> </ul>
Integrity	<p>The early 20<sup>th</sup> century subdivision pattern is substantially intact. Built forms are generally intact, substantially intact or sympathetically altered. Examples of alterations and additions that are not consistent with the heritage values of the area also exist.</p> <p>The setting of most properties has survived substantially intact, although some larger gardens on sites established by the purchase of two or more lots have been sold and an infill dwelling built. Most examples of infill are set in gardens that contribute to the streetscape and overall values of the HCA. Most infill development has occurred on sites that were undeveloped in 1943.</p>

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HERITAGE LISTINGS	
Heritage listing/s	
3	Almost all of the HCA was identified as a Period Housing Area in Blue Mountains LEP 2005.
	Stanway, Vueuna and Gardens (Sp028) 352 Macquarie Road
	Historical Marker (Sp020) 331A Macquarie Road
	Cottage group (SP 050) 14-18 Homedale Street

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Heritage study	Ian Jack Heritage Consulting Pty Ltd in consultation with Pamela Hubert, Colleen Morris and Siobhan Lavelle.	Springwood, Blaxland and Hazelbrook: Core Village Areas. Heritage Assessment. Draft Report.	2002	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

RECOMMENDATIONS	
Recommendations	Note that the conservation of the heritage values of the Macquarie Road West HCA should focus on the public domain and the street presentation of dwellings. The area has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the

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	<p>streetscape.</p> <ul style="list-style-type: none"> <li>Encourage the integration and softening of the interface between the public and private domains through planting and use of transparent and open fences.</li> <li>Do not build high suburban style security fences and walls to the street elevation or install roller shutters.</li> <li>Encourage the removal of the roller shutters to the other shops and seek alternative solutions that will not alienate and downgrade the quality of the group as part of the streetscape.</li> </ul>
<b>SOURCE OF THIS INFORMATION</b>	

Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

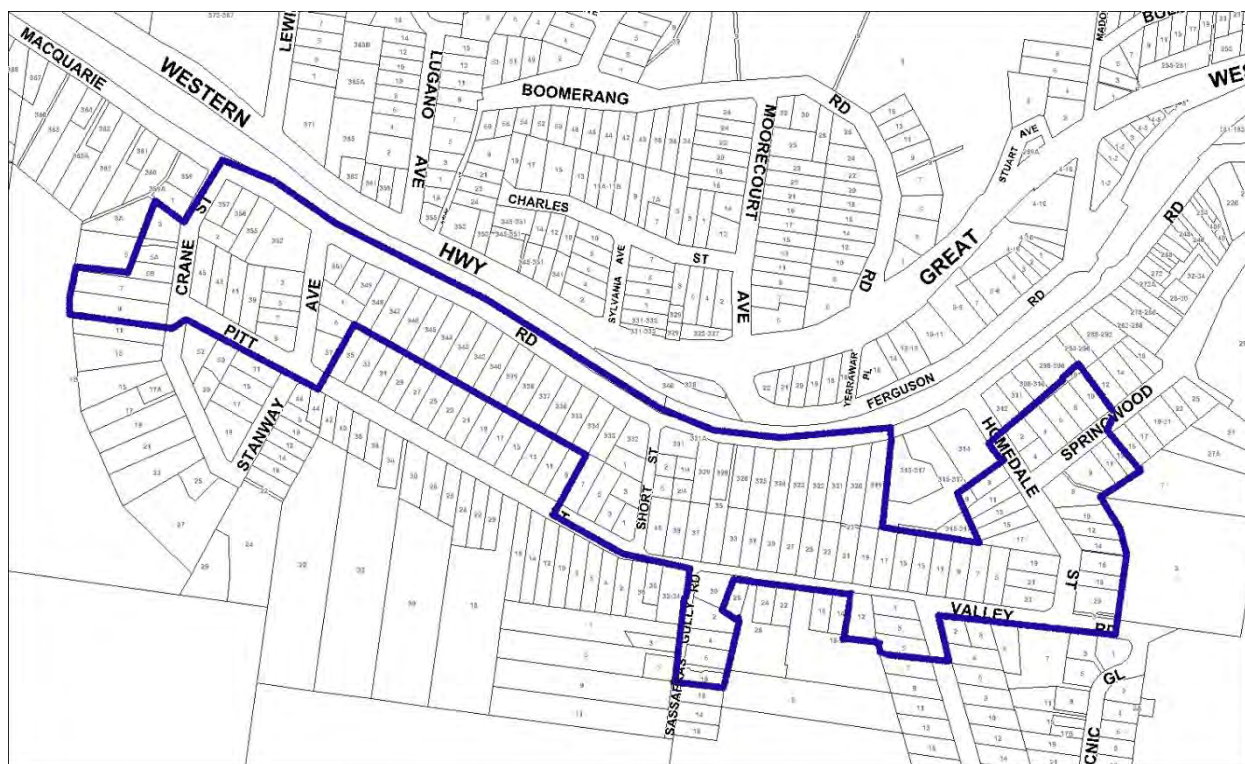
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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Macquarie Road West Heritage Conservation Area.				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



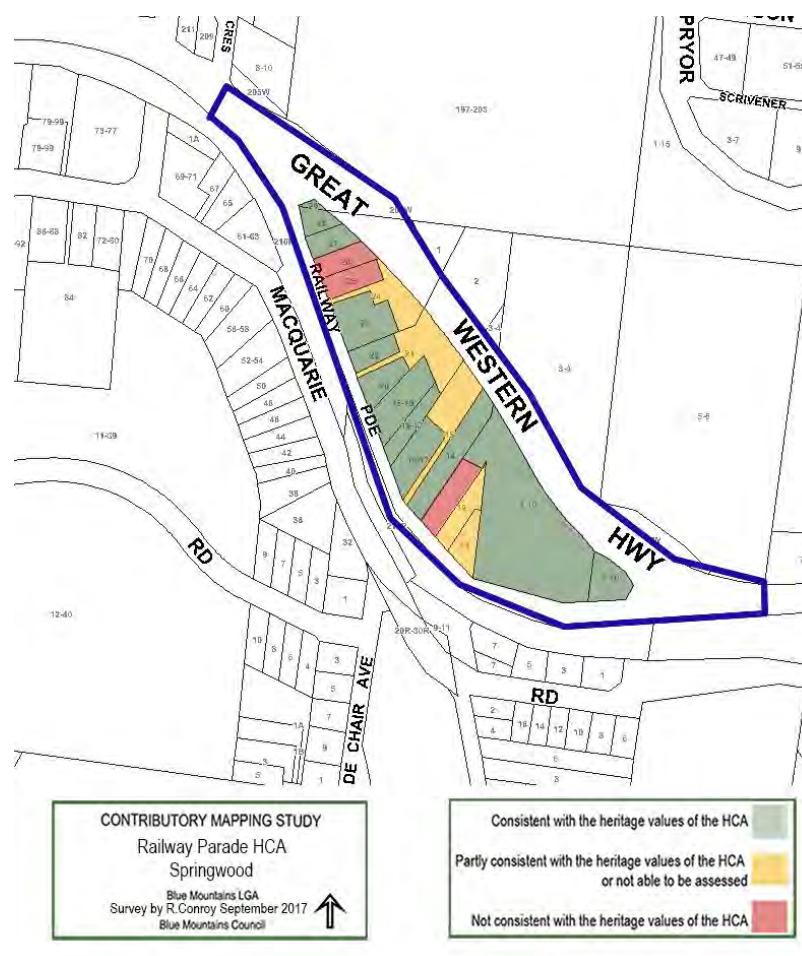
## RAILWAY PARADE HCA (SPRINGWOOD)

In addition to the contributory elements identified on page 31; the heritage values of the Railway Parade HCA include:

- The mature garden setting of properties irrespective of the date the house was constructed.
- Gardens include either or both exotic and native species.

