



REVIEW OF 15 HERITAGE ITEMS IN HORNSBY SHIRE

Heritage Analysis and Review

FINAL REPORT

March 2024



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Heritage Analysis and Review

FINAL REPORT

Prepared by
Umwelt (Australia) Pty Limited
on behalf of
Hornsby Shire Council

Project Director: Tim Adams
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Report No. 30522/R02
Date: March 2024



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1.0 Executive Summary

Hornsby Council commissioned Umwelt to review 15 heritage items that are listed on Schedule 5 of the *Hornsby Local Environmental Plan 2013* (LEP) and preparation of inventory sheets for each. Most of the properties are houses.

Umwelt visited the verge outside each property and undertook documentary research into each property. Six of the 15 buildings were inspected internally. Each item was reassessed for its heritage significance in meeting the threshold for continued listing based on the NSW Heritage criteria. The appended inventory sheets provide heritage information and a reasoning for the recommendation to continue the heritage listing or remove it from the list.

Umwelt recommends that 10 of the 15 properties continue to be listed as local heritage items on Schedule 5 of the LEP.

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2.0 Introduction

Umwelt reviewed 15 heritage items for Hornsby Shire Council (Council). The review included reassessing each of the heritage listed properties for their heritage significance laid in new heritage inventory sheets. The intention is to provide sound heritage recommendations to Council for either retention or removal from Schedule 5 of the *Hornsby Local Environmental Plan, 2013* (LEP). The properties in this review were either put forward by the owner of the property in recent years, or nominated by Council for review following some recognised change. In some cases, the property owner has changed since the request for a review was forwarded to Council. In some cases, Council has wanted to test the ongoing heritage value of a small number of properties among approximately 760 local heritage items in the local government area (LGA).

The review of these 15 heritage items was carried out independently. The data from previous heritage studies is incorporated into the Hornsby Heritage Register of heritage items. This register often provides more detail than the NSW Heritage Inventory. The Heritage assessment of each property included the following tasks:

- Site visit to each property and secondary/desk top research
- Assessing the places for their heritage significance and whether they continue to meet the threshold for listing based on the NSW Heritage criteria
- The reasons for recommending continued heritage listing, adjusting the heritage listing, or removing the listing
- Preparation of inventory forms for each property
- A report detailing findings, recommendations, and inventory sheets.

2.1 Acronyms

HDCP Hornsby Developmental Control Plan 2013

HCA Heritage Conservation Area

LEP *Hornsby Local Environmental Plan, 2013*

LGA Local Government Area, ie all of the land of Hornsby Shire

2.2 Methodology

This heritage review report has been undertaken in accordance with guidelines set out in the NSW Heritage Manual 1996 (Heritage Office and Department of Urban Affairs & Planning, now known as Heritage NSW), including:

- Assessing Heritage Significance
- Heritage Terms and Abbreviations.

Heritage NSW recognises seven heritage criteria. If a property satisfies the standard for at least one criterion, then the property has sufficient heritage significance to be a heritage item. The heritage items

under review are all local heritage items managed by Hornsby Council. Other properties can have higher levels of heritage significance that corresponds to other levels of government, including state significance.

This heritage review report has also been prepared with consideration of the best practice principles contained in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 1999 (Australia ICOMOS. 2000) (the Burra Charter)

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used in this report, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

The focus of the heritage review is on the historical and aesthetic heritage values of each of the 15 properties. In each case, the inventory sheet for the heritage item in the Hornsby Heritage Register was compared with the physical condition of the heritage item.

2.3 Project Authors

- Tim Adams (Bachelor of Arts - Archaeology)
- Brad Vale (Bachelor of Architecture, Masters of Conservation Heritage)
- Chantelle Laucht (Bachelor of Arts - Archaeology).

All photographs without acknowledgement were taken by Umwelt. Umwelt grants permission to Hornsby Shire Council to use images produced for this report.

2.4 Statutory Context

Each of the 15 heritage items was nominated in recent years by its owner or Council staff seeking a review of the heritage significance of the property. This review was commissioned to ensure that the list of items of environmental heritage in Schedule 5 of the LEP represent places that satisfy the NSW heritage criteria and represent the heritage themes of Hornsby Shire.

2.4.1 Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) is administered by Heritage NSW. The purpose of the Heritage Act is to ensure that heritage in NSW is adequately identified and considered. The Heritage Act is the primary item of state legislation affording protection to items of environmental heritage (natural and cultural) in NSW. Under the Heritage Act 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection against any activities that may damage an item or place or affect its heritage and/or archaeological significance.

The Heritage Council of NSW, appointed by the Minister for Heritage administering the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), is responsible for heritage in NSW, as constituted under the Heritage Act. The Heritage Council is a cross-section of heritage experts, with the Heritage NSW being its operational arm. Heritage NSW makes its own assessments of places considered for listing on the SHR. A copy of this report may be sent to Heritage NSW, but the agency has no obligation to respond.

2.4.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW. The Act requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act to provide guidance on the level of environmental assessment required.

2.4.3 Hornsby Local Environmental Plan 2013

The 15 heritage items to be reviewed are within the Hornsby Local Government Area (LGA) and are listed as items of environmental heritage on Schedule 5 of the *Hornsby Local Environmental Plan 2013* (LEP). Part 5 Clause 5.10 of the Hornsby LEP provides the statutory framework for heritage conservation in Hornsby LGA. The significance of the 15 places needs to be reviewed so that each can be tested for its contribution to the conservation of:

- *‘the environmental heritage of Hornsby*
- *the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views*
- *archaeological sites.’*

2.4.4 Hornsby Development Control Plan 2013

The Hornsby Development Control Plan 2013 (DCP) contains detailed controls that support the Hornsby LEP 2013 to protect the significance of heritage items and heritage conservation areas (HCAs). The DCP contains advice for owners of heritage items, of places located within a heritage conservation area, and places in the vicinity of a heritage item or conservation area. The DCP provides detailed guidance for development affecting heritage places in the LGA, including heritage significance, how to retain this significance, and indicates circumstances where change is permissible.

2.5 Heritage Policy - The Burra Charter

The *Burra Charter* is the common reduced name for the Australian ICOMOS Charter for Places of Cultural Significance (2013). It is a set of best practice principles and procedures for heritage investigations and conservation. The charter was developed by the Australian group of the international professional organisation for conservation; the International Council for Monuments and Sites (ICOMOS). Although it is not a statutory document, the *Burra Charter* provides a best practice standard for heritage management in NSW and Australia. The policies and legislative guidelines of the Heritage Council of NSW and Heritage NSW are consistent with and guided by the *Burra Charter*.

2.6 Acknowledgements

The images within this report were taken by Umwelt, unless otherwise stated. While retaining copyright, Umwelt grants Hornsby Shire Council permission to use all the images in this report taken by this firm.

Umwelt wishes to thank and acknowledge the officers of Hornsby Council, Hornsby Shire Historical Society and the building owners (the majority) who participated in the review of their heritage item in this study.

3.0 Heritage Assessment of the 15 Places for Review

The review and assessment of the heritage significance of the properties in this report was undertaken in accordance with the guidelines set out in the NSW Heritage Manual 1996, as updated subsequently. This heritage review includes consideration of current heritage protections in the Hornsby LEP and DCP.

Table 3.1 below summarises the findings of the assessment and recommendations for each property whose heritage listing has been reviewed. Detailed heritage assessments for all nominated properties are provided in **Section 4.0** of this report. The schedule for each reviewed item follows the heritage nomination template of Heritage NSW.

Table 3.1 Summary of Findings

Suburb	Address	Architectural style and significance comments	Recommendation
Arcadia	89-91 Arcadia Road	The Arcadia General store is listed for social values, and all original and early fabric is gone, leaving a modern structure. The degree of social significance no longer satisfies the heritage criteria.	Remove from Hornsby LEP Schedule 5
Beecroft	28 Hannah Street	Inter-War California Bungalow, extended in style. The house and landscape satisfy the heritage criteria.	Retain on Hornsby LEP Schedule 5.
Berowra	75 Berowra Waters Road	Former early Federation house, as altered, is demolished.	Remove from Hornsby LEP Schedule 5
Brooklyn	51 Brooklyn Road	Federation Bungalow, extended in near matching style. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Brooklyn	176 Brooklyn Road	Late Victorian worker's timber cottage. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Dural	432 Galston Road	Australian Nostalgic, recreating late Victorian style in timber. The house does not satisfy the heritage criteria.	Remove from Hornsby LEP Schedule 5
Hornsby	29 Old Berowra Road	Federation Bungalow. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Laughtondale	1275 Singleton Road	The highly altered Federation farmhouse and cultural landscape do not satisfy the heritage criteria. The natural heritage values are claimed by ecologists to satisfy the criteria.	Remove from Hornsby LEP Schedule 5. Manage natural values under existing environmental zoning.


Suburb	Address	Architectural style and significance comments	Recommendation
North Epping	70 Norfolk Avenue	Federation Queen Anne. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Pennant Hills	6 Greycliffe Avenue	Inter-War Moderne. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Thornleigh	2A Paling Street	Inter-War California Bungalow. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Thornleigh	14 The Comenarra Parkway	Federation Bungalow worker's cottage in timber. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Thornleigh	80 The Esplanade	Federation Bungalow. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Waitara	75 Balmoral Street	Federation Bungalow. The house satisfies the heritage criteria.	Retain on Hornsby LEP Schedule 5
Wahroonga	12 John Hughes Place	Federation Bungalow. The house does not satisfy the heritage criteria.	Remove from Hornsby LEP Schedule 5, manage contributory fabric in the conservation area.

4.0 Heritage Review of 15 Items

4.1.1 89-91 Arcadia Road, Arcadia

1. Heritage Listing	
Item No.:	I 1
Status	Listed item
Name of place / object:	Arcadia General Store
Item Type:	Built
Year Started:	c1920

2. Location			
Street address	No. 89-91	Arcadia Road	
	Arcadia		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 201	(section no.)	(DP no.) 752048
Co-ordinates	(Latitude) -33.6265933188	(Longitude) 151.03974814	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red by Umwelt. The site of the original building is circled in yellow.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 201 in DP 752048, which is 89-91 Arcadia Road, Arcadia.

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register states the following:</p> <p><i>'Low architectural interest. However, a good example of 'make-do' growth common to many rural buildings. Federation building with many periods of adaptation. Valued by Community as corner shop.'</i></p> <p>The original listing was based on historic and social significance and not for built architectural values.</p> <p>In recommending de-listing, Umwelt recommends the following statement to describe the heritage status of the site:</p> <p>The store is now a contemporary building with no trace of the original above ground building. Sites that are redeveloped over time for commercial purposes are unremarkable in a heritage sense, so the redeveloped Arcadia General Store has insufficient social significance to satisfy the heritage criterion, and so does not satisfy any of the heritage criteria for listing.</p>

5. Description	
Category:	Rural store
Description:	The site contains a modern structure with a concrete slab, steel frame, modern brick walls and a corrugated steel roof.
Condition of fabric and/or archaeological potential:	The property is unlikely to answer questions about the development of an isolated rural store in Arcadia that cannot already be answered from the documentary record.
Integrity / intactness:	The original parts of the store have been removed. The replacement building is a substantially new structure incorporating some structure from recent decades.
Modifications Dates:	Renovation in the 1960s and following, rebuilding in the early 2020s.
Date of inspection:	December 2023
Current use:	Store.
Physical Condition:	Modified building with no original fabric.
Integrity/Intactness:	Modified building incorporates the extant structure, but no early fabric.
Recommended Management:	Remove from Schedule 5 list of items of Environmental Heritage in the Hornsby LEP 2013.
Significance level	Nil


6. Historical Outline	
Years of construction:	1910-2024
Designer:	Not known, various
Maker/ builder:	Not known
Historical notes:	The general store building was originally constructed as a dwelling (c1920s) and was extensively modified and extended for use as a store in the twentieth century in several phases from circa 1960. In the 1990s, Perumal Murphy Wu Pty Ltd reported that the store had a corrugated steel hip roof, with lean-to verandahs, rendered brick walls at the rear containing timber sash windows with flat masonry arch openings.

6. Historical Outline	
	<p>The front of the building had painted white brick (with painted board above window height). There was a rendered brick chimney. The side verandah had a steel pipe frame supported corrugated steel cladding.</p> <p>By 2023, the early parts of the building had been removed and a new structure was well under construction.</p>

7. Historical themes represented	
National theme(s):	Nil
State theme(s):	Nil
Local themes:	Nil

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The store used to provide evidence for the distribution of goods in a relatively remote part of Hornsby Shire. However, with no early fabric, the building no longer demonstrates business or services in the early twentieth century. The property does not satisfy this criterion at a local or state level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local or state level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The place does not retain any early built fabric, so it does not demonstrate any aesthetic that also has historical value. The property does not satisfy this criterion at a local or state level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property had been identified in 1997 as having some social significance as the local store over a long period. However, with no original or early fabric remaining, any social value extended by the local community towards the site is not sufficient to justify continued heritage listing. The store site is being redeveloped for a new store with approval and it will remain visible and accessible to the local community. The property does not contain anything to be protected on heritage grounds and so it does not satisfy this criterion.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The property may contain a cistern or buried rubbish heap containing potential archaeological resources, though none have been identified. Any such deposits are unlikely to answer questions that cannot be answered from the existing documentary evidence. The property does not satisfy this criterion at a local level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	The original parts of the store have been demolished so it does not represent a heritage type and cannot be seen as rare. The property does not satisfy this criterion at a local level.

8. Assessment of Heritage Significance	
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The original parts of the store have been demolished so it does not represent a type. The property does not satisfy this criterion at a local level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Remove the heritage listing from Schedule 5 of the Hornsby LEP 2013.

