

HORNSBY WEST SIDE HERITAGE CONSERVATION AREA (Mt. Errington precinct)

REVIEW

FOR

Hornsby Shire Council



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Architecture Conservation Landscape Interiors Urban Design Interpretation
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Survey Evidence of the Study Area

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Community Consultation Letter

1.0 INTRODUCTION

1.1 Brief

This report constitutes a review of the current heritage significance of one of the three parts of the Hornsby West Side Conservation Area and the streetscape qualities of the area. The aim of this report is to investigate and assess the heritage values of the area, to formulate a statement of significance and to develop recommendations for the management of the area to retain and enhance its heritage significance and streetscape qualities.

1.2 Limitations

The properties within the Study area were inspected from the street. The rear of the properties and their interiors were not inspected.

The historical research included an analysis of secondary sources.

1.3 Acknowledgements

Assistance has been provided to Tropman & Tropman Architects, authors of this report, by the following:

Hornsby Local Studies Library
Hornsby Shire Historical Society
Mitchell Library
NSW Heritage Office

1.5 Definitions

For the purposes of this report, the **local** area refers to the Hornsby Shire Council area, **region** refers generally to the County of Cumberland and **state** refers to the state of New South Wales.



Study area

Figure 1: Locality Plan

1.6 Study Area

The study area is based on the 1896 Mt Errington sub-division and consists of one of the three portions that comprise the Hornsby West Side Heritage Conservation Area. The Study area is bounded by Dural Street, Frederick Street, Ashley Street, Lisgar Road and Rosemead Road. The area also includes Lisgar Gardens.

The study area is shown in Figure No 2.

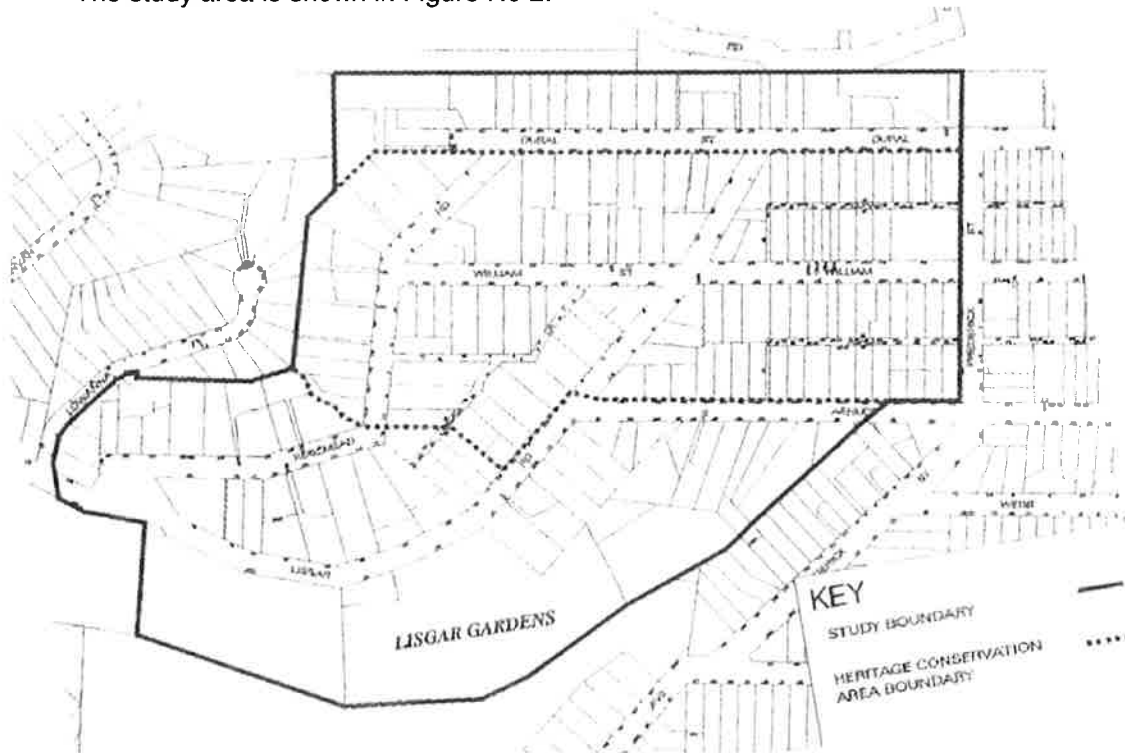


Figure 2: Map of the Study area showing the road layouts and individual lots

1.7 Methodology

This Review is based on an analysis of the historical documentary evidence and current physical evidence in the Study area.

The survey of the physical elements was conducted from the street on a street by street basis. All residences and streetscapes were photographed and the information included in the Review (Refer to Appendix A). The interiors of the houses were not surveyed.

In relation to community consultation, a letter (Refer to Appendix B) was sent to all affected property owners to survey their understanding of the area and the Review. Their responses are included in the Review.

The analysis of the historical information and physical characteristics provided the basis for an assessment of the heritage significance of the Study area and the formulation of appropriate management policies to retain and enhance the heritage significance and streetscape qualities. The heritage assessment was done in accordance with the assessment guidelines published by the NSW Heritage Office 2001, Conservation Areas published by the NSW Heritage Office 1996 and the Australia ICOMOS Burra Charter 2000.

Aerial photographs taken in 1930, 1955 and 2000 were used to determine the positioning of residences on the lots, setbacks and density of built form and landscape.

2.0 HISTORICAL SUMMARY

The following documents have been used as the basis for the historical summary.

- *Hornsby Shire Heritage Study - Thematic History, 1993*
- *Hornsby Shire Heritage Study – Built Heritage, 1993.*
- *Federation Hornsby – The Development of the Mount Errington Area. Hornsby Shire Historical Society, 1997.*

2.1 The early development of the Hornsby Shire

The two main northerly routes in the Shire followed the ridges to the Hawkesbury River at Wisemans and Peats Ferries. The Study Area is located on the western edge of the Peats Ferry route. Timber getting, followed by farming (which was assisted by the work of the timber cutters) were the main sequence in settlement. Orchards were the favourite variety of agriculture.

The topography and soils of the area had a strong influence on the pattern of development. Subdivision and transport was easiest on the top of the ridge. The early subdivision in the Study area to form Dural and William Streets and Rosemead Road took advantage of the gentle topography and the more fertile Mittagong Formation soils on the ridge.

The building of the northern railway to Hornsby (then Jack's Island) Junction from Strathfield (1886) and from St Leonards (1890) opened up local production to city markets. More farmers were encouraged to settle by the favourable transport arrangements and many built better houses. Some railway construction workers and others who operated the service were encouraged to settle in the area. But it was the growing population of Sydney, seeking healthier sites in a semi-rural environment which came to characterise Hornsby. At first the movement was slow to take hold but, by the early part of the twentieth century, it had reached large proportions.

The railway was the crucial element until, and even well after, the advent of the petrol engine. Whereas the train service restricted settlement to ribbon development, the motor car and bus encouraged more extensive residential construction beyond the orbit of the station.

2.2 The early subdivision of the Study Area

The railway was the prime mover of people to Hornsby but it was the function of developers to provide the land. The 1880s were a period of developer dominance. Few were more ambitious than Robert Burdett Smith, John Fitzgerald Burns (both successful politicians) and George Withers. The trio acquired, among other holdings, 314 hectares east and west of Hornsby Station. In the neighbourhood was good ridge land, with citrus and stone fruit orchards, and much vacant Crown land.

The Hornsby sector was surveyed for subdivision in 1886 and registered as DP 1880 (Figure 3). A further area was taken up, south from Dural Street to Norman, Beresford and Dartford Roads, Thornleigh. An area in Rosemead and Lisgar Roads was registered in 1897 as DP 3369A (Figure 4).

As was the custom of large-scale land developers, Burdett Smith and his colleagues were acutely aware of the social stratification involved in planning. For them, distance from public transport and scenic attractions were decisive. Working class housing was closest to the railway. Skilled and clerical workers were placed further west. The city professionals could enjoy the scenic quality of the ridge overlooking the valley. For the last group, residential lots were to be sufficiently large to include lawns and gardens but should not give opportunity for commercial farming.

DP 1880

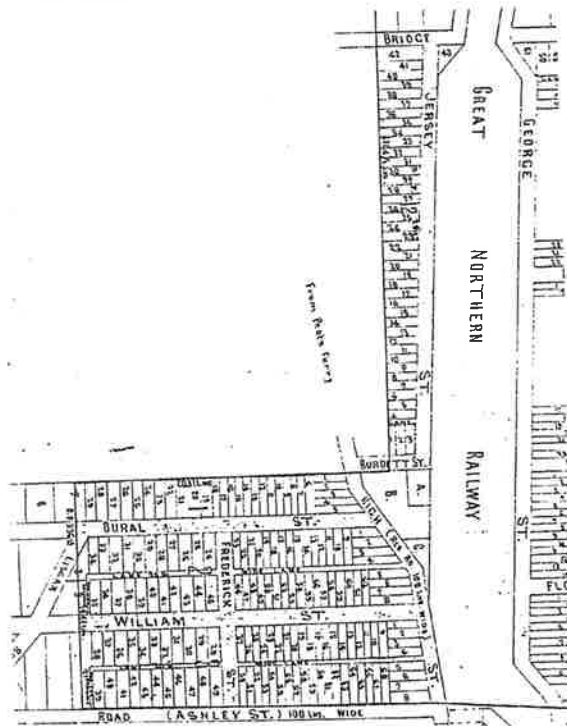


Figure 3: DP 1880 dated 1886 - Location Plan

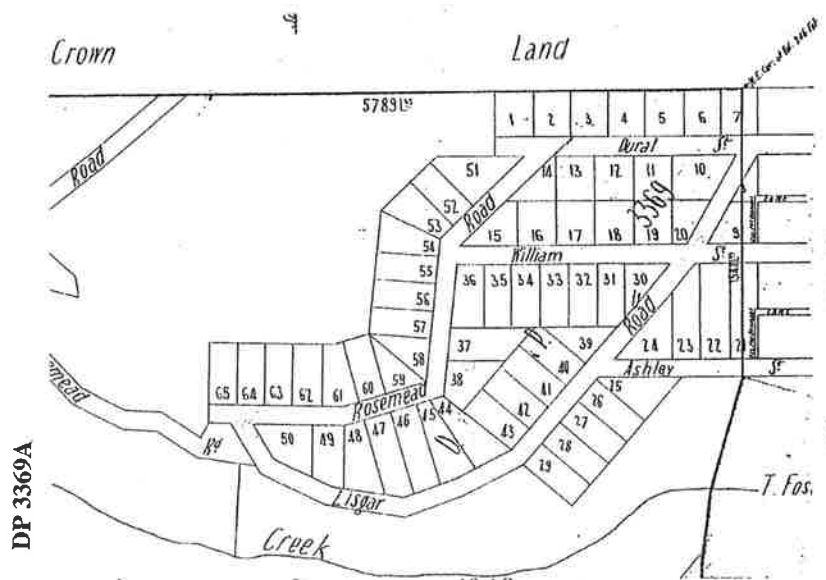


Figure 4: DP 3369A dated 1897 - Location Plan

The Study area was originally subdivided into individual Torrens Title lots which ranged from just under 700m² to over 2000m². The lots closest to the railway between High Street (Pacific Highway) and Frederick Street had 11.5m (33ft) frontages, being on average 550m² as shown on Figure 3. Properties between Frederick Street and Lisgar Road had 15.5m (50ft) frontages, being on average 720m² and properties west of Lisgar Road had between 30m (99ft) and 41.5m (136ft) frontages, most over 2000m² as shown on Figure 4.

The design of the lots was intended to allow for working class accommodation closest to the railway, upper working class and middle class further to the west and large lots for the professional classes overlooking the valley.¹

As in many other ambitious developments, the Depression of the early 1890s put an end to the rapid sale of land. Finally, the Bank foreclosed on the developers in 1898. It did not succeed in disposing of all the lots until 1910.

In the first twenty years some of the original allotments were purchased separately while others were purchased in groups. For example, the lots surrounding Willandra, which were originally over 2000m², were purchased as a group. They were later resurveyed in 1913 to create a number of smaller lots averaging 1100m². Some of the residences were sited on a single lot. Other residences were sited on two lots. Some houses, in particular Mt Errington, occupied three lots.

2.3 The early residential development in the Study Area

The eastern side of the Study Area, closer to the railroad was first offered for sale in 1892. A partial poster of the auction advertisement can be seen in Figure 5.



Figure 5: A partial of the 1892 auction advertisement

¹ Federation Hornsby. Hornsby Shire Historical Society. 1997. Page 8

The western side of the Study Area, which includes Lisgar Road, Rosemead Road and western parts of Dural, William and Ashley Streets, was first offered for sale in 1896 as shown in the auction advertisement in Figure 6.

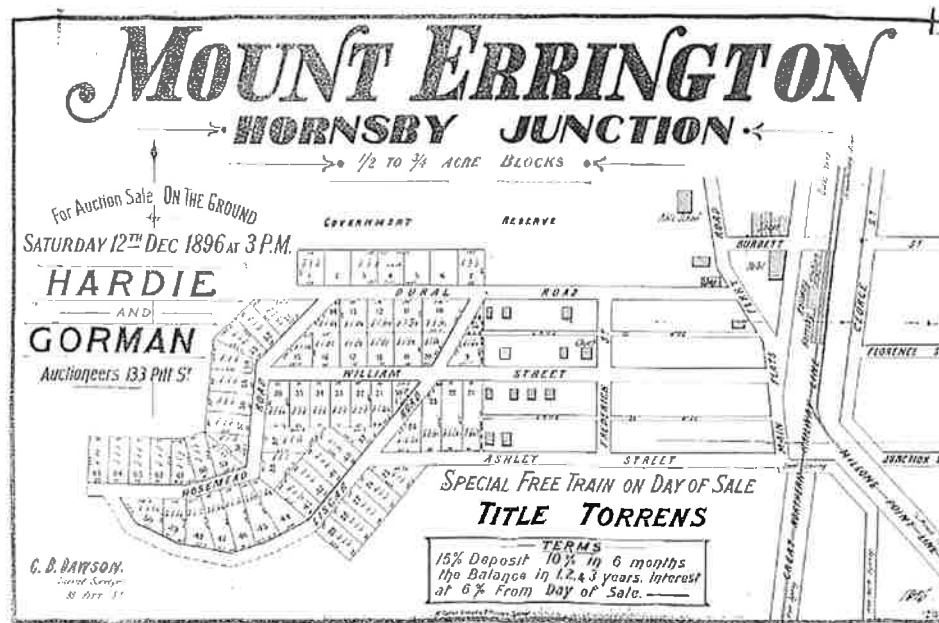


Figure 6: The 1896 auction advertisement

The first purchasers of land in this area were Rebecca Garrard, wife of the Hon Jacob Garrard, and Annie Roberts, the wife of Oscar Garibaldi Roberts who was joint proprietor of Fairfax and Roberts Jewellers in Sydney.

