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Image caption	18 Mona Vale Road. One of the workers cottages built as part of Highlands Estate (date unknown). (IMG_4424.jpg)				
Image year	2012	Image by	SJS	Image copyright holder	Carste STUDIO



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Image caption	20 Mona Vale Road. One of the workers cottages built as part of Highlands Estate (date unknown). (IMG_4425.jpg)				
Image year	2012	Image by	SJS	Image copyright holder	Carste STUDIO



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Image caption	24 Mona Vale Road. Inter-War Bungalow. Listed Heritage Item in Planning Scheme Ordinance (IMG_4430.jpg)				
Image year	2012	Image by	SJS	Image copyright holder	Carste STUDIO





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Image caption	28 Mona Vale Road. 1940s house with wire cut brick and porte cochere. (IMG_4432.jpg)				
Image year	2012	Image by	SJS	Image copyright holder	Carste STUDIO





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Image caption	Mona Vale Road. Weatherboard cottage (date unknown). (IMG_4436.jpg)				
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ITEM DETAILS							
Name of Item	Mona Vale Road Heritage Conservation Area 3 (HCA3)						
Other Name/s Former Name/s							
Item type (if known)	Conservation Area						
Item group (if known)	Landscape - Cultural						
Item category (if known)	Other - Landscape - Cultural						
Area, Group, or Collection Name	Mona Vale Road Heritage Conservation Area 3						
Street number							
Street name	Mona Vale Road						
Suburb/town	Ku-ring-gai					Postcode	
Local Government Area/s	Ku-ring-gai						
Property description							
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Private						
Current use							
Former Use							
Statement of significance	The historical layers of European history and development of the area of HCA3 are evident in the current subdivision which has been determined in layout by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of the earlier orchards. The part of HCA3 located to the west of Mona Vale Road is the location of the first subdivision in 1891, known as Roseville Estate, of William McKeown's orchards. This 1891 subdivision was bounded by Fern Street and Roseville Avenue (now Wellesley) and Stoney Creek Road. The area to the east of Mona Vale Road was the location of orchards c1840-70, though there is little evidence of this previous use. Bromley Avenue marks the extent of the subdivisions for residential use and indicates the boundary of former orchards. The earlier subdivisions as evident today, in particular that of <i>Roseville Estate</i> which is clearly demarcated by streets, are a record of the urbanising of rural land for residential use. Though the subdivision dates from 1891, the development of the site did not occur until the Inter-War period. This records the economic shifts of boom and bust when larger properties in Kur-ring-gai were subdivided and development delayed until the economy recovered. The impetus for these subdivisions was the planning of the railway with its staged development from 1887 and eventual link from St Leonards to Hornsby in 1890. The part of HCA3 within the first subdivision of Roseville Estate is characterised by a precinct of Inter-War houses that are consistent in scale and materials and set within mature gardens. The subdivision pattern and setbacks between houses has remained consistent since the development of this land in the Inter-War period. The building of the Methodist Chapel in 1879 on land donated by Samuel Smith, a devout Methodist,						

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	records an earlier layer of development prior to the large subdivisions and the urbanising of this area. It was built in 1879 for the community of Methodist orchardists farming in the area of Stoney Creek Road and in Gordon and Pymble. The two former Methodist churches on the corner of Bromley Avenue and Mona Vale Road are prominently located. The later church is representative of the Victorian Gothic Style. The former Methodist churches and houses at entrance to Church Street form a visual nodal point on Mona Vale Road. The group of houses on the corner of Church Street and Mona Vale Road are oriented to the church. The houses to the north are Inter-War in style and contribute to this nodal point forming a gateway to Church Street. The 1970s widening of Mona Vale Road has resulted in retaining walls to the church which has altered and emphasised the landmark exposure of the later church. Vegetation including mature trees and rebuilding of fences has reduced the impact to an extent. Where front gardens have been reduced, fences have been replaced with sandstone or low brick fences that are uniform in appearance and do not detract from the housing style. The mature trees and gardens, including backdrops of trees and street trees, large suburban lots and the older housing stock and homogeneity of housing are elements that make Ku-ring-gai desirable and are valued by the local community.	
Level of Significance	State ☐	Local ☒

DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	HCA3 is located on the east and west sides of Mona Vale Road and forms a residential precinct with a prominent church site on Mona Vale Road at the eastern end of Church Street. The layout of this area to the west of Mona Vale Road has been determined by the historical subdivision of orchards in 1891. This area was developed in the Inter-War period and includes a number of houses of this period. The area to the east includes Inter-War houses and the land donated to the Methodist Church in the 1879 on which two churches are sited. In 1973-74 the Department of Main Roads resumed the Mona Vale Road frontages for widening to 6 lanes resulting in the reduction in size of front gardens and new fences and retaining walls.					
Physical condition and Archaeological potential						
Construction years	Start year		Finish year		Circa	☐
Modifications and dates						
Further comments						

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HISTORY	
Historical notes	Chronology of the Development of Mona Vale Road (Refer to extracts below from the chronology and other sources for history that is relevant to this conservation area). Mona Vale Road runs along a ridge dividing the watershed on the south east via the Pymble Valley to Middle Harbour and north to Cowan Creek towards Broken Bay, and towards the Lane Cove River catchment. It is likely to have been formed in the path of an Aboriginal route. One of the first roads defined as a route to Pitt Water. 1788 believed Governor Phillip and his party reach the highest point along the MV route (now called Robyn Hill) on their exploration of the north shore from Manly Cove. 1805 date first land grants are measured and route already identified as a 'spine.' 1800-1840 timber getters after bluegum, blackbutt, stringybark, turpentine and ironbark. 1822 Daniel Dering Mathew petitions for another land grant at 'Hunters Hill' on which to erect a sawing machine recently arrived from England; 400 acre lease issued in 1824 'Clanville'; 1825 advised lease would be converted to 800 acre grant once the saw mill was in operation. Evidence by 1922 residing on his Pymble lease 'Rosedale' and mill operational by 1827 but by 1841 to be in decline. circa 1827 DD Mathews refers to sample from his mill: 1831 Sydney Gazette "the Cowan sawmill." 1820-40s Mona Vale Road used an easier route to higher land, initially followed by itinerate timber getters. MV Rd marks Matthew's access road to his early mechanised sawmill on Cowan Rd, St Ives. Telegraph Rd marks the main timber getting route through Pymble and Matthews grants towards Stoney Creek Rd (MV Rd). 1831 Mathews disputes Surveyor Mitchell's northern boundary of his Cowan mill site (correctly) but which already granted to Ayers. 1832 Post Office directory noted location of Mathew's mill driven by oxen. 1838 eventual gazettal of disputed 'Rosedale' grant 800 acres to DD Mathew (including former Clanville?) extending from Lane Cove Rd (Pac Hwy) to Killeaton St., St Ives, and includes MV Rd .To north 1871 parish map names John Ayres owner of 320 acres. Mathew was a well connected Englishman, initially studied medicine at Cambridge but drawn to Scottish model of mill wrighting (modern mechanical engineer). 1838 Thomas Brown, orchardist and timber merchant, buys 52 acres of DD Mathew's land on both sides of Stoney Creek (MV) Rd with one side adjoining Brown's Forest and Dalrymple Hay Nature Reserve. <i>Greenwood</i> (n°121 MV Rd) built in 1870 but curtilage reduced to 1 ¼ acres by 1973-4 when MV Rd widened. 1843 & 1848 Mathew unsuccessfully attempts to sell the Cowan Mill : ad in SMH "still running after 16 years": 1856 SMH ad deceased sale of <i>Rosedale</i> house contents and land sale 'lot 4 of 100 acres, 10 fenced as an orchard ... various buildings ... old mill ... out of repair.' 1848 aborted sale notice of Mathew's <i>Rosedale Estate</i> subdivided into farms. 1850-70s orchards established resulting in subdivision of early grants. 1854 Anthony L Bartho, lawyer acquires 21 acres from DD Mathews, between Andrew Bromley's 16 acres to the north and Edwin Booker 11 acres to the south on Stoney Creek (MV) Rd. (approx. Highlands to Bromley). Between 1870 and 1888 Bartho progressively subdivides. 1867 Thomas Brown, local orchardists and timber merchant buys 52 acres from F&E Arthur of part of DD Mathew Rosedale estate, builds <i>Greenwood</i> in 1871. 1871 Parish map shows major landholders as orchardists William McKeown (who called his house 'Roseville' which was in vicinity of Macquarie Lane) and James McMahon, and allotments extending along both sides of Stoney Creek Rd (MV Rd). Whole of KRG then known as Lane Cove.

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	Roads marking boundaries between orchards c1840-70 include Alma, Station, Church, Fern and to east of MV Rd, Woodlands, Bromley, Knowlman, Narelle, and Riddle. 1880s a larger portion of KRG population lived along the route of MV Rd 1890 opening of the St Leonards to Hornsby railway line - impetus for residential subdivisions 1890s Wahroonga solicitor Benjamin F Parker buys large acreage with frontage to Stoney Creek (MV) Rd (southern end) and on north side of Highlands Ave, and builds a brick cottage villa with attic rooms designed by architects Slatyer & Cosh with entrance gates to Highlands Ave. 1891 subdivision of Walker lands. 1891 First subdivision of McKeown lands was <i>Roseville Estate</i>, which created Roseville Ave (now Wellesley). 2nd subdivision extended residential lots through to Stoney Creek Rd (MV Rd) and Church to newly created Hope St. 1900 a further re-subdivision created Edward and Emily Streets (both later joined as King Edward St) and Mocatta St and lots in Grandview St. Section B. DATE <i>Hillside Estate</i> created large lots along Fern St: 1910 re-subdivision as <i>Fern Estate</i> into smaller lots (n^{os} 42-46 MV Rd and 14-26 Fern St). 1892 reoffer and redefined 2nd Roseville Estate marketed as <i>Pymble Heights Estate</i> included deep lots along Stoney Creek Rd (lots 18-20 being n^{os}50-64 MV Rd) through to a lane running along a creek (later called Orana Ave and Orana Reserve) that lead to another McKeown house (now n^o25 Orana) that remains on its own large lot (n^{os} 66-74 MV Rd). Also created large 3 lots onto Stoney Creek (MV) Rd either side of newly created Hope St (now n^{os} 8-84 and 88-92 MV Rd). 1904 Lane Cove Road (Pacific Highway) to Telegraph called Stoney Creek (MV) Rd North of Telegraph Rd called Pittwater Road. Lane Cove Rd to Woodlands Ave (then Plum St) was Gordon, Woodlands to Telegraph was Pymble, north of Telegraph was St Ives [Historian 2004]. 1904 a section from Lane Cove Road (Pac Hwy) to Telegraph Rd known as Stoney Creek Road and north of Telegraph called Pittwater Road. 1912 Brown builds two workers cottages (n^o18 & 20 Stoney Creek Rd) on his <i>Highlands</i> property : land subdivided in 1973 creating battle axe lots. 1913 printer Frederick Pratten buys 5 acres on Stoney Creek (MV) Rd frontage 650 feet, and corner to Telegraph Rd: 1914 builds <i>Stapleton</i> on the top of the highest point along the MV route, Robyn Hill, with panoramic views over entire Sydney basin. 1916 Stoney Creek Rd within Pymble, North of Telegraph still called Pittwater Rd [Historian 2004]. 1917 Sands Directory lists 58 households along Stoney Creek (MV) Rd, 12 being fruit growers, 10 living north of Telegraph Rd. 1919-1920 entire length from Lane Cove Rd (Pac Hwy) called Pittwater Road [Historian 2004]. 1920-24 golf is played on Browns Orchard lands; When 90 acre <i>Golf Links Estate</i> proposed a co-operative formed to buy the land; 1924 prospectus issued with design by Dan Soutar and Carneige Clark; 1925 water laid on to greens and temporary club house; 1928 full 18 holes; 1932 amalgamated with Hunter's Hill Golf Club; 1940 members lounge built. 1929 entire length known as Pittwater Road: Sands Directory 65 households, 13 orchardists all north of Telegraph Rd and Pymble section as prime residential. 1933 Architect Alan Raymond Taylor and his wife buy 8 lots in the <i>Superb View Estate</i> DP16670 and design the house <i>Robyn Hill</i> set over 3 lots fronting onto MV Rd Taylors also acquire adjoining property in 1936-46 was called <i>Peace Hill</i> 1934 land between Forest & Pentecost 13 lot <i>Brown's Forest</i> subdivision offered: 5 lots to Pittwater Rd (n^o121 (noted as stone cottage <i>Greenwood</i>), 127-139 (battle-axe to 2012 42A&B&C Pentecost). NOTE: sandstone block retaining wall supporting formed roadway along north side of gully to n^o42C MV Rd 1937- SMH and NSW Contractor records 123 tender sites along Pittwater (MV) Rd :eg. Peddle Thorpe & Walker, Bolot, Ward, Fitzgerald, MacKillar & Partidge, Brewster & Manderson, Bohringer & Assocs, Kenworthy
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	1944-46 KRG Council resume and plans 20 acre <i>Rosedale Garden Suburb</i> c 1945 <i>Greenwood</i> (nº121 MV Rd): 52 acres subdivided and house lots reduced to 0.5ha. 1973-74 MV Rd frontage strip resumed for road widening. Since WW2 c1945 little subdivision: exceptions are * triangular area bounded by MV Rd, Grandview * rear of lots facing Fern * Stapleton Pl, Heyden Cl. & Royston Cl, and * Anatol Cl and Highlands c1952 Full length of road re-named <i>Mona Vale Rd</i>. [Historian 2004 + KRG cncl files] 1954 NSW Housing Commission acquired land in St Ives and builds weatherboard homes for immigrants and returned servicemen 1957 <i>Stapleton</i> 5 acres subdivided into 10 lots DP28176 and creates <i>Stapleton Place</i> 1960 KRG Council consent to build <i>St Ives Shopping Centre</i> 1962 KRG Council sets aside 37 acre of bushland for <i>St Ives wild flower garden</i> 1965 <i>Highlands</i> and <i>Glengarriff</i> sold to Trans Realities, Highlands demolished, lands subdivided in 18 lots, create <i>Anatol Close</i>, and about the same time as MV Rd being widened into six lanes resulting on <i>Glengarriff</i> now known as 12 <i>Anatol Cl</i> (lot11 DP228739) and front former garden as <i>C Bowles Thystlethwayte Reserve</i> 1973-74 Dept of Main Roads resume MV Rd frontages for widening to 6 lanes (and erect retaining walls & fences, some in sandstone) [Historian 2004] Roseville Estate – area of HCA3 (relevant extracts from Chronology of Mona Vale Road) 1871 Parish map shows major landholders as orchardists William McKeown (who called his house 'Roseville' which was in vicinity of Macquarie Lane) and James McMahon, and allotments extending along both sides of <i>Stoney Creek Rd</i> (MV Rd). Whole of KRG then known as <i>Lane Cove</i>. Roads marking boundaries between orchards c1840-70 include <i>Alma</i>, <i>Station</i>, <i>Church</i>, <i>Fern</i> and to east of MV Rd, <i>Woodlands</i>, <i>Bromley</i>, <i>Knowlman</i>, <i>Narelle</i>, and <i>Riddle</i>. 1891 First subdivision of McKeown lands was <i>Roseville Estate</i>, which created <i>Roseville Ave</i> (now <i>Wellesley</i>). 2nd subdivision extended residential lots through to <i>Stoney Creek Rd</i> (MV Rd) and <i>Church</i> to newly created <i>Hope St</i>. 1900 a further re-subdivision created <i>Edward</i> and <i>Emily Streets</i> (both later joined as <i>King Edward St</i>) and <i>Mocatta St</i> and lots in <i>Grandview St</i>. Section B. <i>DATE Hillside Estate</i> created large lots along <i>Fern St</i>: 1910 re-subdivision as <i>Fern Estate</i> into smaller lots (nºs 42-46 MV Rd and 14-26 <i>Fern St</i>). 1892 reoffer and redefined 2nd <i>Roseville Estate</i> marketed as <i>Pymble Heights Estate</i> included deep lots along <i>Stoney Creek Rd</i> (lots 18-20 being nºs50-64 MV Rd) through to a lane running along a creek (later called <i>Orana Ave</i> and <i>Orana Reserve</i>) that lead to another McKeown house (now nº25 <i>Orana</i>) that remains on its own large lot (nºs 66-74 MV Rd). Also created large 3 lots onto <i>Stoney Creek</i> (MV) Rd either side of newly created <i>Hope St</i> (now nºs 8-84 and 88-92 MV Rd). Wesleyan Chapel (nº55A MV Rd) opposite T junction with MV Rd; constructed in 1879 on corner <i>Bromley</i>. Its locations outside the then main residential areas attributed being built on land donated by Samuel Smith, a devout Methodist, and to serve the community of Methodist orchardists farming along <i>Stoney Creek Road</i> (MV Rd), as well as those in <i>Pymble</i> and <i>Gordon</i>). Marks c1840-70 orchard boundary. <i>Church St Group</i> (nºs46&48 MV & nºs 2-8 <i>Church</i> & nºs 25-31 <i>Wellesley</i>) 7 lot subdivision c1922 DP11657 Samuel Smiths offer of land was accepted on the 14th August 1877 and a subscription list commenced with appointed trustees that included W.H. McKeown, James Terry senior, James G. Edwards, John Johnson, and James McKeown, The foundation stone was laid on the 3rd August
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	1878 and the first service was in January 1879. (source: Les G.Thorne, North Shore Sydney from 1788 to today, Angus and Robertson, 1970.) Bromley Avenue Named after a 19th century local family of orchardists; Andrew (store keeper), Joseph and William Bromley. It marks an c1840-70 orchard boundary. Formed by subdivision of <i>Bromley's Orchard and Tiley's Orchard Estate</i> into 37 lots between Stoney Creek (MV) Rd and Kulgoa Rd. Part of earlier Mathew <i>Rosedale</i> grant.
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THEMES	
National historical theme	4. Settlement: Building Settlements Towns and Villages
State historical theme	Towns, Suburbs and Villages: Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The historical layers of European history and development of the area of HCA3 are evident in the current subdivision which has been determined in layout by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of the earlier orchards. The part of HCA3 located to the west of Mona Vale Road is the location of the first subdivision in 1891, known as Roseville Estate, of William McKeown's orchards. This 1891 subdivision was bounded by Fern Street and Roseville Avenue (now Wellesley) and Stoney Creek Road. The area to the east of Mona Vale Road was the location of orchards c1840-70, though there is little evidence of this previous use. Bromley Avenue marks the extent of the subdivisions for residential use and indicates the boundary of former orchards. The earlier subdivisions as evident today, in particular that of <i>Roseville Estate</i> which is clearly demarcated by streets, are a record of the urbanising of rural land for residential use. Though the subdivision dates from 1891, the development of the site did not occur until the Inter-War period. This records the economic shifts of boom and bust when larger properties in Ku-ring-gai were subdivided and development delayed until the economy recovered. The impetus for these subdivisions was the planning of the railway with its staged development from 1887 and eventual link from St Leonards to Hornsby in 1890. The building of the Methodist Chapel in 1879 on land donated by Samuel Smith, a devout Methodist, records an earlier layer of development prior to the large subdivisions and the urbanising of this area. It was built in 1879 for the community of Methodist orchardists farming in the area of Stoney Creek Road and in Gordon and Pymble. In 1973-74 the Department of Main Roads resumed the Mona Vale Road frontages for widening to 6 lanes resulting in the reduction in size of front gardens and new fences and retaining walls.
Historical association significance SHR criteria (b)	The Methodist Church is associated with some of the early orchardists of the area including Samuel Smith, W.H. McKeown, and James McKeown.