9. Image 1	
Principal image	
Subject of photo:	Arcadia General Store in 1997.
Date of photo:	16-Jan-1997
Photographer:	Perumal Murphy Wu
Copyright holder	Hornsby Shire Council

9. Image 2	
Principal image	
Subject of photo:	The new store under construction looking west.
Date of photo:	December 2023

9. Image 2	
Photographer:	Brad Vale
Copyright holder	Umwelt

10. References	
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.	
Hornsby Heritage Review (accessed December 2023)	
DA1085/2021	

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Date form completed:	January 2024

4.1.2 28 Hannah Street, Beecroft

1. Heritage Listing	
Item No.:	I 102
Status	Listed item
Name of place / object:	House, garden and outbuilding
Item Type:	Built and landscape
Year Started:	c1925

2. Location			
Street address	No. 28	Hannah Street	
	Beecroft		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 1	(section no.)	(DP no.) 959298
Co-ordinates	(Latitude) -33.74937	(Longitude) 151.06411	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red by Umwelt. The original house is within the yellow rectangle.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 1 in DP 959298, which is 28 Hannah Street, Beecroft. The heritage significance of the allotment can only include elements within the allotment.

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register states the following:</p> <p><i>'Two Canary Island Palms to 12m high with Eucalyptus on nature strip to 20 metres high prominent on busy arterial junction.'</i></p>

4. Significance	
	<p>Umwelt recommends the statement be updated as follows:</p> <p>The property contains an Inter-War California Bungalow with two large Canary Island palms remaining from the early garden, that have some local landmark character. The swimming pool and the 1990s surgery attached to the front of the house are not significant.</p>

5. Description	
Category:	House and Trees
Description:	<p>The site contains an Inter-War California Bungalow with two Canary Island date palms evidently from the early phase of the garden, and a 1990s surgery attached to the front of the house.</p> <p>The original part of the dwelling is largely intact inside and out. The exterior has dark brown face bricks, a tiled entry porch, exposed carpentry at the eaves and gables and timber framed fenestration, sometimes with leadlight. The gable ends are clad with timber shingles, which are not original but are appropriate to the period.</p> <p>The house interior retains its living spaces in original condition, including the varnished timber linings and face brick fireplaces. The bedrooms retain their original form and some detailing. The house has been extended towards the rear (west) with matching detail. A dental surgery was constructed in 1999 on the front (eastern) side, facing Beecroft Road, with matching form and details.</p> <p>The 1993 Heritage Study describes the item as, "Garden to Bungalow House conserving two Canary Island Palms (to 12m) from c1940's. Also mature Eucalyptus to 20 metres high on southern nature strip (Hanna Street) including Blue Gums and Stringybarks. Also minor indigenous trees including <i>Acacia implexa</i> and <i>Pittosporum</i>." The garden has been considerably altered since the listing. The front garden was changed by the 1999 building of the surgery, concrete driveway and parking area. The backyard has a relatively new swimming pool and new brick structures, but it provides a garden setting to the house.</p>
Archaeological potential:	The property is unlikely to answer questions about the suburban development of Beecroft that cannot already be answered from the documentary record.
Integrity / intactness:	The original part of the house is close to intact, however the front extension for the surgery has made the house somewhat more difficult to interpret from the public domain. The garden is far from intact, but the palms remain. The eucalyptus trees remain on the nature strip, but these are not part of the property and are not part of its reasoning for heritage listing.
Modifications Dates:	1999 for the construction of the surgery and parking are over the front garden.
Date of inspection:	December 2023
Current use:	Dwelling and separate dental practise
Physical Condition:	Good
Recommended Management:	<p>Retain the property on Schedule 5 of the Hornsby LEP 2013.</p> <p>The enduring heritage significance of the Inter-War California Bungalow should continue to be managed under the Hornsby LEP and DCP controls.</p>


5. Description	
	The surgery may be altered internally with the approval of Council.
Significance level	Local The property is also contributory within the Beecroft Conservation Area.

6. Historical Outline	
Years of construction:	1920s, 1999
Designer:	Penny Rosier for 1999 works
Maker/ builder:	Not known
Historical notes:	<p>The land was Lot 1 in Division 7 of the '1887 Field of Mars Plan of 205 Allotments at Beecroft Platform'. The land was shown unbuilt upon in a 1904 subdivision plan. The Herring Estate plan of 1919 notes that a dentist was practising on the subject site, but this was a different building to any present ones on the site; it was likely a small timber building.</p> <p>The Inter-War California Bungalow was constructed around 1925. The 1943 aerial photograph shows the roof over the existing dwelling. The Canary Island palm close to the south-east corner was well established in 1943. There was a garden path offset from the southern border leading from the south-facing porch to Beecroft Road. The surgery was built attached to the front of the house in 1999.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The Inter-War California Bungalow provides evidence for the suburban development of Beecroft, several decades after the coming the railway. The Canary Island palms provide evidence for inter-war taste in landscaping. This species grows easily in Sydney and makes a grandly scaled geometric element. However, this aspect of historical significance is not so distinctive as to satisfy this this criterion at a local or state level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local or state level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The Inter-War California Bungalow provides evidence for this style of house with early trees from the garden. The house and specified trees are substantially intact.

8. Assessment of Heritage Significance	
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The property is not distinct over other inter-war properties in the Beecroft-Cheltenham Conservation Area to yield further information contributing to an understanding of the cultural history of Hornsby, and so it does not satisfy this criterion at a local or state level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	Canary Island date palms and Sydney blue gums are not rare in the Beecroft-Cheltenham Conservation Area, nor are Inter-War California Bungalows rare. The early parts of the property are not in their original form due to the extensions, and so the property does not satisfy this criterion at a or state local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The trees specified on the property are intact and demonstrate period planting in the conservation area and on a prominent corner. While the garden is not entirely intact to the inter-war period, the contribution of the trees continues and so they satisfy this criterion.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Retain the property on Schedule 5 of the Hornsby LEP 2013.

9. Image 1	
Principal image	
Subject of photo:	The house at 28 Hannah Street Beecroft before extensions for dental practise.
Date of photo:	c1993
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Council

9. Image 2	
Principal image	
Subject of photo:	Contemporary view of the house at 28 Hannah Street, Beecroft, showing 1999 period building work in the foreground undertaken in matching style.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 3	
Principal image	
Subject of photo:	Original and intact entry to the house from Hannah Street.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

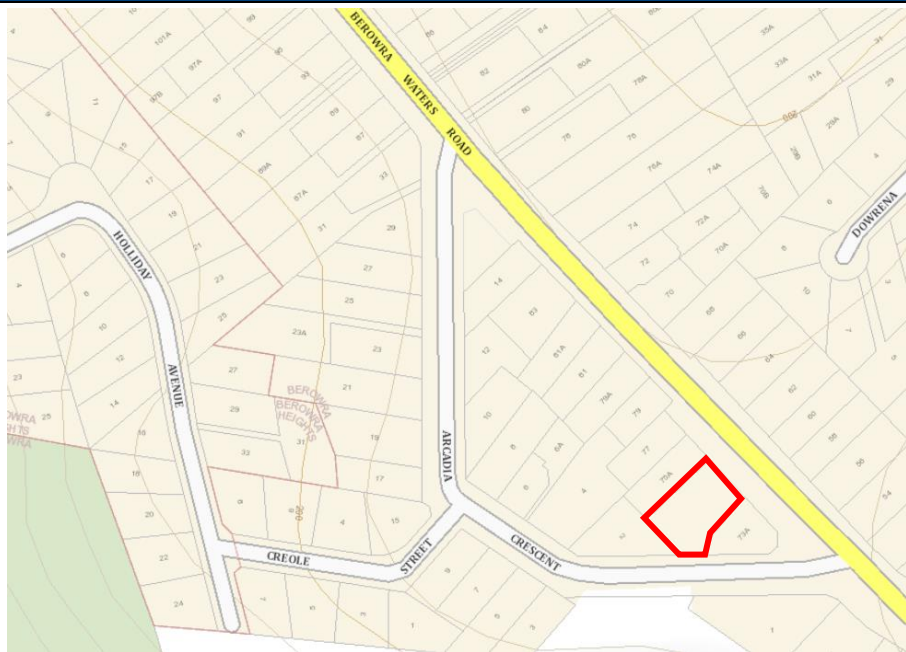
10. References	
	Hornsby Heritage Study (1993) by Perumal Murphy Wu Pty Ltd
	Hornsby Heritage Register

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4.1.3 75 Berowra Waters Road, Berowra

1. Heritage Listing	
Item No.:	I 163
Status	Listed item
Name of place / object:	House
Item Type:	Formerly 'Built' (now demolished)
Year Started:	c1890

2. Location			
Street address	No. 75	Berowra Waters Road	
	Berowra		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 12	(section no.)	(DP no.) 213863
Co-ordinates	(Latitude) -33.61885	(Longitude) 151.144903	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 12 in DP 213863, which is 75 Berowra Waters Road, Berowra


4. Significance	
Statement of significance	<p>The Hornsby Heritage Register states the following:</p> <p><i>'Good example of a Federation weatherboard house with a complex roof and fine quality original detail. Integrity compromised by unsympathetic alterations. Local significance.'</i></p> <p>The altered early Federation house was demolished in 2023, so the site retains no heritage significance.</p>


5. Description	
Category:	House (now demolished with approval)
Description:	The site is now cleared of all structures. A row of Norfolk Island pines remains, which is insufficient to justify continued heritage listing.
Archaeological potential:	<p>The site was cleared of all structures in 2023.</p> <p>The cleared and disturbed site is unlikely to contain archaeological resources that would be of state significance.</p>
Integrity / intactness:	All structures were removed from the site in 2023
Modifications Dates:	2023 demolition of all structures on the site.
Date of inspection:	December 2023
Current use:	The cleared site is awaiting further approved development.
Physical Condition:	Cleared site
Integrity/Intactness:	Cleared site
Significance level	Nil heritage significance.


6. Historical Outline	
Years of construction:	c1895.
Designer:	Not known
Maker/ builder:	Not known
Historical notes:	<p>The house was built c1895 facing north-west, implying that the house looked over a large garden in that direction before later subdivision.</p> <p>The house was described as, <i>'Federation weatherboard house on large block. Complex iron roof on diagonal plan arrangement. Retains some fine timber work to gables and original windows.'</i></p> <p>The verandahs were infilled with asbestos board cladding in the mid twentieth century.</p> <p>The house was demolished with development consent in 2023.</p>

7. Historical themes represented	
National theme(s):	Nil
State theme(s):	Nil
Local themes:	Nil

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property does not satisfy this criterion at a local or state level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	The property does not satisfy this criterion at a local or state level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The property does not satisfy this criterion at a local or state level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion at a local or state level.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The property does not satisfy this criterion at a local or state level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	The property does not satisfy this criterion at a local or state level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The property does not satisfy this criterion at a local or state level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Remove the place from Schedule 5 Environmental Heritage Items of the Hornsby LEP 2013.

9. Image 1	
Principal image	
Subject of photo:	The entry steps and part of the north-west façade of the house.
Date of photo:	1992 or 2004
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Shire Council

9. Image 2	
Principal image	
Subject of photo:	The north-east façade of the house facing Berowra Waters Road.
Date of photo:	1992 or 2004
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Shire Council

9. Image 3	
Principal image	
Subject of photo:	The cleared site seen from near the Berowra Waters Road frontage.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt


10. References
Heritage Study (1993) by Perumal Murphy Wu Pty Ltd
Hornsby Heritage Register

11. Author	
Name:	Brad Vale
Organisation:	Umwelt Australia
Phone:	1300 793 267
Postal address:	1101 / 213 Miller Street, North Sydney 2060
Email:	bvale@umwelt.com.au
Date form completed:	January 2024

4.1.4 51 Brooklyn Road, Brooklyn

1. Heritage Listing	
Item No.:	I 206
Status	Listed item
Name of place / object:	House and boatshed
Item Type:	Built
Year Started:	1913

2. Location			
Street address	No. 51	Brooklyn Road	
	Brooklyn		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 3	(section no.)	(DP no.) 5527
Co-ordinates	(Latitude) -33.548939	(Longitude) 151.203725	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red by Umwelt.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 3 in DP 5527, which is 51 Brooklyn Road, Brooklyn. The heritage curtilage includes the jetty and boatshed, which are leased from NSW Crown Lands.