The Roberts family purchased three blocks fronting both Rosemead Road and William Street. They built 'Mount Errington', a large Arts and Crafts style house which looked out over the valley. They also built a coach house, a man's quarters, a tennis court and a croquet lawn. The construction of 'Mount Errington' in 1890 had a significant impact on the character of development of the area. The name caught the imagination of the residents. The western part of area was advertised and became known as Mount Errington. The name is still used by residents to identify the area.

O.G. Roberts purchased land opposite 'Mount Errington' to prevent his view being built out. He bought 12 blocks in this section and the large house 'Willandra'. 'Willandra' had been built by a solicitor Edwin Sandys Lumsdaine. The house was designed by the architect who designed 'Mount Errington'. He designed "Willandra" on a smaller scale.

Roberts had the 12 blocks resurveyed into 23 standard house size blocks. He created Lisgar Lane to provide better access to the blocks. He offered the allotments and 'Willandra' for auction as 'Roberts Subdivision Mount Errington', in 1913 (Figure 7). The auction advertisement records that city gas and water were available and sewerage was being constructed. Records seem to indicate that nothing was sold at this auction.

O.G. Roberts later purchased 12 blocks of land opposite 'Mt. Errington', including the house 'Willandra'. He later subdivided this land into 23 blocks, and attempted to auction it in the 1913 Roberts subdivision of Mt. Errington (Figure 7).

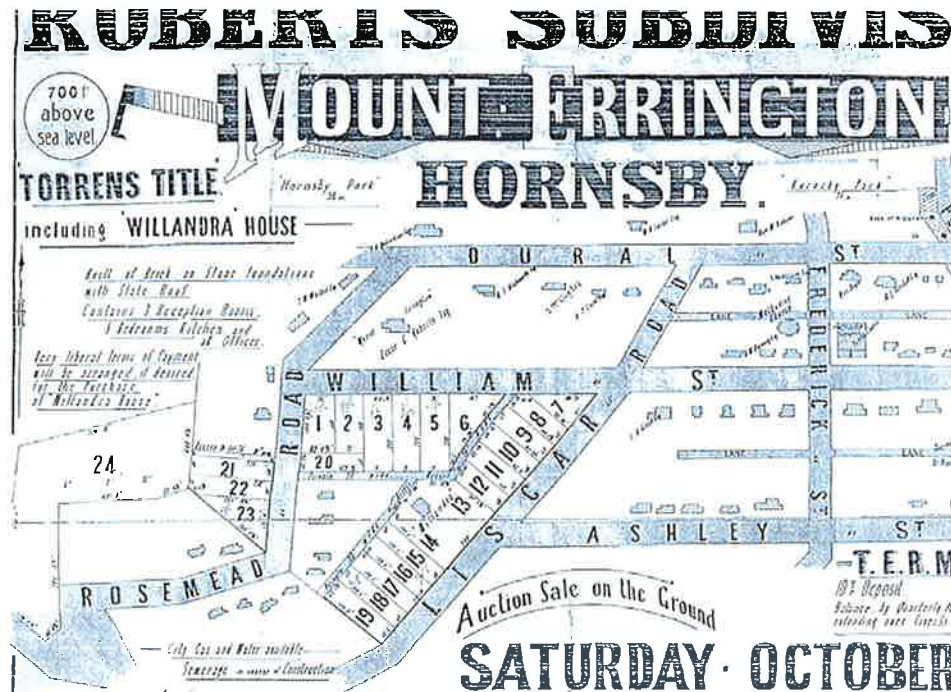


Figure 7: The 1913 Roberts Subdivision auction advertisement

The Garrards purchased 10 blocks. They initially purchased two blocks in Dural Street on the edge of the valley and four months later they purchased six blocks next to the Roberts fronting both Dural and William Streets. They built a large brick house 'Wainui' and a tennis court. They planted an orchard, had a fowl yard and stables.

Garrard was a trade union leader, politician and cabinet minister and president of the Water Board. He lived at Hornsby for 35 years and served on the Ku-ring-gai Chase Trust for nearly 30 years. He was a strong supporter of the Methodist Church and the Salvation Army and helped to build the Hornsby Methodist Church in 1896.

The 1903 Sands Directory (the first to list the residents of the Hornsby area, street by street) records that there were seven houses in Dural Street, five in the vicinity of Ashley Street, and twelve in William Street. The Hornsby Wesleyan Church had already been established in Frederick Street. Between 1903 and 1912 the Sands Directory records that the dwellings in William Street increased from twelve to twenty.

The 1913 auction advertisement (Figure 7) shows other houses nearby in the area. It shows four buildings on Lots 37 and 38, which were originally purchased in 1901 by Harold Dowling McFarlane, a grazier of Hay. It is uncertain if the four houses shown on the auction plan were accurately drawn or whether McFarlane built four dwellings on this land. It appears that only three houses existed. The Roberts 1913 subdivision advertisement shows fifteen houses in Rosemead Road. However, the 1912 Sands Directory records only twelve.

2.4 The lifestyles of the residents of the Mount Errington area

Life for the residents of High Street, Burdett Street and the eastern end of Dural, William and Ashley Streets was different to those living in the western end of Dural, William and Ashley Streets and Rosemead Road. Residents near the station usually lived behind their business or walked to work nearby. They lived in modest weatherboard cottages and sent their children to the local public or parish school. Residents at the western end of the area lived in larger houses. Their children were educated at private schools and the men generally travelled by train to their business after being driven to the station.

The Methodist Church had an important influence on the social life of the area. Within the community there were several social groupings which were loosely based on class, church and occupation representing the very wealthy, the middle class, the working class and shades of each.

The area was also an artists' retreat. Artists came to the area to be inspired and to capture the special qualities represented by the landscape. In 1906 the artist Arthur Streeton visited from England and spent Christmas with his parents during which time painted and sketched. His parents were renting the house 'Northgate' at 18 Rosemead Road.

2.5 Notable residents and dwellings of the Mount Errington Area

Early residents of the Mt. Errington area were the Roberts (Annie and Oscar Garibaldi) family, who owned 'Mt. Errington' (1 Rosemead Road) and later 'Willandra' (10 Lisgar Road); the Garrard (Rebecca and Jacob) family who built 'Wainui' (45 Dural Street); and the Rev. Canon Alfred P. Lane who lived in 'Kanangara', a modest weatherboard cottage at 37 Dural Street.

Sarah Firth-Lambert, wife of Thomas, purchased land on both sides of William Street and a house 'Pretoria' was built on the northern side. This house is still standing in the grounds of the Uniting Church. Opposite, the Firths built a house for their widowed daughter, Mrs Annie Matilda Lambert (nee Firth) and her daughter. It was here that Mrs. Lambert's son George Washington Lambert painted the famous painting, 'Across the Black Soil Plains'. After both families left Hornsby, the Firths did not sell the houses but rented 'Pretoria' to Henry Beverly for several years while 'Branksea' had several short term rentals.

In February 1894 Conrad Von Hagen purchased four blocks of land on the north side of William Street and built a house, 'Vindex'. He purchased 5 blocks of land in August the following year on the opposite side of William Street. He continued buying land and by July 1898 he had purchased 22 blocks in William and Ashley Streets. He built houses on most of the blocks, some of which he rented and used the profit from one project to finance the next. He built five houses in Ashley Street, four on double blocks of land. He built five houses in William Street, three houses were sold, he lived in one and the other he rented. It appears that he was in financial difficulty at this time as the ownership of the blocks was transferred from Von Hagen to Rappinport to Von Hagen. He did not do well from his land speculation. He eventually worked as a door to door drapery and haberdashery salesman as an old man.

Another long-term resident, Frank Cotton, lived in a house built by Von Hagen at 45 William Street. This house was owned by H.L. Dyson. Frank Cotton was a journalist, who wrote under the nom-de-plume "Porkibidni". He was a prolific inventor having over 50 patents accredited to his name. He was the father of Leo, Frank and Max Cotton (who established Lisgar Gardens). The house next door to Cotton's had also been built by Von Hagen and was owned by Robert Fear who used it as a rental property. The last residence in William Street was the large house 'Willandra' which addressed Lisgar Road.

At about 1905, Mrs. Livingstone, the widow of the Rev. Livingstone, who, briefly, until his death in 1902 was Rector of Wahroonga with Hornsby, moved into a house called 'The Haven' (Lot 52 - currently 6 & 6A Rosemead Road). Mrs Laura Livingstone lived there until her death in 1958 after which the house was let. Her son and his wife retired there. After the son's death, his widow continued to live there until she died in 1980.

Next door on Lot 53 (currently 8 Rosemead Road), Rosco Joseph Collins built a house called 'Wyee'. Lot 54, which was vacant land, was purchased by Hilda May Collins, wife of R.J. Collins, and was sold together with the house on Lot 53 by 1906 to Signor J.E. De Beaupuis, a musician who renamed the house 'Alamaviva'. He lived there until about 1909 when the house was purchased by Robin John Tillyard. Tillyard was to be a famous entomologist in New Zealand and Canberra. He bought the house in 1909 on his marriage to Pattie Craske, who was to become a noted advocate for a larger role for women in community affairs. With their four daughters, they went to New Zealand in 1919.

In late 1905 or early 1906 it appears that William H. Read purchased two spec-built houses. One house is almost opposite the end of William Street. The other is around the corner on the opposite side of Rosemead Road, perched above the valley. This house was the last house on that side of the road for many years and was called 'Northgate'. Read rented the house out for a few years before transferring it to a relative, C.A. Read, in 1910. In 1906 'Northgate' was rented by Charles H. Streeton, the father of the painter Arthur Streeton.

About 1907, Mrs. Rachel Collins built a house she called 'The Ranch' on the bend facing Rosemead Road (Lot 44 - currently 37, Rosemead Road). After living there for a couple of years she let out the house. In 1908 Miss Amy Pricilla Collins (probably a relative) purchased the land opposite 'Northgate'. She built a house called 'Trelawney', and lived there for many years. She is remembered for the parties she held for the children from the area. In 1918 Mrs. Ethel Eaglesfield-Smith purchased land in Rosemead Road next to Miss Collins. She lived there with her brother Edwin Sandys Lumsdaine. Lumsdaine purchased several vacant lots nearby which he sold later to Roberts as part of the Roberts Estate.

2.6 Lisgar Gardens

The 6-acre (2.4-hectare) site was purchased by Max Cotton, son of Frank Cotton (who lived at 45 William Street). He purchased the site from his brother Leo Cotton, Professor of Geology at Sydney University, in 1917 for the purpose of establishing a garden on the steep hillside. Leo Cotton lived at 'Wirruna' on Pretoria Parade from 1925 to 1942. Max married in 1917 and moved into 'Ercildoune' at No. 4 Lisgar Road. The site adjoins the Florence Cotton Park, to the west of the gardens. Max Cotton, assisted by stonemasons, commenced the construction of the gardens in the 1930s. The gardens include several terraces (separated by sandstone walls), steps, lawn areas, gardens and fishponds. Max was friends with Professor Waterhouse with whom he pursued his interest in camellias.

By 1950, the gardens had been planted with a variety of exotic species and natives, in particular camellias, rhododendrons, azaleas and gardenias. Native species including Blue Gums were retained in the lower sections of the garden adjacent to the creek. In 1967 Hornsby Council purchased the gardens and opened them to the public. The Council still owns and maintains these gardens.

3.0 PHYSICAL EVIDENCE

3.1 The geology and topography of the Study Area

The Study area is located on the Hornsby Plateau, an eroded sandstone plateau on the northern edge of the Sydney Basin. The underlying rock is Hawkesbury sandstone, with more fertile Mittagong Formation soils along the ridge. The original forest and woodland on the ridge had been cleared for timber cutting long before the residential development in the Study area.

The Study area is situated on a spur west of the main Hornsby ridge (on which the Pacific Highway and railway were constructed). The spur terminates above the steep sided Old Mans Valley and is bordered on the north and south by two smaller gullies drained by small creeks. Lisgar Road and Lisgar Gardens on the edge of the Study area overlook the southern gully. Dural Street abuts Hornsby Park and the Hornsby Diatreme north of the Study area.

William and Dural Streets are set out parallel to the ridge. Rosemead Road takes advantage of the spectacular views over the valley, which were compared with the scenic quality of the lower Blue Mountains. Lisgar Road and Ashley Street are steeper as they drop from the ridge into the gullies.

The landscape in the northern and eastern sections of the Study area is characterised by gently undulating crests. In the area south and west of Rosemead Road and Ashley Street the area is steeper and more rugged with characteristic blocky rock outcrops.

3.2 The natural vegetation of the Study Area

The native vegetation in the area has been mostly influenced by the type of soils present, which in turn is dictated by the geology of the area. Lower areas of the Study Area have soils derived from the Hawkesbury sandstone geology while the ridgetops have the richer soils derived from the Mittagong Formation geology (inter-bedded shale, laminite, and fine to medium grained quartz sandstone). This has resulted in crucial differences to the native vegetation present as one progresses up the slopes of the Study Area.