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Aesthetic significance SHR criteria (c)	The HCA3 is characterised by a precinct of Inter-War houses that are consistent in scale and materials and set within mature gardens. The subdivision pattern and setbacks between houses has remained consistent since the development of this land in the Inter-War period. The two former Methodist churches on the corner of Bromley Avenue and Mona Vale Road are prominently located. The later church is built in sandstone in the Victorian Gothic style. The former Methodist churches and houses at entrance to Church Street form a visual nodal point on Mona Vale Road. The group of houses on the corner of Church Street and Mona Vale Road are oriented to the church. The houses to the north are Inter-War in style and contribute to this nodal point forming a gateway to Church Street. The 1970s widening of Mona Vale Road has resulted in retaining walls to the church. Vegetation including mature trees and rebuilding of fences has reduced the impact to an extent. Where front gardens have been reduced, fences have been replaced with sandstone or low brick fences that are uniform in appearance and do not detract from the housing style.
Social significance SHR criteria (d)	The mature trees and gardens, including backdrops of trees and street trees, large suburban lots and the older housing stock and homogeneity of housing are elements that make the Upper North Shore desirable and are valued by the local community.
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	The houses in this area are predominantly Inter-War and revival housing styles popular in this period.
Integrity	

HERITAGE LISTINGS

Heritage listing/s	Planning Scheme Ordinance (as amended 30 March 2012), Schedule 7, Mona Vale Road, 42.

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	Paul Davies Pty Ltd Architects Heritage Consultants	Potential Heritage Conservation Areas North Review	2012	Kur-ring-gai Council
Report		KRG Heritage & Neighbourhood Character Study	2000	
Report		KRG Urban conservation area study	2002	
Booklets	KRG Historical Society	The Historian	- 2010 v39n1 - 2009 - 2004	

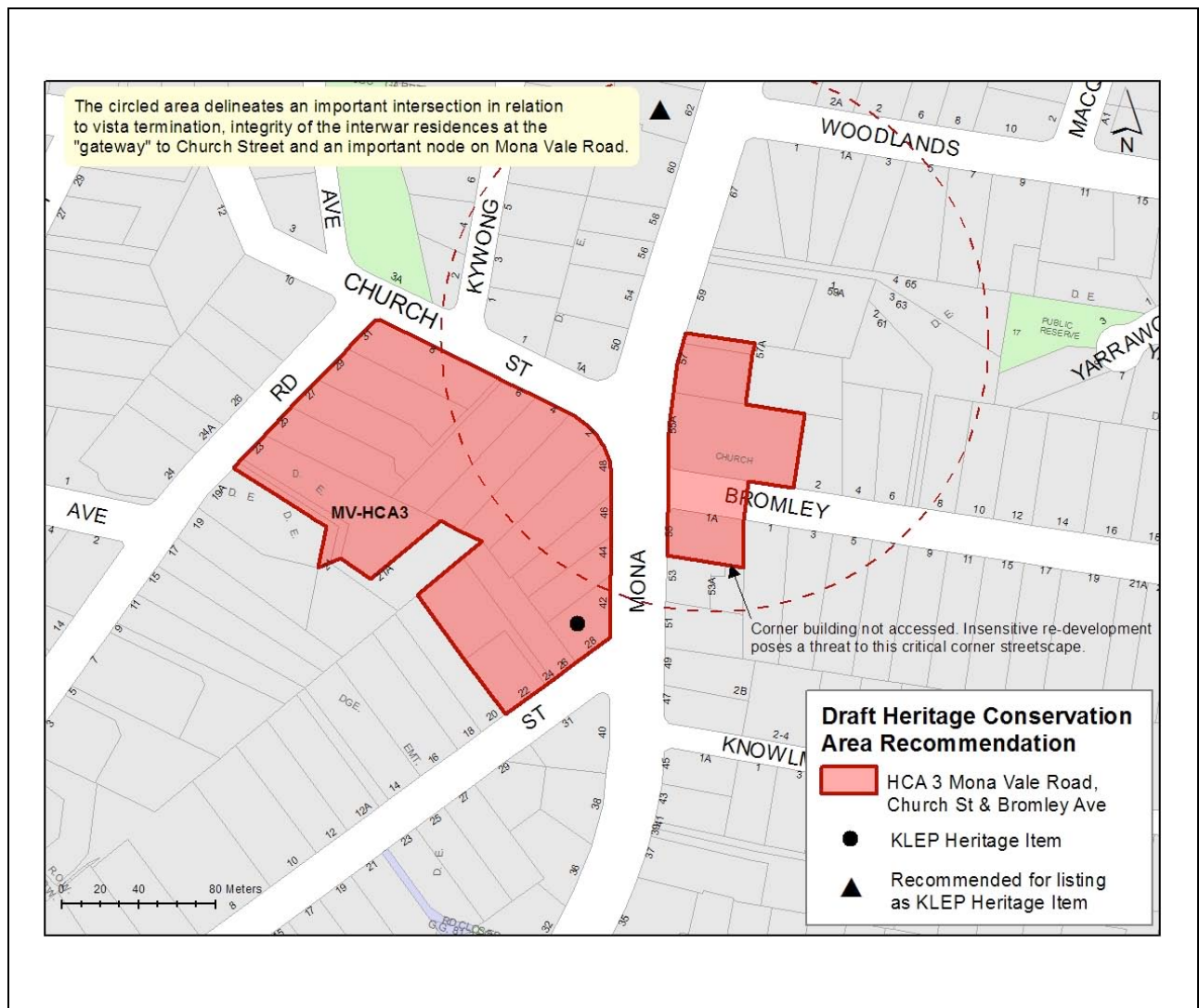
RECOMMENDATIONS	
Recommendations	List the Methodist Church on Mona Vale Road as a local heritage item in the KLEP and the shaded area defined on the attached map as a Heritage Conservation Area.

SOURCE OF THIS INFORMATION			
Name of study or report	Empirical Review by Stephen Booker and Susan Jackson Stepowski. Peer Review draft Heritage Conservation Areas Ku-ring-gai North, Paul Davies	Year of study or report	2012
Item number in study or report			
Author of study or report	Susan Jackson-Stepowski, Stephen Booker and Elizabeth Evans		
Inspected by	Susan Jackson-Stepowski and Elizabeth Evans		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Elizabeth Evans	Date	28/11/2012

IMAGES - 1 per page

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

Image caption	Map of Proposed Heritage Conservation Area 3				
Image year	2012	Image by	Ku-ring-gai Council	Image copyright holder	Ku-ring-gai Council



IMAGES - 1 per page

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

Image caption	Wesleyan Chapel View from Church Street. (IMG_4483.JPG)				
Image year	2012	Image by	EE	Image copyright holder	Carste STUDIO



IMAGES - 1 per page

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

Image caption	2 Church St Inter-War revival style. English Cottage. (IMG_4446jpg)				
Image year	2012	Image by	SJS	Image copyright holder	Carste STUDIO



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Image caption	Church St Inter-War revival style English Tudor with strip driveway and mature vegetation and single garage in matching style. (IMG_4444.jpg)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



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Image caption	Inter-War. Tennis Court and mature trees, crazy paving to driveway. (IMG_4392.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO





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Image caption	8 Church Street (52 #8 Church St.JPG)				
Image year	2013	Image by	SRB	Image copyright holder	carste STUDIO



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Image caption	Corner of Church and Wellesley (54 North end Wellesley.JPG)				
Image year	2013	Image by	Stephen Booker	Image copyright holder	carste STUDIO



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ITEM DETAILS						
Name of Item	Mona Vale Road Heritage Conservation Area 5 (HCA5)					
Other Name/s Former Name/s						
Item type (if known)	Conservation Area					
Item group (if known)	Landscape - Cultural					
Item category (if known)	Other - Landscape - Cultural					
Area, Group, or Collection Name	Mona Vale Road Heritage Conservation Area 5					
Street number						
Street name	Mona Vale Road					
Suburb/town	Ku-ring-gai				Postcode	
Local Government Area/s	Ku-ring-gai					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Private					
Current use						
Former Use						
Statement of significance	The historical layers of development of the area of HCA5 are displayed in the current subdivision which has been dictated in layout by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of Thomas Brown's estate. HCA5 is the location of original grant of D.D.Mathews, gazetted in 1838. The later purchase of a part of Mathew's grant by Thomas Brown and habitation of the site by Thomas and his brother John, is recorded in the extant Greenwood Cottage c1871 and its curtilage later named Brown's Forest. (The sandstone block retaining wall in the gully, n°42C MV Rd, may also have association to D.D Mathews or Thomas Brown's estate and requires further investigation). Other evidence includes John Brown's house in the grounds of Canisius College (extant when recorded in 1968). This conservation area is set within a suburban landscape of mature gardens and trees. To the east and west is a backdrop of trees with a high tree canopy. The western streetscape includes panoramic views towards Sydney, which are revealed at the Pymble Soldiers Memorial Gardens and at the street junctions including Vista Street. These Memorial Gardens are important as a memorial to the two World Wars and as a representative Inter-War park design. The formalised garden enhances the garden setting of Mona Vale Road and is a record of development and subdivision of the area in the Inter-War period. The history of Richard Dalrymple Hay, first Commissioner of Forests in NSW (1916-1926), and his influence in protecting natural flora and fauna and the forming of the DH Forest Preservation Committee is evident in Dalrymple Hay Nature Reserve. This reserve records the early interest,					

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	community support and agitation for protection of bushland and was dedicated in 1926. Brown's Forest adjoins Dalrymple- Hay Nature Reserve and combined with privately owned land and Sydney Water forms <i>one of the few remaining stands of Sydney Blue Gum (Eucalyptus saligna) / Blackbutt (Eucalyptus pilularis) forest within the Sydney region.</i> The development of Mona Vale Road includes houses for the middle class seeking a retreat from the inner city areas of Sydney. These prestigious houses were built on the high ridges with views towards Sydney, designed by prominent architects in the popular styles of the day. The two houses built for the Pratten family, located on opposite corners of Telegraph Road and Mona Vale Road are a record of this, displaying the wealth and success of this business family. Frederick Pratten's house, 98 Mona Vale Road, <i>Stapleton</i>, a large Federation house built at the highest point on Mona Vale Road in 1913 and designed by the architect Roscoe Collins. David Pratten's house, <i>Juniper Green</i> built in 1935, is similarly impressive as an example of the work of Walter Burley Griffin and the last of two commissions in Australia of this architect. It departs from Griffin's previous design style as a larger house than his Castlecrag houses. The two houses <i>Stapleton</i> and <i>Juniper Green</i> with no 111 Mona Vale Road form a group of large and impressive houses and a node at the main junction of Telegraph Road and Mona Vale Road. Also evidence of the prestige of this location is <i>Robyn Hill</i>, built in 1933, it is a record of the work of the architect Alan Raymond Taylor as an example of the Inter-War Old English revival style and records the subdivision and development of this area in this period. The three houses <i>Stapleton</i>, <i>Robyn Hill</i> and 101 Mona Vale Road with the Soldiers Memorial Garden form a node in Mona Vale Road. This is a highest topographical point of Mona Vale Road with panoramic views looking east towards Sydney and displays the historical development of this prestigious site in the impressive scale and architecture of the houses and the design of the memorial park. The Canisius Centre of Ignatian Spirituality is located prominently on this ridgeline of Mona Vale Road and is an Inter-War design with simple details and a tower within a garden, set back from Mona Vale Road, and mature trees and bushland areas as a backdrop that enhances the Mona Vale Streetscape. The mature gardens, including backdrops of trees and street trees, remnant bushland and reserves, large suburban lots and Federation and Inter-War housing stock and its homogeneity of style are elements that make Ku ring-gai desirable and are valued by the local community.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	
Builder/ maker	
Physical Description	The HCA5 is located at a high point on the ridge line of Mona Vale Road. This conservation area is set within a suburban landscape of mature gardens and trees. To the east and west is a backdrop of trees with a high tree canopy. The western streetscape includes panoramic views towards Sydney, which are revealed at the Pymble Soldiers Memorial Gardens and at the street junctions including Vista Street. This latter is a formalised garden setting that enhance the garden setting of Mona Vale Road. <i>Stapleton</i> and <i>Juniper Green</i> with no 111 Mona Vale Road form a group of large and impressive houses and node at the main junction of Telegraph Road and Mona Vale Road. Dalrymple Hay Nature Reserve provides a natural bushland and ecosystem of mature eucalypt forest and creates a bushland retreat on Mona Vale Road. Brown's Forest is an integral part of Dalrymple

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	Hay Nature Reserve and provides a bushland setting for <i>Greenlands</i>. <i>Dalrymple-Hay Nature Reserve is bound to the west by the dual carriageway of Mona Vale Road, to the east by Rosedale Road, and to the south by the rear of houses facing Vista Street. On its northern boundary is Browns Forest, a 5-hectare reserve managed by Ku-ring-gai Council. There is no discernible boundary between Browns Forest and Dalrymple-Hay Nature Reserve.</i> (source: Dalrymple-Hay Nature Reserve Plan Of Management, NSW National Parks and Wildlife Service Part of the Department of Environment and Conservation (NSW) May 2004) Elements within the conservation area David Pratten's house, Juniper Green, built in the 1930s is an example of the work of Walter Burley Griffin and the last commission in Australia of this architect. <i>Stapleton</i> is a late Federation House of a grand size with minimal decorative features, interesting modulated and well proportioned façade, prominent chimneys and retains a face brick façade. <i>Greenlands</i> is a significant Victorian Georgian house of symmetrical design built with dressed sandstone. <i>Robyn Hill</i> is large Inter-war style house with Tudor details. It is an unusual example of the Inter-War English Cottage Style revival in its size and retains its textured face brick façade and segmental Tudor arches. Robyn Hill: "This home has two addresses because it occupies 4 blocks of land and is listed on two titles. It is a two storey, 4 bedroom house designed by architect Allan Taylor after Invergowrie, his father-in-law's house in the Melbourne suburb of Hawthorn, and built in 1933. Mr Taylor's family still occupies the house. Other accommodation includes a living room and library with open fires, a dining room and a large kitchen. The kitchen is the only part of the house to have been updated but it probably needs further renovation. Historical period: 1921-1940."(source: Heritage Inventory) The Canisius Centre of Ignatian Spirituality is located prominently on this ridgeline of Mona Vale Road and includes large areas of garden set back from Mona Vale Road and mature trees and bushland areas as a backdrop that enhances the Mona Vale Streetscape.					
Physical condition and Archaeological potential						
Construction years	Start year		Finish year		Circa	☐