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register states the following:</p> <p><i>'One of the first cottages constructed on the subdivided farm of Joseph Gannon. Kingscourt documents the closer residential subdivision along Brooklyn Road pre-WW1. Situated on a bend of the road, the second-storey addition has emphasised the long standing presence of the building, and its landmark prominence.'</i></p> <p>This statement could be enhanced by adding the following:</p> <p>The ground floor of the house including some of its interiors, the gardens and boatshed demonstrate the Federation Bungalow style. The garage is intact to the 1930s. The first floor was built in a near-matching style in the 1970s and is sympathetic to the original.</p>


5. Description	
Category:	House
Description:	<p>Originally a single-storey timber cottage in Federation Bungalow style, with wide verandahs facing north to the river and the sides. It is clad in weatherboards. Verandahs have shaped arched decorative boards inspired by Art Nouveau.</p> <p>A second-storey was added in 1978, extending the upper floor over the whole footprint of the ground floor. The new windows are timber-sliding sashes with small panes and shutters in a Neo Georgian style, that nonetheless sit reasonably comfortably in the context. The new roof is similar to the original. The chimney was extended with similar corbelling detail and possible reuse of the terra cotta chimney pots.</p> <p>The boatshed retains its Federation form and detail in timber on new concrete piers.</p> <p>The garage has a concrete slab on a sandstone rubble plinth, timber framing and fibro cladding on the walls with corrugated steel sheet roofing. The original side door is ledged timber, and the window retains its original textured glass.</p>
Archaeological potential:	The property is unlikely to contain archaeological resources that could answer questions about the suburban development of Brooklyn that cannot already be answered from the documentary record.
Integrity / intactness:	<p>The ground floor of the house is close to intact, although some side verandahs have been enclosed. Several of the northern rooms retain the original varnish type on the timber lining boards. The first floor was built in 1978 and is intact to that period but is not significant.</p> <p>The boatshed appears to be a near-intact structure upon more modern piers. The garage is intact to 1930.</p>
Modifications Dates:	The ground-floor bathroom was renovated around 1970, and expanded into the adjacent laundry. The first floor was built in 1978 with matching architraves. The kitchen was placed in the enclosed verandah by the south-east corner of the house in the late 1970s.
Date of inspection:	December 2023


5. Description	
Current use:	Dwelling
Physical Condition:	Good. The house is occupied and well maintained.
Significance level	Local

6. Historical Outline	
Years of construction:	1913 – boatshed 1914-1978 – house c1930 - garage
Designer:	HW Jewell for the 1978 work
Maker/ builder:	Mr Royal for 1914 work
Historical notes:	<p>The property lies on Lot 3, Section A of the 1909 Hawkesbury Estate Subdivision, which was part of an original grant of 16.2 ha to Robert Milson in 1866. Joseph Gannon and his family owned the 16.2 ha farm from 1895 to 1908. Brooklyn Road was constructed through the northern part of the property in the late nineteenth century. The rail link from Sydney reached the Hawkesbury River in 1887 and Brooklyn became the most significant settlement on the Lower Hawkesbury. Wilfred Layard Stillman, estate agent, purchased the 16.2 ha in December 1908 and subdivided the land the following year. Lot 3, Section A had a frontage to the Hawkesbury River. It was owned by William Lawson in 1913 and sold to Samuel Benjamin King, gentleman, in April 1914. King constructed the subject house as an elevated single-storey weatherboard building with a metal roof and a broad open verandah around the north, east and west sides on the house. The house originally had two water tanks on the south side; some brickwork of the piers remains.</p> <p>The boatshed and jetty were built 1913 to receive building products and the single-storey timber house was constructed in 1914 by a Mr Royal of Wahroonga.</p> <p>Samuel Benjamin King became interested in the Brooklyn region after his great nephew was a sergeant of police at Brooklyn 1909-20. King owned houses across Brooklyn Road and in the eastern suburbs. The property remained in this family for over a century.</p> <p>The single-car garage near the south-west corner of the site was built in 1930 to house a Willys Knight car (produced in Ohio 1915-33).</p> <p>The house came into the ownership of Joan Wellens in 1961. She and her family renovated the service spaces over the next decade and added the first floor in a near-matching style in 1978. The second-storey consists of three bedrooms, two bathrooms and a living area.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation –house in a riverine environment.

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides evidence for the residential development of Brooklyn and its riverine transport system of the period. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house provides evidence for the Federation Bungalow style in timber. The property satisfies this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion at a local level.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The property contains evidence about its original form and how the property has been changed over time. While this and other evidence about the development of residential areas of Brooklyn in the Federation period are available in the documentary evidence, the property satisfies this criterion at a local level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	Federation timber houses and boatsheds exist in limited numbers in Hornsby LGA and the property can be considered rare at a local level. The property satisfies this criterion.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The house and boatshed represent some lifestyle aspects, taste in building and decoration in the Federation period. The property satisfies this criterion at a local level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	The property should continue to be listed on Schedule 5 Environmental Heritage Items of the Hornsby LEP 2013.
Management:	<p>Internal alterations to the enclosed side verandahs at ground floor level and the entire first floor would not have an adverse heritage impact.</p> <p>If the garage is found to be clad with fibro asbestos, it should be re-clad with fibre cement to a similar detail. The timber-framed fenestration should be retained.</p>


9. Image 1	
Principal image	
Subject of photo:	The house at 51 Brooklyn Road in its original single-storey form, looking south.
Date of photo:	Likely mid twentieth century
Photographer:	Unknown, likely a member of the King Family.
Copyright holder	Unknown, image in ownership of Joan Wellens.


9. Image 2	
Principal image	
Subject of photo:	The house at 51 Brooklyn Road in its original single-storey form, looking north.
Date of photo:	Likely early twentieth century, before provision of town water; note water tank.
Photographer:	Unknown, possibly a member of the King Family.
Copyright holder	Unknown, image in ownership of Joan Wellens.

9. Image 3

Principal image	 A two-story red house with a green roof and white picket fence. The house has white window frames with green shutters. A white picket fence is in the foreground, and a grey car is partially visible on the right. The background shows trees and a body of water.
Subject of photo:	The house at 51 Brooklyn Road, looking north-west.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 4

Principal image	 A red boathouse on a pier with a flagpole. The boathouse is red with a green roof and a white picket fence. A flagpole with the Australian flag is on the roof. The pier is made of wood and has a ramp leading down to the water. The background shows a body of water with many boats and a forested hill.
Subject of photo:	The boathouse of 51 Brooklyn Road
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 5	
Principal image	
Subject of photo:	Original lining boards and profiled trims with continuing varnish at 51 Brooklyn Road.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt


10. References
Conversation with Joan Wellens 18 December 2023, photographs in her possession.
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.
Hornsby Heritage Review (accessed December 2023)

11. Author	
Name:	Brad Vale
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Date form completed:	January 2024

4.1.5 176 Brooklyn Road, Brooklyn

1. Heritage Listing	
Item No.:	I 220
Status	Listed item
Name of place / object:	House
Item Type:	Built
Year Started:	c1900

2. Location			
Street address	No. 176	Brooklyn Road	
	Brooklyn		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 22	(section no.)	(DP no.) 1065786
Co-ordinates	(Latitude) -33.547806	(Longitude) 151.221756	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>Part of the boundary of the heritage item's allotment is outlined in red by Umwelt. The cottage that is a heritage item is circled.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	The cottage is near the north-west corner of Lot 22 in DP 1065786, which is a much larger area of land that includes some the railway corridor west of Brooklyn Railway Station. The overbridge of Brooklyn Road passes over this allotment.


4. Significance	
Statement of significance	<p>The Hornsby Heritage Register has the following statement, which remains valid:</p> <p><i>'Good example of an early Federation weatherboard cottage. Much original detail of interest. Historical significance for association with development of railway. Local significance.'</i></p>


5. Description	
Category:	House
Description:	The site contains a timber-framed cottage with Federation period design and detailing. The original walls are clad with weatherboards, the infilled verandahs are clad with fibro and the roof is clad with corrugated steel. The roof has exposed rafters under the eaves. The roof is a simple hip with skillion roofed verandahs at either end of building. The original windows are double-hung sliding sashes; some with six panes to each sash in Georgian style, and others with two panes to each sash in a more Federation style.
Archaeological potential:	The site of the cottage is unlikely to answer questions about the suburban development of the Great Northern Railway in the vicinity of Brooklyn that cannot already be answered from the documentary record.
Integrity / intactness:	The external building envelope of the cottage is reasonably intact.
Modifications Dates:	Mid twentieth century asbestos cement enclosures to both verandahs.
Date of inspection:	December 2023
Current use:	Dwelling (occupied by squatters)
Physical Condition:	Fair
Recommended Management:	The cottage has sufficient heritage significance to continue to be listed on Schedule 5 of the Hornsby LEP.
Significance level	Local


6. Historical Outline	
Years of construction:	c1900
Designer:	Not known
Maker/ builder:	Not known
Historical notes:	<p>Until the mid-twentieth century, the NSW Government Railways would allow railway workers in regional areas to construct a house at their expense on railway land for the worker to live in with their family. Often, the railway worker would maintain an effective ownership of the house for their lifetime. The cottage at 176 Brooklyn Road was built around 1900 under this arrangement.</p> <p>The cottage has evidence of maintenance over its existence. The cottage has not been occupied by a railway worker for several decades. The cottage has been occupied by squatters for several years despite efforts by Transport NSW to empty the building.</p>

7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Transport - Railways Worker's Cottage's; A place to live

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The cottage provides evidence for the housing of railway workers at the turn of the twentieth century. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	The property does not satisfy this criterion.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The cottage provides evidence for the Federation style on a small worker's dwelling in a regional area. The property satisfies this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	Federation timber houses are not rare in the Hornsby LGA, and this house touches the ground lightly in a railway corridor. The site of the house is unlikely to contain archaeological resources of state significance, and the house is a reasonably common type of construction that is unlikely to become an object of academic study. Any potential that the site may contain to reveal information about the development of a significant railway link in the late nineteenth century is unrelated to this house. The property does not satisfy this criterion at a local level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	Federation timber dwellings are not especially rare in the Hornsby LGA, and this one touches the land lightly in that the occupants never owned the land. The cottage does not satisfy this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The cottage demonstrates the capacity of railway workers around the turn of the twentieth century to construct a dwelling on railway land. The cottage demonstrates a good standard of living for the time for railway workers. The cottage satisfies this criterion.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Retain the heritage listing on Schedule 5 of the Hornsby LEP.
Management recommendation:	Manage future changes in accordance with Hornsby LEP and DCP requirements. The fibro cladding on the verandahs may be removed with the approval of Council. Relocation of the dwelling could be a means of conserving the building, subject to the site and circumstances selected, and subject to approval.

9. Image 1	
Principal image	
Subject of photo:	The cottage at 176 Brooklyn Road, looking east
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 2	
Principal image	
Subject of photo:	The cottage at 176 Brooklyn Road, looking west
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 3	
Principal image	
Subject of photo:	Northern elevation of the cottage at 176 Brooklyn Road, showing detail of weatherboard and sash window.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt


10. References
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.
Hornsby Heritage Review (accessed December 2023)

11. Author	
Name:	Brad Vale
Organisation:	Umwelt Australia
Phone:	1300 793 267
Postal address:	1101 / 213 Miller Street, North Sydney 2060
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Date form completed:	January 2024

4.1.6 432 Galston Road, Dural

1. Heritage Listing	
Item No.:	I 338
Status	Listed item
Name of place / object:	"Shamrock Vale"
Item Type:	Built
Year Started:	c1870s

2. Location			
Street address	No. 432	Galston Road	
	Dural		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 4	(section no.)	(DP no.) 554002
Co-ordinates	(Latitude) -33.66531	(Longitude) 151.03710	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red by Umwelt.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 4 in DP 554002, which is 432 Galston Road, Dural.

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register states the following:</p> <p><i>'Good example of a late Victorian / early Federation farmhouse of traditional design. Integrity partly compromised by alterations but still retains many original features. Local significance.'</i></p> <p>The following statement updates the above, in justifying removal of the heritage listing:</p> <p>The former farmhouse was rebuilt at the turn of the twenty-first century, retaining the brick fire breasts, but little other fabric from the Victorian period. The property retains little heritage significance.</p>


5. Description	
Category:	House
Description:	<p>The site contains approximately 0.77 ha of land with gardens, sheds, a swimming pool and a house. The house is a single-storey detached dwelling constructed with a timber frame, walls clad with profiled timber boards, and a corrugated steel sheet roof. The fenestration is timber framed. The form of the house has two equal hips with a narrow gable in between acting as a box gutter.</p> <p>The house was rebuilt c2000 in a Late Twentieth-Century Australian nostalgic style, roughly resembling a nineteenth-century sprawling homestead. Several themes of the houses were recreated in the construction, including the two major hipped roofs, symmetry to the major facades, the timber frame and wall cladding, verandahs with a lower-pitched roof and timber framed fenestration with vertical sliding sash windows. The French doors and windows have a traditional design and detailing, including Victorian style architraves, but are clearly not original to the Victorian period, on the basis of fabric analysis and the documentary evidence of what the house looked like in the early 1990s. The original timber-framed windows with arches in the top sash framing was typical of the mid-Victorian period, c1870s.</p>
Archaeological potential:	Any archaeological resources at the property are unlikely to answer questions about the suburban development of Dural that cannot already be answered from the documentary record.
Integrity / intactness:	Two brick fire breasts remain as the only fabric from the Victorian timber farmhouse. Of these, one is intact with a full chimney.
Modifications Dates:	c2000 when the house was rebuilt, removing previous layers of change.
Date of inspection:	December 2023
Current use:	Dwelling
Physical Condition:	The house is in good condition from a contemporary construction point of view.
Integrity/Intactness:	The original fabric of the farmhouse is a small minority of the built fabric here.
Recommended Management:	Remove the heritage listing from Schedule 5 of the Hornsby LEP 2013.
Significance level	Local


6. Historical Outline	
Years of construction:	c1870s, 2002
Designer:	Not known
Maker/ builder:	Not known
Historical notes:	<p>The land was owned by Ed Fuller in 1881.</p> <p>The house was first built c1870s, when Dural was being developed for orcharding, principally citrus growing. By the early 1990s, the house appears to have deteriorated and the house was noted in the heritage study. The house was largely rebuilt circa 2002. The more recent sheds were built in this period. The swimming pool was built after 2003.</p>


7. Historical themes represented	
National theme(s):	Nil
State theme(s):	Nil
Local themes:	Nil


8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The small quantity of early fabric on the site provides evidence for the subdivision and development of orchards in Dural in the Victorian period. The property is not sufficiently intact to satisfy this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	The property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house is so lacking in original Victorian fabric that it does not demonstrate a historical style and so does not satisfy this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The property may contain some archaeological resources that would demonstrate the occupation of the property as a dwelling and former farm since the late Victorian period, but this is unlikely to add to community knowledge about the property and working life in Hornsby Shire since the Victorian period that is already available in the documentary evidence. The property does not satisfy this criterion at a local level.


8. Assessment of Heritage Significance	
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	The house is largely a year 2002 period reconstruction, and so it does not represent a heritage type and is not rare. The property does not satisfy this criterion.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	As a reconstruction of a house in approximating late Victorian style, the house does not represent a type with heritage significance. The property does not satisfy this criterion.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Remove the property from Schedule 5 of the Hornsby LEP.