The Hawkesbury sandstone soils in the lower reaches of the Study Area i.e. the lower ends of Rosemead and Lisgar Roads and the western end of Ashley Street, supported eucalypt open-woodland and tall open forests. Dominant tree species include blackbutt *Eucalyptus pilularis*, sydney blue gum *E. saligna* and red bloodwood *E. gummiferra*.

The soils of the Mittagong Formation, found along the ridges of the Study Area i.e. the upper parts of Rosemead and Lisgar roads, and William Street, Dural Street and the remainder of Ashley Street, supported low eucalypt open forests and low eucalypt woodlands. Dominant tree species in these soils were turpentine *Syncarpia glomulifera*, smooth barked apple *Angophora costata*, thin leafed stringy bark *Eucalyptus euginoides*, scribbly gum *E. haemostoma* and red bloodwood *E. gummiferra*.²

Although most of the original forests and woodlands in the Study Area have been long cleared, first for timber, later for its farming potential, and most recently for residential expansion, the area is characterised by pockets of remnant and regeneration native vegetation, with tree species native to the local soils. These are located on the street reserve strips (eastern side of Dural Street & at the intersection of Dural Street and Rosemead Road), on the road verges and within gardens in the Study Area.

The resultant tall canopy is a noticeable feature of this area and is important in establishing the bushland backdrop, which is the setting for its heritage character.

² Chapman & Murphy, Soil Landscapes of the Sydney 1:100 000 Sheet, 1989

3.3 The built character of the Study Area

The built character of the Study area is predominantly residential, typified by detached houses well spaced on separate lots. The group of church buildings on the corner of William and Frederick Streets are the only non-residential buildings. Their scale is compatible with a residential character.

Historically smaller working class homes were constructed nearest the railway line on the 33' wide lots (east of the current boundaries of the Heritage Conservation Area) and larger middle class houses on the western ridge. Houses were generally placed parallel to the street frontage with a shallow to moderate setback. The depth of front setback has allowed a reasonable front garden, which enhances the presentation of the house.

Most of the residences in the Study area are single storey. A number of houses, dating from the last quarter of the 20th Century, particularly on the southern side of Ashley Street, are two storey. Some of the two storey buildings within the Study Area, are houses whose second storey is, due to attic conversions in their highly pitched roof spaces. Some are genuinely two storey to the rear, usually as a result of the steep topography. These differences do not detract from the overall impression of predominantly single storey development in the Study area.

3.4 Building design in the Study Area

Most of the houses in the area of the 1896 subdivision have designs dating from the Federation and Inter-War periods. Where the topography is level the houses are ground-hugging under a dominant roof. The overall height of most of the Federation and Inter-War period houses can vary depending on the topography. However, the impression given is generally single storey. The roof is sometimes articulated with smaller gables, skillion roofs and awnings to add interest to the composition. Some roofs of the larger houses are steeply pitched and contain attic rooms lit with dormers and windows in the gable ends.

The design of the houses is generally unpretentious with natural materials expressed honestly. The palate of materials in the area typically includes sandstone plinths, natural slate and terracotta tile roofs, face brick walls and painted fibro and timber joinery. In the tradition of Federation and Inter-War period housing, large areas of painted masonry and or cement rendered surfaces are not typical of the character of the housing in the Study area unless recently applied to older houses or on the later houses. Elements such as deep eaves, deep reveals around openings, hoods, awnings and verandahs provide depth and shadow that articulate the composition of a house.

The basements of the Federation and Inter-War period housing are sometimes articulated with "rock faced" stonework which deals with the steep topography. The design and placement of openings are generally characteristic of housing from the Federation and Inter-War period. Openings do not dominate wall areas and are generally taller than they are wide, placed symmetrically in an elevation (or carefully asymmetrically in the fashion of the Arts and Crafts movement). Painted timber joinery is used to add interest to the building. Large areas of unframed glazing are not typical of the character of houses from this period.

In general, the housing constructed prior to 1960, has features that unify the character of the area, and contribute to the heritage fabric for which this area is significant. Pockets of more recent development (for example at the west end of Ashley Street and Nos. 48-50 William Street) differ from the overall built character of the area. This new development, which at best is neutral in its contribution to the heritage values of this area, can sometimes be intrusive and actively detract from the heritage character of the area.

4.0 ANALYSIS OF THE HISTORICAL EVIDENCE AND THE PHYSICAL EVIDENCE

4.1 The landscape setting of the Study Area

A comparison of aerial photographs taken of the Study Area shows the change to the natural vegetation in the Study Area. The earliest aerial photograph available is from 1930, shown in Figure 8 below. This is a significant date because the lots in the original subdivision of the Study Area had been sold by the 1930's and therefore this period can be used as a basis for comparison to note the extent of change in the landscape. Subsequent aerial photographs taken in 1955 (Figure 9) and more recently in 2000 (Figure 10), show the progressive change to the landscape



Figure 8: Aerial photograph of the Study area, 1930



Figure 9: Aerial photograph of the Study area, 1955



Figure 10: Aerial photograph of the Study area, 2000

Conclusion

The bushland surrounding the Study Area on the north, west and south, remain to this day, maintaining the bushland setting, for which this area is appreciated.

By 1955, when most of the subdivision was built upon, the bushland within the Study Area itself had been reduced to pockets along steeper sections of the Study Area, along road alignments, in undeveloped blocks of land or as individual specimens or groups of specimens in gardens. The density of the tree canopy inside the Study Area shows that this quality was still a prized character of the area and was retained at least in the more affluent sections of the Study Area.

This pattern has not varied significantly to the present day. It is quite evident that the tree canopy has increased since 1955. This suggests that regeneration practices had been put in place. The maturing of existing native trees as well as the growth of exotic specimens planted over the years has contributed to maintaining the heavily treed setting and the bushland backdrop to the area. This has also been aided by the creation of parks and reserves around the Study Area i.e. Lisgar Gardens, Florence Cotton Park and Hornsby Park, which will continue to maintain the bushland surrounds of the Study Area.

4.2 The influence of the natural landscape on the subdivision of the Study Area

The character of the subdivision, in the sizing of the lots, the positioning of the houses and the development of landscaping strategies in the Study Area, has been generally influenced by the topography of the area.

The areas along the ridges tended to be more level divided into smaller lots. Areas of steeper topography, especially away from the railroad, were divided into bigger lots to compensate for the difficulties of the terrain. They provided more prestigious large lots with the potential for views and a natural setting.

Positioning of houses on lots was also dictated by terrain. Houses on large lots were sited on areas of level ground on the property, for ease of construction. The rest of the property was given over to gardens and pleasure lawns. 'Mt Errington', the largest house in the Study area, takes advantage of its level site. The house is placed back from the street and is surrounded and screened by its extensive gardens.

Areas of the Study Area with smaller and more level blocks, for example on William Street, the southern side of Dural Street and the northern side of Ashley Street, have the houses located near the front boundary. The rear of the property on smaller blocks is conducive to use as private gardens, and the narrower front gardens were developed as more formal entry frames to these houses. Areas of the Study Area with the level part of the lot near the street (e.g. on the northern side of Dural Street and the western and southern sides of Rosemead Road) have the houses located closer to the street with the rear steeper sections of the property left undeveloped. In both cases, these houses and their gardens give a denser, more visible residential character to the streetscapes of these sections of the Study Area

Houses sited on the western side of Lisgar Road reverse this character. As the level part of each of the properties is away from Lisgar Road, the houses are sited near their rear boundary and the front setbacks are not developed. Accordingly, the character of Lisgar Road differs from most of the Study area. Its western side lacks a clear residential character, but is typified by rocky outcrops and bushland.

The topography of the area dictated that gardens remained largely informal. They took advantage of the natural features of the site, unless more level areas lent themselves to formal gardens and areas of lawn. The gardens on the western side of Lisgar Road represent the far end of the range of landscaping strategies adopted, in that they had to be largely left natural due to the sandstone outcrops and steep terrain to the front of the properties. Conversely, 'Mt. Errington' being situated on a level block of land, had its grounds extensively landscaped, with formal driveways, gardens, a tennis court and a croquet lawn. Despite the extensive civilization of the landscape, the large trees around the property were retained to preserve the original setting and the privacy of the property.

Conclusion

The landscape setting of the area, especially its undulating quality, and the restrictions that this imposed were appreciated and thus were incorporated into the development of the area. It persists to this day and is an important element in the heritage significance of the area.

4.3 An analysis of the subdivision pattern as it has evolved from 1886 to the present day

As part of the original survey of the land, illustrated in DP1880 (Figure 3) and DP3369A (Figure 4), the Study area was originally subdivided into individual lots which ranged from just under 700m² to over 2000m².

In the first twenty years some of the original allotments were purchased separately while others were purchased in groups. For example, the lots surrounding Willandra, which were originally over 2000m², were purchased as a group. They were later resurveyed in 1913 to create a number of smaller lots averaging 1100m².

By the 1930s most of the lots in the study area had been taken up. Some of the residences were sited on a single lot. Other residences were sited on two lots. Some houses, in particular Mt Errington, occupied three lots. By the mid 1950s the density of development had increased to resemble current levels in most parts of the Study Area as shown on the aerial photograph of 1955.

Figure 11 below, shows an overlay of the original 1886 subdivision survey of the eastern section of the Study Area, on the current plan of allotments. The eastern section of the Study Area, which includes all the 50 ft. wide properties, retains an impression of being largely unaltered by development, except for the obvious pockets of relatively recent development in Ashley Street, William Street and the north section of Dural Street. There are less obvious changes in lot alignments but the allotments in this area retain the character of the original smaller blocks geared for the working class population.

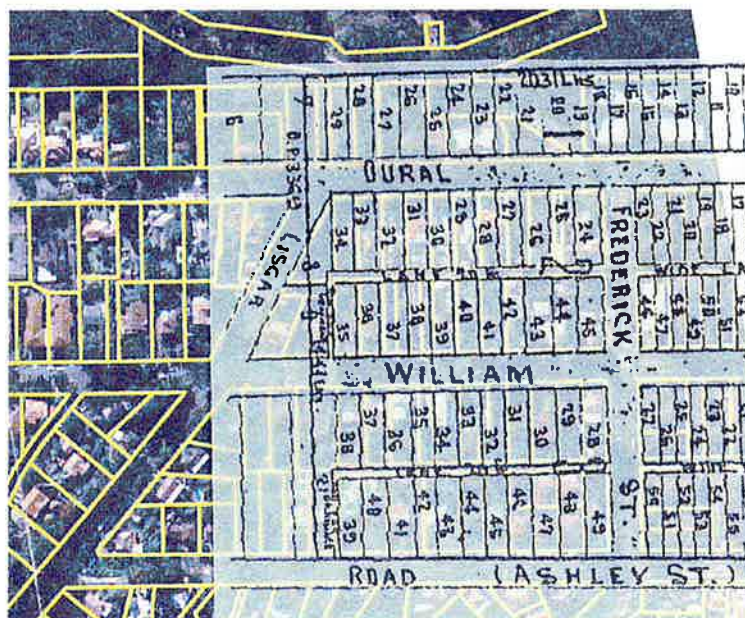


Figure 11: DP1880 (1886)over the aerial photograph taken in 2000, showing the altered subdivision pattern from the original survey

The changes to the original allotments in the western section of the Study Area were more extensive. The larger lot sizes here lent themselves to subsequent division. Figure 12 below, shows an overlay of the original 1897 subdivision survey of the western section of the Study Area, on the current plan of allotments.

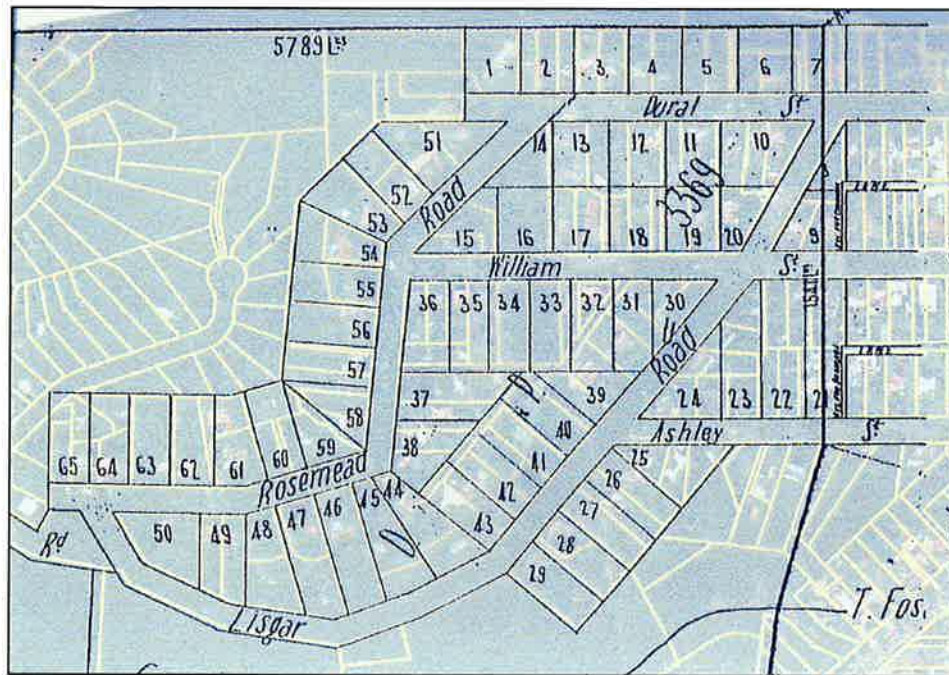


Figure 12: DP3369A (1897) over the aerial photograph taken in 2000, showing the altered subdivision pattern from the original survey - Location Plan

There has been an extensive change in the pattern of allotments in this section. Very little remains of the original pattern of subdivision except for the alignment of major roads. Some single lot and multi lot properties have been subdivided lengthways in the mid 20th Century to create smaller, narrower properties. In the last 25 years, the pattern of subdivision has been to divide the allotments widthwise to form battle-axe lots, particularly on the properties along Rosemead Road.