HISTORY

Historical notes	Chronology of the Development of Mona Vale Road (Refer to extracts below from the chronology and other sources for history that is relevant to this conservation area). Mona Vale Road runs along a ridge dividing the watershed on the south east via the Pymble Valley to Middle Harbour and north to Cowan Creek towards Broken Bay, and towards the Lane Cove River catchment. It is likely to have been formed in the path of an Aboriginal route. One of the first roads defined as a route to Pitt Water. 1788 believed Governor Phillip and his party reach the highest point along the MV route (now called Robyn Hill) on their exploration of the north shore from Manly Cove. 1805 date first land grants are measured and route already identified as a 'spine.' 1800-1840 timber getters after bluegum, blackbutt, stringybark, turpentine and ironbark. 1822 Daniel Dering Mathew petitions for another land grant at 'Hunters Hill' on which to erect a sawing
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	machine recently arrived from England; 400 acre lease issued in 1824 'Clanville': 1825 advised lease would be converted to 800 acre grant once the saw mill was in operation. Evidence by 1922 residing on his Pymble lease 'Rosedale' and mill operational by 1827 but by 1841 to be in decline. circa 1827 DD Mathews refers to sample from his mill: 1831 Sydney Gazette "the Cowan sawmill." 1820-40s Mona Vale Road used an easier route to higher land, initially followed by itinerate timber getters. MV Rd marks Matthew's access road to his early mechanised sawmill on Cowan Rd, St Ives. Telegraph Rd marks the main timber getting route through Pymble and Matthews grants towards Stoney Creek Rd (MV Rd). 1831 Mathews disputes Surveyor Mitchell's northern boundary of his Cowan mill site (correctly) but which already granted to Ayers. 1832 Post Office directory noted location of Mathew's mill driven by oxen. 1838 eventual gazettal of disputed 'Rosedale' grant 800 acres to DD Mathew (including former Clanville?) extending from Lane Cove Rd (Pac Hwy) to Killeaton St., St Ives, and includes MV Rd .To north 1871 parish map names John Ayres owner of 320 acres. Mathew was a well connected Englishman, initially studied medicine at Cambridge but drawn to Scottish model of mill wrighting (modern mechanical engineer). 1838 Thomas Brown, orchardist and timber merchant, buys 52 acres of DD Mathew's land on both sides of Stoney Creek (MV) Rd with one side adjoining Brown's Forest and Dalrymple Hay Nature Reserve. <i>Greenwood</i> (nº121 MV Rd) built in 1870 but curtilage reduced to 1 ¼ acres by 1973-4 when MV Rd widened. 1843 & 1848 Mathew unsuccessfully attempts to sell the Cowan Mill : ad in SMH "still running after 16 years": 1856 SMH ad deceased sale of <i>Rosedale</i> house contents and land sale 'lot 4 of 100 acres, 10 fenced as an orchard ... various buildings ...old mill ... out of repair.' 1848 aborted sale notice of Mathew's <i>Rosedale Estate</i> subdivided into farms. 1850-70s orchards established resulting in subdivision of early grants. 1854 Anthony L Bartho, lawyer acquires 21 acres from DD Mathews, between Andrew Bromley's 16 acres to the north and Edwin Booker 11 acres to the south on Stoney Creek (MV) Rd. (approx. Highlands to Bromley). Between 1870 and 1888 Bartho progressively subdivides. 1867 Thomas Brown, local orchardists and timber merchant buys 52 acres from F&E Arthur of part of DD Mathew Rosedale estate, builds <i>Greenwood</i> in 1871. 1871 Parish map shows major landholders as orchardists William McKeown (who called his house 'Roseville' which was in vicinity of Macquarie Lane) and James McMahon, and allotments extending along both sides of Stoney Creek Rd (MV Rd). Whole of KRG then known as Lane Cove. Roads marking boundaries between orchards c1840-70 include Alma, Station, Church, Fern and to east of MV Rd, Woodlands, Bromley, Knowlman, Narelle, and Riddle. 1880s a larger portion of KRG population lived along the route of MV Rd 1890 opening of the St Leonards to Hornsby railway line - impetus for residential subdivisions 1890s Wairoonga solicitor Benjamin F Parker buys large acreage with frontage to Stoney Creek (MV) Rd (southern end) and on north side of Highlands Ave, and builds a brick cottage villa with attic rooms designed by architects Slatyer & Cosh with entrance gates to Highlands Ave. 1891 subdivision of Walker lands. 1891 First subdivision of McKeown lands was <i>Roseville Estate</i>, which created Roseville Ave (now Wellesley). 2nd subdivision extended residential lots through to Stoney Creek Rd (MV Rd) and Church to newly created Hope St. 1900 a further re-subdivision created Edward and Emily Streets (both later joined as King Edward St) and Mocatta St and lots in Grandview St. Section B. DATE <i>Hillside Estate</i> created large lots along Fern St: 1910 re-subdivision as <i>Fern Estate</i> into smaller lots (nºs 42-46 MV Rd and 14-26 Fern St). 1892 reoffer and redefined 2nd Roseville Estate marketed as <i>Pymble Heights Estate</i> included deep lots along Stoney Creek Rd (lots 18-20 being nºs50-64 MV Rd) through to a lane running along a
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	creek (later called Orana Ave and Orana Reserve) that lead to another McKeown house (now n°25 Orana)that remains on its own large lot (n°s 66-74 MV Rd). Also created large 3 lots onto Stoney Creek (MV) Rd either side of newly created Hope St (now n°s 8-84 and 88-92 MV Rd). 1904 Lane Cove Road (Pacific Highway) to Telegraph called Stoney Creek (MV) Rd North of Telegraph Rd called Pittwater Road. Lane Cove Rd to Woodlands Ave (then Plum St) was Gordon, Woodlands to Telegraph was Pymble, north of Telegraph was St Ives [Historian 2004]. 1904 a section from Lane Cove Road (Pac Hwy) to Telegraph Rd known as Stoney Creek Road and north of Telegraph called Pittwater Road. 1912 Brown builds two workers cottages (n°18 & 20 Stoney Creek Rd) on his <i>Highlands</i> property : land subdivided in 1973 creating battle axe lots. 1913 printer Frederick Pratten buys 5 acres on Stoney Creek (MV) Rd frontage 650 feet, and corner to Telegraph Rd: 1914 builds <i>Stapleton</i> on the top of the highest point along the MV route, Robyn Hill, with panoramic views over entire Sydney basin. 1916 Stoney Creek Rd within Pymble, North of Telegraph still called Pittwater Rd [Historian 2004]. 1917 Sands Directory lists 58 households along Stoney Creek (MV) Rd, 12 being fruit growers, 10 living north of Telegraph Rd. 1919-1920 entire length from Lane Cove Rd (Pac Hwy) called Pittwater Road [Historian 2004]. 1920-24 golf is played on Browns Orchard lands; When 90 acre <i>Golf Links Estate</i> proposed a co-operative formed to buy the land; 1924 prospectus issued with design by Dan Soutar and Carnegie Clark; 1925 water laid on to greens and temporary club house; 1928 full 18 holes; 1932 amalgamated with Hunter's Hill Golf Club; 1940 members lounge built. 1929 entire length known as Pittwater Road: Sands Directory 65 households, 13 orchardists all north of Telegraph Rd and Pymble section as prime residential. 1933 Architect Alan Raymond Taylor and his wife buy 8 lots in the <i>Superb View Estate</i> DP16670 and design the house <i>Robyn Hill</i> set over 3 lots fronting onto MV Rd Taylors also acquire adjoining property in 1936-46 was called <i>Peace Hill</i> 1934 land between Forest & Pentecost 13 lot <i>Brown's Forest</i> subdivision offered: 5 lots to Pittwater Rd (n°121 (noted as stone cottage <i>Greenwood</i>), 127-139 (battle-axe to 2012 42A&B&C Pentecost). NOTE: sandstone block retaining wall supporting formed roadway along north side of gully to n°42C MV Rd 1937- SMH and NSW Contractor records 123 tender sites along Pittwater (MV) Rd :eg. Peddle Thorpe & Walker, Bolot, Ward, Fitzgerald, MacKillar & Partidge, Brewster & Manderson, Bohringer & Assocs, Kenworthy 1944-46 KRG Council resume and plans 20 acre <i>Rosedale Garden Suburb</i> c 1945 <i>Greenwood</i> (n°121 MV Rd): 52 acres subdivided and house lots reduced to 0.5ha. 1973-74 MV Rd frontage strip resumed for road widening. Since WW2 c1945 little subdivision: exceptions are * triangular area bounded by MV Rd, Grandview * rear of lots facing Fern * Stapleton Pl, Heyden Cl. & Royston Cl, and * Anatol Cl and Highlands c1952 Full length of road re-named Mona Vale Rd. [Historian 2004 + KRG cncl files] 1954 NSW Housing Commission acquired land in St Ives and builds weatherboard homes for immigrants and returned servicemen 1957 <i>Stapleton</i> 5 acres subdivided into 10 lots DP28176 and creates Stapleton Place 1960 KRG Council consent to build St Ives Shopping Centre
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	1962 KRG Council sets aside 37 acre of bushland for St Ives wild flower garden 1965 <i>Highlands</i> and <i>Glengarriff</i> sold to Trans Realities, Highlands demolished, lands subdivided in 18 lots, create Anatol Close, and about the same time as MV Rd being widened into six lanes resulting on <i>Glengarriff</i> now known as 12 Anatol Cl (lot11 DP228739) and front former garden as C Bowles Thystlethwayte Reserve 1973-74 Dept of Main Roads resume MV Rd frontages for widening to 6 lanes (and erect retaining walls & fences, some in sandstone) [Historian 2004] Brown's Forrest Named in 1932 after former land owner and orchardist. In 1838? 1867 Thomas Brown bought 52 acres of Mathew's <i>Rosedale Estate</i> on both sides of Stoney Creek (MV) Rd and in 1871 he built <i>Greenwood</i> (nº 121 MV Rd). This property now includes 5 hc owned by KRG Council, Brown's Forest (nº119A MV Rd). It is indiscernible from, and part of the landscape of Dalrymple Hay Nature Reserve (nº119 MV Rd). To the north Dalrymple Hay Nature Reserve adjoins MW&SB storage reservoir. Dalrymple Hay Nature Reserve The land was originally Part of Mathew's <i>Rosedale</i> grant. In 1870 the land was purchased by Thomas Brown and in spite of timber getters had remained as forest. Richard Dalrymple Hay, first Commissioner of Forests in NSW (1916-1926) who conceived the idea of acquiring this remnant of once open forest for use to demonstrate forest management. 56 acres were resumed for this purpose and the Reserve dedicated in 1926. A further 29 acres was never completed and reverted back to the owners in 1931 resulting in considerable public agitation. The DH Forest Preservation Committee obtained an option for 11 of the reverted acres at £6,500 - a sizeable sum during The Depression, reduced to £350 if it became a forest reserve. Australian Forest League raised £350 and KRG Council paid the remaining £800 and hence the DH Forest Preservation Committee were able to purchase the land naming this portion Browns Forest. The remaining 18 acres (to the north of Pentecost) were subdivided for residential use. The nature reserve is a legacy of the Pubic Parks Movement (c1880-1915) that continued into the 1920s by local progress associations to establish urban parks to focus on neighbourhoods and to protect native bushlands. In 1971 the Forestry Commission handed the site to NSW National Parks & Wildlife Service to manage as a nature reserve. It is a remnant of the Cumberland Forest ecology with the source of 3 small creeks within the Reserve, joining at Vista St to form a headwater of High Ridge Creek. (source: http://www.friendsofaneconationalpark.org.au/Publications/Dalrymple%20Hay%20Nature%20Reserve.pdf) <i>Dalrymple-Hay Nature Reserve was dedicated in 1972 under the Fauna Protection Act 1948, over what was previously Dalrymple-Hay Demonstration State Forest No. 793. The State Forest was named after Richard Dalrymple-Hay, the first Commissioner of Forests in NSW, who proposed the acquisition of the land for a demonstration forest in the 1920s.</i> (source: Dalrymple-Hay nature reserve plan of management, NSW national parks and wildlife service part of the department of environment and conservation (NSW) may 2004) Canisius Centre of Ignatian Spirituality Named after Jesuit, Peter Canisius (1521-1597). Built 1938 on 37 acres of elevated farming land as a training campus for priests, Theologate for the Australian Province of the Society of Jesus. The property was thought to be suitable as it was a picturesque piece of land one mile from Pymble Station. At the rear of the property was an orchard and a farm where milking cows were kept. The Theologate closed in 1968, when the Jesuit Theological College moved to Parkville, Melbourne. After a few years the site became the Noviceship
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	of the Australian Jesuit Province, the Tertianship was added, and later The Ignatian Centre of Spirituality. (sources: http://www.canisiusspirituality.org.au/peter-canisius.html and http://home.mira.net/~ics/Cani.htm) An early cottage belonging to John Brown existed in the grounds as recorded in 1968. (source: Les G. Thorne, North Shore Sydney from 1788 to today, Angus and Robertson, 1968. Telegraph Road Re-named to commemorate the telegraph line from main northern line at Castle Hill to customs station near Barrenjoey Light House Station, a section of which ran along this road then likely route along Stoney Creek and Pittwater Rds (both now MV Rd) and through Matthew and Ayres (St Ives) grants. The road was originally the main timber getting bullock track through R. Pymble and Matthew's grants towards Stoney Creek Rd (MV Rd) and is evident in 1856 map (earliest reliable map). Earlier known as Military Rd and in 1883 renamed Government Rd. (source: The Historian v39 n1:2010 pp72+) Stapleton Place Named after the house <i>Stapleton</i> (nº98 MV Rd), designed by Roscoe Collins in 1913 for printer, importer, politician and mining chairman Frederick Graham Pratten. Derivation being his birth place in the village of Fishpond, Parish of Stapleton, near Bristol, Gloucestershire UK. <i>Stapleton Estate</i> and cul-de-sac gazetted Feb 1959 being subdivision of <i>Stapleton</i> - 5 acre holding DP28176 & DP29395, the house being on Lot 8. Relevant extracts from Mona Vale Road Chronology 1838 eventual gazettal of disputed 'Rosedale' grant 800 acres to D.D. Mathew (including former Clanville?) extending from Lane Cove Rd (Pac Hwy) to Killeaton St., St Ives, and includes MV Rd 1838? or 1867 Thomas Brown, orchardist and timber merchant, buys 52 acres of D.D. Mathew's land on both sides of Stoney Creek (MV) Rd. This land is in 2012 located with one side adjoining Brown's Forest and Dalrymple Hay Nature Reserve. <i>Greenwood</i> (nº121 MV Rd) built in 1870 and house extant in 2012, though the curtilage was reduced to 1¼ acres in 1973-4 when MV Rd widened. 1867 Thomas Brown, local orchardists and timber merchant buys 52 acres from F&E Arthur of part of DD Mathew Rosedale estate, builds <i>Greenwood</i> in 1871. 1913 printer Frederick Pratten buys 5 acres on Stoney Creek (MV) Rd frontage 650 feet, and corner to Telegraph Rd: 1914 builds <i>Stapleton</i> on the top of the highest point along the MV route, Robyn Hill, with panoramic views over entire Sydney basin. 1933 Architect Alan Raymond Taylor and his wife buy 8 lots in the <i>Superb View Estate</i> DP16670 and design the house <i>Robyn Hill</i> set over 3 lots fronting onto MV Rd. Taylors also acquire adjoining property in 1936-46 was called <i>Peace Hill</i>. 1934 land between Forest & Pentecost 13 lot <i>Brown's Forest</i> subdivision offered: 5 lots to Pittwater Rd (nº121 (noted as stone cottage <i>Greenwood</i>), 127-139 (battle-axe to 42A&B&C Pentecost). NOTE: sandstone block retaining wall supporting formed roadway along north side of gully to nº42C MV Rd c 1945 <i>Greenwood</i> (nº121 MV Rd): 52 acres subdivided and house lots reduced to 0.5ha.
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THEMES	
National historical theme	1. Environment :Tracing the evolution of a continent's special environment
State historical theme	Environment- naturally: Activities associated with the physical surroundings that support human life and influence or shape human cultures
National historical theme	4. Settlement: Building Settlements Towns and Villages
State historical theme	Towns, Suburbs and Villages: Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The historical layers of European history and development of the area of HCA5 are displayed in the current subdivision which has been dictated in layout by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of Thomas Brown's estate. The later purchase of a part of Mathew's grant by Thomas Brown in 1868 for orchards and habitation of the site by Thomas and his brother John, is recorded in the extant Greenwood Cottage c1871 and its curtilage later named Brown's Forest. (The sandstone block retaining wall in the gully, n°42C MV Rd, may also have association to D.D Mathews or Thomas Brown's estate and requires further investigation). Other historical evidence includes John Brown's house in the grounds of Canisius College (extant when recorded in 1968). The history of Richard Dalrymple Hay, first Commissioner of Forests in NSW (1916-1926) and his influence in protecting natural flora and fauna and the forming of the DH Forest Preservation Committee is evident in Dalrymple Hay Nature Reserve located on Mona Vale Road. The nature reserve is a legacy of the Public Parks Movement (c1880-1915) that continued into the 1920s by local progress associations to establish urban parks within neighbourhoods and to protect native bushlands. This reserve records the early interest, community support and agitation for protection of bushland and was dedicated in 1926. Another reserve located on Mona Vale Road, Pymble Soldiers Memorial Park records the development of this area in the Inter-War period. An integral part of the historical layers of the development of Mona Vale Road includes houses for the middle class seeking a retreat from the inner city areas of Sydney. Wealthy and successful businessmen built houses designed by prominent architects in the popular styles of the day and sited on the high ridgeline of Mona Vale Road with views towards Sydney. The two houses built for the Pratten family, located on opposite corners of Telegraph Road and Mona Vale Road are a record of this, displaying the wealth and success of this business family. Frederick Pratten's house, 98 Mona Vale Road, <i>Stapleton</i>, a large Federation house built at the highest point on Mona Vale Road in 1913 and designed by the architect Roscoe Collins. David Pratten's house, <i>Juniper Green</i> built in 1935, is similarly impressive and designed by the renowned architect Walter Burley Griffin. The two house <i>Stapleton</i> and <i>Juniper Green</i> with no 111 Mona Vale Road form a group of large and impressive houses and node at the main junction of Telegraph Road and Mona Vale Road. David Pratten's house, <i>Juniper Green</i>, built in the 1930s is an example of the work of Walter Burley Griffin and the last commission in Australia of this architect. It departs from Griffin's previous design style as a larger house than his Castlecrag houses. <i>Stapleton</i> is a late Federation House of a grand size with minimal decorative features, interesting modulated and well proportioned façade, prominent chimneys and retains a face brick façade.