9. Image 1	
Principal image	
Subject of photo:	The original house at 432 Galston Road, Dural, looking north-west.
Date of photo:	1992
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Shire Council

9. Image 2	
Principal image	
Subject of photo:	The original house at 432 Galston Road, Dural showing original window with arched decoration.
Date of photo:	1992
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Shire Council

9. Image 3	
Principal image	
Subject of photo:	Aerial photograph showing the original house at 432 Galston Road. The property boundary is outlined in red by Umwelt.
Date of photo:	1998
Photographer:	Services for the New South Wales Government
Copyright holder	New South Wales Government

9. Image 4	
Principal image	
Subject of photo:	North-westerly view towards the c2000 period house at 432 Galston Road.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 5	
Principal image	
Subject of photo:	Westerly view of the house showing the remaining chimney. A further chimney breast is under the verandah to the left.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt


10. References	
Plan of the Hunt Brothers, Dural 1881-1924. SLNSW Z/SP/D14, SP/D14	
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.	
Hornsby Heritage Review (accessed December 2023)	

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Email:	bvale@umwelt.com.au
Date form completed:	January 2024

4.1.7 29 Old Berowra Road, Hornsby

1. Heritage Listing	
Item No.:	I 499
Status	Locally listed item
Name of place / object:	House
Item Type:	Built
Year Started:	c1905

2. Location			
Street address	No. 29	Old Berowra Road	
	Hornsby		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 5	(section no.)	(DP no.) 2053
Co-ordinates	(Latitude) -33.688332	(Longitude) 151.100139	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 5 in DP 2053, which is 29 Old Berowra Road, Hornsby

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register has the following statement:</p> <p><i>'Good example of a Federation period weatherboard house in traditional Georgian Style. Verandah detail of interest. Integrity partly compromised by new terracotta roof. Local significance.'</i></p> <p>While the above statement remains true, this statement could be enhanced by adding the following:</p> <p>The site contains a partly intact timber Federation cottage that was moved here in the post-war period. The form of the cottage is intact, including its hip roof and skillion verandah. The symmetrical front façade is intact with its panelled front door and a French door set on each side. The weatherboard cladding is largely intact. The interior retains many original panelled doors and skirtings and much of its original framing. The interior is otherwise renovated. The house has evidence of it being moved and the brick piers and chimney are not original.</p>


5. Description	
Category:	House
Description:	<p>The site contains a timber-framed cottage of four main rooms with other service spaces. The detailing of the house is typical of c1900. The form is a simple hipped roof with a skillion front verandah and another skillion extending from the back of the house, which was a common form for small dwellings from the Georgian to Federation periods. The roof has post-war glazed red tiles with a Marseilles pattern. The walls are clad in original weatherboards. The symmetrical front façade is intact. The original front door retains its four panelled structure and hardware. A cut line apparent next to the front door shows how the house was cut in half to be relocated here. A French door set remains on each side of the front door.</p> <p>The side walls contain aluminium-framed windows. The rear contains a small timber-framed window that is likely original, but the other fenestration there appears to be post-war. The brick footings and kitchen's hearth and chimney have a mid-twentieth-century character, consistent with the house being shifted in the post-war period.</p> <p>The interior retains original four-panelled timber doors with their architraves and the original skirtings in the hall and larger rooms. There is no other clearly original internal fabric. The original linings were replaced, likely at the time of the house moving.</p>
Archaeological potential:	The site has no identifiable archaeological potential.
Integrity / intactness:	The house is in habitable condition, but the settlement of the house on inadequate footings has caused visible imperfections. The massing of the house and the front elevation are intact. The side and rear elevations are less intact. The interior contains intact joinery in many internal doors and the skirtings.
Modifications Dates:	<p>c1960 the house was moved, understood to have been moved from St Ives. The likely original corrugated steel roof was replaced with new glazed tiles.</p> <p>A 900mm high wall lined with fibro was built along the sides of the front verandah; it has since been removed.</p>
Date of inspection:	December 2023

5. Description	
Current use:	Dwelling
Significance level	Local
6. Historical Outline	
Years of construction:	c1905
Designer:	Not known
Maker/ builder:	Not known
Historical notes:	<p>The Karonin Family oral history has the house originally constructed in St Ives, possibly in the vicinity of St Ives Showground. It is difficult to find a building there in the 1943 aerial photograph with a roof of the same size and shape. However, the many tree shadows allow that this oral history is credible.</p> <p>The house was moved to Hornsby around 1960. New brick piers and a kitchen hearth with a chimney were built at that time. The property remained in the ownership of the same family for over 60 years from 1960.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides some evidence for the construction of dwellings for the families of artisans living on the North Shore in the Federation period. The size of the rooms and care of construction in the decorative trims demonstrates a good standard of living at the time. The house demonstrates the capacity to move a timber building of this scale in two pieces in the early post-war era. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house provides evidence for the Federation style detailing in an artisan's house with a form similar to others from the Georgian period. The property satisfies this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby	The property does not satisfy this criterion.

8. Assessment of Heritage Significance	
Shire for social, cultural or spiritual reasons.	
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The property does not satisfy this criterion at a local level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	Timber houses from the Federation period in Ku-ring-gai (the house's likely place of origin) are sufficiently rare that possibly all of them are listed as heritage items. Timber houses from the Federation period are not so rare in Hornsby LGA and the property does not satisfy this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The house is representative of modest timber houses constructed in the Federation period in the outer northern agricultural areas of Sydney. Despite the fact that the house was relocated, the property represents this housing type and satisfies this criterion.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	The property should be retained on Schedule 5 of the Hornsby LEP, given that nothing has significantly changed since the last heritage study.
Recommended Management:	<p>The front of the house should be retained, including the roof form and front elevation. Original internal joinery should be retained. Other parts of the house may be altered subject to retaining the original form visible from the street. The house may be re-stumped with new footings, with the approval of Council.</p> <p>Sympathetic alterations and additions at the rear may be considered by Council at Development Assessment stage.</p>

9. Image 1	
Principal image	
Subject of photo:	Aerial photograph showing 29 Old Berowra Road soon after the cottage was moved. The site is outlined in red by Umwelt. The house may be discernible in the shade of the trees.
Date of photo:	1970
Photographer:	Commonwealth Government
Copyright holder	SIX Maps (NSW Spatial Information Exchange)

9. Image 2

Principal image	
Subject of photo:	The house at 29 Old Berowra Road, seen from the street looking west.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 3

Principal image	
Subject of photo:	Intact original joinery inside the house at 29 Old Berowra Road.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt


10. References	
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.	
Hornsby Shire Recollects	

11. Author	
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Email:	bvale@umwelt.com.au
Date form completed:	January 2024

4.1.8 1275 Singleton Road, Laughtondale

1. Heritage Listing	
Item No.:	I 566
Status	Listed item
Name of place / object:	Fords Farm
Item Type:	Landscape
Year Started:	c1910

2. Location			
Street address	No. 1275	Singleton Road	
	Laughtondale		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) A	(section no.)	(DP no.) 385729
	(Lot no/s) 8		(DP no.) 114047
	(Lot no/s) 9		(DP no.) 114047
	(Lot no/s) X		(DP no.) 752029
	(Lot no/s) 40		(DP no.) 752029
Co-ordinates	(Latitude) -33.451457	(Longitude) 151.061361	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the listed heritage item is outlined in the bolder red line. The yellow shade is the property in a private ownership.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Primarily Lot 40 in DP 752029 (with the road reserve of Singleton Road passing through), which is 1275 Singleton Road, Laughtondale, or Ford's Farm. The property excludes the alignment of Singleton Road.

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register does not have a statement of significance for this property. Umwelt recommends the following:</p> <ul style="list-style-type: none"> • The property contains the remains of a farmhouse begun c1910, evidently in a late instance of a Federation Carpenter Gothic style. The south-western gabled section of the house retains decorated bargeboards and finials in this style. However, the house is not sufficiently intact to satisfy this criterion. • The ongoing agriculture of the site dates back only to the 1960s, with most citrus trees on the property planted in the late 1990s. The cleared area of the property was cleared more than a century ago but does not have cultural heritage significance as a landscape item. • The southern portion of the site contains the Narrow-leaved Apple Slopes Forest Vegetation Community, which is recognised as a regionally significant community in the Hornsby Shire Biodiversity Conservation Strategy (Hornsby Shire Council 2020) [Extent]. The western section uphill of Singletons Road is also intact bushland. This natural landscape significance is sustained.

5. Description	
Category:	Landscape
Description:	<p>The site contains a highly altered timber farmhouse begun c1910, and a citrus orchard dating from the 1990s. Most of the site remains unaltered sclerophyll ecological forest communities growing on eroded sandstone on the higher sections of the site on the western side of Singleton Road.</p> <p>The house is a single storey, timber-framed dwelling with fibro lining to the exterior walls, weatherboard to the gable pediments and Masonite used to line the interior walls. The south-western gabled section of the house has the narrower gabled roof; there is a wider gable over the remaining section. Both ends of the narrower gabled section have fretted bargeboards in a Carpenter Gothic style with turned finials. The bargeboards may be original to the turn of the twentieth century. None of the windows are original; each is different and likely brought from other houses. Each window in the older part of the house is much larger and wider than the fashion of the Carpenter Gothic style. The front door is an original four-panelled door with a high-waisted lock rail, typical of the late Federation period. One internal door from the kitchen is also an original four-panelled door in its architrave with original hardware reflecting an earlier fashion, but possibly contemporaneous. The kitchen contains a brick hearth, but it has no original fixtures or finishes. The chimney detail appears late Federation. Apart from the concealed timber structure and plain brick footings, there are no other evident original elements to the house.</p> <p>The orchard contains citrus trees in three adjacent grid patterns. Each was planted in the late 1990s. Approximately two citrus trees remain from the 1960s, growing near the sheds. The older shed was built in the 1960s from second-hand materials. The fragments of different paint and the remains of redundant joining methods demonstrate the bricolage construction. The larger steel shed is more recent.</p>

5. Description	
	The southern portion contains the Narrow-leaved Apple Slopes Forest Vegetation Community, which is recognised as a regionally significant community in the Hornsby Shire Biodiversity Conservation Strategy (Hornsby Shire Council 2020). The tree species of the open-forest community include <i>Angophora bakeri</i> (Narrow-leaved Apple), <i>Allocasuarina torulosa</i> (Forest Oak), <i>Eucalyptus punctata</i> (Grey Gum), <i>E. tereticornis</i> (Forest Red Gum) and, less frequently, <i>Corymbia eximia</i> (Yellow Bloodwood) and <i>Eucalyptus eugenioides</i> (Thin-leaved Stringybark).
Archaeological potential:	The house has settled unevenly on its foundations, exposing several gaps in the timber-framed structure. There is some potential for archaeological resources to be found under and around the house, around the location of the previous jetty, and over the cleared areas of the property that have been used for agriculture. Nonetheless, the property does not have listed archaeological potential; the property is unlikely to meet the threshold for listing as an item of environmental heritage on archaeological grounds.
Integrity / intactness:	The c1910 house is highly altered and in a compromised structural condition. Only the south-western gable section with the fretted bargeboards, front door, one internal door and some non-styled structure appear to be early fabric.
Modifications Dates:	Through the 1960s to 1970s, the house was altered by replacing almost all the cladding materials, all the windows, and changing the form of the major part of the roof from a hip to two gables with extensions and new verandahs.
Date of inspection:	December 2023
Current use:	Dwelling and agricultural production


6. Historical Outline	
Years of construction:	Older sections of the house – c1910 Northeastern section of the house – 1960s-70s Timber-framed shed – 1960s Steel shed – 1990 Orchard – predominantly 1990s
Designer:	Unknown for the original house; Ford family for post-war work
Maker/ builder:	Ford family for work since 1961
Historical notes:	<p>Singleton Road which passes through the property was established by the 1830s. The item is on land granted to Jane Byrnes in 1877, a widow living by the Lower Hawkesbury (HLRV Vol. 541 Fol. 204). Farming began on this site c1877 [Extent Heritage Advisors]. A small farmhouse was built on the property, possibly c1910 based on the stylistic evidence of the farmhouse. It was constructed of timber with a brick chimney serving the kitchen and living room.</p> <p>The property was purchased by Ernest George Ford in 1961 as a weekender. At that time, the currently cleared area was grazing land with a house built on the higher section of the land above the flood line. A 60m wide gap had been cleared from the mangroves to provide a river view from the house. Neighbours advised Ford to plant citrus, which was commonly grown in Hornsby Shire, though other citrus orchards contracted rapidly across the shire in the early post-war decades as growers struggled to compete with large-scale production in the Murrumbidgee Irrigation</p>


6. Historical Outline	
	<p>Area. The 1960s citrus trees were mostly removed in the late 1990s and replaced with mandarins and lime trees grafted onto more salt-tolerant root stock.</p> <p>As Ford's family grew with seven children, he gradually added more bedrooms onto the northern side of the house. Ford was a renderer in domestic construction and so he had access to second-hand materials and appears to have rebuilt much of the original section of the house, and its extension to the north using a wide variety of non-matching second-hand materials and fixtures. Ford built the timber-framed shed clad with corrugated steel using second-hand materials in the 1960s, so it looks older than it is.</p> <p>The property was identified as containing a 'Built' heritage item in the LEP 1994, and the Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.</p>


7. Historical themes represented	
National theme(s):	3 Developing local, regional and national economies
State theme(s):	Agriculture
Local themes:	Settlement and Suburbanisation – farmhouse The Bushland Shire


8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural or natural history of Hornsby.	The property provides some evidence for remote living with agricultural purposes since the turn of the twentieth century, but the property retains little original fabric in the farmhouse and the site has no other known fabric older than the 1960s demonstrating agriculture on the site. The site contains a large clearing, but cleared land is not necessarily an element of heritage significance. Citrus production has occurred on the site only since the 1960s. This landuse is not old enough to represent citrus production in the Hornsby LGA, which was an important industry from the late nineteenth century to mid twentieth century. The property does not satisfy this criterion at a local or state level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	The property is not connected to persons of significance in the development of the Hornsby LGA. The property does not satisfy this criterion at a local or state level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The south-western gabled section of the house contains two sets of bargeboards in a Carpenter Gothic style that may be original. The interior of this section contains two doors and timber framing that are clearly original. The lack of integrity of the house means that it does not demonstrate a building type or an architectural style. The sheds are post-war in origin and are unremarkable in form, construction, period and aesthetic, so they do not satisfy this criterion. The property does not satisfy this criterion at a local or state level.