Elements that detract from the heritage values

- Alterations and additions to buildings that do not respect or respond to the design principles or form of the original structure, for example the demolition of original homes to erect standard 'off the shelf' suburban designs.
- Visually intrusive or stylistically incongruous alterations.
- Alterations that have removed or obscured original features or fabric.
- Development that results in the loss of area available for deep soil planting or introduces structures that will threaten or prevent the growth of mature trees and plants that would otherwise form part of the cultural landscape of Springwood. This includes development that may lead to a reluctance by future occupants to plant or maintain trees that may drip/shed or otherwise affect structures in the vicinity of the canopy.



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ITEM DETAILS						
Name of Item	Heritage Conservation Area- Railway Parade (Springwood)					
Other Name/s Former Name/s						
Item type (if known)						
Item group (if known)	Conservation area					
Item category (if known)						
Area, Group, or Collection Name	Railway Parade HCA					
Street number						
Street name						
Suburb/town	Springwood				Postcode	2777
Local Government Area/s	Blue Mountains					
Property description						
Location description	Refer to map					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Various - private					
Current use	Residential					
Former Use						
Statement of significance	<p>The Railway Parade Heritage Conservation Area is of local heritage significance because it demonstrates the patterns of development seen in the non-tourist towns of the Blue Mountains since the late 19<sup>th</sup> century through the evidence it provides of the impact of the first stage of the major upgrade of the Great Western Highway that commenced in 1969.</p> <p>The Railway Parade HCA is a small precinct sandwiched between the two strands of the corridor across the Blue Mountains, the railway line and the main highway. The current form and streetscape qualities of the HCA have been influenced strongly by the major realignment of the Great Western Highway in 1969.</p> <p>The streetscape character is significant for its traditional, soft-edged character to Railway Parade and for the built forms and gardens of the early properties in the precinct, three of which have a high level of intrinsic heritage significance as well as contributory values to the significance of the HCA. It is also relatively rare example of a Blue Mountains streetscape because the eye is not encouraged to look at the houses but rather is directed along the sweeping curves of the road alignment.</p>					

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	<p>The integrity of the original group of pre-1943 houses is very high, with only one of the 11 demolished since this time and replaced by a new building. This property, 21 Railway Parade is a battle-axe lot overlooking the highway and not visible from the Railway Parade elevation. All other post-War development was built on vacant land excised from the larger properties.</p> <p>The HCA also includes a collection of good quality individual properties from the early 20<sup>th</sup> century, most of which demonstrate distinctive design and construction characteristics and have also been recognised for their individual heritage values. Examples include Eringath/Bunda, a romantic fantasy built in 1881- 1883 in the Victorian Tudor style, which has retained its original curtilage except for the land excised by the relocation of the highway c1957. Its garden is substantial and well planted and plays an important role in describing the arrival to Springwood, whether proceeding through the town along the highway, or turning into it via Macquarie Road. Two of the other distinctive properties are associated with the operation of the railway line, being built to provide accommodation for the engine drivers operating from Valley Heights in the early 20<sup>th</sup> century. These are well-built and finely detailed rock faced sandstone buildings, one of which is unusually large for a railway workers cottage. Despite additions to 16-17 Railway Parade that extend over the adjoining property, both remain substantially intact and make a significant contribution to the aesthetic values of the HCA.</p> <p>The precinct also includes more recent infill development including project homes, simple bungalows and a new home in a style similar to traditional early 20<sup>th</sup>-century bungalows. Most are well screened from the street by garden plantings consistent with the pre-War properties. The long driveways to the battle-axe lots and to Eringath/Bunda are of good quality, simple design and porous surface with overhanging vegetation in the traditional typology of the Blue Mountains. Despite being surrounded by major transport corridors, these properties are very difficult to see from the public domain and establish a streetscape character of surprising intimacy which contrasts dramatically with the four-lane highway that forms the eastern edge of the HCA.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various-unknown
Builder/ maker	Various-unknown
Physical Description	<p>The Railway Parade HCA is a small, lozenge shaped precinct sandwiched between the Great Western Highway and Railway Parade/the main western railway line. The buildings within the precinct include both representative and atypical examples of Blue Mountains typologies including one of the most outstandingly eccentric properties in the Blue Mountains, the romantic Victorian Tudor-style castle known as Eringath or Bunda and two high-quality sandstone cottages that were constructed for engine drivers on the railway line. These properties are listed as heritage items in the LEP.</p> <p>The HCA also includes examples of other contributory early to mid-century typologies, including weatherboard cottages and farmhouses and more recent infill development including project homes and cottages built to standard patterns. The detailed form of the houses set on the battleaxe lots is difficult to determine.</p> <p>The curve of the roads directs the eye away from the buildings when travelling around the edges of the precinct meaning that it is difficult to read them as part of the group even though the individual items demonstrate high quality heritage values and significance.</p> <p>The prevailing streetscape character is soft edged to the Railway Parade elevation and a mixture of hard and soft edges to the great Western Highway.</p>
Physical condition and Archaeological	<p>Good to very good.</p> <p>Likely limited to accidental deposits related to the occupation of the area. Further research may reveal specific sites with archaeological potential.</p>



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potential						
Construction years	Start year	1880	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>The major modification that has impacted on all the properties within the area was the construction of the major deviation to the alignment of great Western Highway in 1969. This required the excision of between half and two thirds of each property and its resumption by the state,</p> <p>Other modifications are site-specific</p>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA.</p> <p>Further research may also alter, enhance or replace the heritage values demonstrated by the area.</p> <p>The fieldwork that informed the identification of heritage values was carried from the public domain and does not take into consideration fabric or elements not visible from the street or other public place.</p>					

HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p>The area now known as Springwood was first identified by the early Colonial Europeans when Governor Lachlan Macquarie camped in the area during his crossing of the Blue Mountains in 1815. Like each of the towns of the Blue Mountains, the settlement was slow to develop and was limited to an inn and a few small businesses to service travellers during their journey over the mountains until the railway arrived in 1867. Within two years the population had grown so rapidly that a school was required, followed by a police station and then a post office. Springwood was one of the most popular towns for the location of summer retreats in the latter part of the 19th Century since it was both high enough in altitude to enjoy a less humid summer climate than Sydney and significantly closer to the city than other towns such as Katoomba.</p> <p>The properties now within the Railway Parade HCA were subdivided in the late 19th century into relatively large lots that extended well to the north of the current highway and included small orchards and market gardens. This land ceased to be used when the road was realigned. The subdivision pattern has survived on paper but cannot now be interpreted, and this area is not included in the HCA.</p> <p>The SHI record for Eringarth/Bunya includes the following historical notes for the property:</p> <p>“Eringarth was built in 1881-3 by a Sydney businessman called Lawler. Lawler's daughters both became Sisters of St Joseph and the Catholic order inherited the estate from Lawler in 1926. It was used as a Catholic school and home until 1969. During these four decades the house, folly and gardens were poorly maintained and the property was diminished in size. From 7 acres it shrank to 3 acres, with the sale of 1 acre to the railway and the alienation of 3 acres to the north of the highway as industrial sites. The property is now [1999] owned by Robert and Veronica Bunda and operates as an exclusive antiques business.”</p> <p>The history of the two rail cottages is described as:</p> <p style="padding-left: 40px;">“Before World War I the land in Railway Parade was owned by Helen Mary Baron, who subdivided it in 1914. The pair of houses at nos 14 and 16 were then constructed in 1915 for two railway engine drivers, Claude Long at no.14, Oscar Hollier at no.16. All this reflects the importance of Valley Heights as a railway depot after the round-house was built in 1913. Three brothers, sons of Claude Long, retained no.14 until 1973, when it was sold to the</p>

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	present owners, John and Moya Gallagher. No.16, named Normval, apparently after the initials of Hollier daughters, passed to Mr Creagan, who sold it in 1977 to the present owners, Allen and Marion Cameron.”
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THEMES		
National historical theme	State historical theme	Local theme
Tracing the natural evolution of Australia	Environment – naturally evolved	The influence of natural features on human life and cultures
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.
Building settlements, towns and cities	Accommodation	Activities and places associated with the provision of accommodation, and particular types of accommodation (does not include architectural styles). Includes: Permanent residences, temporary accommodation, holiday houses, etc. Also includes different densities of residential buildings.
Developing local, regional and national economies	Transport	Activities and places associated with the moving of people and goods from one place to another, and the systems for providing the provision of such movements. Includes railway lines and highways.
Governing	Defence	Activities and places associated with defending places from hostile takeover and occupation. Includes war memorials.
Developing Australia's cultural life	Creative endeavour	Activities and places associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities. Includes exemplars of particular architectural or cultural landscape styles. Includes architectural typologies. Also includes places that inspired creative endeavour.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Railway Parade HCA is important in the course and pattern of the Blue Mountains' cultural history. The area provides evidence of how the pattern of development in the area can be altered by major infrastructure works. This can be seen in the following manner:</p> <p>Changes to subdivision pattern</p> <ul style="list-style-type: none"> <li>• The original subdivision pattern had created large lots of up to 7 acres in area. These were more than halved by the resumption required to build the new road in 1969.</li> <li>• The alignment of the resumption appears to have been influenced by the location of the historic property Eringarth/Bunda [further research is required].</li> <li>• The built forms were concentrated close to Railway Parade on the southern side of the HCA.</li> <li>• None of the houses that had existed pre-1943 were demolished for the roadwork.</li> <li>• The subdivision pattern continues to demonstrate elements of the original radiating subdivision</li> <li>• Revision of the rear boundary and the significant change in potential for overlooking the secondary elevations of property and private garden spaces private open space and over the property have been imposed on an existing built form and garden typology without regard for the integrity of the original space.</li> </ul> <p>Integrity of built forms.</p> <ul style="list-style-type: none"> <li>• Ten of the eleven houses built prior to 1943 are still visible.</li> <li>• The integrity of the Railway Parade streetscape is high and has retained the character of a country laneway.</li> <li>• Most visible buildings are substantially intact to their traditional typologies and materials.</li> <li>• The two sandstone cottages are reputed to have been formed from stone quarried on-site. The northernmost corner of the original site of the stone cottage at 16-17 Railway Parade shows an area that may have been quarried stone in the location now covered by the highway pavement.</li> </ul>
Historical association significance SHR criteria (b)	No significant historical associations have been identified
Aesthetic significance SHR criteria (c)	<p>The form and fabric of the Railway Parade HCA demonstrates the important aesthetic characteristics of the historic suburban cultural landscape of the Blue Mountains.</p> <p>The HCA is located in an aesthetically prominent location at the main entrance to the Springwood town centre from the Great Western Highway. Its footprint is formed by the current alignment of the highway on the eastern side and the railway line on the west, giving it a strong presentation to the two main accesses to the town centre from the northern side.</p> <p>Aesthetic qualities of built forms.</p> <ul style="list-style-type: none"> <li>• It includes good examples of late 19<sup>th</sup> to mid 20th Century houses including the notable property Eringarth/Bunda and the two substantial railway cottages which have a high level of intrinsic aesthetic significance, as well as making an important contribution to the streetscape of Railway Parade.</li> <li>• Most properties are of modest scale and contrast with the scale of Eringarth/Bunda and its garden.</li> <li>• All except one the houses that existed in 1943 have survived in substantially intact form and continue to read as traditional buildings in streetscape views (although most have been altered in some way, the alterations appear to be generally sympathetic to the traditional typology of the property).</li> </ul>

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	<ul style="list-style-type: none"> <li>Some of the infill development is not consistent with the heritage values of this area and is visually prominent due to the lack of a traditional garden typology, but the overall character of this area is determined by the unusual and high quality aesthetic values of the original layer of development.</li> </ul> <p>Gardens and settings.</p> <ul style="list-style-type: none"> <li>Gardens are traditional in character and most contribute very strongly to the aesthetic qualities of the streetscapes of both Railway Parade and the Great Western Highway.</li> <li>Gardens are mature and include a range of cool-climate and native species.</li> <li>Although the lot sizes in the HCA are not particularly large by the standard of other towns in the upper Blue Mountains, they have been sufficient to allow the establishment of good quality gardens to most properties, with particularly good examples found in some properties. In most cases these have matured to provide a valuable setting for the house and continue to contribute significantly to the quality of the local streetscape.</li> <li>The configuration and use of the rear garden areas is also consistent with traditional patterns of development in country towns, with most well-planted, potentially to also help screen the property from the environmental impacts of the highway.</li> </ul> <p>Subdivision patterns.</p> <ul style="list-style-type: none"> <li>The original subdivision pattern (pre-road widening) is difficult to read in the landscape because it has been overwritten by the new highway.</li> <li>The gentle radiation of property boundaries of the original subdivision has survived and is reflected in the streetscape character.</li> <li>Minimal area is devoted to roads and road reservation.</li> <li>The pattern of re-subdivision in the area included both the excision of smaller lots along the original front boundary and the creation of battle axe lots with long, sheltered, traditional driveways with soft surfaces.</li> </ul> <p>Views.</p> <ul style="list-style-type: none"> <li>The sinuous curves of the boundary surrounding the HCA play an important role in establishing and maintaining the distinctive aesthetic qualities of the HCA.</li> <li>The streetscape views evolve continuously when moving through the precinct which creates a high level of interest but also leads, the eye away from the houses and toward the railway line (south-western side).</li> <li>This character is reinforced by the density and generally overgrown character of many of the gardens along the streetscape, giving the group a traditional and relaxed streetscape character that is increasingly rare, and contrasts with the engineered character of the elevation to the Great Western Highway.</li> <li>The impact of these un-manicured gardens spilling over the fences and into the verge, when combined with the similar character on the railway embankment has created a surprisingly peaceful and undeveloped streetscape given its context sandwiched between two of the busiest transport corridors in the state.</li> </ul>
Social significance SHR criteria (d)	No social significance has been identified.
Technical/Research significance SHR criteria (e)	No technical/research significance has been identified