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	Also evident of the prestige of this location is <i>Robyn Hill</i>, built in 1933, it is a record of the work of the architect Alan Raymond Taylor. It records the subdivision and development of this area in the Inter-War period. The Jesuit order of the Catholic Church in 1938 obtained land for use in this vicinity along the ridgeline as a retreat and place of learning now known as the Canisius Centre of Ignatian Spirituality.
Historical association significance SHR criteria (b)	Dalrymple Hay Nature Reserve was conceived by Richard Dalrymple Hay, first Commissioner of Forests in NSW (1916-1926) an influential pioneer in the protection of Australian forests. The two houses located on the corner of Telegraph and Mona Vale Road which include <i>Stapleton</i> and <i>Juniper Green</i> are associated with the Pratten family. Frederick Graham Pratten was a printer, importer, politician and mining chairman and built <i>Stapleton</i> in 1913 for his family residence. David Pratten built a similarly grand house, <i>Juniper Green</i> in 1935 for his family.
Aesthetic significance SHR criteria (c)	Aesthetic values of the Conservation Area as a whole The conservation area is located at a high point on the ridge line of Mona Vale Road. The two house <i>Stapleton</i> and <i>Juniper Green</i> with no 111 Mona Vale Road form a group of large and impressive houses and node at the main junction of Telegraph Road and Mona Vale Road. This conservation area is set within a suburban landscape of mature gardens and trees. To the east and west is a backdrop of trees with a high tree canopy. The western streetscape includes panoramic views towards Sydney, which are revealed at the Pymble Soldiers Memorial Gardens and at the street junctions including Vista Street. These latter are a formalised garden setting that enhance the garden setting of Mona Vale Road. Dalrymple Hay Nature Reserve provides a natural bushland and ecosystem of mature eucalypt forest and creates a bushland retreat on Mona Vale Road. Brown's Forest is an integral part of Dalrymple Hay Nature Reserve and provides a bushland setting for <i>Greenlands</i>. Aesthetic Values of the important elements within the conservation area David Pratten's house, <i>Juniper Green</i>, built in the 1930s is an example of the work of Walter Burley Griffin and the last commission in Australia of this architect. It is significant as an example of this renowned architect's work and departs from the design style of this architect and reflects a different client type from his Castlecrag houses and a change in design direction. <i>Stapleton</i> is a late Federation House of a grand size with minimal decorative features, interesting modulated and well proportioned façade, prominent chimneys and retains a face brick façade. <i>Greenlands</i> is a significant Victorian Georgian house of symmetrical design built with dressed sandstone. <i>Robyn Hill</i> is large Inter-war style house. It is an unusual example of the Inter-War English Cottage Style revival in its size. 111 Mona Vale Road is an Inter-war style house with Old English details. It is an unusual example of the Inter-War English Cottage Style revival in its size and retains its textured face brick façade and segmented Tudor arches. The Canisius Centre of Ignatian Spirituality is located prominently on this ridgeline of Mona Vale Road and includes large areas of garden set back from Mona Vale Road and mature trees and bushland areas as a backdrop that enhances the Mona Vale Streetscape. The Inter-War architecture is simply designed and detailed with little decoration and is sited within a garden setting and contributes to the residential context.

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Social significance SHR criteria (d)	The mature gardens, including backdrops of trees and street trees, remnant bushland and reserves, large suburban lots and Federation and Inter-War housing stock and its homogeneity of style are elements that make Ku-ring-gai desirable and are valued by the local community.
Technical/Research significance SHR criteria (e)	John Brown's cottage and remnant orchards within Canisius is still extant since the recording in 1968 would be of significance for the potential to reveal information on the history of European settlement of this area. <i>Dalrymple-Hay Nature Reserve protects one of the few remaining stands of Blue Gum (Eucalyptus saligna) / Blackbutt (Eucalyptus pilularis) forest within the Sydney region. Together with the adjoining Browns Forest, private land and Sydney Water land, it forms one of the largest remnants of Sydney Blue Gum High Forest, an endangered ecological community listed under the Threatened Species Conservation Act 1995. Only approximately 1% of the estimated original 11,000ha of Blue Gum High Forest remains in a relatively natural state, and less than 0.1% is protected in a reserve.</i> <i>Dalrymple-Hay Nature Reserve is part of a number of parks and reserves across Sydney which provide habitat for native animals. A number of local council reserves and native vegetation on private land and road verges form a wildlife corridor between the reserve and the nearby Garigal National Park.</i> <i>Although little physical evidence remains of past use of the reserve by Aboriginal or European people, the reserve and adjoining Browns Forest have an interesting recent history as part of the struggle to protect small remnant bushland within Sydney from development.</i> <i>Dalrymple-Hay Nature Reserve is popular with local residents for short walks and nature appreciation. Bird watchers use the area extensively due to the high number of species within the reserve.</i> (source: Dalrymple-Hay nature reserve plan of management, NSW national parks and wildlife service part of the department of environment and conservation (NSW) may 2004)
Rarity SHR criteria (f)	<i>Dalrymple-Hay Nature Reserve protects one of the few remaining stands of Blue Gum (Eucalyptus saligna) / Blackbutt (Eucalyptus pilularis) forest within the Sydney region. Together with the adjoining Browns Forest, private land and Sydney Water land, it forms one of the largest remnants of Sydney Blue Gum High Forest, an endangered ecological community listed under the Threatened Species Conservation Act 1995. Only approximately 1% of the estimated original 11,000ha of Blue Gum High Forest remains in a relatively natural state, and less than 0.1% is protected in a reserve.</i> (source: Dalrymple-Hay nature reserve plan of management, NSW national parks and wildlife service part of the department of environment and conservation (NSW) may 2004)
Representativeness SHR criteria (g)	The large houses identified on Mona Vale Road in this conservation area are all representative of their type in style. <i>Stapleton</i> is a late Federation House with restrained decoration, face brick and timber cladding, and a modulated façade. <i>Juniper Green</i> is an example of Burley Griffin's later commissions and similar in style and scale to the Eric Pratten House. <i>Robyn Hill</i> is representative of the Inter-War revival styles favoured by architects at this time for residential design. Pymble Soldiers Memorial Park is representative of parks in this period with formal and symmetrical planting including hedges and axial pathways. The sandstone crazy paving and gates are typical of the formality of this park style.
Integrity	

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HERITAGE LISTINGS

Heritage listing/s	Planning Scheme Ordinance (as amended 30 March 2012), Schedule 7, Mona Vale Road: 97,98,100,101,111.

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Report	Paul Davies Pty Ltd Architects Heritage Consultants	Potential Heritage Conservation Areas North Review	2012	Ku-ring-gai Council
Report		KRG Heritage & Neighbourhood Character Study	2000	
Report		KRG Urban conservation area study	2002	
Booklets	KRG Historical Society	The Historian	- 2010 v39n1 - 2009 - 2004	

RECOMMENDATIONS

Recommendations	Recommended for Listing in the LEP: The area shaded on the attached map as an Heritage Conservation Area. • Pymble Soldiers Memorial Park. • 88 Mona Vale Road (weatherboard house outside this conservation area). • Canisius Centre of Ignatian Spirituality including John Browns early cottage. • Sandstone block retaining wall supporting formed roadway along north side of gully to n°42C MV Rd. Requires further investigation. • Dalrymple Hay Reserve and Brown's Forest Further Investigation: • 99 Mona Vale Road • 93 Mona Vale Road
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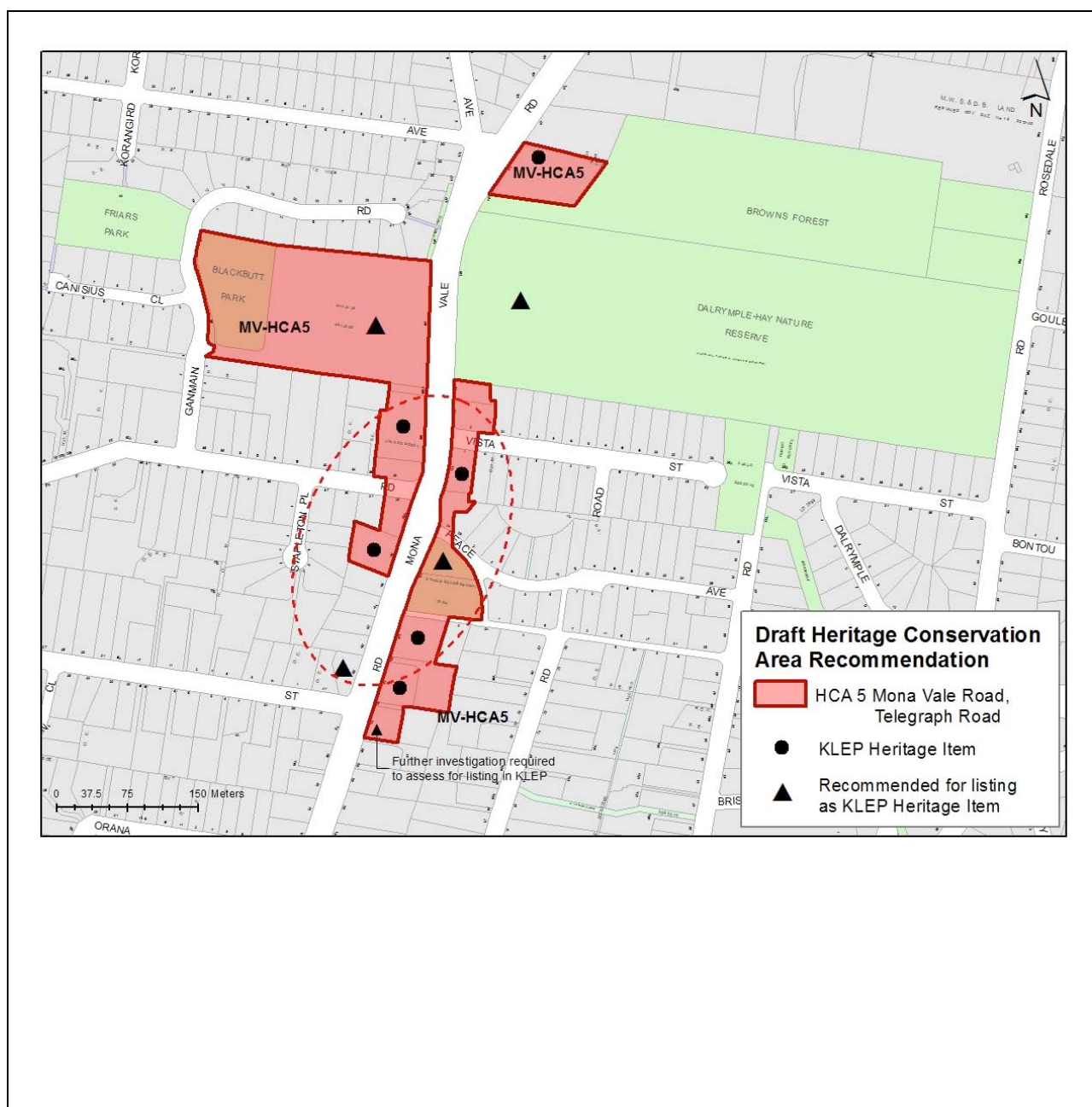
SOURCE OF THIS INFORMATION			
Name of study or report	Empirical Review by Stephen Booker and Susan Jackson Stepowski. Peer Review draft Heritage Conservation Areas Ku-ring-gai North, Paul Davies	Year of study or report	2012
Item number in study or report			
Author of study or report	Susan Jackson-Stepowski, Stephen Booker and Elizabeth Evans		
Inspected by	Susan Jackson-Stepowski and Elizabeth Evans		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Elizabeth Evans	Date	26/11/2012



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Image caption	Map of proposed Heritage Conservation Area 5 (HCA 5)				
Image year	2012	Image by	Ku-ring-gai Council	Image copyright holder	Ku-ring-gai Council



IMAGES - 1 per page

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

Image caption	98 Mona Vale Road (IMG_4474.JPG)				
Image year	2012	Image by	EE	Image copyright holder	carste STUDIO





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Image caption	100 Mona Vale Road, <i>Juniper Green</i> , Walter Burley Griffin design for David Pratten family, opposite his Uncle Herbert's family house. (Telegraph88 MonaVale100.JPG)				
Image year	2012	Image by	Stephen Booker	Image copyright holder	cartste STUDIO pl





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Image caption	Mona Vale Road, Canisius Centre of Ignatian Spirituality (55 MV Rd Canisius.JPG)				
Image year	2013	Image by	Stephen Booker	Image copyright holder	carste STUDIO pl



IMAGES - 1 per page

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

Image caption	111 Mona Vale Road /1 Vista Street, Tarquinia (former name <i>Robyn Hill</i>) (IMG_4358.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



IMAGES - 1 per page

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

Image caption	115 Mona Vale Road /2 Vista Street (IMG_4357.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



IMAGES - 1 per page

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

Image caption	121 Mona Vale Road <i>Greenwood</i> built in 1871 as John or Thomas Brown's house. (IMG_4353.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO





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Image caption	101 Mona Vale Road <i>Millevah</i> Inter -War Revival style (IMG_4361.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO





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Image caption	97 Mona Vale Rd. (IMG_4367.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



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Image caption	99 Mona Vale Rd, Pymble Hill. Inter- War Revival Style (IMG_4365.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



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Image caption	93 Mona Vale Rd. Face and painted brick with slate roof. Late Federation bungalow. (IMG_4370.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



APPENDIX F –

Telegraph Road Inventory Sheet

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ITEM DETAILS							
Name of Item	Telegraph Road Proposed Heritage Conservation Area						
Other Name/s Former Name/s	Part of Davies' HCA 17						
Item type (if known)	Heritage Conservation Area						
Item group (if known)							
Item category (if known)	Cultural Landscape/Heritage Conservation Area						
Area, Group, or Collection Name							
Street number	Various						
Street name	Telegraph Road						
Suburb/town	Pymble					Postcode	2073
Local Government Area/s	Ku-ring-gai Municipal Council						
Property description							
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Various						
Current use	Residential lands/dwellings						
Former Use	As above						
Statement of significance	Part of Robert Pymble's Crown grant of 600 acres in 1823. Pymble was an early settler and an orchardist. The area was used for timber getting until around 1840. Subdivision of Pymble's estate commenced after 1882 when the district was beginning to expand to accommodate upper class dwellers from the city, with the prospect of the railway link in place by 1890. This was a powerful incentive for development. The route began as the main timber getting bullock track through Robert Pymble and Matthew grants towards Stoney Creek Rd (Mona Vale Rd). 1856 is the earliest reliable map to show Telegraph Road. Earlier known as Military Rd, in 1883 it was renamed Government Rd and then Telegraph Road to commemorate the running of the telegraph line from the coast to the western settlements of Sydney. The landscaped setting and the soft street edge, even given some of the high fences along the street, still reveal a strong relationship between houses and their garden setting. The planting is ordered and provides a parklike setting in many instances. The street is well layered with buildings dating from the 1890s through to the present with a good representation of pre 1943 residences. The materiality of buildings and their landscaped areas and fences (sandstone, timber and brickwork) generally reflect the natural materials and colour and texture of the area and so relate strongly to the character of the place.						



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	Building forms and particularly roofs are predominantly a combination of gables and steep pitches. The buildings generally sit within spacious grounds without being crowded in. Tennis courts still remain on a number of the properties. The street is anchored at the nodes at each end with iconic structures: the east being the two Pratten houses; Stapleton, a grand Edwardian building with a magnificent southern vista across the Pymble Memorial Soldiers Park and Juniper Green, a Burley Griffin design. The western or Pacific Highway node is framed by the reservoir and particularly its distinctive Pump house and the former corner sited Motor Garage on the southern corner. St Swithun's Church also provides a strong corner element at the west end of the road. Telegraph Road has an ability to demonstrate the economic shifts over time with waves of subdivision and then further subdivision being clearly reflected in the building styles of later interventions. There are modest cottages interspersed with grander homes, possibly a reflection of economic circumstance and opportunity, but also represents a socio economic mix. This is particularly found on the northern side of Telegraph Road. It has a Technical significance for the development of garden settings, planting materials and architectural stylistic and detailed influences on the housing demands of the higher socio-economic cohort on the north shore of Sydney and the architectural development of the works of Burley Griffin.	
Level of Significance	State ☐	Local ☒

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DESCRIPTION						
Designer	The street is important for the preponderance of high quality building design from its various development phases from high profile architects: Walter Burley Griffin notably for two buildings, Juniper Green and Coppin.					
Builder/ maker	N/A					
Physical Description	Telegraph Road runs along a spur starting at the Pacific Highway Pymble in the west and finishing at Mona Vale Road, Pymble East to the east end. The east end of Telegraph Road rises to Mona Vale Road, that ridge being higher and commanding expansive views across the Sydney basin. The western end terminates with the Reservoir and its distinctive pump house located on the northern corner and on the southern corner a former Service Station/ motor garage. The eastern end at the Mona Vale Road junction is the site of two substantial properties developed by the Pratten family members; Juniper Green on the north side, designed by Walter Burley Griffin and on the south, an Edwardian House "Stapleton" built for the patriarch of the Pratten family. The streetscape of Telegraph Road is one that is predominated by grand houses and has so been historically. Despite some mainly larger properties having higher front fences, front perimeter and street planting remains dominant. There are a significant number of properties retaining original landscaped features including stone walls and sandstone "crazy" paving, materials having a close correlation with the natural elements of the area and so tend to meld into the natural pattern of the place. Buildings on the southern side and steeper sloping side of Telegraph Road capture views over the Lower North Shore to Sydney and those to the north were overlooking primarily agricultural land (orchards and market gardens) with open landscape views. The land has now been developed with residential subdivision and long views have been lost to the north. The south still commands expansive views.					
Physical condition and Archaeological potential	The street presents a high urban quality cultural landscape.					
Construction years	Start year		Finish year		Circa	☐
Modifications and dates						
Further comments						