8. Assessment of Heritage Significance	
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property has hosted the fruit buying public, including some ethnic groups over the twenty-first century, but this a recent phenomenon, and is occasional, so the property does not satisfy this criterion at a local or state level.
E. It has potential to yield information that will contribute to an understanding of the cultural or natural history of Hornsby.	<p>The house has tongue and groove flooring, so there is unlikely to be a layer of deposits on the ground underneath providing evidence for the domestic occupation of the site. There are no known early rubbish tips, cisterns or sewers on site that might provide archaeological resources.</p> <p>The property does not satisfy this criterion for listing as an item of archaeological significance at a local level.</p>
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	<p>The south-western gabled section of the farmhouse is a rare fragment in a Carpenter Gothic style in the Hornsby LGA, but this is not sufficient to satisfy this criterion.</p> <p>Commercial citrus orchards are now rare in Hornsby LGA, following the removal of vast areas of citrus orchards in the early post-war era. Ford's Farm may be the largest citrus orchard in Hornsby Shire. While citrus orcharding is an important part of the development of Hornsby Shire from the late nineteenth century through to the early post-war period, Ford's Farm was established from the 1960s, and so lacks the historical significance to be a rare instance of this type.</p> <p>The buildings and cultural landscape of this property do not satisfy this criterion at a local level.</p>
G. It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in Hornsby.	<p>The house is not sufficiently intact to be a type, so the original part of the house is not important in representing a Carpenter Gothic farmhouse. Other farmhouses in the Hornsby LGA from the late Victorian or federation periods are much better able to represent an early farmhouse.</p> <p>While commercial citrus orchards are now rare in Hornsby LGA, Ford's Farm was established when the larger orchards with potentially more historical significance were being redeveloped, and so this place lacks the historical significance to represent the citrus orchards of Hornsby LGA.</p> <p>The Narrow-leaved Apple Slopes Forest Vegetation Community is represented in the remnant bushland area of the property. This value could be protected under the E3 zoning or the Terrestrial Biodiversity Map, each of which is managed by Council. Nonetheless, there are approximately 35 places listed as items of environmental heritage on the Hornsby LEP that organically evolved bushland.</p> <p>The place may be found by ecological experts to satisfy this criterion for natural heritage values only, at a local or state level.</p>
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Recommended Management:	<p>Remove the heritage listing from Schedule 5 list of items of Environmental Heritage in the Hornsby LEP 2013 in terms of its built and cultural landscape.</p> <p>The Narrow-leaved Apple Slopes Forest Vegetation Community may be managed using the E3 Environmental Management zoning, unless Council has specific evidence that this is of significant environmental heritage.</p>
Significance level	Local


9. Image 1	
Principal image	
Subject of photo:	Aerial view of Ford's Farm at the time of purchase showing the cleared land grassed with no orchard.
Date of photo:	1961
Photographer:	Commonwealth Government – flight 1056 - 5188
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 2	
Principal image	
Subject of photo:	Detailed aerial view of Ford's farmhouse with the likely original hip roof, several sheds that do not remain, and the former jetty.
Date of photo:	1961
Photographer:	Commonwealth Government – flight 1056 - 5188
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 3	
Principal image	
Subject of photo:	East view of the farmhouse at Ford's Farm showing the fretted bargeboards.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 4	
Principal image	
Subject of photo:	The front door to the house is an original Federation period element.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright	Umwelt

9. Image 5	
Principal image	
Subject of photo:	The rear of the farmhouse, which faces south-east
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 6	
Principal image	
Subject of photo:	The sheds and several citrus trees in the north-west section of the orchard.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

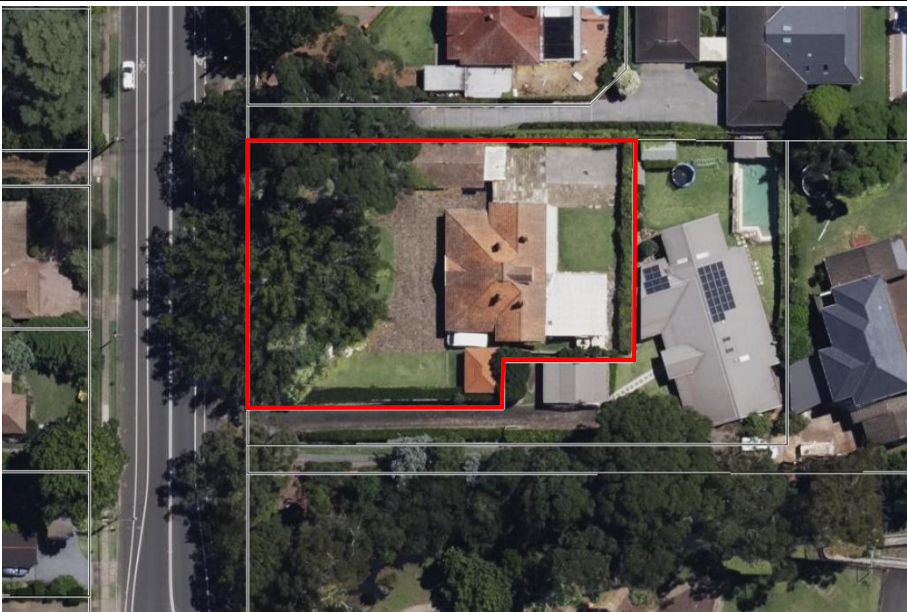
10. References	
Conversation with Susan Ford, 15 December 2023.	
Commonwealth Government – flight 1056 – 5188 of 1961	
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.	
Hornsby Heritage Register (accessed December 2023)	
‘Singleton’s Mill, Hawkesbury River’ by Ralph Hawkins, March 2019	
Hornsby Shire Landscape Heritage Study: Landscape heritage inventory sheet for the property by Extent Heritage Advisors, February 2022.	

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Date form completed:	January 2024

4.1.9 70 Norfolk Road, North Epping

1. Heritage Listing	
Item No.:	I 612
Status	Listed item
Name of place / object:	House
Item Type:	Built
Year Started:	1910

2. Location			
Street address	No. 70	Norfolk Road	
	North Epping		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 1	(section no.)	(DP no.) 540890
Co-ordinates	(Latitude) -33.7624091781	(Longitude) 151.08761078	(Datum)

3. Extent of Heritage Item	
Map of heritage item: The curtilage of the heritage item is outlined in red	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 1 in DP 540890, which is 70 Norfolk Road, North Epping.

4. Significance	
Statement of significance	The Hornsby Heritage Register states the following, which remains relevant: <i>'Federation period house in good condition and with much distinctive detail including turned timber verandah posts and fretwork brackets. Little altered. Local significance.'</i>

5. Description	
Category:	House
Description:	<p>The site contains a Federation Queen Anne style house with a front garden and trees along the front boundary.</p> <p>The walls are constructed of red-brown face bricks with purple bricks used for highlighted arches and stringcourses. The terracotta tiled roof is the dominant element of the house with a major hip, varied into a gambrel with vents emerging from the top ridge. Several gables emerge from the hip. A bell-cast profile extends over the low eaves of the verandah that extends around the sides. Exposed rafters and turned timber posts with carved brackets are characteristic of the style. The windows are double-hung with smaller panes in the upper sashes. The windows on the front elevation have shutters.</p>
Archaeological potential:	Considering the subdivision of the original property, it has limited potential to contain archaeological resources of significance about the development of North Epping. If any archaeological resources are found on the site, they would be unlikely to add significantly to a knowledge about the use of the site since the Federation period, already available in the documentary record and an analysis of the existing house.
Integrity / intactness:	The massing of the house and its period detail in the external building envelope are intact, though the original allotment has been reduced.
Modifications Dates:	<p>The original timber front fence had been removed by 1992, and new front fence set in place.</p> <p>Several subdivisions occurred in the 1960s.</p> <p>The garage near the northern boundary was built by 1986.</p>
Date of inspection:	December 2023
Current use:	Dwelling
Physical Condition:	Good
Integrity/Intactness:	The house is largely intact externally.
Significance level	Local


6. Historical Outline	
Years of construction:	C1910
Designer:	Not known
Maker/ builder:	Not known
Historical notes:	Norfolk Road was in place by the turn of the twentieth century when many orchards close to Epping railway station were subdivided for suburban housing. The nearby Epping Oval was a dedicated 'Reserve for Public Recreation' by 1913.

6. Historical Outline	
	<p>The house was built c1910 and was named Wirree Wirree under the ownership of Mrs CG Michael in 1911. The original allotment extended much further to the east, as far as the alignment of Grigg Avenue. By the time of the 1943 aerial photograph, the backyard contained several long sheds behind the house, a tennis court, and a large grassed area further east. Few houses in North Epping had tennis courts or so much land at that time.</p> <p>Grigg Avenue was formed by the early 1960s, when three allotments had been subdivided from the original allotment and houses constructed on them. Similarly, the allotment for 68 Norfolk Road had been subdivided and a houses built there by the early 1960s. The property retained a back garden with many trees and a shed or garage until a further subdivision for 68A Norfolk Road made way for the house on that property by the early 1980s. The garage serving the subject house was built over this time.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides evidence for the suburban development of North Epping in the Federation period as orchards were subdivided in the decades after the coming of the northern railway. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house is a fine example of the Federation Queen Anne style. The property satisfies this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.


8. Assessment of Heritage Significance	
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The integrity of the house indicates that it is a potential source of information about the construction of Federation houses, and their use by the middle class. The property satisfies this criterion at a local level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	Federation Queen Anne houses of this quality and scale are now rare locally. (The house is very similar to the house formerly at 64 Norfolk Road.) The property satisfies this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The house is representative of fine Federation Queen Anne houses across the state. The property satisfies this criterion at a local level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Retain the property on Schedule 5 of the Hornsby LEP.


9. Image 1	
Principal image	
Subject of photo:	Aerial photograph showing the house on its original allotment (outlined in yellow by Umwelt, also showing the current property boundary in red).
Date of photo:	1943
Photographer:	Commonwealth Government
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 2

Principal image	
Subject of photo:	The house in 1992, looking north-east.
Date of photo:	1992
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Shire Council

9. Image 3

Principal image	
Subject of photo:	West front of the house at 70 Norfolk Road
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 4	
Principal image	
Subject of photo:	The house seen from Norfolk Road through its screen of camphor laurel trees.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

10. References
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.
Hornsby Heritage Review (accessed December 2023)

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Date form completed:	January 2024

4.1.10 6 Greycliffe Avenue, Pennant Hills

1. Heritage Listing	
Item No.:	I 629
Status	Listed item
Name of place / object:	Smith House
Item Type:	Built
Year Started:	1939

2. Location			
Street address	No. 6	Greycliffe Avenue	
	Pennant Hills		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 192	(section no.)	(DP no.) 865189
Co-ordinates	(Latitude) -33.73542	(Longitude) 151.06740	(Datum)

3. Extent of Heritage Item	
Map of heritage item: The curtilage of the heritage item is outlined in red	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 192 in DP 865189, which is 6 Greycliffe Avenue, Pennant Hills

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register inventory sheet has the following statement that remains valid:</p> <p><i>'Evidence of the influence of European modernism in Australian domestic architecture, important in demonstrating a new design approach in a suburban context. Associated with local architect Raymond CS Smith, his own house. A rare example of 1940s residential modernism in Hornsby Shire.'</i></p>


5. Description	
Category:	House
Description:	<p>The site contains a late inter-war house with brick walls, some fibre-cement cladding, timber-framed fenestration and profiled steel roofing. It was constructed in an early Modernist style (early for New South Wales), using conventional building details with new materials, applied in a way that was new to the suburbs of Hornsby Shire. The house is a stylish composition of inter-penetrating rectilinear prisms defined by parapets concealing low-pitched roofs, projecting upper wall areas that form shallow, elongated window hoods with bell-cast edges contrasting with brick wall blades. The fenestration is timber framed and the original fenestration has a strong horizontal emphasis, popular in the 1930s. The north-facing windows are shaded by the projections, showing a concern for solar design.</p> <p>The building was designed and executed by local architect Raymond CS Smith (as his own house and attached office on the south side).</p>
Archaeological potential:	<p>The property is likely to be the first structure on its site. The site is unlikely to answer questions about the suburban development of Pennant Hill that cannot already be answered from the documentary record. The house is not especially suitable for a study of the construction of early Modernism in suburban Sydney because so many of the building details have been changed.</p>
Modifications Dates:	<p>The garage was rebuilt in an expanded form in the 1960s as a double garage. A likely breezeway between the original office and house was infilled with a dining room, apparently in the 1970s from the stylistic evidence. A bedroom and study were built over the dining room at the first-floor level at this time.</p> <p>Since the 1990s, the first-floor deck waterproofing and tiling, and the balustrade have had to be replaced.</p>
Date of inspection:	December 2023
Current use:	Dwelling
Physical Condition:	Fair
Integrity/Intactness:	<p>The north-eastern half of the original allotment has been subdivided for another housing allotment. The form of the house is largely intact, and many construction details are also intact, recognising the following alterations and extensions that have no heritage significance:</p> <ul style="list-style-type: none"> • The garage is a 1960s construction. • The following elements and materials are not original: <ul style="list-style-type: none"> ○ all metal roofing


5. Description	
	<ul style="list-style-type: none"> ○ aluminium cladding has replaced the early profiled asbestos cladding ○ the tiling, waterproofing and balustrade of the first-floor deck ○ paint over the original yellow bricks ○ pergola and covered area on the north-western side of the house ○ infill to form the existing dining room in the likely original breezeway between the original office and the house as well as the bedroom and study above.
Significance level	Local