While most of the original pattern of allotments has been altered, the overall impression of the original hierarchy can still be seen from the street and is reflected in the spacing of the residences. Houses sited on the western ridge are generally more widely spaced than houses between Lisgar Road and Frederick Street. The formation of battle-axe properties has had less impact on the pattern as seen from the street, than subdivision to create narrower lots.

It should also be noted that while the allotment sizes vary considerably through the Study Area, the size of allotments has remained generally large, between 700 and 1000 sq metres or greater. More than 45% of properties in the Study Area are larger than 1000 sq metres. Properties of sizes less than 600 sq meters constitute less than 10% of allotments in the Study Area.

The lanes in the area remain as evidence of the original subdivision and development of the area. The lanes were designed as service lanes as the early residences presented their formal elevation to the streets. Lisgar Lane adjacent to Willandra is an exception. The lane developed as both a service lane and a formal address for the properties between it and Lisgar Road. The lane between the house and William Street was the property's original front drive. Lisgar Lane and the un-named lane to the west were created when the original property was

re-surveyed in 1913 (to subdivide the 12 blocks of land offered as 23 lots in the Robertson subdivision of Mt. Errington of 1913). The original drive was incorporated into a section of the Lisgar Lane northeast of Willandra.

Conclusion

The significance of the original pattern of the subdivision in contributing to the character of the Study Area, has mostly been lost in the subsequent development and division of property in the area.

The hierarchy of dwellings in the area (i.e. more affluent and upper class dwellings to the west, and the smaller working class dwellings to the east closer to the railway), remains in the still visible differences in spacing and rhythm of houses in the two sections of the Study Area. This contributes to the understanding of the residential character of the Study Area,

4.4 Changes to elements of the built landscape in the Study Area

4.4.1 Residential pattern

Issues regarding the change to lot sizes and the perceived rhythm of dwellings in the Study Area have been discussed in Section 4.3. Other elements that contribute to the residential pattern of the area, is the density of built form and the setbacks of buildings from the property boundaries.

In line with the gradual division of allotments that has occurred from the time of the original subdivision, the density of built structures in the Study Area has obviously increased. However, the early divisions of the original allotments had reached the present day alignments and perceived density of built form by the 1950's. Also buildings remained nominally single storey and it is normal that the first 50-60 years of the subdivision showed an increasing density of built structures in the area.

Development in the last 25 years however, saw a change in the style of new development in the area, with more medium density type dwellings being constructed in an area that has traditionally only had detached dwellings, much of which was single storey. This was usually a result of the allotments being divided widthwise, with attached fully double storey dwelling being constructed on these newer narrower allotments. This pattern of development has not yet become too common in the Study Area.

Battle-axe subdivisions, as have occurred along Rosemead Road, have not increased the perception of built density in the area, due to the new dwellings being tucked out of sight behind existing dwellings.

The front setbacks in the Study Area vary as a consequence of changing topography and historical development. The setbacks on the ridge and level sites are generally more consistent than the setbacks within properties sited off the edge of the ridge and in the gullies. The streets, which run east-west parallel with the ridge, are characterised by medium to small setbacks, such as William Street. Other streets such as Lisgar Road, parts of Ashley Street, Dural Street and Rosemead Road, which adjust to deal with the topography, have both deeper and shallower setbacks. No. 1 Rosemead Road, Mt Errington is sited on a corner and amongst well established trees has one of the deepest setbacks in the Study area. Some of the Federation and Inter-War period houses have setbacks deeper than the surrounding properties such as on Ashley Street and Rosemead Road. These have occurred as a result of the history of the area and remain as evidence of the actions of the original owner-occupiers and speculative builders.

In contrast to the front setbacks, the side setbacks in the Study area are generally consistent. Variation occurs as a consequence of the topography and the original subdivision pattern, which provided narrower blocks nearest the railway and wider blocks on the western ridge. The side setbacks contribute to a characteristic rhythm of house and open space that typifies most of the Study area despite the varied topography. The rationale for housing in the Study Area was to create a building modest in comparison to its setting and the size of the allotment on which it sat. Recent development in the area differs in wanting to maximise the amount of house possible on the allotment. This occurs mainly in pockets within and at the edges of the 1896 subdivision.

Conclusion

The perceived density of buildings within the Study Area has not changed significantly from about the 1950's. Recent pockets of unsympathetic and denser development have a detrimental impact on the character of certain sections of the Study Area. The overall impression remains of the Study Area as an area of modest detached residences, well-separated and set within a more dominant landscape.

Time has not been a factor in determining the pattern of setbacks in the area. This has always been influenced by the topography of the area. More recently, the push to develop or subdivide a property to maximise its monetary potential, has negated this traditional pattern but, level areas of the site suitable for construction, and the desire for a spectacular view still remain as important factors in determining setbacks of dwellings from the boundaries.

4.4.2 Building design

The style of housing in the Study Area is characteristically that of the Federation and Inter-War period houses, built as a result of the original subdivision. The quality of housing constructed up to 1960 was good, very much in the character of the early period housing of the area. As such, these houses carry elements that contribute to the heritage quality of the area, and many remain little changed and display the original quality of the building.

The nature and character of housing after this time was not of the same standard or character as the earlier housing. Some of the most recent developments in the area are actively intrusive to the built qualities of these earlier housing, and are detrimental to the integrity and aesthetic unity of the built quality of the area. In general, however, much of the housing from the last 25 years, remain as neutral components of the built fabric in the area.

Conclusion

The aesthetic style of buildings has altered according to the fashion of the day. The area, however, retains the impression of being predominantly of Federation and Inter-War housing, a character supported by the better quality housing that immediately followed these periods. The most recent housing in the Study Area tends to be unsympathetic to the heritage quality of these earlier period housing. New development in the area should be carefully managed to ensure that this built quality is not irrevocably lost due to indiscriminate development.

4.4.3 Garden elements

The quality of the built form is enhanced by the landscaped setting. Large trees, private gardens and street reserves dominate the streetscape. The bushland, which surrounds the Study area on three sides, terminates most of the street views and a mixture of native and exotic tree species, screen and frame local views of the houses. The well established gardens which contain a variety of smaller trees and shrubs, stone and brick garden paths and walls provides interest at a smaller scale. The character of the residential landscaping is generally informal.

Built items such as garages, carports, swimming pools are at the side or rear of the houses. Areas of paved surfaces such as driveways and hard stands are small and do not impinge on the overall leafy character of the area. Driveways and hardstand areas are generally paved with concrete mostly weathered or unit pavers such as brick or other clay pavers. Some driveways are not paved but are dirt or finished with gravel.

The range of front fences is varied, often influenced by the natural features or qualities of the individual site. Some properties have no front fence. Other properties are fronted by masonry walls, timber fences or planted hedges. Generally the fences (excluding the lanes) are low (approximately 600 to 900mm) and modest and do not impinge on the view of the front gardens from the street, allowing the private landscaping to contribute and enhance the streetscape.

Conclusion

Once the siting of the house was achieved, the treatment of the rest of the property has been to enhance the already dominant and valued natural setting of the area. The overall impression of the garden elements in the Study Area, points towards a gradual and considered taming of the natural setting, not for the purposes of subduing it, rather to add interest and detail to property, and the area's landscape values.

5.0 COMMUNITY CONSULTATION PROCESS & RESPONSE

5.1 Methodology

The community consultation process began early in the preparation of this study. The consultation process consisted of a letter prepared by Tropman & Tropman Architects in conjunction with Hornsby Council (Refer to Appendix B). The letter was sent to all property owners in the study area and requested their opinions on the heritage and streetscape qualities of the study area. The owners' aspirations for their property and what they would like to do with the property in terms of development in the future were sought.

5.2 Feedback from the community

The feedback received by the community has been summarised below.

- Number of property owners sent letters – 188
- Number of responses received – 35
- Type of response:
- Phone call – 10
- Letter – 23
- E-mail - 4

** Some respondents replied in more than one format*

5.3 Responses received

The responses from property owners can be divided into two groups, those who are in favour of retaining the existing conservation area or expanding it, and, those not in favour of the existing conservation area. The results were as follows:

- Those in favour of the conservation area – 26
- Those against the conservation area – 9

The individual replies of the respondents are included below.

Positive response towards retaining or expanding conservation area	Negative response towards existing or increasing conservation area
In favour of conservation area. Asks that we consider: current setbacks, existing streetscape within the area and beyond the heritage conservation area, varied and complimentary type and style of existing dwellings within the area, current block size, perceived street widths, landscaping and natural styled themeing, effect and imposition of the proposed changes to the LEP/DCP for the adjoining areas.	Review is unnecessary, the current planning guidelines is the same as for other heritage areas, and the scope, timing, brief and budget are inadequate to cover the issues. Brief is written to a predetermined outcome which will cause hardship for other owners. No framework for the implementation of any or all of the findings. Wants the study cancelled and reframe the study after appropriate community consultation.
No intention of subdividing. Keep area as it is. Will send letter with history of property.	Are in the process of undertaking a boundary re-alignment for the property with a view of selling approximately half of the land to their neighbour. Result will see the house block reduced from approx 1100sqm to 600sqm. Do not consider it appropriate that the area be listed as a whole and that a blanket listing be placed on the area which would preclude future reasonable development within Council current guidelines. Support the continued individual heritage listing of properties so identified by the review on the basis that the streetscape of such properties are maintained and not obscured.

Positive response towards retaining or expanding conservation area	Negative response towards existing or increasing conservation area
<p>Approves of study and increasing conservation area boundaries. Residents do not deny the right of others to choose high density living but feel they also have a right to a lifestyle of their choosing and there are now less and less places where there are areas having the heritage style aspects available in the study area. Would not contemplate the subdivision of their block.</p>	<p>To list all the houses in an area including some, indeed most, that have no particular aesthetic merit, is ludicrous. If certain streets or areas in the shire have particular merit now it is because over the years the residents using their own aesthetic values have made it that way. For Council to interfere will reduce the probability of aesthetically superior areas developing. 'West Side Stultification Area'.</p>
<p>Just moved into the area. Generally supportive of the conservation area and its expansion but would like more information from Council as to what he can and cannot do, being in a conservation area.</p>	<p>Concerned that any change in zoning will/may have an effect on the value of property and ability to dispose of it in the future.</p>
<p>Has lived in the area for 90 years and would like it to remain the same.</p>	<p>Not thinking of subdividing, however does not want to be included as part of a conservation area.</p>
<p>95 years old. Opposes more intrusive development in the area.</p>	<p>Review is unnecessary. Council has buckled to the lobbying from self interested precinct residents. Objects to the process and content of the review and requests that Council immediately reconsider the study as its potential outcome will be catastrophic for many precinct residents. Scope, timing, brief and budget are inadequate.</p>
<p>Feel Council should do more maintenance and enforce a standard of appearance. There is a responsibility on both sides (Council and owners) for the heritage area. Feels everything should remain as it is, no more dual-occupancies, no more units, and no more town houses.</p>	<p>Intend to subdivide. Do not feel the public (outside the study area) has the right to comment on what happens in the area. (This comment made referring to public exhibition period)The streetscape is poor (falling trees etc) and the area contains a unit complex. Many people in the area have developed their sites and are now campaigning against further development.</p>
<p>Pity if the area was destroyed by inappropriate development. No valid economic reasons for redevelopment. The few demands for radical change in this area are the minority. The study area boundary should become the new Conservation Area boundary. Lisgar Road has already been more intensively developed with smaller blocks and this has not improved the amenity of adjacent properties, while adding to the problems of access and traffic. No intention to subdivide or radically develop the area.</p>	<p>Concern is raised about the brief being too directive and attempts to pre-empt the findings of the study. Further concerns include restrictions on development and a reduction in the potential for sensitive infill development will affect their plans for development. Comments are included about the pattern of lots and their sizes and the character of the precinct being mixed.</p>
<p>In favour of the study, especially the inclusion of the Lisgar Gardens within the area. Future of development should be for dwellings with gardens reflecting the era of those already established, with the commercial, business, strata units etc continuing on the east side.</p>	<p>Does not like his mother's property being within a conservation area.</p>

Positive response towards retaining or expanding conservation area	Negative response towards existing or increasing conservation area
Believe the area should not be subject to over-development by town houses or inappropriate subdivision of land into small allotments.	
Have recently renovated in sympathy with the area and streetscape. Keen to have the minimum block size increased to 600sqm and would support an increase in size of the Heritage Area.	
Do not want the area to be subdivided. Would like to see a plan - to plant and maintain the trees, be developed. Against development to the rear of the property which would effect the view of the Hornsby valley. Retain conservation area.	
In favour of Lisgar Gardens being part of a conservation area.	
Purchased house because of the areas leafy and open space. Would like to see a minimum block size of 600m ² (possibly 650m ²). No objection to their house being included in a heritage conservation area.	
Does not want to subdivide. It is a quiet place and he would like to keep it that way. No objection to being part of a conservation area.	
Has played a part in preserving the area. There are numerous developments at the rear of properties which have not had any adverse impact on the heritage value or the streetscape. Concern revolves around attempts to radically change the streetscape fronting Rosemead Road (dwellings in front of or behind the existing heritage area dwellings. Oppose development that: detracts from the streetscape, changes the building alignments, reduce the allotment size. Support development that maintains the heritage value and the streetscape, appearance (turn of the century).	
Block sizes need to be maintained at larger sizes, streetscape with deep setbacks and classic garden styles. Need to do this through heritage area.	
Both elderly and want to keep living there which may require that they extend or put on another storey. The house is not visible from the street as the driveway is very steep. No problems with being put in a conservation area as long as they can still do what they need to do to stay in their house.	