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HISTORY	
Historical notes	Robert Pymble, a settler and orchardist, was granted 600 acres by the Crown in the parish (as later defined) of Gordon in 1823. Unlike many grantees of his time, Pymble became a permanent resident and pioneer of the region. He retained most of his estate for most of his life. It was not until 1882, when the district was beginning to expand to accommodate upper class dwellers from the city, that large-scale alienation of the Pymble properties took place. The projected building of the North Shore railway (begun in 1887 and opened from St. Leonards to Hornsby in 1890) was a powerful incentive for development. ⁽¹⁾ Re-named to commemorate the running of the telegraph line from the main northern line at Castle Hill to the customs station near Barrenjoey Light House Station, a section of which ran along this road then likely route along Stoney Creek and Pittwater Rds (both now Mona Vale Rd) through the Matthew and Ayres (St Ives) grants. The route began as the main timber getting bullock track through Robert Pymble and Matthew grants towards Stoney Creek Rd (Mona Vale Rd). 1856 is the earliest reliable map to show Telegraph Road. Earlier known as Military Rd, in 1883 it was renamed Government Rd. ⁽²⁾ 1. The Historian v39 n1:2010 pp72+ 2. http://www.kmc.nsw.gov.au/resources/documents/attomc10Aug2010GB.13-01.pdf Heritage Inventory Sheet for 29 Telegraph Road, Pymble. Eric Pratten House

THEMES	
National historical theme	Peopling Australia. Developing Local, Regional and national Economies. Building Settlements Towns and Cities.
State historical theme	Development of Towns Developing Local Economies/ feeding people Establishing Communications

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The area was used for timber getting up until around 1840. Mona Vale Road was originally divided into two parts which joined at Telegraph Road – the southern part was known as Stoney Creek Road, and the northern part was known as Pittwater Road.⁽³⁾ These roads were used as D.D. Mathew's access to his sawmill on Cowan Road, St Ives. Telegraph Road marks the main timber getting route through both land grants (Robert Pymble's 600 acre grant (240ha) of 1823 and Rosedale, DD Mathew's 800 acre grant (320ha) of 1838) towards Stoney Creek Road and Pittwater Road. Telegraph Road was originally known as Government Road, and was named to commemorate the construction of the telegraph line from Parramatta to the coast, which ran along a section of the road. (3) Information from Ku-ring-gai Historical Soc.
Historical association significance SHR criteria (b)	Associated with prominent residents and their architects, most notably the Prattens and Walter Burley Griffin who designed two buildings in the street for them, representing the last works he carried out prior to leaving for India. Associated with the timber haulage and later, the development of communications (telegraph service) on the north shore as the route of the telegraph line from Parramatta to the coast.
Aesthetic significance SHR criteria (c)	The landscaped setting and the soft street edge, even given some of the high fences along the street, still reveal a strong relationship between houses and their garden setting. The planting is ordered and provides a parklike setting in many instances. The street is well layered with buildings dating from the 1890s through to the present with a good representation of pre 1943 residences. The materiality of buildings and their landscaped areas and fences (sandstone, timber and brickwork) generally reflect the natural materials and colour and texture of the area and so relate strongly to the character of the place. Building forms and particularly roofs are predominantly a combination of gables and steep pitches. The buildings generally sit within spacious grounds without being crowded in. Tennis courts still remain on a number of the properties. The street is anchored at the nodes at each end with iconic structures: the east being the two Pratten houses; Stapleton, a grand Edwardian building with a magnificent southern vista across the Pymble Memorial Soldiers Park and Juniper Green, a Burley Griffin design. The western or Pacific Highway node is framed by the reservoir and particularly its distinctive Pump house and the former corner sited Motor Garage on the southern corner. St Swithun's Church also provides a strong corner element at the west end of the road.
Social significance SHR criteria (d)	Telegraph Road has an ability to demonstrate the economic shifts over time with waves of subdivision and then further subdivision being clearly reflected in the building styles of later interventions. There are modest cottages interspersed with grander homes, possibly a reflection of economic circumstance and opportunity, but also represents a socio economic mix. This is particularly found on the northern side of Telegraph Road.
Technical/Research significance SHR criteria (e)	The development of garden settings, planting materials and architectural stylistic and detailed influences on the housing demands of the higher socio-economic cohort on the north shore of Sydney. The architectural development of the works of Burley Griffin.
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	
Integrity	The streetscape and spacious settings together with the gardenesque qualities of the road and its associated building stock retain integrity of materiality, form and framework.

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HERITAGE LISTINGS

Heritage listing/s	Eighteen properties within Telegraph Road have heritage listings: State listings: Pymble Reservoirs 1 and 2, 29 Telegraph Road.
	Local listings: 4, 15, 17, 21, 24-26, 31, 37, 38, 40, 43, 51, 53, 63, 77, 100 Mona Vale Road

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
		Heritage Branch Web site		http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx

RECOMMENDATIONS

Recommendations	That the area shaded on the attached map on Telegraph Road be proclaimed a Heritage Conservation Area in concurrence with the Davies Report (2010) That St Swithun's Church cnr Merrivale and Telegraph Roads and a timber cottage at no. 28 Telegraph Road be listed as individual LEP heritage items
-----------------	---

SOURCE OF THIS INFORMATION

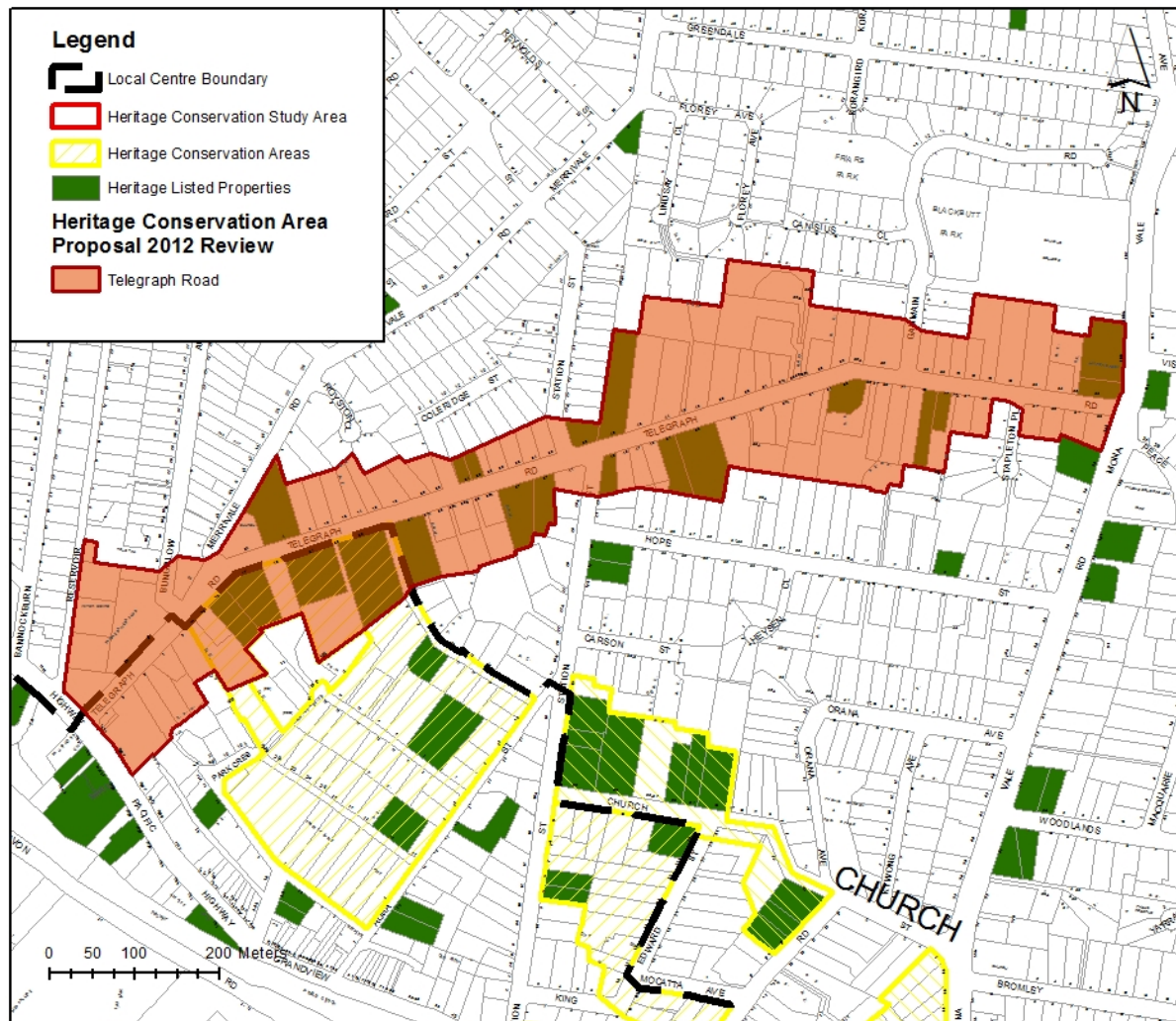
Name of study or report	Peer Review of North Kur-ring-gai draft Heritage Conservation Areas	Year of study or report	2012
Item number in study or report			
Author of study or report	Stephen booker carste STUDIO pl		
Inspected by	Sue Jackson-Stepowski and Stephen Booker April 2012		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Stephen booker carste STUDIO pl	Date	November 2012

IMAGES - 1 per page

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



Image caption	Council Maps with carste STUDIO overlay of the proposed Telegraph Road Heritage Conservation Area.				
Image year	2012	Image by	Ku-ring-gai Council	Image copyright holder	Ku-ring-gai Council





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IMAGES - 1 per page

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

Image caption	53 Telegraph Road. One of the many grand buildings on the south side of the road located on multiple allotments. (111111Telegraph53 2012apr20 (8).JPG)				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski planning





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IMAGES - 1 per page

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

Image caption	21 Telegraph Road. One of the modest scale buildings retaining much of its soft and hard landscaping details. Telegraph n-side 2012apr20 (21).JPG				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski planning

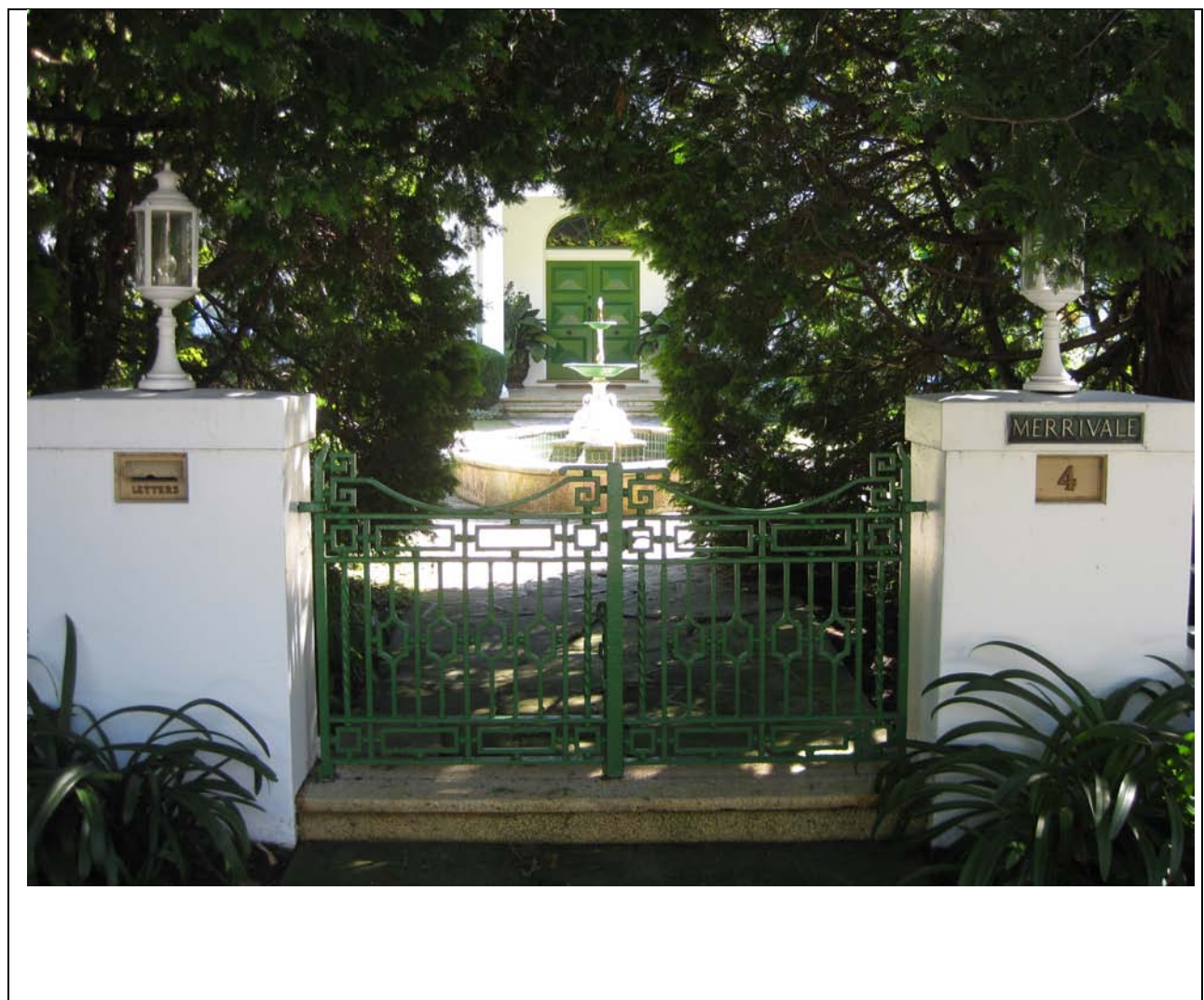


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IMAGES - 1 per page

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

Image caption	4 Telegraph Road, Merrivale entry. Telegraph Road. One of the few grand buildings on the north side of the road located on multiple allotments. (Telegraph4 2012apr20 (18).JPG)				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski planning



IMAGES - 1 per page

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

Image caption	4 Telegraph Road. "Merrivale" (Telegraph4 2012apr20 (16).JPG)				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski planning



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IMAGES - 1 per page

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

Image caption	Residence on the corner of Station Street and Telegraph Road. (Telegraph38 NE cnr Station 2012apr20 (27).JPG)				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski planning



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IMAGES - 1 per page

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

Image caption	55 telegraph Road, hidden behind a Camellia hedge. (Telegraph55 2012apr20 (6).JPG)				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski planning



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IMAGES - 1 per page

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

Image caption	Juniper Green . Designed and built for the Pratten Family. A Walter Burley Griffin house on the northern corner of Telegraph Road and Mona Vale Road. (Telegraph88 MonaVale100 2012apr20 (38).JPG)				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski planning



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IMAGES - 1 per page

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

Image caption	40 Telegraph Road. (Telegraph40 2012apr20 (28).JPG)				
Image year	2012	Image by	SJS	Image copyright holder	Sue Jackson Stepowski planning



APPENDIX G –

Mona Vale HCA4 Inventory Sheet (Area Proposed to be Lanosa Estate Conservation Area)

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ITEM DETAILS						
Name of Item	Mona Vale Road, Church Street, and Orana and Kywong Avenues Heritage Conservation Area 4 (HCA4)					
Other Name/s Former Name/s						
Item type (if known)	Conservation Area					
Item group (if known)	Landscape - Cultural					
Item category (if known)	Other - Landscape - Cultural					
Area, Group, or Collection Name	Mona Vale Road Heritage Conservation Area 4					
Street number						
Street name	Mona Vale Road					
Suburb/town	Ku-ring-gai				Postcode	
Local Government Area/s	Ku-ring-gai					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Private					
Current use						
Former Use						
Statement of significance	The historical layers of European history are displayed in the current subdivision which does not follow a designed plan of streets or the geographical contours, but was dictated by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of McKeown's orchard and Roseville Estate subdivision. HCA4 is the location of the second subdivision (1892) known as <i>Roseville Estate</i>, by the orchardist William McKeown. Church Street, Mona Vale Road and Orana Avenue mark the boundaries of the subdivision. Orana Avenue also marks the driveway entrance to a second McKeown house located at n°25 Orana Avenue. The conservation area records the historical layer of subdivision of rural land used for orchards for the development of suburbs of Ku-ring-gai. Though the subdivision dates from 1892, the development of the site and did not occur until the inter-War period. This is a record of the economic shifts of boom and bust when larger properties in Ku-ring-gai were subdivided and development delayed until the economy recovered. The impetus for these subdivisions was the planning of the railway with its staged development from 1887 and eventual link from St Leonards to Hornsby in 1890. HCA4 is built predominantly Inter-War and immediate post war houses which provides a consistency of style, scale and materials. The setbacks from the street and between neighbouring houses allow for mature gardens and trees which creates a consistent suburban context that typifies Ku-ring-gai's suburbs. These elements in combination with street trees, a high tree canopy and the relief and					