6. Historical Outline	
Years of construction:	1939-40
Designer:	Raymond CS Smith, architect
Maker/ builder:	Contractors directed by Raymond CS Smith, architect
Historical notes:	<p>The house lies on land that was originally part of a grant of 640 acres to George Henry Thorn in 1840, the whole of which was sold to James Bellamy in 1856. Bellamy divided his farm in 1873 among his four married daughters and his son James jnr. Part of this land containing over 15 acres was subdivided in 1922 by Ada Elizabeth Fisher into 89 allotments creating Greycliffe Avenue and Leith and Ramsay Roads. Sales were slow. In July 1938 Raymond CS Smith purchased Lots 19 and 20 of this subdivision. A covenant attached to the sale of the land stipulated that all main buildings had to be of brick or stone and valued at no less than £300. RCS Smith transferred Lot 20 to his son Frederick Smith in April 1940.</p> <p>The property at 6 Greycliffe Avenue, Pennant Hills, was built 1939-40 by the architect Raymond Charles Seaton Smith (1906-1978) on Lot 19 of DP 11135, at the corner of Ramsay Road and Greycliffe Avenue. The house looked north-east over a large front garden of small trees and grass in 1943.</p> <p>6 Greycliffe Avenue was purchased by Evelyn Mary Ker in 1948 and it was sold to Robert and Joy Bee in 1956. Charles and Susan Headen purchased the property in 1966 and likely built the circular swimming pool that existed in the western corner of the property. The property was purchased by Richard and Valerie Horne in 1971. At this time, the front garden contained many large trees, possibly regrowth of native trees. The Hornes divided Lot 19 in 1996 in two, with the existing house being located on the rear half of the site as Lot 192 in DP 865189, and a new house being constructed on the corner of Ramsay Road (Lot 191).</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house


8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides some evidence for the suburban development of Pennant Hills in the late inter-war period. The house provides evidence for the coming of Modernism to the LGA in the inter-war period. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	The house is associated with the design work publications of architect Raymond Smith. Smith was a prolific designer and writer, but available evidence suggests that he was not sufficiently important or prominent for the property to satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house provides evidence for early Modernism in Hornsby LGA in its form and remaining original detail. The property satisfies this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The many changes to the house mean that it has limited potential to demonstrate design and construction detailing in a relatively early Modernist house in the Hornsby LGA. The property does not satisfy this criterion at a local or state level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	The house is locally rare as a work of Modernism from the late inter-war period in the Hornsby LGA. The property satisfies this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The house is not so remarkable at a state level that it would meet the threshold for listing as being representative of mid-twentieth century Modernism. The property does not satisfy this criterion at a local level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Retain the property on Schedule 5 of the LEP. In managing the heritage significance of the property, the non-original elements of the house should be permitted to be changed provided that the early aesthetic of the house is retained.

9. Image 1	
Principal image	
Subject of photo:	Aerial photograph showing the original house, with its boundary outlined in yellow, and the existing property boundary superimposed in red by Umwelt.
Date of photo:	1943
Photographer:	Commonwealth Government
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 2	
Principal image	
Subject of photo:	The house at 6 Greycliffe Avenue, seen looking west.
Date of photo:	2012
Photographer:	Godden Mackay Logan
Copyright holder	Hornsby Council

9. Image 3	
Principal image	
Subject of photo:	The south-east façade of the house facing Greycliffe Avenue.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 4	
Principal image	
Subject of photo:	The house at 6 Greycliffe Avenue, seen looking west.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 5	
Principal image	
Subject of photo:	Original unpainted brickwork inside the laundry, that likely provided airflow from the original breezeway between the dwelling and home office next to the garage.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

10. References
Heritage Review 5 (2012) by Godden Mackay Logan.
Hornsby Heritage Review (accessed December 2023)
Dossier prepared by Brian Hancock

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4.1.11 2A Paling Street, Thornleigh

1. Heritage Listing	
Item No.:	I 647
Status	Listed item
Name of place / object:	House
Item Type:	Built
Year Started:	c1930

2. Location			
Street address	No. 2A	Paling Street	
	Thornleigh		
Local government area:	Hornsby Shire		
Land parcel(s)	Strata Plan	SP 58495	
Co-ordinates	(Latitude) -33.734103	(Longitude) 151.077324	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The boundary of the strata plan is outlined in yellow, and the essential curtilage of the heritage item is outlined in red by Umwelt.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot SP 58495, which is 2A Paling Street, Thornleigh, although the area with heritage significance is smaller.

4. Significance	
Statement of significance	The Hornsby Heritage Register has the following statement, which remains relevant: <i>'Outstanding example of an Inter-War Bungalow style. Good condition. Rich in original fine timber and masonry detail. Integrity partly affected by side verandah enclosure.'</i>

5. Description	
Category:	House
Description:	The site contains an Inter-War California Bungalow built around 1930 with liver-coloured bricks, timber roof framing and a glazed tile roof. The front façade has two large long-span gables clad with timber strapwork and shaped shingles. The verandah extends around the northern side, where it is enclosed. The verandah gables are supported by colonettes on truncated pyramids of rock-faced sandstone. The balustrade is built of matching brick. The timber valence is detailed with implied arches supporting the timber posts in the pediments. The verandah has a tiled floor. The front door and sidelights retain leadlight glazing. The original windows are generally casements. The garage was originally designed to be under the rear of the house.
Archaeological potential:	The property is unlikely to answer questions about the suburban development of Thornleigh that cannot already be answered from the documentary record.
Modifications Dates:	1980s – Road widening removed the front garden. 1995 – the house's site was amalgamated with other sites for 13 townhouses.
Date of inspection:	December 2023
Current use:	Dwelling
Physical Condition:	Good
Integrity/Intactness:	The massing of the house is close to intact, though the northern verandah has been enclosed. The original formal garden has been removed.
Significance level	Local

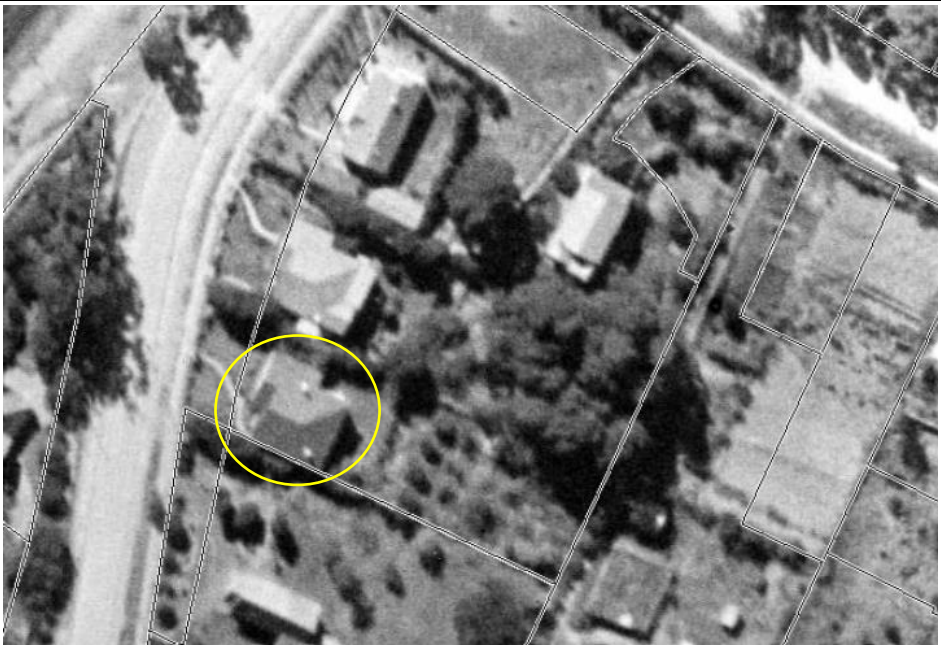
6. Historical Outline	
Years of construction:	1930
Designer:	Not known
Maker/ builder:	Not known
Historical notes:	The site is part of the 1840 land grant to John Thorn (1794-1838). William Paling (1825-1898) purchased 30ha along Pennant Hills Road in 1884. He increased this to 40.4 ha later in the century. Paling built a large holiday house by 1886 that was named 'Pomona' after the Roman goddess of fruit trees. The estate included an orchard, which was typical of the district at the time, though Paling's was professionally managed. William Paling migrated to Australia from Holland in 1853 and established a successful business importing pianos and sheet music from Europe. Following Paling's death, the Pomona estate was managed by his executor, Pietro Filippo Marich. Marich attempted to subdivide the estate in 1903, and then more successfully in 1908.


6. Historical Outline	
	<p>Paling Street is named after William Paling.</p> <p>The subject house was built on lot 65 of the Pomona Estate subdivision of 1908. The house was built c1930, with a very similar house on the neighbouring allotment to the north-east. By 1943, the front garden of the subject house had a curved path with lawn on either side and a row of small shrubs along the front boundary. A grid of trees was laid out in the back garden.</p> <p>Pennant Hills Road was widened in the late 1980s to enable three lanes of traffic each way. This required the resumption of the front gardens of many adjacent properties, and some buildings needed to be demolished. The subject house lost most of its front garden.</p> <p>Hornsby Council approved the construction of 13 town houses on the amalgamated site in September 1995. The brick wall across the Pennant Hills frontage was approved in 1998.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides evidence for the suburban development of Thornleigh in the inter-war period as the orchards several hundred metres from the railway stations were subdivided for suburban housing in the decades after the coming of the railway. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house has a conventional Inter-War California Bungalow form. The gable decoration is a far more labour-intensive Arts and Crafts type than in many others of this type in the Hornsby LGA. The property satisfies this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.

8. Assessment of Heritage Significance	
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The house represents a housing type that is plentiful in the conservation areas of Hornsby LGA and the middle-ring suburbs of Sydney, so the house does not need to be a distinct subject of research. The property does not satisfy this criterion at a local level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	Inter-War California Bungalows are reasonably common in the Hornsby LGA and the property does not satisfy this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The house demonstrates the principal characteristics of an Inter-War California Bungalow. The property satisfies this criterion at a local level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Retain the property (noting that it is the Inter-War California Bungalow only that is significant) on Schedule 5 of the Hornsby LEP.

9. Image 1	
Principal image	
Subject of photo:	Aerial photograph of the site before road widening showing the subject house circled by Umwelt. The current property boundaries are shown.
Date of photo:	1943
Photographer:	Commonwealth Government
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 2	
Principal image	
Subject of photo:	The California Bungalow at 2A Paling Street
Date of photo:	1992
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Council

9. Image 3	
Principal image	
Subject of photo:	Detail of the front facade
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

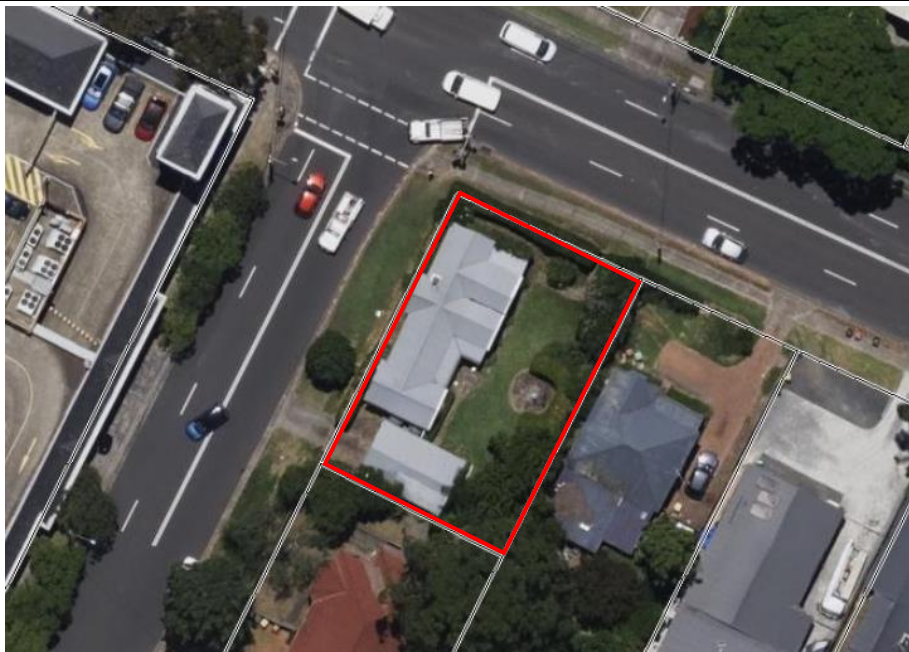
10. References	
Heritage Review 5 (2012) by Godden Mackay Logan.	
Hornsby Heritage Review (accessed December 2023)	
Heritage Assessment for 2 Paling St and 321 Pennant Hills Road, Thornleigh Paul Davies Heritage Consultants, October 1994.	

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4.1.12 14 The Comenarra Parkway, Thornleigh

1. Heritage Listing	
Item No.:	I 720
Status	Listed item
Name of place / object:	House
Item Type:	Built
Year Started:	c1890

2. Location			
Street address	No. 14	The Comenarra Parkway	
	Thornleigh		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 141	(section no.)	(DP no.) 882346
Co-ordinates	(Latitude) -33.73163	(Longitude) 151.08268	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 141 in DP 882346, which is 14 The Comenarra Parkway, Thornleigh.