Positive response towards retaining or expanding conservation area	Negative response towards existing or increasing conservation area
No plans for subdivision or additions to the house. Would like the area to remain as it is.	
Feel that a minimum block size of 600sqm is desirable to retain the present streetscape and to prevent unsympathetic development so the area retains its charm and character.	
House occupies approx 3000sqm with one lot about to be finalised for subdivision. Intend to stay in the house while health is good. Like the area and would not mind being part of a conservation area. .	
Wants large blocks, no SEPP 5. Keep the site as it is.	
Support the aspects of the area, large blocks and the old houses. On completion of renovation hoping that their house will be one of the finest in the heritage conservation area.	
Appropriate that something of a concrete nature be done to dissuade people coming into the area trying to make a 'quick buck' by subdividing the larger properties. Pleased that the area may be made larger and that their home will be included.	
No intention of subdividing. Is considering additions and no objection to being part of a conservation area as long as sympathetic additions may still be made.	
Support moves to put in place stronger measures to protect the heritage area from the constant threat of unsympathetic overdevelopment. Current instruments are riddled with loopholes and generic wording which favour developers and lawyers at the expense of the community. There were an anonymous letters sent to residents in Lisgar and Dural Roads with the intent of fermenting panic and fear over this review process. Subdivisions have been almost entirely into new blocks of >1000m ² . No intention of subdividing even though the block is over 1400m ² . No objection to modern development or extensions. Object to uncaring and unsympathetic development.	

It should be noted that although the majority of the residences are owner-occupied, there remain some residents of the area who would not have been reached by this consultation process as they are renting the property.

5.4 Summary of the responses received

Arguments favouring the retention of a Conservation Area within the Study Area

These are mostly slanted towards maintaining the character of the Study Area, the lifestyle or residential quality that it implies, and establishing guidelines to minimise the impact of future development to protect the character of the Study Area.

The arguments are summarised below

- Favour the idea of a Conservation Area within the Study Area
- Favour expanding the Conservation Area beyond current limits, possibly to extent of Study Area
- Favour the area for its heavily treed quality and spaciousness of the lots.
- Favour the active protection of the qualities of the Conservation Area, which imply and support a particular type of lifestyle
- Favour the character of the area to remain the same
- Favour the inclusion of Lisgar Gardens into the Conservation Area
- Favour the increase in minimum lot sizes in the area from the current 500 sq. m. to an increased 600 sq. m.
- Favour development that maintains the heritage value of the area, the existing streetscapes and the (turn-of-the-century) appearance of the area.
- Oppose development that would increase the density of living
- Oppose the creation of rear subdivisions as it would obstruct views of the Hornsby Valley
- Oppose more intrusive development within the area, which may result from the removal of the Conservation Area
- Denser development has reduced the amenity of the area as well as introducing problems with access and increased traffic in the area
- Oppose development that changes the streetscape qualities of major streets in the area.
- Oppose development that changes building alignments in the area (setbacks)
- Favour the retention of a Conservation Area to prevent speculative buying of property in the area and subsequent indiscriminate subdivision.
- Favour more stringent controls of the conservation Area, to guard against unsympathetic development of the area.

Arguments arguing against a Conservation Area in the Study Area

The arguments against the idea of a Conservation Area are slanted towards preventing the establishment of excessive controls that would constrain property owners from developing their properties. There were also arguments against the need for a review to be conducted.

The arguments against the study and the conservation Area are summarised below

- Oppose any restrictions derived from the retention of a Conservation Area that would prevent development of the individual properties
- Oppose any change in zoning that would reduce the value of the property, and the ability to sell it in the future
- Oppose the listing of the whole Study Area as a Conservation Area
- Oppose a Conservation Area, as it implies that all the houses have heritage value (which is clearly not so in some cases)
- Favour the listing of individual heritage items, with the view that their streetscape qualities should be protected and not obscured
- The aesthetic qualities and the streetscapes in the area are poor, moreover the presence of medium density dwellings in the area, argue against a Conservation Area for this area
- Aesthetic qualities of the area arise more from the care of the residences and gardens by individual owners than from having historical merit or heritage value.
- Oppose a Conservation Area as it would 'reduce the probability of aesthetically superior areas

5.5 Analysis of responses

The majority of the residents who responded to the letter, issued at the start of the review, stated that the qualities and character of the area are important and should be retained and protected. These respondents value the streetscape character of the area which is typified by large blocks, treed landscape and bushland setting. A number of these respondents stated that they did not want the area to change because of indiscriminate development.

The majority of the respondents support the Study and the formation of a framework to manage development in the area. A local resident group has formed and is campaigning to protect the character of the area.

A small number of the respondents stated that they oppose the Review. Some stated that they believe that the area has no particular character or value sufficient for it to be protected. A number of these respondents stated that they oppose the review as they believe that its outcome is predetermined and others stated that they oppose enlarging the heritage conservation area.

Of the respondents who do not support the Review, a number stated that they believe it will restrict their ability to develop their properties. It is felt that protecting the character of the area should not have an impact on a landowner's ability to develop their property greater than Council's current planning policies elsewhere in the Shire. Some respondents do not oppose the heritage conservation area but are uncertain about the impact of Council's planning policies that may result from the Study. Some of the respondents have expressed concern about the impact of the Study on property values and the degree and extent of development that will be permitted. Most of these uncertainties appear to arise from unfamiliarity with the purpose of the Review which is not to prohibit change but to guide development to ensure that the identified heritage assets in the area are not lost. As the responses received predate the completion of the Review and its recommended Management Strategy, there is an understandable uncertainty about its recommendations.

5.6 Conclusion

The responses received indicate that the local community is interested in the Study, its outcomes, and in the impact of future development in the area. The opinions of the residents vary from supporting protection and conservation of the area while others advocate no protection at all. The majority of respondents expressed that they value the character of the area. Opinions differ about the degree and appropriateness of any management strategy.

5.7 Recommendation

There appears to be general support in the local community for some level of protection and management of the area which is borne out in the recommendations of the Review. Therefore, it is appropriate to progress the Review and its recommendations to public exhibition of the Review to assess the support of the Review with a wider community. At the same time the Review and its management strategy should be presented more personally (i.e. local meeting) to the local residents to allay any unfounded fears about the impact of the Review on the aforementioned concerns for future development in the area.

6.0 ASSESSMENT OF HERITAGE SIGNIFICANCE OF THE STUDY AREA

6.1 Discussion of Heritage Significance

In accordance with the NSW Heritage Manual, heritage significance should be assessed before recommending an appropriate management policy. The following four values, derived from the Australia ICOMOS Burra Charter, are accepted by the NSW Heritage Office as the generic values that make up cultural significance at either state or local level.

Historic

An item (area) is important in the course or pattern of the cultural or natural history of the state or local area or has strong or special association with the life or works of a person, or groups of persons, of importance in the cultural or natural history of the state or local area

The statement of significance from the Hornsby Shire Heritage Study 1993 states that the current Heritage Conservation Area, which comprises three precincts, contains a diverse grouping representative of Old Hornsby's historical development.

The historic significance of the Study area should not be isolated from the remaining precincts in the current Heritage Conservation Area, including the Old Town (civic and commercial) precinct on the Pacific Highway and the Pretoria Parade (working class housing) precinct. The nature and level of the significance of the Study area and its ability to demonstrate the historical development of Old Hornsby are dependent on an understanding of the interaction of all three precincts.

The Study area as a whole demonstrates high historical significance at a local level. The physical evidence in the area makes an important contribution to an understanding of historical development of Hornsby, in particular the historical associations between the residential area and the railway and the dramatic setting. The pattern of roads, streets and lanes in the Study Area, still retains some evidence of the original survey and subdivision of the land in the 1880s, whereas the evidence north of the Old Town and east of the railway line has been erased by later development.

The historical subdivision pattern and lots sizes have been altered by later development. However, the nature of the original subdivision and hierarchy (which allowed for working class accommodation closest to the railway, upper working class and middle class further to the west and large lots for the professional classes on the ridge overlooking the valley) is reflected in the spacing of the residences as seen from the street.

Most houses and their gardens are intact and strongly evoke the nature of the residential development in Hornsby, particularly houses from the Federation and Inter-War periods. Later development, particularly from the late 20th Century, has compromised the intactness of some of the original residences but the impact has been moderated by the dominance of the treescape in the area.

The original forested setting and dramatic landscape qualities, which were compared to the Blue Mountains and which first attracted residents and later artists to the area, are still evident in the private gardens, street reserves and the blocky sandstone outcrops in parts of the area. The mature plantings protected in Lisgar Gardens enhance this character in the southern section of the Study area.

Lisgar Gardens have strong historical links to the Mt Errington and Pretoria Parade precincts of the Hornsby West Side Heritage Conservation Area through Max Cotton and his family. The Gardens also make an important contribution to the understanding of the development of the landscape in the area and the methods used to tame and modify the original forest setting.

Social

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

The Study area as a whole demonstrates local social value. Members of the present local community have expressed their strong affinity with the character of the area, in particular the landscaped setting. The affinity between the local community and the area reflects an ownership by the residents of the area. The ownership does not appear to be based on an identifiable cultural value or a historical association but on an appreciation of the unique qualities of the area. The area has a high level of owner-occupiers and as the precinct has well defined boundaries, being a peninsula encircled by bushland on three sides, the community can easily define and take ownership of the area. The character of the residences and landscape enhances the sense of ownership.

The present and past community has expressed strong association with Lisgar Gardens. The strong associations between the community and the Gardens prompted Hornsby Council to acquire the gardens in the 1960s. The association is still demonstrated by the fact that the gardens are visited regularly by not only the residents in the vicinity but also from the rest of the Shire, in particular to view the camellia, azalea and rhododendron display.

Aesthetic, Technical

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

The Study area as a whole displays high aesthetic significance at a local level, but it has been compromised by pockets of later unsympathetic development. The impact of later development is moderated by the dominance of the treescape in the area, particularly the tall tree canopy and the pockets of remnant or regeneration forest especially in the street reserves. The nature of the aesthetic qualities of the area is demonstrated by the interaction of built form and landscape. The aesthetic quality of the residences, both grand and modest, particularly from the Federation and Inter-War periods, is enhanced by the landscape which includes the well-established plantings in private gardens and street reserves. The bushland, which surrounds the area on three sides and terminates many street views, contributes a special aesthetic quality evoking the qualities of a "hill station". The aesthetic quality of the streetscapes within the area of the 1896 subdivision is unified by elements such as building scale and form, materials, design and proportion of fenestration, architectural details, setbacks and landscape.

The built elements in the Study area as a whole do not demonstrate notable technical achievement. The technical aspects and design of the residences in the Study area, despite their noteworthy design and character, are typical of their period. However the current landscape, including private gardens, street reserves and in particular Lisgar Gardens, contributes to an understanding of how the original bushland was modified and how the remnant bushland interacts with the exotic landscape.

6.2 NSW Heritage Assessment Criteria

This assessment of cultural significance for the Hornsby West Side Conservation Area, has been based on the following criteria and guidelines contained in the NSW Heritage Manual produced by the NSW Heritage Office and NSW Department of Urban Affairs and Planning.

State significance means significance to the people of NSW.

Local significance means significance within the local government area.

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

- Criterion (a)** - an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural and natural history of the local area);
- Criterion (b)** - an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural and natural history of the local area);
- Criterion (c)** - an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- Criterion (d)** - an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- Criterion (e)** - an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (f)** - an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (g)** - an item is important in demonstrating the principal characteristics of a class of NSW's
- cultural or natural places; or
 - cultural or natural environments.
(or a class of the local area's)
 - cultural or natural places; or
 - cultural or natural environments.)

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

6.3 Compliance to NSW Heritage Assessment criteria

	<i>Basis for consideration</i>	<i>Level of significance</i>
Criterion (a)	<ul style="list-style-type: none"> • The area demonstrates the pattern of development of Hornsby, specifically the Mt. Errington area (It retains much of the road patterns and subdivision lots of the early Mt. Errington subdivisions around 1880) • The area reflects the nature of residential development during the Federation and Inter-War periods • The area demonstrates the pattern of subdivision and development dictated by the natural landscape and topography of the area. • The settlement of the area at the turn of the 20th Century, reflects the general move of the populace away from the overcrowded city and into the more healthful and greener suburbs in Sydney's outskirts 	Local
Criterion (b)	N/A	-
Criterion (c)	<ul style="list-style-type: none"> • The area demonstrates residential development dictated by natural landscape from the time of the earliest subdivisions • The area demonstrates largely intact housing from the Federation and Inter-War periods • The area demonstrates a pattern of residential development, which retains elements of its original bush setting i.e. the remnant and regeneration eucalypt forests in road reserves, gardens and street plantings • The area demonstrates a pattern of residential development dictated by topography. This is revealed in the pattern of roads and layout of residential blocks 	Local
Criterion (d)	<ul style="list-style-type: none"> • The area is valued by the members of the present local community, for the character of the area especially its landscape setting and the remaining buildings from the Federation and Inter-War periods 	Local
Criterion (e)	<ul style="list-style-type: none"> • The landscape in the area reflects a pattern of development dictated by the topography, geology and vegetation of the area. This is evident in the layout of roads, residential blocks, location of the residences on the blocks, the informal gardens (dictated by topography), as well as the dominance of native forest species in the road reserves and in gardens (caused by the soils in the area) 	Local
Criterion (f)	N/A	-
Criterion (g)	<ul style="list-style-type: none"> • The area demonstrates the settlement hierarchy of working class accommodation being situated in the east, closest to the railroad, with progressively larger lots and houses for the more affluent, away from the railroad and on the ridges overlooking the valley i.e. towards the western side of the study area 	Local

6.4 Statement of Significance

The Mount Errington precinct, (in association with the Pretoria Parade and Old Town precincts which comprise the Hornsby West Side Heritage Conservation Area), clearly demonstrates the historical development of Old Hornsby. The Mount Errington precinct, as one of the first areas in Hornsby to be subdivided and developed, still retains evidence of the original subdivision of the land in the 1880s. The historical associations between the development of the residential area in the late 19th and first half of the 20th Century, the railway and the dramatic setting are still evident in the pattern of roads, streets, lanes, residences, landscape and geology. The surviving evidence in the area is important, as later development has erased most of the historical evidence north and east of the Old Town.