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	backdrop of mature eucalypts provides a picturesque setting. Second McKeown House hidden by subdivision of front garden. Orana Avenue has no kerb and gutter and informal street tree planting to edge of the street with no footpaths. It creates a tree lined narrow street which is the historic driveway entrance to the second McKeown house. The riparian landscape to the west of Kywong, dense vegetation and mature trees are visible from vantage points within the conservation area and this contributes to the picturesque qualities of this area. The development of relatively steeper sites on Kywong Avenue demonstrates the development of new construction methods that used split levels and suspended slabs. The junction of Church Street and Mona Vale Road forms a gateway to Church Street with intact Inter-War style houses on either side of Church Street. The wide radius of the kerb to Church Street is a design element that further enhances this gateway entrance. The gateway and prominent church enhances this precinct and forms a nodal point on Mona Vale Road. There is a nodal point of three significant houses located at 62, 67 and 71 Mona Vale Road. 62 is a large Federation house that retains its form though it has been significantly altered with the removal of decoration and rendering. Number 67 and 71 Mona Vale Road are representative Federation Style houses. All three houses are impressive in scale and design. Number 67 is a refined example of a Federation House that relies on decorative brick and its varied massing. Number 71 displays elements of the Arts and Crafts style in its massing and proportions. The mature gardens, including backdrops of trees and street trees, large suburban lots and Federation and Inter-War houses and its homogeneity of style are elements that make Ku-ring-gai desirable and are valued by the local community.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	
Builder/ maker	
Physical Description	The HCA4 is located to the west of Mona Vale Road and includes Church Street, Orana Avenue and Kywong Avenue. The layout of this area to the west of Mona Vale Road has been determined by the historical subdivision of orchards in 1892. This area was developed in the Inter-War period and includes a number of houses of this period and immediate Post War houses. The area of Kywong Avenue includes some 1950s and 1980s houses and follow the creek line and that forms and densely vegetated riparian landscape. The second McKeown House is located at the north-western bend of Orana Avenue. The house is hidden from view by the new houses resulting from then subdivision of front garden. Orana Avenue was originally the entrance drive to the McKeown house and retains a driveway form with unformed kerb and gutter, informal street tree planting to edge of street and no footpaths. The junction of Church Street with Mona Vale Avenue includes some relatively intact Inter-War Style houses. Two significant Federation style houses form a group to the east of Mona Vale Road. These include numbers 67 and 71 Mona Vale Road.
Physical condition and	

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Archaeological potential						
Construction years	Start year		Finish year		Circa	☐
Modifications and dates						
HISTORY						
Historical notes	Chronology of the development of Mona Vale Road (Refer to extracts below from the chronology and other sources for history that is relevant to this conservation area). Mona Vale Road runs along a ridge dividing the watershed on the south east via the Pymble Valley to Middle Harbour and north to Cowan Creek towards Broken Bay, and towards the Lane Cove River catchment. It is likely to have been formed in the path of an Aboriginal route. One of the first roads defined as a route to Pitt Water. 1788 believed Governor Phillip and his party reach the highest point along the MV route (now called Robyn Hill) on their exploration of the north shore from Manly Cove. 1805 date first land grants are measured and route already identified as a 'spine.' 1800-1840 timber getters after bluegum, blackbutt, stringybark, turpentine and ironbark. 1822 Daniel Dering Mathew petitions for another land grant at 'Hunters Hill' on which to erect a sawing machine recently arrived from England; 400 acre lease issued in 1824 'Clanville'; 1825 advised lease would be converted to 800 acre grant once the saw mill was in operation. Evidence by 1922 residing on his Pymble lease 'Rosedale' and mill operational by 1827 but by 1841 to be in decline. circa 1827 DD Mathews refers to sample from his mill: 1831 Sydney Gazette "the Cowan sawmill." 1820-40s Mona Vale Road used an easier route to higher land, initially followed by itinerate timber getters. MV Rd marks Matthew's access road to his early mechanised sawmill on Cowan Rd, St Ives. Telegraph Rd marks the main timber getting route through Pymble and Matthews grants towards Stoney Creek Rd (MV Rd). 1831 Mathews disputes Surveyor Mitchell's northern boundary of his Cowan mill site (correctly) but which already granted to Ayers. 1832 Post Office directory noted location of Mathew's mill driven by oxen. 1838 eventual gazettal of disputed 'Rosedale' grant 800 acres to DD Mathew (including former Clanville?) extending from Lane Cove Rd (Pac Hwy) to Killeaton St., St Ives, and includes MV Rd .To north 1871 parish map names John Ayres owner of 320 acres. Mathew was a well connected Englishman, initially studied medicine at Cambridge but drawn to Scottish model of mill wrighting (modern mechanical engineer). 1838 Thomas Brown, orchardist and timber merchant, buys 52 acres of DD Mathew's land on both sides of Stoney Creek (MV) Rd with one side adjoining Brown's Forest and Dalrymple Hay Nature Reserve. <i>Greenwood</i> (nº121 MV Rd) built in 1870 but curtilage reduced to 1 ¼ acres by 1973-4 when MV Rd widened. 1843 & 1848 Mathew unsuccessfully attempts to sell the Cowan Mill : ad in SMH "still running after 16 years": 1856 SMH ad deceased sale of <i>Rosedale</i> house contents and land sale 'lot 4 of 100 acres, 10 fenced as an orchard ... various buildings ... old mill ... out of repair.' 1848 aborted sale notice of Mathew's <i>Rosedale Estate</i> subdivided into farms. 1850-70s orchards established resulting in subdivision of early grants. 1854 Anthony L Bartho, lawyer acquires 21 acres from DD Mathews, between Andrew Bromley's 16					

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	acres to the north and Edwin Booker 11 acres to the south on Stoney Creek (MV) Rd. (approx. Highlands to Bromley). Between 1870 and 1888 Bartho progressively subdivides. 1867 Thomas Brown, local orchardists and timber merchant buys 52 acres from F&E Arthur of part of DD Mathew Rosedale estate, builds <i>Greenwood</i> in 1871. 1871 Parish map shows major landholders as orchardists William McKeown (who called his house 'Roseville' which was in vicinity of Macquarie Lane) and James McMahon, and allotments extending along both sides of Stoney Creek Rd (MV Rd). Whole of KRG then known as Lane Cove. Roads marking boundaries between orchards c1840-70 include Alma, Station, Church, Fern and to east of MV Rd, Woodlands, Bromley, Knowlman, Narelle, and Riddle. 1880s a larger portion of KRG population lived along the route of MV Rd 1890 opening of the St Leonards to Hornsby railway line - impetus for residential subdivisions 1890s Wahroonga solicitor Benjamin F Parker buys large acreage with frontage to Stoney Creek (MV) Rd (southern end) and on north side of Highlands Ave, and builds a brick cottage villa with attic rooms designed by architects Slatyer & Cosh with entrance gates to Highlands Ave. 1891 subdivision of Walker lands. 1891 First subdivision of McKeown lands was <i>Roseville Estate</i>, which created Roseville Ave (now Wellesley). 2nd subdivision extended residential lots through to Stoney Creek Rd (MV Rd) and Church to newly created Hope St. 1900 a further re-subdivision created Edward and Emily Streets (both later joined as King Edward St) and Mocatta St and lots in Grandview St. Section B. DATE <i>Hillside Estate</i> created large lots along Fern St: 1910 re-subdivision as <i>Fern Estate</i> into smaller lots (nos 42-46 MV Rd and 14-26 Fern St). 1892 reoffer and redefined 2nd Roseville Estate marketed as <i>Pymble Heights Estate</i> included deep lots along Stoney Creek Rd (lots 18-20 being nos 50-64 MV Rd) through to a lane running along a creek (later called Orana Ave and Orana Reserve) that lead to another McKeown house (now no 25 Orana) that remains on its own large lot (nos 66-74 MV Rd). Also created large 3 lots onto Stoney Creek (MV) Rd either side of newly created Hope St (now nos 8-84 and 88-92 MV Rd). 1904 Lane Cove Road (Pacific Highway) to Telegraph called Stoney Creek (MV) Rd North of Telegraph Rd called Pittwater Road. Lane Cove Rd to Woodlands Ave (then Plum St) was Gordon, Woodlands to Telegraph was Pymble, north of Telegraph was St Ives [Historian 2004]. 1904 a section from Lane Cove Road (Pac Hwy) to Telegraph Rd known as Stoney Creek Road and north of Telegraph called Pittwater Road. 1912 Brown builds two workers cottages (no 18 & 20 Stoney Creek Rd) on his <i>Highlands</i> property : land subdivided in 1973 creating battle axe lots. 1913 printer Frederick Pratten buys 5 acres on Stoney Creek (MV) Rd frontage 650 feet, and corner to Telegraph Rd: 1914 builds <i>Stapleton</i> on the top of the highest point along the MV route, Robyn Hill, with panoramic views over entire Sydney basin. 1916 Stoney Creek Rd within Pymble, North of Telegraph still called Pittwater Rd [Historian 2004]. 1917 Sands Directory lists 58 households along Stoney Creek (MV) Rd, 12 being fruit growers, 10 living north of Telegraph Rd. 1919-1920 entire length from Lane Cove Rd (Pac Hwy) called Pittwater Road [Historian 2004]. 1920-24 golf is played on Browns Orchard lands; When 90 acre <i>Golf Links Estate</i> proposed a co-operative formed to buy the land; 1924 prospectus issued with design by Dan Soutar and Carnegie Clark; 1925 water laid on to greens and temporary club house; 1928 full 18 holes; 1932 amalgamated with Hunter's Hill Golf Club; 1940 members lounge built. 1929 entire length known as Pittwater Road: Sands Directory 65 households, 13 orchardists all north of Telegraph Rd and Pymble section as prime residential. 1933 Architect Alan Raymond Taylor and his wife buy 8 lots in the <i>Superb View Estate</i> DP16670 and design the house <i>Robyn Hill</i> set over 3 lots fronting onto MV Rd Taylors also acquire adjoining property in 1936-46 was called <i>Peace Hill</i>
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	1934 land between Forest & Pentecost 13 lot <i>Brown's Forest</i> subdivision offered: 5 lots to Pittwater Rd (nº121 (noted as stone cottage <i>Greenwood</i>), 127-139 (battle-axe to 2012 42A&B&C Pentecost). NOTE: sandstone block retaining wall supporting formed roadway along north side of gully to nº42C MV Rd 1937- SMH and NSW Contractor records 123 tender sites along Pittwater (MV) Rd :eg. Peddle Thorpe & Walker, Bolot, Ward, Fitzgerald, MacKillar & Partidge, Brewster & Manderson, Bohringer & Assocs, Kenworthy 1944-46 KRG Council resume and plans 20 acre <i>Rosedale Garden Suburb</i> c 1945 <i>Greenwood</i> (nº121 MV Rd): 52 acres subdivided and house lots reduced to 0.5ha. 1973-74 MV Rd frontage strip resumed for road widening. Since WW2 c1945 little subdivision: exceptions are * triangular area bounded by MV Rd, Grandview * rear of lots facing Fern * Stapleton Pl, Heyden Cl. & Royston Cl, and * Anatol Cl and Highlands c1952 Full length of road re-named Mona Vale Rd. [Historian 2004 + KRG cncl files] 1954 NSW Housing Commission acquired land in St Ives and builds weatherboard homes for immigrants and returned servicemen 1957 <i>Stapleton</i> 5 acres subdivided into 10 lots DP28176 and creates Stapleton Place 1960 KRG Council consent to build St Ives Shopping Centre 1962 KRG Council sets aside 37 acre of bushland for St Ives wild flower garden 1965 <i>Highlands</i> and <i>Glengarriff</i> sold to Trans Realities, Highlands demolished, lands subdivided in 18 lots, create Anatol Close, and about the same time as MV Rd being widened into six lanes resulting on <i>Glengarriff</i> now known as 12 Anatol Cl (lot11 DP228739) and front former garden as C Bowles Thystlethwayte Reserve 1973-74 Dept of Main Roads resume MV Rd frontages for widening to 6 lanes (and erect retaining walls & fences, some in sandstone) [Historian 2004] Roseville Estate – area of HCA4 (relevant extracts from Chronology of Mona Vale Road) 1871 Parish map shows major landholders as orchardists William McKeown (who called his house 'Roseville' which was in vicinity of Macquarie Lane) and James McMahon, and allotments extending along both sides of Stoney Creek Rd (MV Rd). Whole of KRG then known as Lane Cove. Roads marking boundaries between orchards c1840-70 include Alma, Station, Church, Fern and to east of MV Rd, Woodlands, Bromley, Knowlman, Narelle, and Riddle. 1892 reoffer and redefined 2nd Roseville Estate marketed as <i>Pymble Heights Estate</i> included deep lots along Stoney Creek Rd (lots 18-20 being nºs50-64 MV Rd) through to a lane running along a creek (later called Orana Ave and Orana Reserve) that lead to another McKeown house (now nº25 Orana)that remains on its own large lot (nºs 66-74 MV Rd). Also created large 3 lots onto Stoney Creek (MV) Rd either side of newly created Hope St (now nºs 8-84 and 88-92 MV Rd). Ky Wong Avenue Aboriginal word 'camping place' or 'rest place'; formed by 1935 re-subdivision into 18 lots. DP17526 of McKeown <i>Roseville</i> lands that created Orana Ave; and included public garden & recreation space (now Orana Reserve). The subdivision included 11 lots to Kywong & 5 lots to Pittwater (MV) Rd. Orana Avenue Aboriginal word 'welcome', part of McKeown <i>Roseville</i> Estate, previously called The Grove, formed c1915. The western section of road former carriage way to house on lot15 (in 2012 nº25). 1937 included a part re-subdivision of lots A-F DP18213 (nº66-70MV & 2-4 Orana) to SW corner Kywong and Orana Avenues.
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THEMES	
National historical theme	4. Settlement: Building Settlements Towns and Villages
State historical theme	Towns, Suburbs and Villages: Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The historical layers of European history are displayed in the current subdivision which does not follow a designed plan of streets or always follow the geographical contours, but was dictated by the existing location of Stoney Creek Road (Mona Vale Road) and the boundaries of McKeown's orchard and Roseville Estate subdivision. HCA4 is the location of the second subdivision (1892) known as <i>Roseville Estate</i>, by the orchardist William McKeown. Church Street, Mona Vale Road and Orana Avenue mark the boundaries of the subdivision. Orana Avenue also marks the driveway entrance to a second McKeown house located at n°25 Orana Avenue. The conservation area records the historical layer of subdivision of rural land used for orchards for the development of suburbs of Ku-ring-gai. Though the subdivision dates from 1892, the development of the site and did not occur until the Inter-War period. This is a record of the economic shifts of boom and bust when larger properties in Ku-ring-gai were subdivided and development delayed until the economy recovered. The impetus for these subdivisions was the planning of the railway with its staged development from 1887 and eventual link from St Leonards to Hornsby in 1890. The development of relatively steeper sites on Kywong Avenue demonstrates the development of new construction methods that used split levels and suspended slabs. In 1973-74 the Department of Main Roads resumed the Mona Vale Road frontages for widening to 6 lanes resulting in the reduction in size of front gardens and new fences.
Historical association significance SHR criteria (b)	
Aesthetic significance SHR criteria (c)	The HCA4 is built predominantly Inter-War and immediate post war houses which provides a consistency of style, scale and materials. The setbacks from the street and between neighbouring houses allow for mature gardens and trees which creates a consistent suburban context that typifies Ku-ring-gai's suburbs.. These elements in combination with street trees, a high tree canopy and the relief and backdrop of mature eucalypts provides a picturesque setting. The riparian landscape to the west of Kywong, dense vegetation and mature trees are visible from vantage points within the conservation area and this contributes to the picturesque qualities of this

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	area. The junction of Church Street and Mona Vale Road forms a gateway to Church Street with intact Inter-War style houses on either side of Church Street. The wide radius of the kerb to Church Street is a design element that further enhances this gateway entrance. The gateway and prominent church enhances this precinct and forms a nodal point on Mona Vale Road. There is a nodal point of three significant houses located at 62, 67 and 71 Mona Vale Road. 62 is a large Federation house though it has been significantly altered with the removal of decoration and rendering. Second McKeown House hidden by subdivision of front garden. Date and style difficult to establish as view of house obscured from street. Orana Avenue has no kerb and gutter and informal street tree planting to edge of the street with no footpaths. It creates a tree lined narrow street which is the historical driveway entrance to the second McKeown house. Kywong Avenue has kerb and gutters on the east only. The lack of kerb and gutters and mature trees create an informal and picturesque street. Church Street is more formally planned than Orana and Kywong and includes kerb and gutters with wide grassed nature strips and no footpaths. The low fences (no security fences) in the area to the west of Mona Vale Road allows viewing of houses and gardens in this area. Mona Vale Road includes varied fence heights including some higher fences.
Social significance SHR criteria (d)	The mature gardens, including backdrops of trees and street trees, large suburban lots and Federation and Inter-War houses and its homogeneity of style are elements that make Kur-ring-gai desirable and are valued by the local community.
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	The houses in this area are predominantly Inter-War and revival housing styles popular in this period. 67 and 71 Mona Vale Road. 67 Mona Vale Road is a Federation Style house with decorative face brick and plaster walls. The roof is terra cotta with interesting variation of gables and hip forms, exposed rafters and timber shingles to gables. It is a simplified and sparsely decorated Queen Anne Style building. 71 Mona Vale Road is a Federation Style house with face brick The roof is steeply pitched terracotta shingle roof with interesting variation of gables, exposed rafters and half timbered shingles to gables. It is a simplified a more decorative building than its neighbour, number 67, and has Arts and Crafts Style proportions.
Integrity	

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HERITAGE LISTINGS

Heritage listing/s	Planning Scheme Ordinance (as amended 30 March 2012), Schedule 7, Mona Vale Road: 67, 71,
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Report	Paul Davies Pty Ltd Architects Heritage Consultants	Potential Heritage Conservation Areas North Review	2012	Ku-ring-gai Council
Report		KRG Heritage & Neighbourhood Character Study	2000	
Report		KRG Urban conservation area study	2002	
Booklets	KRG Historical Society	The Historian	- 2010 v39n1 - 2009 - 2004	