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Rarity SHR criteria (f)	<p>The Railway Parade HCA is rare within the Blue Mountains for its historic role as part of the first phase of major highway upgrading works commenced in 1969 and is still underway.</p> <p>The property Eringarth/Bunda at 10 Railway Parade is a very rare example of a castellated Victorian Tudor-style with a range of garden elements including a sandstone folly tower and set on what has remained a large site with mature, well vegetated garden. The sandstone cottages at 14 and 16-17 Railway Parade are rare examples of sandstone construction in the Blue Mountains and unusually substantial examples of railway workers cottages,</p>
Representativeness SHR criteria (g)	<p>The Railway Parade heritage conservation area has characteristics representative of those of a class, or type, of development in the Blue Mountains.</p> <ul style="list-style-type: none"> <li>The precinct includes good examples of Edwardian, Interwar and mid-later 20th Century domestic architecture. Most are of a comfortable scale that provides evidence of the needs of families in the 20th Century.</li> </ul> <p>The Railway Parade precinct is a representative example of the impact of major roadworks on the historic significance of a cultural landscape.</p>
Integrity	<p>The integrity of the original subdivision pattern remains interpretable but has largely been lost.</p> <p>The integrity of the built forms appears to be high</p>

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HERITAGE LISTINGS	
Heritage listing/s	The HCA was identified as a period housing area in the Blue Mountains LEP 2005.
	Bunda Antiques gallery. 1-10 Railway Parade (Sp030)
	Stone Cottage. 14 Railway Parade (Sp042)
	Pair of Houses. 14 and 16 Railway Parade (Sp047)
	House. 16 Railway Parade. (Sp048)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Heritage study	Ian Jack Heritage Consulting Pty Ltd in consultation with Pamela Hubert, Colleen Morris and Siobhan Lavelle.	Springwood, Blaxland and Hazelbrook: Core Village Areas. Heritage Assessment. Draft Report.	2002	Blue Mountains City Council
Book	Ken Goodlet	Blue Mountains Journeys	2013	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	<a href="http://www.maps.six.nsw.gov.au">www.maps.six.nsw.gov.au</a>
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

RECOMMENDATIONS	
Recommendations	<p>Note that the conservation of the heritage values of the Railway Parade HCA should focus on the public domain and the street presentation of dwellings and the conservation of significant traditional fabric.</p> <p>Notwithstanding the property at 10 Railway Parade, the built forms in the area are traditionally modest in scale and form. This should continue, and new work should be designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p>

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## ***Blue Mountains Heritage 2016***

	<ul style="list-style-type: none"> <li>• Encourage the screening of less-contributory buildings through traditional-style boundary planting. retain soft urban qualities of the streetscapes within the area;</li> <li>• Retain the soft character of verges to Railway Parade;</li> <li>• Ensure that lot sizes are generous enough to allow the growth to maturity of significant gardens;</li> <li>• Encourage the retention and conservation of properties that demonstrate the heritage values of the area;</li> <li>• Ensure that any additions are of a form, scale, location and detailing are compatible with the original architectural style, scale and form of the property; and</li> <li>• Do not allow infill development of unsympathetic scale, form, materials or siting.</li> </ul>
--	---

SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18



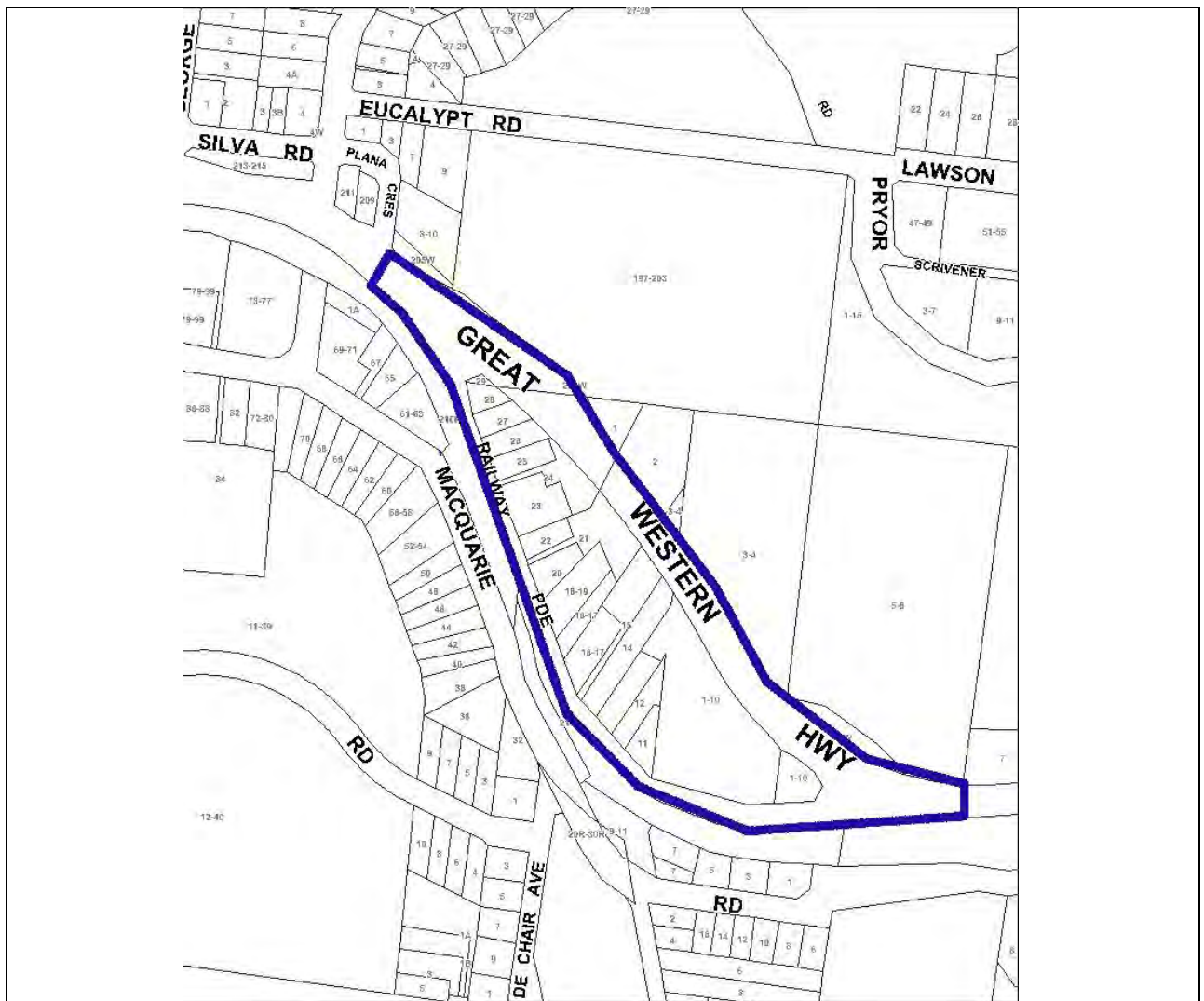
# Draft Heritage Data Form

## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Railway Parade HCA				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



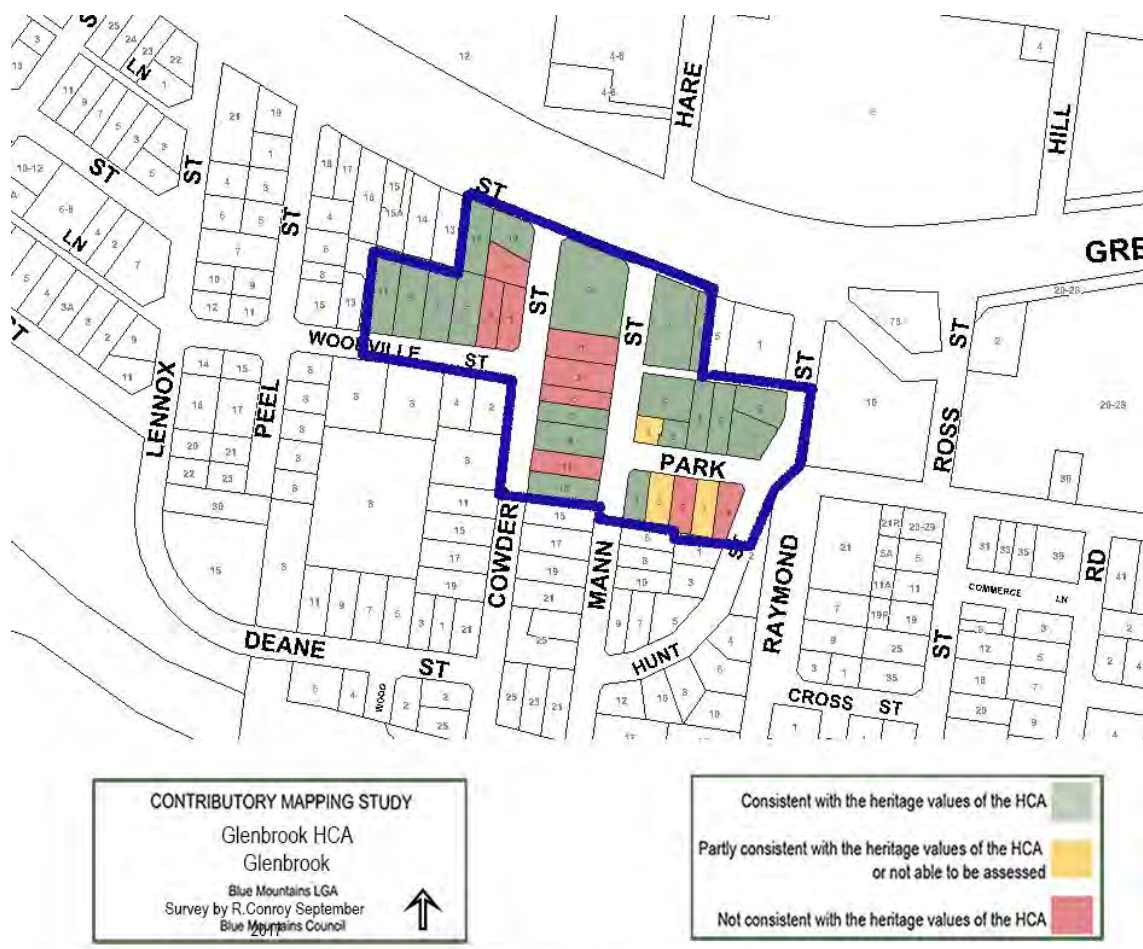
## GLENBROOK HCA (SPRINGWOOD)

In addition to the contributory elements identified on page 31; the heritage values of the Glenbrook HCA include:

- The mature garden setting of properties irrespective of the date the house was constructed.
- Gardens include either or both exotic and native species.
- 

Elements that detract from the heritage values

- Alterations and additions to buildings that do not respect or respond to the design principles or form of the original structure, for example the demolition of original homes to erect standard 'off the shelf' suburban designs.
- Visually intrusive or stylistically incongruous alterations.
- Alterations that have removed or obscured original features or fabric.
- The demolition of original cottages to erect 'standard' project home designs.
- Development that results in the loss of area available for deep soil planting or introduces structures that will threaten or prevent the growth of mature trees and plants that would otherwise form part of the cultural landscape of Glenbrook. This includes development that may lead to a reluctance by future occupants to plant or maintain trees that may drip/shed or otherwise affect structures in the vicinity of the canopy.