The houses, their gardens (in particular from the Federation and Inter-War periods) and the landscape contribute to quality streetscapes that strongly evoke the nature of the early residential development in Hornsby. The social hierarchy is still evident in the built form where modest houses were built closer to the railway, better class homes further west and grander residences on the western ridge overlooking the valley.

The dramatic setting contributes to a high level of aesthetic significance which is demonstrated by the interaction of handsome residences and landscape; in particular the backdrop of the bushland which encircles the area on three sides, and the dominant tree canopy of the remnant and regeneration forests found in the street reserves, road verges and in the gardens of the area. Lisgar Gardens makes a special contribution to an understanding of how the original bushland was modified and how the remnant bushland interacts with the introduced exotic landscape.

Pockets of recent development in the Study area are inconsistent with the scale and appearance of the early development and detract from the aesthetic qualities. The impact of the unsympathetic development is moderated by the dominance of the landscape.

7.0 CONSERVATION MANAGEMENT STRATEGY

The reference Conservation Areas published by the NSW Heritage Office defines a Heritage Conservation Area.

A particular precinct, streetscape, suburb, landscape, town or group of buildings can have particular heritage values which distinguish it from other places and from its surroundings.

A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place which is worth keeping.³

In assessing cultural significance it is important to distinguish between potential cultural significance and amenity values. The definition of cultural significance is underpinned by the importance of historical relationships. This value differs from amenity values which arise from a community wanting to protect areas of environmental amenity such as attractive streetscapes.

As a heritage conservation area demonstrates historic, aesthetic, social or technical importance to the present and future communities, it is important to identify the elements that support the cultural significance. Any future development within the boundaries and in the vicinity of a heritage conservation area should be managed with appropriate planning controls to retain the elements that make the area significant and enhance its character and visual qualities.

Methodology for determining management strategy

In reviewing the study area, and the existing Conservation Area, a number of options were considered for the subsequent management strategy to be adopted for this area.

These were as follows:

1. Retain the current Conservation Area
2. Expand the boundaries of the Conservation Area to include other areas, outside the current boundary, that have the same qualities as the current areas in the Conservation Area.
3. Contract the boundaries of the Conservation Area to a tighter core that captures the qualities of the area
4. Remove the Conservation Area altogether and manage the area by individual heritage items. New heritage items would be nominated as appropriate.

It was decided that the best approach to be adopted for the management of this study area, to ensure the qualities that distinguish this area continue to be retained, would be to adopt Option (2). This would ensure protection of the significant features of the area which, through historical inter-relationships, demonstrate the history of development.

It was also decided that to ensure that the heritage significance of the Study area (arising out of the investigation of the historical and physical evidence and the statement of significance) and streetscape qualities are maintained and managed appropriately, a number of management policies should be considered. The following policies explain the principles to be followed to guide future care and development of the area to retain and enhance the heritage significance and streetscape qualities.

³ Conservation Areas. Heritage Office and DUAP. 1996. Page 3

7.1 Policy 1 – Heritage Conservation Area

Retain the amended Mt Errington precinct as part of the current Hornsby West Side Heritage Conservation Area.

The assessment of the heritage significance of the precinct in a Review has confirmed the findings of the Hornsby Heritage Study 1993 that the area has high level of local significance, both historically and socially, and contributes to the understanding of the historical development of the Hornsby Shire. Accordingly, the Mt Errington precinct should be retained as part of the Hornsby West Side Heritage Conservation Area for its local heritage significance.

Refer to Policy 4 for the character qualities of the Conservation Area

To assist in identifying the area and positive promotion of the Hornsby West Side Heritage Conservation Area, the three precincts which comprise the Heritage Conservation Area should be titled the Mt Errington (residential) Precinct, the Pretoria Parade (residential) Precinct and the Peats Ferry Road (civic and commercial) Precinct, Hornsby West Side Heritage Conservation Area. The areas should be retitled in the HSLEP, Heritage DCP and the names included in all Council's promotional and educational literature.

7.2 Policy 2 – Boundaries of the Heritage Conservation Area

Adjust the boundaries of the Mt Errington precinct to include properties and areas that contribute to the heritage significance of the Hornsby West Side Heritage Conservation Area. Refer to Figure 10 for the amended boundaries to the conservation area to be known as the Mt. Errington Conservation Area

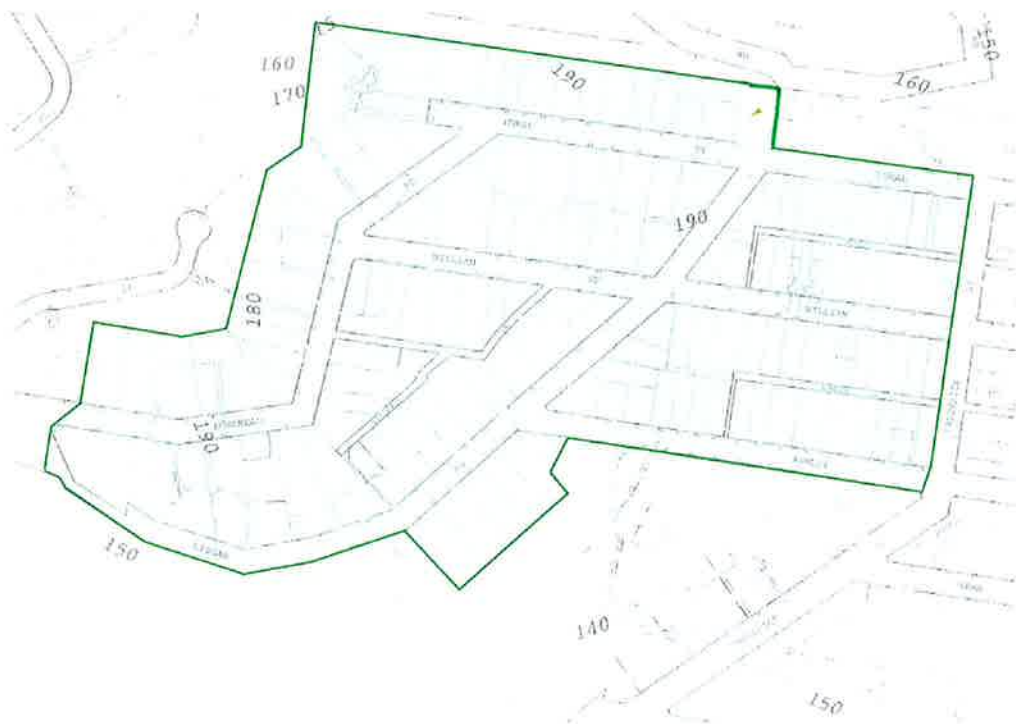


Figure 10: The proposed Mt Errington Precinct of the Hornsby West Side Conservation Areas

The current boundary does not include all properties and landscape items in the Study Area which remain as evidence of the historical development of the area, and whose inclusion would enhance an understanding of the history of the area.

The amended boundaries are based on the boundaries of the original 1886 and 1897 subdivision surveys. The areas and properties being added to the existing Conservation Area, are seen to embody the character qualities of this Conservation Area as outlined in Policy 4 below, as well as being within the extent of the original subdivisions. There is a strong argument for their inclusion within an amended Conservation Area, to ensure that the qualities for which this particular Conservation Area are valued, are protected and retained into the future.

The proposed Mt Errington Conservation Area

The boundaries of the Conservation Area under review should be expanded to include the following as shown on Figure 10:

1. The street reserve and street trees on the north side of Dural Street between Lisgar Road and Frederick Street
2. The properties on the north side of Dural Street between Rosemead Road and Lisgar Road (Nos 28-60 on the north side and western edge of Dural Street)
3. The properties on the south-west section of Lisgar Road (Nos 11-21 on the south side and Nos 16-24 on the north side of Lisgar Road)
4. The properties on the south-west section of Rosemead Road up to and including No 30-32 on the north side, and No 31 on the south side
5. The street trees along Ashley Street to the west of Frederick Street

Some of the residences contained within the new boundary, most of which date from the last 25 years, do not make a positive contribution to the historical significance and character of the Heritage Conservation Area, in that they do not have a predominance of features that are identified as contributing to the character of the area (Policy 5). Accordingly, future development of these properties should be guided by the view that the elements which do not contribute, should be gradually replaced by features which support the character of the area.

7.3 Policy 3 – Lisgar Gardens and Florence Cotton Reserve

Lisgar Gardens and Florence Cotton Reserve should continue to be listed as Local Heritage Items in the Hornsby Shire LEP, and managed as individual items separate to the proposed Conservation Area.

The heritage items Lisgar Gardens and Florence Cotton Park have historical associations with the Mt. Errington area and make a contribution to the aesthetic character of the overall Study Area. The nature of their significance (Lisgar Gardens being a cultural landscape and Florence Cotton Park a natural landscape) does not accord with the elements which make up the heritage significance of the Mt Errington area (being the interaction of building, topography and landscape). The management of their heritage significance would not be best served if they were included in the heritage conservation area. The properties should be retained and managed as individual heritage items.

7.4 Policy 4 – Statement of Significance

The statement of significance recommended in this Review should be appended to the current inventory sheet for the Hornsby West Side Heritage Conservation Area. The statement will partner the planning controls to guide and assess the impact development in the area.

7.5 Policy 5 –Character Statement

The following character statement for the Mount Errington Precinct of the Hornsby West Side Heritage Conservation Area should be included in Council’s Heritage Development Control Plan.

The statement will assist in identifying the physical characteristics that comprise the character of the area and form the basis for the planning controls to guide and assess the impact development in the area.

Character Statement

The built form in the area is diverse but is clearly residential, which is typified by a predominance of detached single storey houses well spaced on separate lots. A number of elements in the area, including the landscape, unify the streetscape.

The bushland which surrounds the area dominates the longer views while local views are framed and screened by a picturesque mixture of native and exotic tree species in established private gardens and on the street reserves. A dominant character of the area is its tall tree canopy from the pockets of remnant and regeneration forests combined with the plantings of exotic tree species eg. Bunya Pines, Palms and Jacarandas, in the street reserves, on the road verges and in the private gardens of the area.

Most of the houses date from the Federation and Inter-War period and their design is typical of the period. The elements that typify the design of the houses include unpretentious design (even if the houses are large), predominant roofs with simple shapes, the use of materials such as face brick and terracotta roof tiles, and moderate to large setbacks which are well planted with a variety of shrubs and trees. Only a few of the residences from the Federation and Inter-War period are fully two storey. Some residences provide for attic accommodation which is lit by dormers or windows in the gable ends.

Remnants of the historic pattern of development remain which illustrate that modest homes were constructed nearest the railway with grander houses sited on the western ridge overlooking the valley.

Pockets of more recent unsympathetic development (for example at the west end of Ashley Street and Nos. 48-50 William Street) differ from the overall character. However its impact on the overall character is moderated by the dominance of the landscape.

7.6 Policy 6 – Contributing features

Council’s Heritage DCP should be amended to include guidelines that advise the features that contribute to the heritage significance and streetscape qualities of the area, which should be retained and enhanced on all properties within the Conservation Area. This includes both existing built and landscape elements and any new developments that occur within the Conservation Area. This will encourage good design to protect the significance of the conservation Area and the individual items in the area. Refer to the table below for the list of these contributory features.

The list of contributing features will assist in identifying the physical characteristics that characterise the area, and form the basis against which the impact of new development in the area can be assessed.

The residences that date from before 1960, especially those from the Federation and Inter-War periods, exhibit features that identify this area as being of heritage significance.

Some properties that are located within the Conservation Area, have features that do not contribute, or are intrusive to the heritage significance and the streetscape qualities of this Conservation Area. Any future development on these properties should seek to include elements listed as contributing features, to lessen their impact on the streetscape.