RECOMMENDATIONS

Recommendations	Further investigation for potential listing in KLEP of second McKeown House. Recommend the listing of the area shaded on the attached map as an Heritage Conservation Area.
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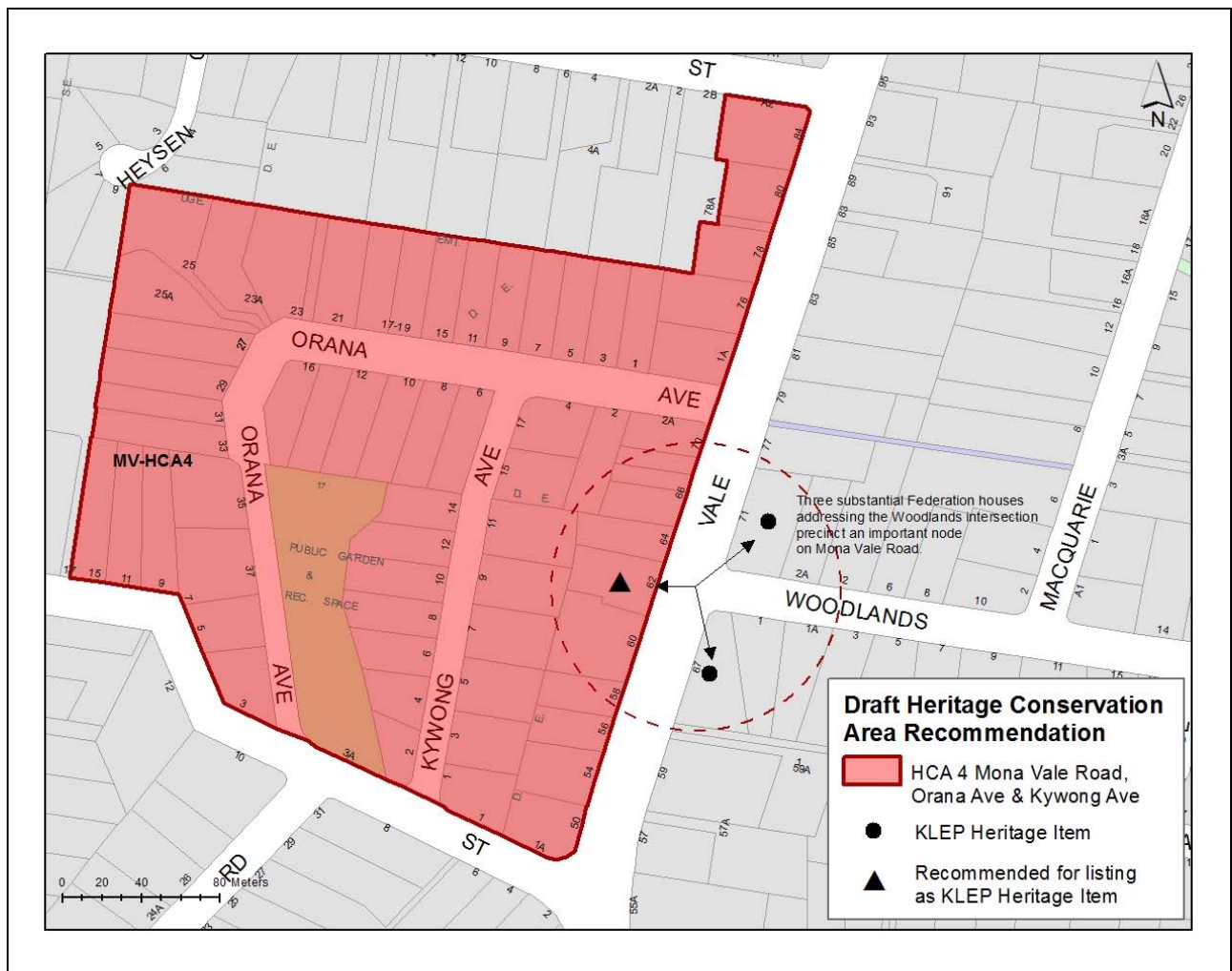
SOURCE OF THIS INFORMATION

Name of study or report	Empirical Review by Stephen Booker and Susan Jackson Stepowski. Peer Review draft Heritage Conservation Areas Ku-ring-gai North, Paul Davies	Year of study or report	2012
Item number in study or report			
Author of study or report	Susan Jackson-Stepowski, Stephen Booker and Elizabeth Evans		
Inspected by	Susan Jackson-Stepowski and Elizabeth Evans		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Elizabeth Evans	Date	28/11/2012

IMAGES - 1 per page

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

Image caption	Map of Proposed Heritage Conservation Area - HCA 4				
Image year	2012	Image by	Ku-ring-gai Council	Image copyright holder	Ku-ring-gai Council



IMAGES - 1 per page

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

Image caption	50 Church St. Inter-War Tudor style. (IMG_4447.JPG)				
Image year	2012	Image by	EE	Image copyright holder	Carste STUDIO



IMAGES - 1 per page

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

Image caption	54 Mona Vale Road. Inter-War/ or early Post War in English Cottage Style with wire cut brick. (IMG_4449.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



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Image caption	60 Mona Vale Road, <i>Villa Eden</i> 1950s house with face wire cut brick. (IMG_4454.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO





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Image caption	80 Mona Vale Rd. 1950s face brick with terracotta tiled and hipped roof and mosaic tiles to porch. (IMG_4465.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



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Image caption	84 Mona Vale Rd, <i>Tralee</i> , Inter-War English Cottage Style. (IMG_4466.jpg)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO





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Image caption	67 Mona Vale Rd. Federation Style with rough cast render and timber shingle gables and balustrade and decorative face brick details. Mature trees and garden. (IMG_4384.jpg)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



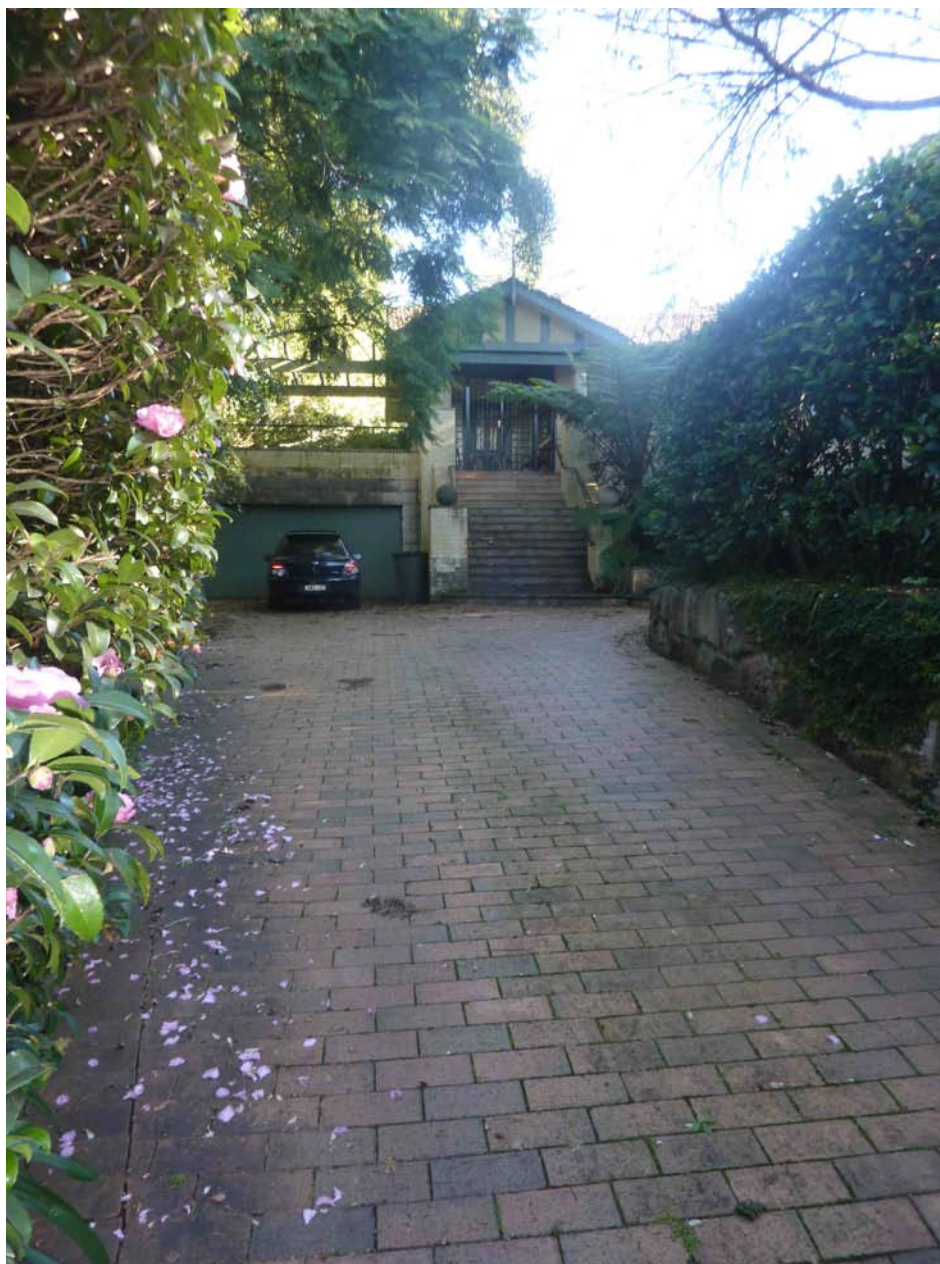
NSW State Heritage Inventory form

Image caption	71 Mona Vale Rd, Federation Style House with steeped pitched roof, timber shingles to gable and terracotta shingle roof. Mature trees and garden and tennis court (IMG_4383.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



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Image caption	Second McKeown House, 25 Orana Ave (P1070622.JPG)				
Image year	2012	Image by	SJS	Image copyright holder	carste STUDIO



APPENDIX H –

Eastern Road HCA Report and Inventory Sheet

EASTERN ROAD TURRAMURRA

PROPOSED HERITAGE CONSERVATION AREA

SUMMARY REPORT



Prepared by:

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Prepared for:

Ku-ring-gai Council

August 2013

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to assess the heritage significance of a proposed conservation area at Eastern Road, Turramurra, NSW. This report has been prepared on behalf of Ku-ring-gai Council.

1.2 THE STUDY AREA

Council identified the study area as being 9-17 Eastern Road and 23-43 Eastern Road (Study Area). To test the boundary of the potential conservation area, this has been expanded (Expanded Study Area) to include some of the surrounding areas and streets including:

- Southern section of Eastern Road to Rohini Street
- Gilroy Road
- Cameron Park
- Sydney Sungrak Baptist Church (St. Margaret's Church)
- Western side of Eastern Road from Rohini Street to 54 Eastern Road
- Eastern side of Eastern Road including 45-51 Eastern Road
- King Street
- Eastern end of St. James Lane
- 2 & 4A Brentwood Avenue
- 1-19 Brentwood Avenue

The Study Area and Expanded Study Area are shown on Figure 1.1.

1.3 BACKGROUND

Ku-Ring-Gai Council has commissioned several reports for the Local Government Area (LGA) relating to the establishment of conservation areas. The studies were related to the study prepared by Robertson and Hindmarsh for the National Trust of Australia (NSW) in 1977 on housing between the wars.

Author	Title	Year	REF
National Trust			
Robertson & Hindmarsh	<i>Housing between the Wars</i>	1996	RH
Ku-ring-gai Council			
Godden Mackay Logan	<i>Ku-Ring-Gai Heritage and Neighbourhood Character Study</i>	2000	GML 1
Godden Mackay Logan	<i>Ku-Ring-Gai Urban Conservation Area Study</i>	2002	GML 2
Susan Jackson Stepowski	<i>Review of the Gilroy Road Conservation Area</i>	2012	Jackson Review

The RH study included many areas in the municipality including Brentwood Avenue but did not include the Study Area.

GML 1 was a baseline study all the Urban Conservation Areas (UCA) in the municipality (apart from UCA's 28 and 28A) carried out as part of the Ku-ring-gai Residential Development Strategy. The areas had been classified by the National Trust of Australia in 1977. The Study Area was not classified by the National Trust and was not considered in GML1.

GML 2 assessed (in several stages) a number of Urban Conservation Areas that had been classified by the National Trust but did not include the Study Area.

The Davies Review considered 14 potential Heritage Conservation Areas (HCA) within the northern section of the (LGA). The Review did not include the Study Area but did include an area to the north west of Eastern Road (Brentwood Avenue HCA). The Review recommended that this not proceed as a HCA due to its overall lack of fabric integrity.

The Jackson Review considered the properties in Gilroy Road but did not extend into the Study Area.

This report uses the methodology adopted in the previous reports including the ranking criteria and mapping format for Contributory, Neutral and Uncharacteristic items.



Figure 1.1 The Study Area and Expanded Study Area

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.5 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact" and "Assessing Heritage Significance Guidelines". The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 1999.

The methodology for identifying the conservation area and assessing its built elements is outlined in Section 7.0.

This study included a review of the previous studies including the Jackson Review. Some historical research was carried out on the properties in the Study Area and includes information from the Jackson Review on the Gilroy Road area.

A survey of each property in the Study Area was carried out on foot by John Oultram Heritage & Design in July 2013. Each property was assessed as to its contribution to the potential conservation area. The fieldwork determined the heritage values and significant characteristics of the Study Area and Expanded Study Area.

An assessment of significance has been prepared based on the fieldwork and historical information. A Statement of Significance has been prepared for the Study Area. The boundary of the potential conservation was reviewed following the fieldwork and a recommended boundary identified.

The statement of significance and the significant characteristic of the Study Area form the basis of the conservation management strategy for the conservation area.

1.6 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram and Tracy Loveridge of John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL SUMMARY

2.1 SUMMARY

Originally part of the *Big Island Estate* the Study Area was purchased by the Gilroy family in 1880 and subdivided and developed from 1912 onwards.

2.2 THE *BIG ISLAND ESTATE*

The history of the non-indigenous settlement of this part of Ku-ring-gai LGA commenced in the 1820s with the timber getters who cut out the vast stands of cedar, mahogany, turpentine, ironbark and blue gum. Prominent among these timber-getters was Thomas Hyndes (d.1855). Hyndes evidently had some claim to the title of this land for he sold it as the one holding to John Terry Hughes in January 1840. In February 1840 Hughes mortgaged the land to Adolphus William Young. Hughes was caught up in the financial crisis of the early 1840s and on defaulting on the mortgage lost the property to Young. In February 1854 Young gave Power of Attorney to solicitor William Whaley Billyard.

In April 1855 the land was put up for sale at public auction. By this date the land holding had become familiarly known as the *Big Island Estate*. The *Big Island Estate* was described as being particularly well adapted for orangeries, orchards and vineyards, with the soil being the most fertile in the entire district having been enriched by the forest debris of ages.¹ To what uses the land was put over the 1840s and early 1850s is unclear, but possibly was a continuation of timber getting under licence or stock grazing. Following the *Big Island Estate* subdivision the area was primarily orchards.

2.3 GILROY'S ESTATE

In 1880 John and Mary Gilroy acquired a portion of the *Big Island Estate* from Rohini Street running north beyond what is now Brentwood Avenue. Mary Gilroy (nee Brodie) married John Gilroy in 1879. The couple purchased the land from Mary's parents, John and Ellen Brodie, who retained portions of the Estate to the east of what is now Gilroy Road. The Gilroy's took out several mortgages on the land and attempted to subdivide under the Old System and the estate was advertised for sale in 1901 by Stanton and Son. Sales did not proceed due to concerns over title and the land was re-subdivided into smaller lots under Torrens Title in 1912. The Gilroys were empowered to sell lands owned by the Brodie family under an Act of Parliament (the Brodie's Enabling Act Amendment 1903).

Mary Gilroy built two houses in Eastern Road; *Hope* at 17A Eastern Road and *Alleura* at 19-21 Eastern Road. Peter Gilroy is noted as living at *Alleura* from 1898 till 1912 after which the family moved to *Hope*.

The subdivision created Eastern Road, Gilroy Road and Brentwood Avenue. The lots were between 50 and 60 feet wide and slightly longer in Eastern Road (160 feet) than Gilroy Road (140 feet). The lots fronting Rohini Street were narrower presumably anticipating commercial development opposite the railway station.

The first lots were sold in 1912 and continued till 1925 and many of the transfers included multiple lots. For instance, George Lewis Austin, a gentleman of Chatswood, purchased 14 lots in 1921. Austin does not appear to have developed the sites as they were sold wholesale to Arthur Hoskins, builder, and George Alan Harding, chemist, in 1923². Other lots were sold as individual parcels and Lot 37 at 43 Eastern Road was sold to Wilfred Lionel Osborne in 1916³.