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ITEM DETAILS						
Name of Item	Heritage Conservation Area- Glenbrook					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name	Glenbrook Heritage Conservation Area					
Street number						
Street name						
Suburb/town	Glenbrook				Postcode	2773
Local Government Area/s	Blue Mountains					
Property description	Various					
Location description	Refer to plan					
Location - Lat/long	Latitude				Longitude	
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Various Private					
Current use	Residential					
Former Use	Bushland,					
Statement of significance	<p>The Glenbrook Heritage Conservation Area is of local heritage significance because it demonstrates the patterns of settlement seen in the towns and villages of the lower Blue Mountains in the early 20th Century, and for its collection of representative early and mid-20th century homes and gardens.</p> <p>Built forms include a range of domestic styles, with several very good examples of some of the most contributory architectural typologies that characterise the pattern of development in the Blue Mountains from the late 19<sup>th</sup> to mid-twentieth centuries.</p> <p>The aesthetic qualities of the streetscapes provide evidence of the principal characteristics of suburban development in the towns of the Blue Mountains with local views dominated by exotic plantings set against towering native eucalypts. The mature and aesthetically distinctive garden of Ilford House at 6 Wascoe Street demonstrates very good aesthetic heritage values and is the first significant traditional garden encountered when arriving at Glenbrook from the plains of the Sydney Basin below. The well-vegetated qualities of the surrounding streetscapes and gardens reinforce this significance.</p>					

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Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION						
Designer	N/A					
Builder/ maker	Various					
Physical Description	<p>The Glenbrook HCA is a small precinct located south of Wascoe Street</p> <p>The HCA has a cohesive character due to its characteristic Blue Mountains streetscapes with a range of built forms, mainly from the early 20th Century, but also more recent, each set within a mature, cool climate garden with the street views dominated by the vegetation of the front gardens – a considerable proportion of houses being almost fully screened from casual view.</p> <p>The houses on the southern side of Park Street were constructed in the post-WW2 period, although their streetscape character is consistent with the earlier period due to their mature gardens. The properties on the western side of Mann Street extend through to Cowdery Street, and fieldwork revealed that the streetscapes of Woodville Road and Cowdery Street, and the two properties fronting Wascoe Street to the west of Cowdery Road; are aesthetically consistent with the remainder of the precinct even though three recent homes have been constructed at the corner of Woodville Road and Cowdery Street.</p> <p>A comparative analysis of 1943 and contemporary photographs confirmed that of the nine houses that existed in this western area in 1943, six remain in substantially intact/contributory condition. The southern side of Woodville Road is abutted by Glenbrook Primary School which was constructed in the 1960s on the site of the earlier Woodville Estate.</p> <p>Streetscapes are generally of a good quality, with the narrow carriageways, soft verges and substantial eucalypts towering above the generally well-tended and mature cool climate gardens below. Verges are wide, especially in Mann Street, and the streetscape character of Park Street in particular has an intimacy and undulating form that is characteristic of the streets aligned parallel with the transport corridor in the mid-lower Blue Mountains in particular.</p>					
Physical condition and Archaeological potential	<p>Generally good houses and well-maintained gardens.</p> <p>Archaeological potential not investigated.</p>					
Construction years	Start year	From 1884	Finish year	N/A	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Modifications to individual properties are characteristic of those found throughout the towns of the Blue Mountains, and include:</p> <ul style="list-style-type: none"> <li>replacing weatherboards with new weatherboards;</li> <li>additions to the rear;</li> <li>creation of sunrooms to northern and/eastern elevation;</li> <li>replacement of original fence with timber picket fence ;</li> <li>infill development has introduced later 20<sup>th</sup> century typologies including project homes.</li> </ul>					
Further comments	<p>The information contained on this form may not be complete and further research is recommended before considering further development to properties and streetscapes within the HCA. Further research may also alter, enhance or replace the heritage values demonstrated by the area. The fieldwork that informed the identification of heritage values was carried from the public domain and</p>					

# Draft Heritage Data Form

## Blue Mountains Heritage 2016

	does not take into consideration fabric or elements not visible from the street or other public place.
--	--

HISTORY	
Historical notes	<p>Note: the historical notes provided below are a summary only and do not represent a comprehensive history of the evolution of this HCA. Published historical research and original sources should be consulted for a more detailed understanding of the historical development of the HCA and the properties within it.</p> <p>Professor Ian Jack noted in his 2000 study of the historical development of Glenbrook that it is a town unlike the others along the main ridgeline-bound transport corridor of the Blue Mountains because it is <b>not 'focused' in terms of its road layout and location of facilities</b>, wholly on either the highway or the railway station. This was due to the railway halt (later the station) and main road being moved over 1km north and then south twice since the line was first opened in the 1860s, the final routes being established in 1916, with the HCA situated between the two corridors and well-placed to exploit both, although the impact on business that had established near the rail line to catch commuters, was acute.</p> <p>The 1890 parish map for the village of Glenbrook shows the earliest layers of subdivision in the area and includes the results of both the 1884 village plan and the second subdivision from 1885 following proclamation of the village. The area between Mann and Hunt Streets had been subdivided into large lots of between one and 2 acres, and the western side of Mann Street was in two large parcels totalling approximately 21 acres, both in ownership of David Brown. Mann Street was named after the surveyor of both subdivisions, H.F.K.Mann. Despite the busy looking subdivision plan, the pace of construction and occupation was very slow with only nine children of school age in the area, and the Emu Plains police constable described the village in 1902 as <b>"a very scrubby place, overgrown with undergrowth; very few of the streets are cleared"</b> and that <b>"there are about 19 permanent families resident there"</b>. (Aston [1992], 17, 34. In Jack et al. 2002, p.8).</p> <p>The first house on the eastern side of Mann Street was Glenora (2 Mann Street), built in 1908 by a railway fettler, but the remainder of this side of Mann Street remained substantially undeveloped until after 1943, with only one other cottage at 6 Mann Street visible on the aerial photograph.</p> <p>The 1914 Village Plan shows the alignment of Cowdery Street to the west of Mann Street and an indicative subdivision plan of circa 1 acre lots that were gradually resubdivided and developed in following years.</p> <p>The 1943 aerial photograph shows the strip of the subdivisions closest to the great Western Highway and along the northern side of Woodville Street largely developed with a range of cottages and more substantial houses but south of Park Street the streets had been formed but the land remained undeveloped bushland.</p>

**THEMES** Historic Themes: (developed from the themes identified in the earlier historical studies (NB: these earlier studies are not exhaustive))

National historical theme	State historical theme	Local theme
3 Developing local, regional and national economies	Transport	The road and rail links between Sydney and western NSW (Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements.)
Building settlements, towns and cities	Towns, suburbs and villages	Activities and places associated with creating, planning and

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## ***Blue Mountains Heritage 2016***

		managing urban functions, landscapes and lifestyles in towns, suburbs and villages. Establishment of towns and villages.
--	--	--