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register records the following:</p> <p><i>'Believed to be one of the oldest surviving cottages in this area. Good example of a vernacular weatherboard cottage. Relatively unaltered. Associated with farming and the early development of the area. Local significance.'</i></p> <p>It should be noted that the cottage has been altered and extended to the rear with traditional materials and contemporary detailing, so the phrase <i>'Relatively unaltered'</i> should be removed.</p>

5. Description	
Category:	House
Description:	<p>The site contains an early Federation Bungalow-style weatherboard cottage with a contemporary rear extension incorporating period elements salvaged from other buildings. The original house is under the northern half of the western gable, and the transverse gable parallel with The Comenarra Parkway visible from that street. There was a lean-to skillion behind the transverse gable.</p> <p>The cottage is timber-framed, and the walls are clad with weatherboard. The roofs are all gabled somewhat steeply at approximately 39°, and clad with modern corrugated steel. The front verandah has a bullnose shape, since the simple skillion roof was replaced at the turn of the twentieth-first century. The front gable pediment is clad simply with battened fibrous cement. The original windows are timber framed with double-hung windows of two panes to each sash. The original shutters to the windows facing Wood Street were lost around the time of the extensions. The panelled front door appears to be original.</p> <p>The rear service wing was a slim gable offset from Wood Street. It had timber windows typical of the Federation period and the cladding was later changed to fibro.</p> <p>Through the twentieth century, there were two housing allotments with a boundary to Wood Street between The Comenarra Parkway and Bellevue Street; now there are three since the two allotments were amalgamated and subdivided into three, so the original subject allotment is smaller since the development work.</p> <p>The twenty-first-century rear extension is under the roof between the second and third transverse gables from The Comenarra Parkway. This period also saw the front transverse gable extended west to a new projecting bay towards Wood Street.</p>
Archaeological potential:	The property may contain archaeological resources and works providing local information about the construction of a timber cottage and life in the Federation era. This potential is not sufficient to list the site for its archaeological potential.
Integrity / intactness:	The front of the house is close to intact, though the verandah has been rebuilt.
Modifications Dates:	c2001 for alterations and extensions to the house, and reduction in the size of the allotment
Date of inspection:	December 2023
Current use:	Dwelling


5. Description	
Physical Condition:	Good
Recommended Management:	Retain of Schedule 5 of the Hornsby LEP because the remaining original part of the cottage is relatively early.
Significance level	Local


6. Historical Outline	
Years of construction:	1890c
Designer:	Rachelle Elphick for 2001 work
Maker/ builder:	Chris Elphick for 2001 work
Historical notes:	<p>The Comenarra Parkway began as a track constructed from the 1830s, reaching completion in 1972. The side street by the property is Wood Street, named after James Wood, who became a member of the Thornleigh Progress Association in 1904.</p> <p>The cottage was built around 1890 (Hornsby Shire Historical Society) by a timber merchant using many second-hand materials. The house was little changed until it was subdivided and extended at the turn of the twenty-first century. Rachelle and Chris Elphick purchased the property in 1999 and undertook repair and extension work through to 2001 using new and some salvaged elements from other period buildings.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house


8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides evidence for the emerging suburban development of Thornleigh soon after the coming of the Northern Railway. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house provides evidence for the late Victorian vernacular carpentry style that was common among working people in non-urban areas. The property satisfies this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.


8. Assessment of Heritage Significance	
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The cottage may provide some information about late nineteenth-century timber construction and the lives of the artisan class, but the cottage is not sufficiently intact to be a good model for study. The original allotment has been truncated, so any buried rubbish dumps with archaeological resources may be outside the current site. This property does not satisfy this criterion at a local level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	The cottage has been identified by the Hornsby Shire Historical Society as being one of the earliest houses remaining in Thornleigh. This is sufficient to satisfy this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The front of the cottage, apart from the verandah, demonstrates a late nineteenth-century vernacular timber cottage. However, the cottage and its land are not sufficiently intact to demonstrate the principal characteristics of such a building. The property does not satisfy this criterion.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	On the basis of the cottage being one of the earliest houses in Thornleigh, retain the property of Schedule 5 of the Hornsby LEP.


9. Image 1	
Principal image	
Subject of photo:	Aerial photograph of the site with the current boundary outlined in red by Umwelt. The original extent of the larger backyard is discernible.
Date of photo:	1943
Photographer:	Commonwealth Government
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 2	
Principal image	
Subject of photo:	The cottage in 1993, looking west from The Comenarra Parkway.
Date of photo:	1993
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Shire Council

9. Image 3	
Principal image	
Subject of photo:	The cottage in 1993, looking south-east from Wood Street.
Date of photo:	1993
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Shire Council

9. Image 4	
Principal image	
Subject of photo:	The cottage seen from The Comenarra Parkway.
Date of photo:	June 2002
Photographer:	Not known
Copyright holder	Hornsby Advocate

9. Image 5	
Principal image	
Subject of photo:	The extended cottage facing the courtyard, looking north-west.
Date of photo:	June 2002
Photographer:	Not known
Copyright holder	Hornsby Advocate

9. Image 6	
Principal image	
Subject of photo:	The northern corner of the cottage, by The Comenarra Parkway and Wood Street
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 7	
Principal image	
Subject of photo:	Photograph showing the north-west elevation to Wood Street. The original part of the cottage is to the left of the gable in the centre of the image.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 8	
Principal image	
Subject of photo:	View looking west towards the side wall of the cottage, showing the extensions at the rear
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

10. References
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.
Hornsby Heritage Review (accessed December 2023)
Hornsby Historical Society
<i>Hornsby Advocate</i> , 20 June 2002

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4.1.13 80 The Esplanade, Thornleigh

1. Heritage Listing	
Item No.:	I 723
Status	Listed item
Name of place / object:	House
Item Type:	Built
Year Started:	c1915

2. Location			
Street address	No. 80	The Esplanade	
	Thornleigh		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 25	(section no.)	(DP no.) 1211837
Co-ordinates	(Latitude) -33.73091	(Longitude) 151.07818	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red by Umwelt.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 25 in DP 1211837, which is 80 The Esplanade, Thornleigh.

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register inventory sheet states the following: <i>'Good example of an Inter-War period weatherboard house. Unusual verandah column brackets. Much good quality original detail. Local significance.'</i></p> <p>The house is stylistically Federation and Umwelt recommends the following replacement statement:</p> <p>The property contains a Federation Bungalow. It is symmetrical in the manner of smaller houses of the period, and decorated with some Art Nouveau inspired features among utilitarian elements that are similar to those employed since the late Victorian period.</p>


5. Description	
Category:	House
Description:	<p>The site contains a single-storey detached house in a constrained garden setting. The house is clad in timber weatherboards and has a timber-framed verandah facing the two streets (south and east). The front elevation is symmetrical and original, with a French door to either side of the front door. The doors in the front elevation are low waisted, typical of the early Federation period, though this house is a relatively late instance of Federation style. A small gable emerges from the dominant hip roof shape to mark the entry. The south elevation to Eddy Street contains a pair of 1920s style, multi-paned double doors.</p> <p>The rear of the house has been altered.</p> <p>The golden cypress trees were planted c1950s and complement the symmetry of the house. The concrete hardstand and sandstone boundary wall are from recent decades.</p>
Archaeological potential:	As a compact allotment, the property is unlikely to answer questions about the suburban development of Thornleigh that cannot already be answered from the documentary record.
Modifications Dates:	<p>c1980 pebblecrete-clad concreted verandah.</p> <p>The infill of the south verandah was removed after 1993, enabling the south front to be conserved.</p>
Date of inspection:	December 2023
Current use:	Dwelling
Physical Condition:	Good
Integrity/Intactness:	The external building envelope is largely intact, with the verandah floor being the key exception.
Recommended Management:	The property should remain on Schedule 5 of the Hornsby LEP.
Significance level	Local

6. Historical Outline	
Years of construction:	c1915
Designer:	Not known
Maker/ builder:	Not known
Historical notes:	<p>The precinct was laid out as a stone fruit orchard in the late nineteenth century. Eddy Road was formed by 1905 for the Eddy Estate of Thornleigh Heights, on the southern side of the street. The road was named after Edward Eddy (1851-1897), railway commissioner from 1888 to 1895. The Thornleigh Township Estate subdivision of 1912 prepared the nearby land on the northern side for suburban housing, although the subject property was part of a large land parcel not included in that subdivision and was not developed at that time. The subdivision for the Crown of Thornleigh Estate shows the subject house constructed by 1926.</p> <p>The allotment at the house's construction extended through to the north-western side boundary of what is now 2A and 2B Eddy Street, making for a property of about 950m². This is apparent in the 1943 aerial photograph. In the post-war years, the backyards of 80 and 78 The Esplanade were cut off to make for 2A and 2B Eddy Street, leaving the subject house on a tight allotment.</p> <p>The house was constructed c1915 from stylistic evidence. This was several decades after the construction of the northern railway.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house

8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides evidence for the suburban development of Thornleigh in the Federation period as encouraged by the railway provided impetus. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house provides evidence for the Federation Bungalow style with some Art Nouveau decoration that was popular in the first decade of the twentieth century. The house satisfies this criterion at a local level.
D. It has strong or special association with a particular community or	The property does not satisfy this criterion.


8. Assessment of Heritage Significance	
cultural group in Hornsby Shire for social, cultural or spiritual reasons.	
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The house is a regular building type with regular construction detail. It was constructed within the period that is very well understood from the documentary period and so is unlikely to add to a general understanding of suburban life in NSW since the Federation period. The property has been subdivided, likely separating the current property from any buried rubbish tip or septic tank. The site does not satisfy this criterion at a local level.
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	The house is a standard type in a style that remains in plentiful numbers. The property does not satisfy this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The house represents housing for the comfortable working class in the Federation period, when wages and living standards in Australia were among the highest in the world. The house also represents the Federation Bungalow style on a modest scale in timber. The house satisfies this criterion at a local level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>

9. Image 1	
Principal image	
Subject of photo:	Aerial photograph of the site with the current boundary outlined in red by Umwelt. The original boundary outlined in yellow by Umwelt.
Date of photo:	1943
Photographer:	Commonwealth Government
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 2

Principal image	
Subject of photo:	East elevation of 80 The Esplanade, facing towards the railway line.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 3

Principal image	
Subject of photo:	South elevation of 80 The Esplanade
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

10. References	
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.	
Hornsby Heritage Review (accessed December 2023)	
Hornsby Shire Recollects	
The Sands Directory was consulted but does not provide enough information to ascertain a construction date.	

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Date form completed:	January 2024

4.1.14 75 Balmoral Street, Waitara

1. Heritage Listing	
Item No.:	I 777
Status	Listed item
Name of place / object:	House
Item Type:	Built
Year Started:	c1915

2. Location			
Street address	No. 75	Balmoral Street	
	Waitara		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 2	(section no.)	(DP no.) 513859
Co-ordinates	(Latitude) -33.704995	(Longitude) 151.10930	(Datum)

3. Extent of Heritage Item	
Map of heritage item: The curtilage of the heritage item is outlined in red	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 2 in DP 513859, which is 75 Balmoral Street, Waitara.

4. Significance	
Statement of significance	The Hornsby Heritage Register contains the following statement that remains valid: <i>'Interesting Federation Bungalow variation. Good quality original detail, including shingles, verandah posts and windows. Little altered. Local significance.'</i>

5. Description	
Category:	House
Description:	<p>The site contains a single-storey Federation Bungalow with a complex form that may have been designed by an architect. It is set back from street with a large front garden, but not much space behind following subdivision. The house is constructed of face brick with some roughcast finishing above a stringcourse and on the chimneys, and timber framed roofing clad with terra cotta tiles.</p> <p>There is timber shingling to the gable ends and window aprons. The larger gable is half timbered with roughcast at the apex. The verandahs have square posts with large Art Nouveau-inspired brackets. The rafter ends are exposed under the eaves. There is an inglenook. The windows are original timber-framed and usually double-hung. The front door is original with a sidelight and toplight. The chimneys retain terra cotta pots. The attached garage was built several decades ago, then altered into a more sympathetic style.</p>
Archaeological potential:	The property is unlikely to answer questions about the suburban development of Waitara in the Federation period that cannot already be answered from the documentary record.
Modifications Dates:	<p>1950s – subdivisions, followed by the construction of several houses.</p> <p>1960s – a garage was built on the north side.</p> <p>Late 1990s – the garage was rebuilt in a Federation style.</p>
Date of inspection:	December 2023
Current use:	Dwelling
Physical Condition:	Good
Integrity/Intactness:	The front section of the house is intact externally, recognising that the garage on the northern side is from recent decades.
Significance level	Local


6. Historical Outline	
Years of construction:	c1915
Designer:	Not known, but likely designed by an architect
Maker/ builder:	Not known
Historical notes:	<p>Balmoral Street was in place by 1898 for the Hornsby Junction Estate subdivision auction, when one-acre allotments were sold on the west side of Balmoral Street. The subject land was part of lot 60. The one-acre lot remained intact until after WWII. The house was built around 1915, judging from its architectural style. The house originally stood in a large allotment surrounded by lawns and gardens. A curved path provided the shortest access to the street heading towards Waitara railway station.</p>


6. Historical Outline	
	<p>In 1943, Lot 60 was one of very few one-acre lots in the precinct with one house and no further subdivision until around the 1950s when several Austerity houses were built south of the subject house.</p> <p>The skillion-roofed garage was in place by 1970 and the metal sheet door was replaced with a more traditional-looking timber set of doors after 1993. There was originally a substantial skillion-roofed set of service rooms at the back of the house. The rear section of the house was extended and substantially rebuilt in the early twenty-first century.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house


8. Assessment of Heritage Significance	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides evidence for the suburban development of Waitara in the Federation period, in the decades after the completion of the nearby northern and north shore railway lines. The property satisfies this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	Available evidence suggests that the property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The house is a good example of a Federation Bungalow that was popular in the late Federation period. The property satisfies this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	The house appears to be intact and so provides a study resource into the construction methods in Federation houses, and the lifestyle of the middle class at that time. The subdivision has likely separated the house from any buried waste that might contain archaeological resources. The property does not satisfy this criterion at a local level.