¹ Advertisement, Sydney Morning Herald, 5/4/1855, p8

² Land and Property Information, Vol. 3531, Fol. 243

³ Land and Property Information, Vol. 2658, Fol. 161

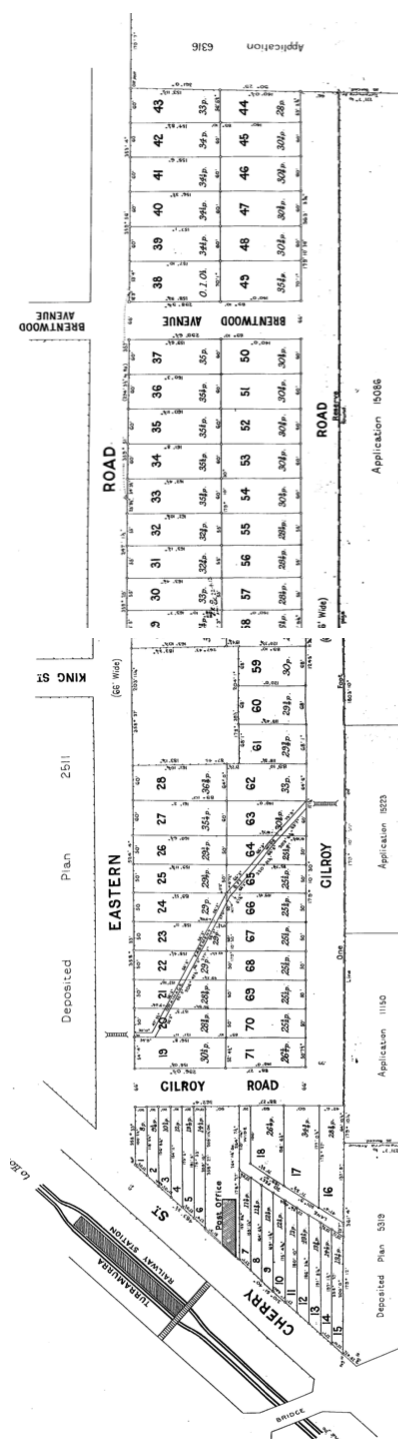
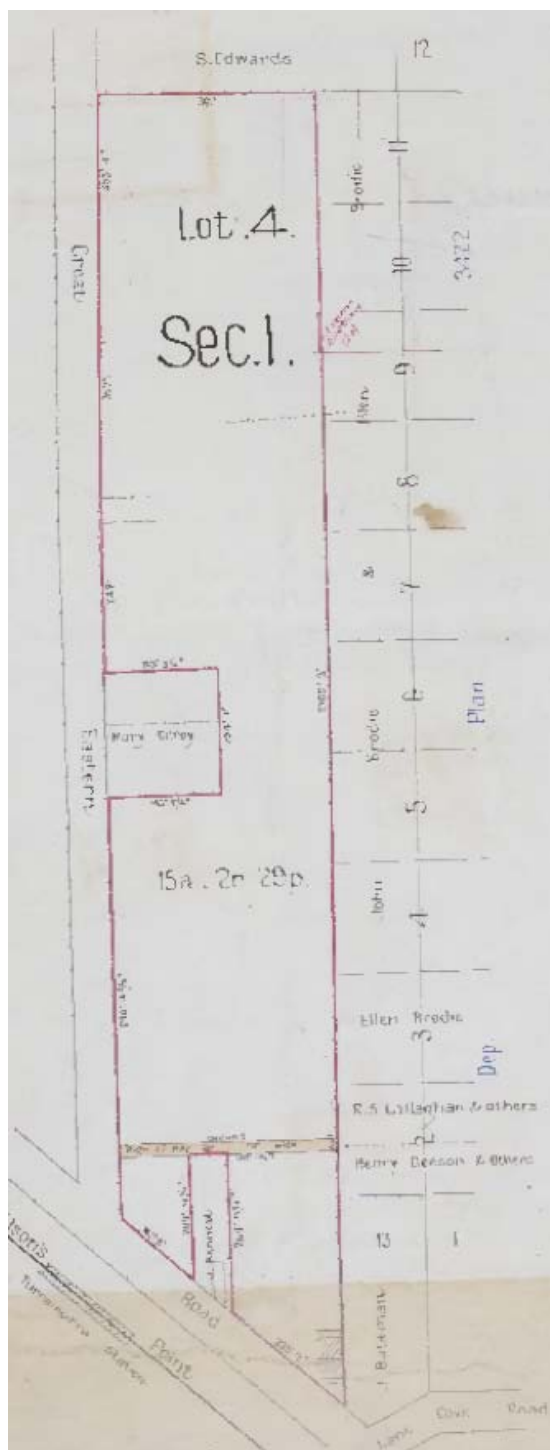


Figure 2.1 Land in the ownership of Mary Gilroy in 1903 and the subdivision by the Gilroys under DP 6494 in 1912

A portion opposite King Street was retained by Mary Gilroy that contained the two houses built by the Gilroy's that is now the site of the modern townhouse development

Source: Land and Property Information, Vol. 1464, Fol. 158 and DP 6494

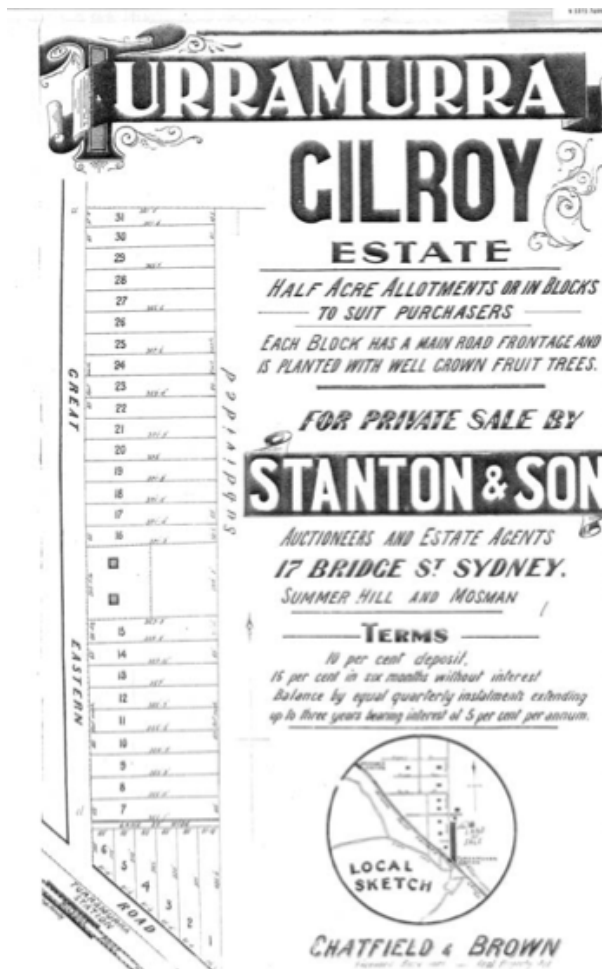


Figure 2.2 Stanton & Son's 1901 auction notice of the early subdivision of Gilroy's land

The sale did not proceed due to concerns over title and the land was re-subdivided in 1912. The larger lot to the centre was the site of the Gilroy's homes *Alleura* and *Hope*

Source: Jackson Review Listing Sheet



Figure 2.3 Raine and Horne's 1912 auction plan of the subdivision of Gilroy's land

Source: Jackson Review Listing Sheet

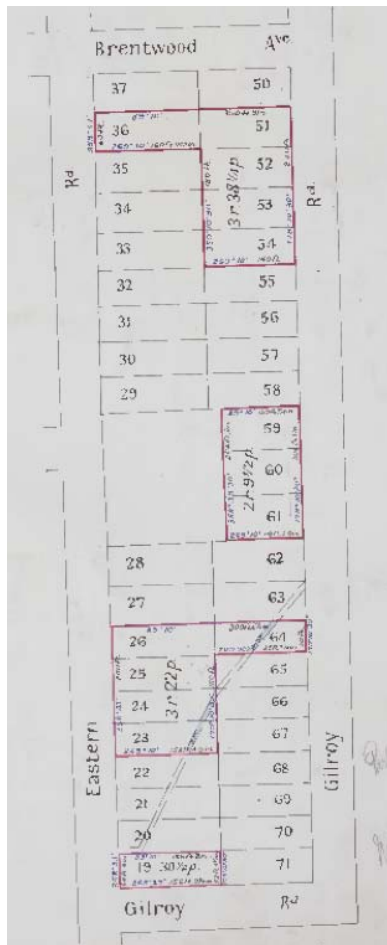


Figure 2.4 The multiple lots purchased by George Lewis Austin in 1921

Source: Land and Property Information, Vol. 3200, Fol. 101

In 1926 land at 17A Eastern Road (Lots 27 & 28) was purchased by the Trustees of the Presbyterian Church and a church was constructed on the site in 1927. The land at the rear of the building was donated to the church in 1928 by Margaret Gillespie, the daughter of Robert (later Sir Robert) Gillespie.

Gilroy Street was originally planted with Camphor Laurel trees but these were replaced with Brushbox trees in the 1940's by Ku-Ring-Gai Council⁴ and the street plantings to Eastern Road may date from this time (see Figure 5.1)⁵.

Most of the houses in the Study Area date from the Edwardian and Inter War periods and the characteristic building period for the study area is from the date of subdivision (1912) till the outbreak of the Second World War (1939).

⁴ Jackson Review Listing Sheet

⁵ The trees appear reasonably large on the 1943 aerial and predate the Gilroy Plantings

3.0 PHYSICAL DESCRIPTION

An inspection of the area was carried out by John Oultram in July 2013.

3.1 EXPANDED STUDY AREA

The Expanded Study Area of Eastern Road runs from Gilroy Road to Brentwood Avenue and includes some of the surrounding cross streets including King Street, St. James Lane and Brentwood Avenue and part of the section of Eastern Road beyond Brentwood Avenue. The site is close to Turramurra Station and the small commercial area fronting Rohini Street and the Pacific Highway.

3.2 EASTERN ROAD AND TOPOGRAPHY

Eastern Road is a busy residential street that rises from Rohini Street to King Street and then falls to the north. The houses to the east are set below the street or are at grade as the street falls. To the west, the developments are set at grade or above the street level.

3.3 STREET FEATURES

The road is laid in bitumen with concrete kerbs and gutters. There are grassed, nature strips both sides with a mix of mature street trees and shrubs, including many Brushbox (*Lophostemon Confertus*), and bitumen and concrete footpaths.

3.4 USE

The street is mainly residential but the lower end, towards Rohini Street, has one to three storey, commercial buildings fronting Eastern Road. There is a small park to the southern end of the street (Cameron Park) that is generally laid to lawn with many mature trees and a small playground. To the south of the park is a single storey child welfare building fronting Gilroy Road and across Gilroy Road the rear sections of the commercial buildings fronting Rohini Street.

There is a church building to the east side of the street that has a housing development at the rear and side.

3.5 BUILT ELEMENTS

The built character of the street is quite mixed to each side. There are one to three storey commercial buildings at the Rohini Street end, that are largely modern, though some may date from the Inter War period.

The western side of the street to King Street is dominated by a row of Post War (1960s), three storey, apartment buildings that are set above the road with car parking areas accessed from the street. The largest of these is at 26-28 Eastern Road that is set back from the street with a well planted garden to the front. The development carries into King Street where there are similar blocks to the south side of the street.

Other parts of the study area residential. The western side of the street between King Street and Brentwood Avenue has single and two storey houses from the Federation period onwards with some modern infill.

The eastern side is generally lined with single storey, Edwardian and Inter War houses. There is some modern infill of two storey houses.

3.6 DETAILS AND FORM

The houses are generally in a hybrid form of the Edwardian and Inter War style bungalow with gabled and hipped roofs with projecting bays, verandah or porches to the front (some enclosed). There is no particular pattern to the houses though some of the detailing is common (e.g. projecting windows on fibro and batten spandrels) and there are paired houses at 7 & 9 and 33 & 35 Eastern Road

3.7 MATERIALS

The Edwardian and Inter War houses are largely in brick (many painted) with hipped and gabled, terracotta tile roofs. Some houses have slate roofs. Some incorporate roughcast render to the upper walls. The projecting gables to many of the houses are in fibro and battens.

3.8 GARAGES AND CARPORTS

There are many original side drives and some of the houses retain original garages to the rear. Many have later garages and carports to the side and front or a hardstanding to the front garden.

3.9 FENCES

There is no particular pattern to the fences, though some houses retain their original low, stone or brick walls. Later fences include timber picket and metal palisade.

3.10 LANDSCAPE ELEMENTS

The mature street trees play an important role in the character of the street and the Brushbox are a consistent species along the street. Many of the houses have well planted front gardens with mature trees and shrubs and large gardens to the rear with mature trees visible over the rooftops.

Figures 3.1 – 3.30



Figure 3.1 Eastern Road Turramurra
9 Eastern Road



Figure 3.2 Eastern Road Turramurra
15 Eastern Road



Figure 3.3 Eastern Road Turramurra
17A Eastern Road



Figure 3.4 Eastern Road Turramurra

19-21 Eastern Road – uncharacteristic development



Figure 3.5 Eastern Road Turramurra

23 Eastern Road



Figure 3.6 Eastern Road Turramurra

25 Eastern Road - uncharacteristic development



Figure 3.7 Eastern Road Turramurra
27 Eastern Road



Figure 3.8 Eastern Road Turramurra
33 Eastern Road



Figure 3.9 Eastern Road Turramurra
35 Eastern Road – a pair with 33 Eastern Road but
with an unsympathetic carport



Figure 3.10 Eastern Road Turramurra
43 Eastern Road



Figure 3.11 Eastern Road Turramurra
Cameron Park, Eastern Road



Figure 3.12 Eastern Road Turramurra
Cameron Park Child Welfare Centre



Figure 3.13 Eastern Road Turramurra
2-6 Eastern Road



Figure 3.14 Eastern Road Turramurra
10-12 Eastern Road



Figure 3.15 Eastern Road Turramurra
22 Eastern Road



Figure 3.16 Eastern Road Turramurra
26 Eastern Road



Figure 3.17 Eastern Road Turramurra
26-28 Eastern Road



Figure 3.18 Eastern Road Turramurra
2-4 King Street



Figure 3.19 Eastern Road Turramurra
34 Eastern Road



Figure 3.20 Eastern Road Turramurra
36 Eastern Road



Figure 3.21 Eastern Road Turramurra
42 Eastern Road



Figure 3.22 Eastern Road Turramurra
2 St. James Lane



Figure 3.23 Eastern Road Turramurra
6 St. James Lane



Figure 3.24 Eastern Road Turramurra
46 Eastern Road – signalling the Federation
development to the west side of the street



Figure 3.25 Eastern Road Turramurra
9 Brentwood Avenue



Figure 3.26 Eastern Road Turramurra
5 Brentwood Avenue



Figure 3.27 Eastern Road Turramurra
15 Brentwood Avenue



Figure 3.28 Eastern Road Turramurra
51 Eastern Road



Figure 3.29 Eastern Road Turramurra
45 Eastern Road



Figure 3.30 Eastern Road Turramurra
11 Brentwood Avenue

3.11 SIGNIFICANT FEATURES AND LANDMARKS

The significant features in the study area:

Address	Item	Comment
34 Eastern Road	Large, single storey, Federation house with a complex hipped roof and front verandah set in landscaped gardens	The house signals the early development of the western side of the street
42 Eastern Road	Large, single storey, Federation house with a complex hipped roof and front verandah set in landscaped gardens	The house signals the early development of the western side of the street
46 Eastern Road	Large, two storey, Federation house with a complex gabled roof set in landscaped gardens	The house signals the early development of the western side of the street
17A Eastern Road (St. Margaret's Church)	Large, Inter War church in face brick with a terracotta shingle roof	The scale of the church makes it a landmark to the eastern side of the street
43 Eastern Road	Single storey, Inter War house in dark brick with a high, gabled roof	The house is the finest of the dwellings in the Study Area
	Single storey, Edwardian and Inter War houses	The houses provide the major built character to the Study Area
	Street Trees	The street trees complement the landscaped gardens
	Well planted gardens and mature trees	The gardens provide a landscaped setting to the many period homes and the trees provide a strong visual canopy to the area
	Original fences	The original fences complement the period homes and indicate fence styles from the Inter War period

3.12 UNCHARACTERISTIC FEATURES

The Study Area contains a number of uncharacteristic features relating to Post War development and alterations to the dwellings:

Address	Item	Comment
19-21 Eastern Road	Large, modern, two storey townhouse development	The development is out of scale with the area and is intrusive
25 Eastern Road	Two storey, modern house	The house has a limited negative effect due to its scale and materials
Various	Later and modern carports and garages	These impact on the presentation of the dwellings to the street and are unlikely to be reversed
	Painted brickwork	This impacts on the presentation of the dwellings to the street but is potentially reversible
	Verandah enclosures	This impacts on the presentation of the dwellings to the street but is potentially reversible
	Later or modern fencing	This impacts on the presentation of the dwellings to the street but is potentially reversible
	Extensive paving to front gardens	This impacts on the presentation of the dwellings to the street but is potentially reversible
	Minor alterations (rooflights, windows, removal of original fabric)	These impact on the presentation of the dwellings to the street but is generally not detrimental to the character of the dwelling

4.0 HERITAGE CONTROLS

4.1 NATIONAL TRUST

The area is not is classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE BRANCH OF THE NSW OFFICE OF ENVIRONMENT AND HERITAGE

State Heritage Register

Under the Heritage Act 1977 (amended 1998), the Heritage Branch of the NSW Office of Environment and Heritage administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. No properties in the Expanded Study Area are listed on the State Heritage Register.

Heritage Database

The Heritage Branch also compiles the Heritage Database, a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. Several properties in the Expanded Study Area are listed on the Database:

Database No.	Address	Details
1880150	42 Eastern Road	<i>Copperlings</i>
1880147	46 Eastern Road	<i>Perdita</i>
1880206	43 Eastern Road	

Listing on the database has no statutory implications for development at the place but reflects the listing on the KPSO and LCLEP. The listing sheets for the items contain no information on the properties.

4.3 LOCAL AUTHORITY

The local authority for the area is Ku-ring-gai Council. The subject area is not identified as a conservation area of the *Ku-ring-gai Planning Scheme Ordinance* (as amended) (KPSO) but contains several heritage items listed in Schedule 7 Part 2:

Database No.	Address	Details
1880150	42 Eastern Road	
1880147	46 Eastern Road	
1880206	43 Eastern Road	

The Study Area is within the local Turramurra Centre that is identified in the *Ku-Ring-Gai Local Environmental Plan (Local Centres) 2012* (LCLEP). There are several properties in the study listed as heritage items in Schedule 5 part 1 of the LCLEP:

Ref. No.	Address	Details
I133	34 Eastern Road	<i>The Manse</i> , dwelling house
I134	42 Eastern Road	<i>Copperlings</i> , dwelling house
I135	43 Eastern Road	Dwelling house
I136	46 Eastern Road	<i>Perdita</i> , dwelling house
I137	17A Eastern Road	St, Margaret's Church

The study area also abuts a heritage conservation area identified in Schedule 5 Part 2 of the LCLEP, the Laurel Avenue/King Street Conservation Area (C5).

Council has prepared a *Draft Ku-Ring-Gai Local Environmental Plan 2013* (DLEP). The DLEP covers areas outside of the Local Centres and does not contain listings or provisions pertinent to the Study Area.