CONTRIBUTING FEATURES OF THE MT. ERRINGTON CONSERVATION AREA

<i>Element</i>	<i>Detail</i>	<i>Description</i>
Setting	bushland backdrop	Bushland encircles the Conservation Area on three sides. This residential area has the appearance of the gradual evolution of the bushland into a residential suburb as one progresses up the slope towards the ridgeline
	dominant tree canopy	<p>The streetscapes of the area are composed of remnant and regeneration forests found in the street reserves, road verges and in the gardens of the area</p> <p>Also maturing street trees and exotic plantings in the area contribute to the heavily treed setting of the area</p>
Residential pattern	lot sizes, density and spacing	<p>The residential pattern in this area has the appearance of large lots with well-spaced detached residences of a modest size, with larger allotments in the west and smaller allotments to the east.</p> <p>The buildings are positioned variously on their lots, but commonly have medium to large separations between adjacent buildings and boundaries.</p> <p>The buildings are typically single storey and of a modest size.</p> <p>This pattern largely reflects the configuration of the earliest subdivisions in the area and the size and density of building characteristic of that period.</p>
	setbacks	<p>The street setbacks of the residences vary throughout the Conservation Area as a consequence of the changing topography and historical development.</p> <p>The pattern of street setbacks on adjacent properties, which date prior to 1960, provide a guide to the pattern of setbacks in a particular location.</p>
Building design	generally	The design of residential buildings in the area is modest and unpretentious with simple volumes and shapes.
	no. of storeys	The residences are predominantly single storey.
	mass and scale	<p>Simple volumes under a dominant roof. The mass of the front facades are modulated by projection of front rooms around the entrance, entry gables and projections, front verandahs and bay windows. Flush unbroken facades are not the norm.</p> <p>Residences are of a modest scale, generally low and set into the landscape rather than dominating its setting.</p>
	roof	<p>Roof forms tend to be dominant hipped or gabled roofs with broad simple planes, and tend to be ground hugging, with interest added by the use of small scale dormers, gables, skillion roofs and awnings</p> <p>Verandah roofs are generally a part of the main roof and are pitched lower to maintain continuity with the main roof.</p> <p>The roof pitch is predominantly greater than 25 degrees, with generous eaves and overhangs to provide shadow lines and a sense of depth.</p>

<i>Element</i>	<i>Detail</i>	<i>Description</i>
Building design (cont'd)	walls	A hierarchy of horizontal layers is used to express basement, ground floor and roof, with different materials, colours or treatments being used to differentiate the horizontal layers. Deep reveals around openings are also used to further modulate the façade.
	openings	<p>Openings are placed either symmetrically in walls or with careful asymmetry (in the fashion of the Arts & Crafts movement), and are usually timber framed and the framing is painted to add interest to the façade.</p> <p>Openings are generally taller than wider, and are not dominant within the façade. Large areas of unbroken glazing are not a character of the housing in the Conservation Area.</p>
Materials	generally	The materials used on the buildings within the Conservation Area tend to be natural materials, which are honestly expressed.
	roof	<p>Roofing materials are predominantly of terracotta roof tiles or slate tiles, with added detail derived from ridge capping, sometimes in a contrasting colour, also ornamental end caps to the ridges.</p> <p>A limited number of roofs are clad with corrugated aluminium sheeting, these being generally newer roofs, and tend to be in lighter colours of silver and light green.</p>
	walls	<p>External walls are either of clean faced brickwork/masonry usually using red/brown colours, or of painted timber weatherboards.</p> <p>Rendered or painted brickwork are confined to small areas or elements to provide interest to the façade. Basement walls or foundations, on certain residences, are constructed of rock-faced stonework, or are treated differently to provide a horizontal modulation between the layers..</p>
	joinery	Simply detailed painted timber joinery is used for windows, doors, and architectural details such as verandah railings, balustrades and columns.
Outbuildings	garage and carports	Garages and carports are generally lighter structures located out of sight to the rear of the building. If located on the side of the residence, they are set away from the building and behind the line of the front façade.
Boundary treatments		<p>The front boundary varies both in height and type, ranging from low hedges to a dense tree/shrub cover, and low to high brick walls, timber picket fences, wrought iron fences and gates, chain-link fences or natural rock outcrops. This tends to be dictated by topography, placement of the residence on its block and its setting.</p> <p>The side and rear boundaries again vary, but tend to be higher and enclosing if the property is on a corner or has a rear or side lane adjacent to it.</p>

<i>Element</i>	<i>Detail</i>	<i>Description</i>
Gardens		<p>Gardens are largely informal and take advantage of the natural features on the property, such as rock outcrops and informal slopes.</p> <p>Level areas of garden, are more landscaped, with planting beds, low hedges and areas of lawn. Large terraced areas are not a characteristic of gardens in the area.</p> <p>The large and mature trees in the individual gardens are important in contributing to the dense tree canopy of the Conservation Area.</p>
Significant landscape features	sandstone outcrops & boulders	Sandstone outcrops and remnants are features in many gardens of the area, noticeably in Lisgar Road, as well as on the street reserves of the area. They are a feature of the topography and geology of the area and contribute to the bush setting of the area.

7.7 Policy 7 - Significance of individual items within the Conservation Area

Every individual item, including built items, items of landscape e.g. street trees, road reserves and gardens and items of engineering e.g. roads, lanes, paths and pavements are considered to be important and part of the heritage fabric that contributes to the character and heritage value of the Conservation Area. As such, each individual item should be treated as an item with local level significance, and managed accordingly.

The current list of heritage items listed in the Hornsby Shire LEP includes all the properties that demonstrate sufficient heritage significance to be heritage items in their own right.

However, it should be recognised that the heritage value and character of this Conservation Area arises from the overall character of both the built and the natural fabric in this area. As such they are important aspects of this Conservation Area, and should be recognised and managed as though they were local heritage items. This applies equally to both the residences and buildings in the Conservation Area and the landscape elements that serve as a backdrop to the built forms.

It is not a recommendation of this report that each individual residence and each individual tree or garden in the Conservation Area be listed as a Local level heritage item. However, the listing of contributing features allows for the protection of properties and landscape elements in the Heritage Conservation Area that support the significance and character of the area. These contributing features are referred to in Policy 6.

7.8 Policy 8 – The heritage significance of the landscape in the Conservation Area

The landscape character of the Conservation Area is a significant factor in providing the characteristic setting for this area. Future development in this Conservation Area, both to public spaces, road reserves and private properties, should not impact on or alter any element that contributes to the landscape character of the area. A Significant Tree Register should be compiled for the Conservation Area, to ensure that the landscape character of the area is protected.

The characteristic setting of this area is of a robust landscape, with a dense tree canopy, deriving from the remnant and regeneration vegetation in the area. The vegetation is composed of both native and introduced species of tall trees and shrubs that can be found in the street reserves, along road verges, in the bushland surrounding the Conservation Area and in the private gardens of the area.

The large trees that contribute to the dense canopy can be categorised as follows

- Low with spreading canopies e.g. Turpentines and exotics such as Oaks & Jacarandas
- Tall with spreading canopies e.g. Blue Gums & Turpentines
- Tall narrow trees e.g. eucalypts, pines & palms

The tree canopy provides a distinctive visual impression of the Conservation Area, and it is essential to maintain the landscape character of the area, to support the measures taken to maintain the built character of the Conservation Area. It is our recommendation that the Conservation Area is surveyed to create a Significant Tree Register for the area. The Significant Tree Register would identify the large trees located in both the private gardens and along the public thoroughfares of the Conservation Area that contribute to the landscape character of the area. The identification of these significant trees in a Significant Tree Register for the area, would ensure that these trees are not removed due to subsequent development or subdivision in the Conservation Area.

7.9 Policy 9 – Minimum allotment size

The minimum lot size within the Conservation Area should be increased to 800 sq. metres. In addition to this, future subdivision of properties in the Conservation Area should meet the criteria set out below.

An analysis of the historic subdivision pattern and lots sizes, and a comparison with the current pattern and lots sizes, has determined that this element has been altered considerably by subsequent development. The subdivision pattern as it appears today has little significance or connection with those early subdivision patterns, other than the street alignments of the area and vague remnants of the original lots in the early subdivision.

It is however evident that the size of allotments in the area have been maintained at a generally large size, from 700 sq meters to greater than 1000 sq metres. Allotments below 600 sq metres in size represent less than 10% of the housing stock in the area, and have resulted from very recent and generally unsympathetic subdivisions of larger properties. It is evident that these resultant small allotments have resulted in the loss of tree canopy in these pockets, and that no future significant tree canopy will be possible in these areas.

Maintaining the Council's current minimum lot size of 500 sq metres has the potential to significantly impact on the landscape character of the area, which is characteristically of large and robust in-ground landscaping with a dense tree canopy over the whole area. Increasing the minimum lot size possible for the area, will ameliorate the effects of future subdivision on the landscape character of the area.

The following table is indicative of the number of properties that could potentially be subdivided within the Conservation Area, depending on minimum lot sizes.

Minimum Lot Size	No. of Properties	
	Total	Front Subdivision
500 sq. m minimum	50	16
600 sq. m minimum	22	8
800 sq. m minimum	13	3

Also refer to the figures below which show the extent of the areas that could be altered due to subdivision based on the various minimum lot sizes.

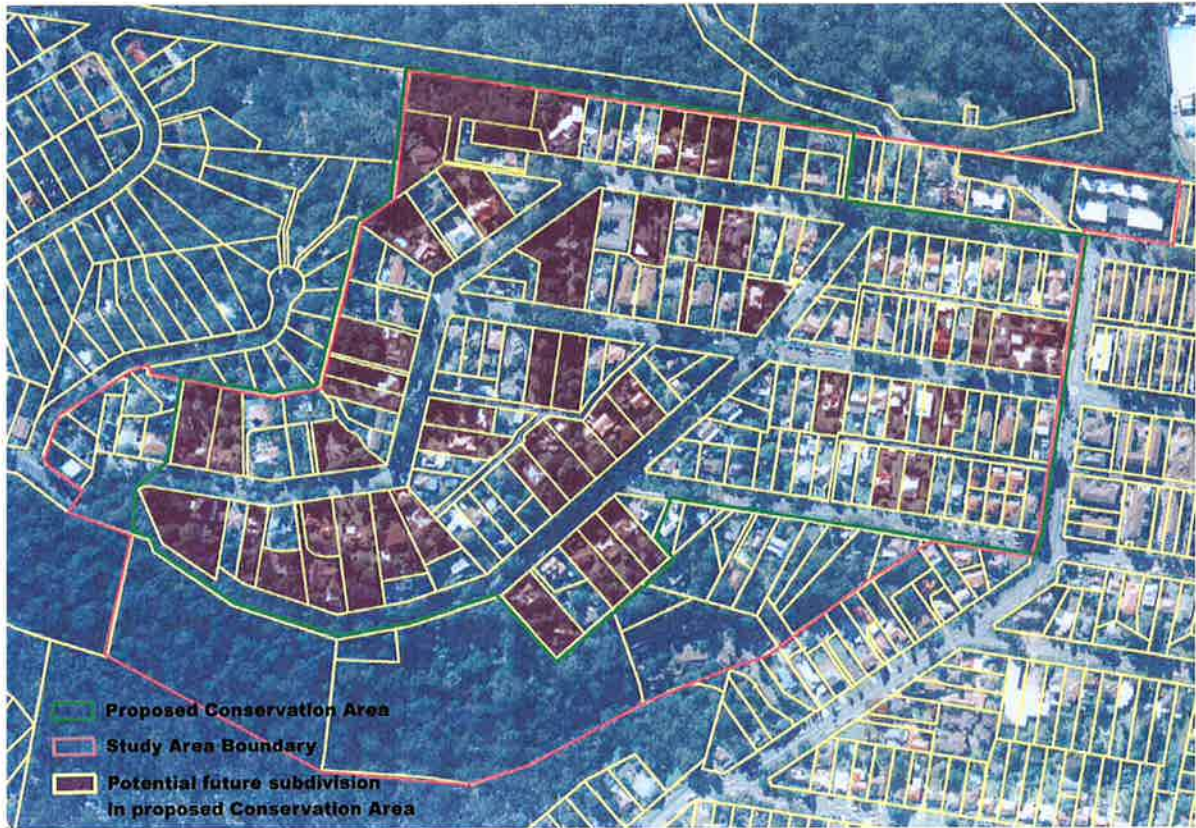


Figure 11: Extent of potential future subdivision with 500 sq metres minimum lot sizes

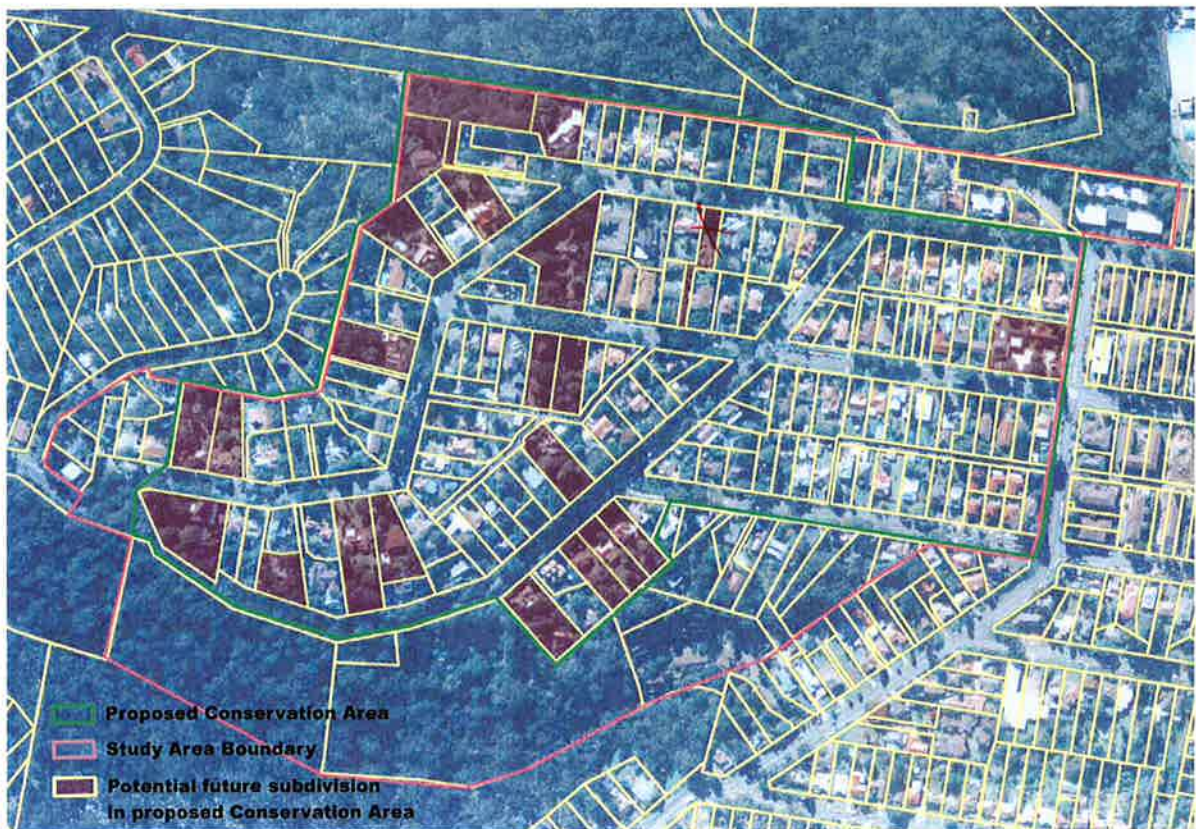


Figure 12: Extent of potential future subdivision with 600 sq metres minimum lot sizes