8. Assessment of Heritage Significance	
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	Federation Bungalows are not rare in Hornsby LGA, but Federation houses of this quality exist in such limited numbers that this house satisfies this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The house demonstrates the principal characteristics of a Federation Bungalow, and so it satisfies this criterion at a local level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Recommended Management:	The property should remain on Schedule 5 of the Hornsby LEP.

9. Image 1	
Principal image	
Subject of photo:	Aerial photograph of the house and its original garden at 75 Balmoral Street (centre).
Date of photo:	1943
Photographer:	Commonwealth Government
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 2	
Principal image	
Subject of photo:	The house seen from 75 Balmoral Street
Date of photo:	1992
Photographer:	Perumal Murphy Wu Pty Ltd
Copyright holder	Hornsby Shire Council / Perumal Murphy Wu Pty Ltd

9. Image 3	
Principal image	
Subject of photo:	The house at 75 Balmoral Street, seen looking west over the garden.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 4	
Principal image	
Subject of photo:	Detailed view of the house at 75 Balmoral Street, seen looking west over the garden.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

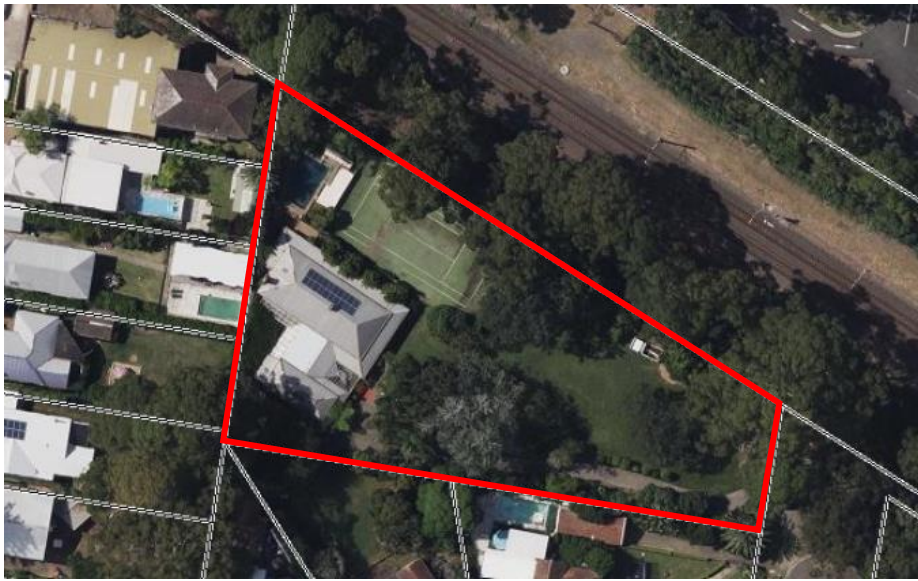
10. References
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.
Hornsby Heritage Review (accessed December 2023)
Hornsby Shire Recollects

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Date form completed:	January 2024

4.1.15 12 John Hughes Place, Wahroonga

1. Heritage Listing	
Item No.:	I 756
Status	Listed heritage item in Hornsby LEP 2013. The house is contributory in Conservation Area C7.
Name of place / object:	"Roselands"
Item Type:	Built
Year Started:	c1898

2. Location			
Street address	No. 12	John Hughes Place	
	Wahroonga		
Local government area:	Hornsby Shire		
Land parcel(s)	(Lot no/s) 10	(section no.)	(DP no.) 2870
Co-ordinates	(Latitude) -33.714491	(Longitude) 151.111594	(Datum)

3. Extent of Heritage Item	
<p>Map of heritage item:</p> <p>The curtilage of the heritage item is outlined in red by Umwelt.</p> <p>Note that subdivision for two additional housing lots have been approved in the eastern section of the site.</p>	
Source of map or plan:	NSW Spatial Information Exchange (SIX Maps)
Boundary description (in words):	Lot 10 in DP 2870, which is 12 John Hughes Place, Wahroonga

4. Significance	
Statement of significance	<p>The Hornsby Heritage Register states the following:</p> <p><i>'Interesting example of a late Victorian house that is a remnant of the early development of the area and may have been built c. 1898 by its then owner William Buckingham. The house has associations with the early occupation of the site by William Edwin Harnett and his wife Margaret. The house is in the late Victorian colonial revival style and though altered retains a readable part of its original form and layout, and is set in a handsome garden and oriented to the railway.'</i></p> <p>Umwelt recommends the following:</p> <p>The house 'Roselands' was built in c1898 by William Buckingham. It was one of the early houses after the Bundarra Road Subdivision, and it was later occupied by Edwin and Margaret Harnett. The house is unusual in the area for facing the railway. The house was extended in 1982 in a matching style, that resulted in most of the original fabric of the house being removed, so the original house retains only the eastern half of its northern external wall and the two adjacent internal rooms.</p>

5. Description	
Category:	House
Description:	The site contains a sprawling single-storey brick house. The original section is within the eastern half of the main northern section of the house. The walls are face brick, with tuck-pointing on the original section that is the east half of the of the north facade. The fenestration is timber framed and mostly in Federation style, but only the two windows and front door in the original part of the façade are intact.
Archaeological potential:	The property is insufficiently intact to be well placed to answer questions about the suburban development of Wahroonga after the coming of the railway that cannot already be answered from the documentary record.
Integrity / intactness:	Most of the house was built in 1982 or later, leaving only half of the front façade (with the tuck-pointed brickwork) and the two rooms behind it.
Modifications Dates:	1982
Date of inspection:	December 2023
Current use:	Dwelling. Subdivision for two additional housing lots have been approved.
Physical Condition:	Good, while noting that most of the house is a relatively recent construction.
Integrity/Intactness:	The heritage integrity of the house is low, limited to the eastern half of the north elevation, and the adjacent two adjacent rooms.
Recommended Management:	Due to the low historical integrity of the house, the property should be removed from Schedule 5 of the LEP 2013. The heritage values of the property should continue to be managed under Conservation Area C7.
Significance level	Local


6. Historical Outline	
Years of construction:	1898, 1982
Designer:	Not known for the original section, Rod Howard for the 1982 alterations and extensions.

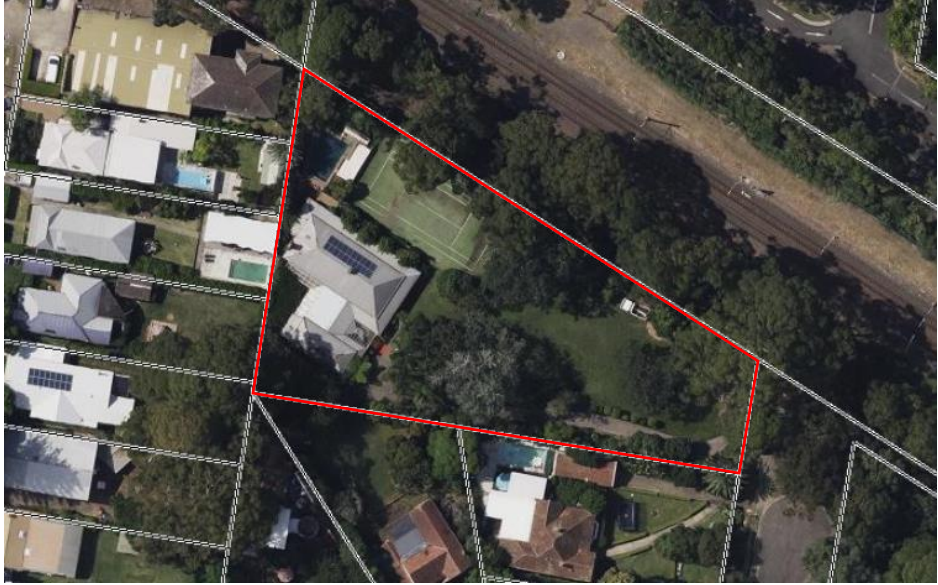
6. Historical Outline	
Maker/ builder:	Not known
Historical notes:	<p>The site is the only intact allotment on the west side of the railway line facing the former Bundarra Street of the Bundarra Estate. This was a subdivision of December 1983 by William and Margaret Edwards (formally Mrs William Edwin Harnett). The house was built c. 1898 by its then owner William Buckingham. It is one of the earliest houses in the area.</p> <p>The house was extended in 1982 to the design of Rod Howard as one of his first roles as project architect. The tennis court was built c1980.</p>


7. Historical themes represented	
National theme(s):	4 Building settlements, towns and cities
State theme(s):	Accommodation
Local themes:	Settlement and Suburbanisation – suburban house

8. Assessment of Heritage Significance-	
A. It is important in the course or pattern of the cultural history of Hornsby.	The property provides evidence for the suburban development of Wahroonga soon after the coming of the north shore railway line. However, the property is far from intact and so the property does not satisfy this criterion at a local level.
B. It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of Hornsby Shire.	The property is associated with the local land owning family, the Buckinghams. The Buckingham family are not distinctive in their contribution to the history of Hornsby Shire. Considering the small amount of original fabric in the house, the property does not satisfy this criterion at a local level.
C. It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hornsby Shire.	The original section of the house provides evidence for a house with Federation period detailing and an original form that was more Victorian Georgian style. However, the house has such a small amount of original fabric that the property does not satisfy this criterion at a local level.
D. It has strong or special association with a particular community or cultural group in Hornsby Shire for social, cultural or spiritual reasons.	The property does not satisfy this criterion.
E. It has potential to yield information that will contribute to an understanding of the cultural history of Hornsby.	Rubbish dumps, cisterns and other opportunities to find buried archaeological resources are not known on the property. While such scatterings may exist, they are unlikely to contain archaeological resources of state significance due to their unremarkable age and the common nature of suburban development on the north shore from the Federation period. Only a small part of the original house remains. While there may be the remains of footings of the original house under 1982 period alterations, information about the original house form exists in the documentary record. The property does not satisfy this criterion at a local level.


8. Assessment of Heritage Significance-	
F. It possesses uncommon, rare or endangered aspects of the cultural or natural history of Hornsby.	The house is not sufficiently intact to represent a heritage type, and so it is not rare. The property does not satisfy this criterion at a local level.
G. It is important in demonstrating the principal characteristics of a class of cultural places/ environments in Hornsby.	The house is not sufficiently intact to represent a heritage type. The property does not satisfy this criterion at a local level.
Heritage Listings:	<i>Hornsby Local Environmental Plan 2013 - Schedule 5</i>
Reviewed listing recommendation:	Remove the heritage listing from Schedule 5 of the Hornsby LEP 2013. Manage the heritage value of the house under the conservation area controls.

9. Image 1	
Principal image	 An aerial photograph showing a residential area. A specific property is outlined with a red line, indicating its original boundary. The surrounding area includes other houses, trees, and a road.
Subject of photo:	Aerial view of the site showing the extent of the original house. The property boundary is outlined in red by Umwelt.
Date of photo:	1943
Photographer:	Commonwealth Government
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 2	
Principal image	
Subject of photo:	Aerial view of the site showing the current extent of the house, without noting recently approved subdivision. The property boundary is outlined by Umwelt.
Date of photo:	2021
Photographer:	NSW Spatial Information Exchange (SIX Maps)
Copyright holder	NSW Spatial Information Exchange (SIX Maps)

9. Image 3	
Principal image	
Subject of photo:	The northern façade of the house. The left half is original.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 4	
Principal image	
Subject of photo:	Detail showing the original external wall in the house (the two windows with a dark-coloured front door in between).
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

9. Image 5	
Principal image	
Subject of photo:	The east side of the subject house showing 1980s work in Federation style.
Date of photo:	December 2023
Photographer:	Brad Vale
Copyright holder	Umwelt

10. References	
Heritage Review 1 (1997) by Perumal Murphy Wu Pty Ltd.	
Hornsby Heritage Review (accessed December 2023)	

11. Author	
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Date form completed:	January 2024

5.0 Conclusion

Umwelt inspected each site reviewed in this report and undertook a heritage assessment in accordance with the standards of Heritage NSW.

Umwelt recommends that the findings concerning the heritage status of each of the 15 properties listed in section 3.0 be acted upon by Hornsby Council when Schedule 5 of the *Hornsby Local Environmental Plan, 2013* (HLEP) is next reviewed.

The following ten properties have been assessed as meeting the NSW heritage significance criteria and should be retained as items of environmental heritage on Schedule 5 of the Hornsby LEP:

- 28 Hannah Street, Beecroft
- 51 Brooklyn Road, Brooklyn
- 176 Brooklyn Road, Brooklyn
- 29 Old Berowra Road, Hornsby
- 70 Norfolk Avenue, North Epping
- 6 Greycliffe Avenue, Pennant Hills
- 2A Paling Street, Thornleigh
- 14 The Comenarra Parkway, Thornleigh
- 80 The Esplanade, Thornleigh
- 75 Balmoral Street, Waitara.

The listing of the property at 1275 Singleton Road, Laughtondale should be removed from Schedule 5 of the LEP in so far as the built heritage and cultural heritage fabric of the property do not meet the heritage criteria. The property could be retained as an item of environmental heritage for its natural heritage values. The southern portion of the property contains the Narrow-leaved Apple Slopes Forest Vegetation Community, which is recognised as a regionally significant community in the Hornsby Shire Biodiversity Conservation Strategy (Hornsby Shire Council 2020). Ecology is beyond the scope of this report, but we note that Council has regulatory instruments to protect these natural heritage values without using Schedule 5 of the LEP.

The following five properties have been assessed as not meeting the NSW heritage significance criteria and should be removed from Schedule 5 of the LEP:

- 89-91 Arcadia Road, Arcadia
- 75 Berowra Waters Road, Berowra
- 432 Galston Road, Dural
- 1275 Singleton Road, Laughtondale
- 12 John Hughes Place, Wahroonga.

Umwelt

A handwritten signature in black ink, appearing to read 'Brad Vale', with a stylized, cursive script.

Brad Vale

Principal Heritage Consultant