<b>APPLICATION OF CRITERIA</b>	
Historical significance SHR criteria (a)	<p>The Glenbrook heritage conservation area is important in the course and pattern of the Blue Mountains' cultural history because it demonstrates the principal characteristics of development associated with residential suburban subdivision in the Blue Mountains in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.</p> <p>Range of built forms and types.</p> <ul style="list-style-type: none"> <li>The houses built in this precinct provide evidence of the evolving patterns of subdivision and development of one of the larger towns of the Blue Mountains through the surviving original fabric of houses and their setting, including gardens and the public domain.</li> <li>The subdivision pattern is simple, with lots set at 90 degrees to the narrow carriageway.</li> </ul> <p>Patterns of development.</p> <ul style="list-style-type: none"> <li>The form and layout of the precinct provides evidence of the priorities of speculative developers in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Although the HCA is small, the sale of land appears to have resonated with the target market and once made available at a size to suit the ordinary family, almost all lots were developed within a relatively short time.</li> </ul> <p>Integrity of built forms.</p> <ul style="list-style-type: none"> <li>The integrity of the streetscapes is high, with almost all of the original lots developed by 1943 surviving in intact or substantially intact form. Only four houses (and two shops on Wascoe Street) have been demolished and four substantially altered, since 1943.</li> <li>Through the variety and integrity of original buildings and materials; including those buildings that have been altered or added to in a sympathetic manner and/or where the works could be removed and the original form or fabric revealed.</li> </ul>
Historical association significance SHR criteria (b)	<p>None noted. Further investigation may reveal significant historical associations.</p>
Aesthetic significance SHR criteria (c)	<p>The form and fabric of the Glenbrook heritage conservation area demonstrates the important aesthetic characteristics of the historic suburban cultural landscape of the Blue Mountains.</p> <p>Aesthetic qualities of built forms.</p> <ul style="list-style-type: none"> <li>It includes good examples of early-mid 20th Century houses.</li> <li>Most properties are of modest scale.</li> <li>A high proportion of the houses that existed in 1943 have survived in substantially intact form. Additions are mostly generally consistent with the traditional form of the house affected.</li> <li>Alterations and additions are generally relatively modest.</li> <li>The use of sandstone for the construction of the house on the property 6 Wascoe Street is not a common material in the Blue Mountains and its well-integrated re-use of stone from a demolished hotel in Penrith provides evidence of the technological skills and aesthetic priorities of its skilled owner-builder.</li> <li>The small shop in the front garden of 8 Raymond Street is a prominent local landmark and may also have social significance to any early residents who can recall visiting the shop (and Post Office) as a child.</li> </ul> <p>Cohesive streetscape quality.</p> <ul style="list-style-type: none"> <li>The cohesiveness of the streetscape is enhanced by the consistent scale and siting of structures on the lot.</li> </ul>



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## ***Blue Mountains Heritage 2016***

	<ul style="list-style-type: none"> <li>Streetscapes are linked by the consistent scale and general form of the houses and the dense gardens that link the diverse building styles when travelling through the precinct.</li> <li>The streetscape quality of the public domain is also high throughout the Area, although that of Woodville Road is noticeably under-planted.</li> <li>Infrastructure to provide car parking (such as garages and carports) is generally located at the rear of the lot.</li> </ul> <p>Importance of gardens.</p> <ul style="list-style-type: none"> <li>Gardens are traditional in character and most contribute strongly to the aesthetic qualities of the streetscape.</li> <li>Gardens are mature and include a range of cool-climate and native species.</li> <li>Although the lot sizes in the Area are not particularly large by the standard of other towns in the upper Blue Mountains, they have been sufficient to allow the establishment of good quality gardens to most properties, with particularly good examples found in some properties. In most cases these have matured to provide a valuable setting for the house and continue to contribute significantly to the quality of the local streetscape.</li> <li>The configuration and use of the rear garden areas is also consistent with traditional patterns of development in country towns, with most well-planted.</li> </ul> <p>Subdivision patterns.</p> <ul style="list-style-type: none"> <li>The pattern of subdivision is typical of speculative development in the early 20th Century.</li> <li>Minimal area is devoted to roads and road reservation and lots are arranged simply.</li> </ul> <p>Views.</p> <ul style="list-style-type: none"> <li>The local undulations in topography mean that limited local views are available over the bushland to the south.</li> </ul>
Social significance SHR criteria (d)	Not investigated. Further investigation may reveal significant social heritage values
Technical/Research significance SHR criteria (e)	None noted. Further investigation may reveal significant scientific heritage values.
Rarity SHR criteria (f)	Nil
Representativeness SHR criteria (g)	<p>The Glenbrook heritage conservation area has characteristics representative of those of a class, or type, of development in the Blue Mountains.</p> <ul style="list-style-type: none"> <li>The Glenbrook heritage conservation area is a representative small suburban subdivision and development in the cultural landscape of the Blue Mountains.</li> <li>The precinct includes good examples of late Victorian, Edwardian, Interwar and mid-later 20th Century domestic architecture. Most are of a comfortable scale that provides evidence of the needs of families in the 20th Century.</li> </ul>
Integrity	High. All except eight houses built by 1943 remain substantially intact. Four of these have been demolished and four significantly altered.



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HERITAGE LISTINGS	
Heritage listing/s	Most of the HCA was identified as a period housing area in LEP 2005.
	Ilford House and garden. 8 Wascoe Street (G040)
	<b>House 6 Wascoe Street (G046) ( Former Howlett's Store.)</b>
	House 2 Mann Street (G039)
	Serendip. 4 Park Street (G048)
	Gallipoli 9 Mann Street (G056)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage study	Croft & Associates Pty Ltd & Meredith Walker for Blue Mountains City Council	Blue Mountains Heritage Study	1983	Blue Mountains City Council
Heritage study	Tropman & Tropman Architects	Blue Mountains Heritage Study Review	1993	Blue Mountains City Council
Book	John Low.	Blue Mountains	1994	Blue Mountains City Council
History	R.Ian Jack	Blue Mountains Heritage Register Review: Heritage History	2000	Blue Mountains City Council
Heritage study	R.Ian Jack for the University of Sydney	Heritage Assessment of Glenbrook Village Core	2000	Blue Mountains City Council
Audit	Blue Mountains City Council	Technical Audit BM Heritage Register	2008	Blue Mountains City Council
Aerial photograph	LPI. New South Wales Department of Lands	SIX Viewer	1943 2014 2016 2017	www.maps.six.nsw.gov.au
Historic subdivision plans and advertisements of the sales of land	LPI. New South Wales Department of Lands	Various	Various	Various. Originals held by the NSW State Library, National Library of Australia and the NSW Department of Lands, copies in the collection of Blue Mountains Council
	Newspapers and collections	Trove. National Library of Australia.		<a href="http://trove.nla.gov.au/">http://trove.nla.gov.au/</a>

RECOMMENDATIONS	
Recommendations	<p>Note that the conservation of the heritage values of the Glenbrook HCA should focus on the public domain and the street presentation of dwellings. The area has a tradition of a variety of built forms within a modest building envelope and this should continue providing that these built forms are consistent with the essential attributes of existing housing and are designed and sited in such a way that they will sit comfortably and respect the traditional styles and patterns of development in the streetscape.</p> <p>Retain low density zones;</p> <ul style="list-style-type: none"> <li>• Encourage the conservation of significant fabric and built forms.</li> <li>• Do not demolish pre 1943 houses or shops, including fabric of the facades, roof forms or chimney stacks.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Ensure that any new development will make a positive contribution to the traditional values of the Area by being simple in form and of a scale, proportion and materials that will allow it to sit comfortably and be consistent with the streetscape.</li> <li>• Protect existing glimpses and more extensive views between and over dwellings to the views beyond.</li> <li>• All new development should be a single storey in height and be designed and sited to not obstruct existing views from the public domain to the landscape beyond.</li> <li>• Encourage the retention and conservation of significant buildings and gardens;</li> <li>• Ensure that any additions are of a form, scale, location and detailing compatible with the original house;</li> <li>• Adapt built forms to the natural topography.</li> <li>• Do not introduce cut and fill in new work.</li> <li>• Encourage the integration and softening of the interface between the public and private domains through planting and use of transparent and open fences.</li> <li>• Do not build high suburban style security fences and walls to the street elevation or install roller shutters.</li> <li>• Encourage the removal of the roller shutters to the shops and seek alternative solutions that will not alienate and downgrade the quality of the group as part of the streetscape.</li> </ul>
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SOURCE OF THIS INFORMATION			
Name of study or report	1. Review of the Period Housing Areas of the Blue Mountains 2. Contributory Mapping Study of the Proposed Heritage Conservation Areas	Year of study or report	1. 2014 2. 2018
Item number in study or report	n/a		
Author of study or report	1. Paul Davies Heritage Architects Pty Ltd 2. Conroy Heritage Planning		
Inspected by	Robyn Conroy		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robyn Conroy	Date	20.1.18

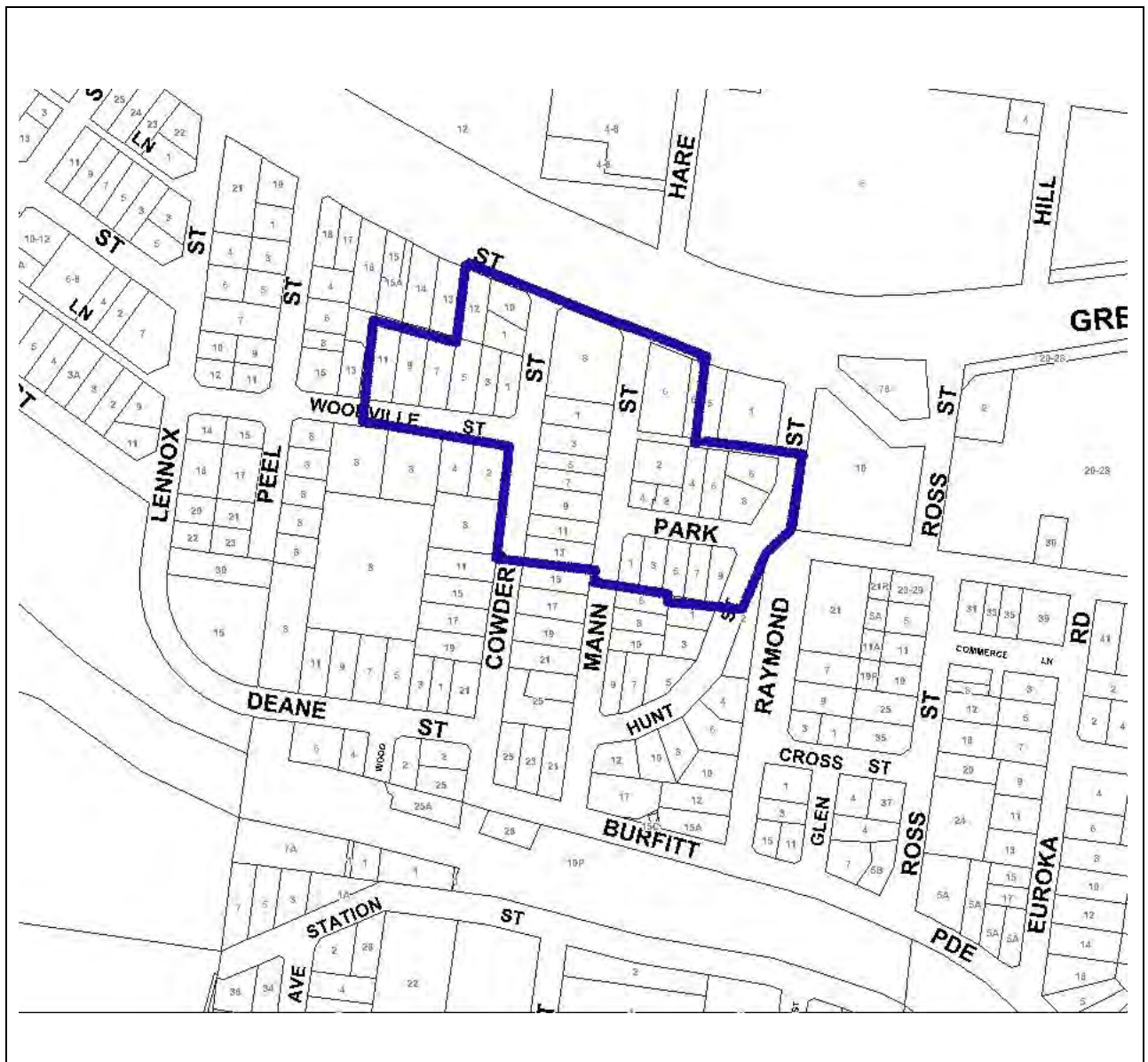
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## Blue Mountains Heritage 2016

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenbrook Heritage Conservation Area				
Image year	2018	Image by	Robyn Conroy	Image copyright holder	BMCC



Extracted from Assessing heritage significance. Published by the NSW Heritage Office 2001 (p.9)

# NSW heritage assessment criteria

An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria:

## Criterion (a)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

## Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

## Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

## Criterion (d)

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

## Criterion (e)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

## Criterion (f)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

## Criterion (g)

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.

(or a class of the local area's

- cultural or natural places; or
- cultural or natural environments.)

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

While all criteria should be referred to during the assessment, only particularly complex items or places will be significant under all criteria. In many cases, items of environmental heritage will be significant under only one or two criteria.

In using these criteria it is important to assess the values first, then the context in which they are significant. Decide the appropriate context by considering similar items of local and State significance in each of these contexts.

These criteria were gazetted following amendments to the Heritage Act which came into force in April 1999. The Heritage Council determines the criteria for State significance and issues guidelines to assist in their application.



## ANNEXURE B: EXAMPLES OF MORE RECENT BUILDING TYPOLOGIES

### PROJECT HOMES





## ANNEXURE B: EXAMPLES OF MORE RECENT BUILDING TYPOLOGIES

### REPLICA TRADITIONAL HOMES



## BUSHLAND RANCH-STYLE AND PRE-FABRICATED/KIT HOMES





## CONTEMPORARY





## ANNEXURE C: EXAMPLES OF GARDEN TYPOLOGIES

### TRADITIONAL ESTATE GARDENS





## TRADITIONAL ESTATE GARDENS





## TRADITIONAL COOL CLIMATE GARDENS









## SIMPLE TRADITIONAL SUBURBAN





NATURAL/NATIVE/BUSHLAND EDGE





**VISUALLY DENSE/OVERGROWN**





NEGLECTIBLE/EASY CARE