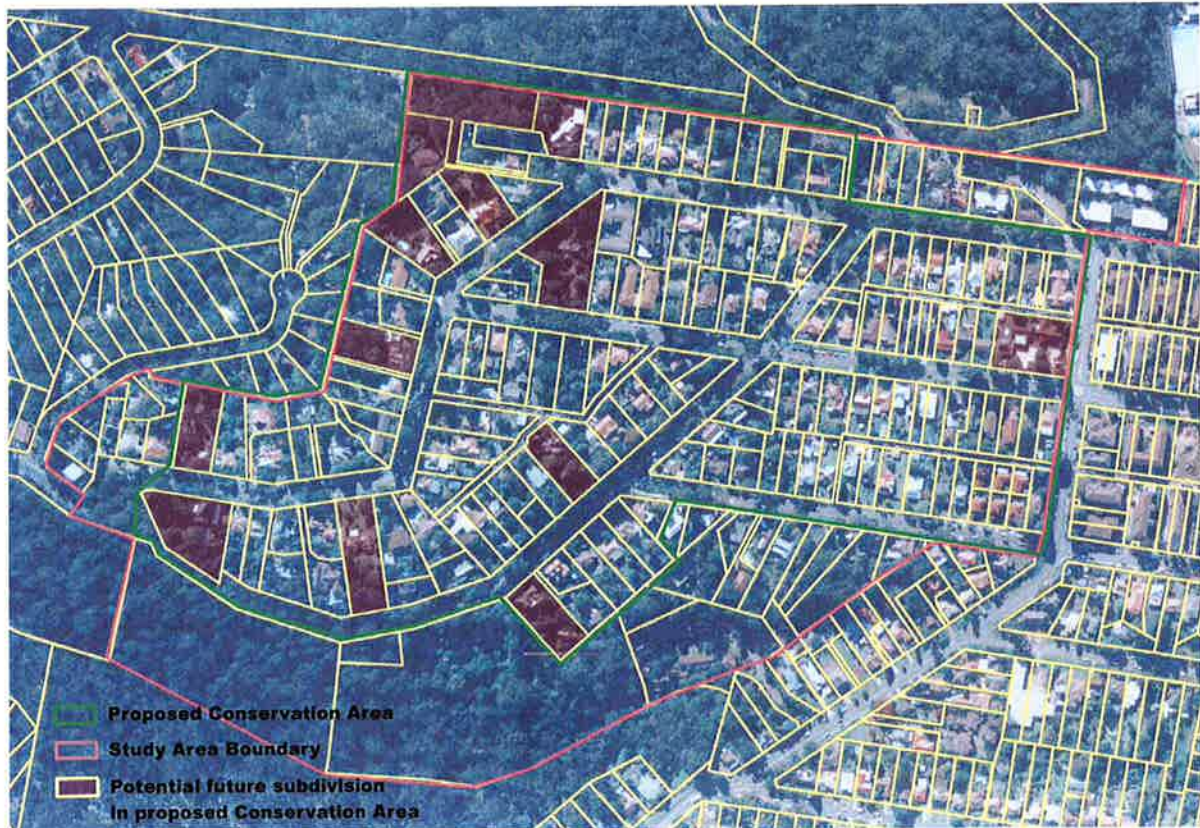


Figure 13: Extent of potential future subdivision with 800 sq metres minimum lot sizes

The land subdivision & sensitivity mapping does not fully identify the steeply sloping characteristics of the topography along Dural Street, Lisgar Road and Rosemead Road. Subdivision of this steeply sloping topography would impact on the Conservation Area's values.

We have presented to a public meeting the intent of increasing the minimum lot size to 600 sq metres. Following a review of lot sizes, land sensitivity and potential tree canopy reduction, we recommend a preferred minimum subdivision allotment size of 800 sq metres. This 800 sq metre minimum allotment size, in addition to maintaining the trees identified in a Significant Tree Register for the area, would support the Heritage Conservation Area's values and keep the significant characteristics of the area. It would (importantly) help in providing the basis for good quality housing/residential design – allowing for the preferred characteristic single-storey buildings to be more easily implemented.

In addition to maintaining the landscape character of the area, future subdivisions should not alter the current spacing of the residences or increase the perception of built form as seen from the street. Establishing a set of guidelines for future subdivision of land in the Conservation Area would be an additional measure in maintaining the character of the Conservation Area.

GUIDELINES FOR FUTURE SUBDIVISION AND DEVELOPMENT OF PROPERTIES WITHIN THE CONSERVATION AREA

Detail	Guideline	Comment
Front subdivision	The proposed subdivision of the property should not allow the construction of a new building along a street front.	<p>This is to ensure that existing residences that make up the heritage fabric that define this Conservation Area, continue to be seen from the public spaces, and continue to maintain the character of the Conservation Area.</p> <p>This guideline applies equally to all street fronts, especially to properties that have boundaries along more than one street.</p> <p>Frontages to the service lanes are not as important except in cases where there is presentation of the residence to the service lane, eg 'Willandra and its presentation to Lisgar Lane. Development along such service lanes would be subject to the same development controls as would apply to development along the major streets of the Conservation Area.</p>
Lengthwise subdivision	The proposed subdivision of the property should not allow the division of a property perpendicular to any street boundary	This would increase the number of properties as perceived from the public spaces, thus impacting on the character of the Conservation Area
Landscape character	The proposed subdivision and subsequent development, should not entail the removal of any significant or mature tree on the property, identified in the Significant Tree Register, that contributes to the landscape setting of the Conservation Area.	This is to ensure that the significant tree canopy and bushland setting of the Conservation Area continues to be maintained.
Perception of built form	The proposed subdivision and subsequent development, should not allow an increase in the amount of built form seen from the public spaces of the Conservation Area.	The appearance of large lots and well-spaced residences in a heavily treed setting is an outstanding character of this Conservation Area, which should not be interfered with.
Streetscape	The proposed subdivision and subsequent development, should not allow an increase in the number of driveways and kerb crossings along a street front.	This again will impact on the perception of the rhythm and spacing of built form along the streets, and should be discouraged.

Detail	Guideline	Comment
Tree preservation	No significant tree, to be identified in the Significant Tree Register, on the property is to be removed or adversely impacted on by the proposed development of the property.	This will ensure that the landscape setting which contributes to the Conservation Area's values is protected and maintained.
Significant landscape features	Landscape features e.g. sandstone outcrops and boulders in gardens, that contribute to the character and setting of the Conservation Area, should not be removed or adversely impacted on by the proposed development.	This will maintain the bush setting of the Conservation Area, thereby preserving the visual, topographical and geological characteristics of the Conservation Area.

7.10 Policy 10 –Amendments to the Hornsby Shire Heritage DCP

Council's Heritage DCP should be amended to include the following specific planning controls to guide future development, so as to retain and enhance the heritage significance and streetscape qualities of the area identified in the statement of significance and the character statement.

The following guidelines will provide guidance for future development within the Conservation Area, describing the elements that should be retained, what development would not detract from the heritage significance and streetscape qualities and what development should not be permitted.

Development guidelines

These should be extracted from the guidelines for the contributing features of the area outlined in Policy 6 and the guidelines for subdivision and development outlined in policy 8. Items to be addressed are set out below

7.10.1 Design

Specifically from Policy 6, the guidelines for the elements of

- Building design
- Materials

7.10.2 Streetscape

Specifically from policy 6, the guidelines for the elements of

- Setting
- Residential pattern

Specifically from policy 9, the guidelines for the details of

- Front subdivision
- Lengthwise subdivision
- Landscape character
- Perception of built form
- Streetscape

7.10.3 *Siting*

Specifically from policy 6, the guidelines for the elements of

- Setting
- Residential pattern
- Outbuildings

Specifically from policy 9, the guidelines for the details of

- Front subdivision
- Lengthwise subdivision
- Landscape character
- Perception of built form
- Streetscape

7.10.4 *Landscaping*

Specifically from policy 6, the guidelines for the elements of

- Setting
- Boundary treatments
- Gardens

Specifically from policy 9, the guidelines for the details of

- Front subdivision
- Lengthwise subdivision
- Landscape character
- Perception of built form
- Streetscape

APPENDICES

Appendix A

Survey evidence of the Study Area

The photographs on the following pages are thumbnails, identifying properties within the Study Area, as they are visible from the street.



2 Rosemead Road



2 Rosemead Road



4 Rosemead Road



6 Rosemead Road



8 Rosemead Road



No. 10 Rosemead Road.



12 Rosemead Road



14 Rosemead Road



18 Rosemead Road



20 Rosemead Road



20A Rosemead Road



22 Rosemead Road



24 Rosemead Road



26 Rosemead Road



28 Rosemead Road



30-32 Rosemead Road



38 and 36 Rosemead Road.



No. 44 Rosemead Road.



Mount Errington, 1 Rosemead Road



Outbuilding of Mt Errington



1A Rosemead Road



3 Rosemead Road



5 Rosemead Road



9 Rosemead Road



11 Rosemead Road



15 Rosemead Road



17 Rosemead Road



19 Rosemead Road



21 Rosemead Road



23 Rosemead Road



25 Rosemead Road



27 Rosemead Road



29 Rosemead Road



31 Rosemead Road



2 Lisgar Road



4 Lisgar Road



6 Lisgar Road



8-12 Lisgar Road (buildings not visible)



10 Lisgar Road
(from the garden)



12 Lisgar Road (from Lisgar Lane)



16 Lisgar Road (from Lisgar Lane)



18 Lisgar Road (from Lisgar Lane)



16 Lisgar Road (building not visible)



18 Lisgar Road



20 Lisgar Road



22 Lisgar Road



24 Lisgar Road



1 Lisgar Road



1 Lisgar Road



3 Lisgar Road



5 Lisgar Road



7-9 Lisgar Road



11 Lisgar Road



11A Lisgar Road



15 Lisgar Road



17 Lisgar Road



17A Lisgar Road



19 Lisgar Road



21 Lisgar Road



23 Lisgar Lane



25 Lisgar Road



Lisgar Lane looking south west



Eastern side of Lisgar Road between William and Dural Street



Western side of Lisgar Road between Dural and William Streets



Plaque at entry to Lisgar Gardens



Info about Lisgar Gardens



Lisgar Gardens



Waterfall at Lisgar Gardens



Lisgar Gardens



Lisgar Gardens



Lisgar Gardens



Lisgar Gardens



Lisgar Gardens



16A Dural Street



16 Dural Street



18-20 Dural Street



22 Dural Street



24 Dural Street



26 Dural Street



30 Dural Street



30 Dural Street



32 Dural Street



34 Dural Street



36 Dural Street



38 Dural Street



40 Dural Street



42 Dural Street



44 Dural Street



46 Dural Street



48 Dural Street



50 Dural Street



52 Dural Street



54 Dural Street



56 Dural Street



19 Dural Street



19 Dural Street



19A Dural Street



21 Dural Street



23 Dural Street



23A Dural Street



25 Dural Street



27 Dural Street



29 Dural Street



29 Dural Street



31 Dural Street



33 Dural Street



33 Dural Street



35 Dural Street



37 Dural Street



39 Dural Street



43 Dural Street



45 Dural Street



47 Dural Street



Dural Street looking east



Dural Street looking west



Dural Streetscape looking west



24 William Street



24 William Street



24 William Street



26 - 26A William Street



28 William Street



1 & 2/30 William Street



32 William Street



34 William Street



36 William Street



38 William Street



40 William Street



40 William Street



42 William Street



44 William Street



46 William Street



48-50 William Street



52 William Street



31 William Street



33 William Street



35 William Street



37 William Street



39A William Street



39 William Street



41 William Street



43 William Street



45 William Street



47 William Street



49 William Street



51 William Street



53 William Street



55 William Street



57 William Street



59 William Street



61 William Street



63 William Street



65 William Street



67 William Street



69 William Street



71 William Street



William Street looking east



William Street looking west



William Street looking east



24 Ashley Street (from Frederick St)



28A, 28 & 26 Ashely Street



30 Ashley Street



32 Ashley Street



34 Ashley Street



36 Ashley Street



38 Ashley Street



40 Ashley Street



42 Ashley Street



46 Ashley Street



44 Ashley Street



48 Ashley Street



50 Ashley Street



52 Ashley Street



31 Ashley Street



33 Ashley Street



35 Ashley Street



37 Ashley Street



37-41 Ashley Lane



39 Ashley Street



41 Ashley Street



43 Ashley Street



45 Ashley Street



47 Ashley Street



49 Ashley Street



53 Ashley Street



Ashley Street looking west



Trees in Ashley Street looking west



Ashley Street looking west

Appendix B

Community consultation letter

Letter from Consultants to owners of properties in the Study area

Tropman & Tropman Architects

Architecture Conservation Landscape Interiors Urban Design Interpretation
Wyong House 55 Lower Fort Street Sydney NSW 2000
Fax: (02) 9251 6109 Phone: (02) 9251 3250 E-mail: TROPMAN@bigpond.com



16th November 2001

Our Ref: 0153-Let-01-LT-MF

«Title»
«Address1»
«State»

Dear Sir / Madam,

Re: Hornsby West Side Heritage Conservation Area Review

Tropman & Tropman Architects have recently been commissioned by Hornsby Shire Council to undertake a review of the Hornsby West Side Heritage Conservation Area. As your property («Address2» «PostalCode») is located within the study area we would like to include your comments in the study process.

The study area is based on the 1896 Mt Errington subdivision and includes the area bounded by Dural Street, Frederick Street, Ashley Street, Lisgar Road and Rosemead Road and Lisgar Gardens. A map of the study area is located on the reverse side of this page.

The purpose of the study is to assess the heritage and streetscape qualities of the Hornsby West Side Heritage Conservation Area and properties in the vicinity of Rosemead Road and identify appropriate planning controls to protect the heritage and streetscape qualities of the area.

Specifically, the study will involve:

- An investigation and assessment of the heritage and streetscape qualities of the Hornsby West Side Heritage Conservation Area and properties in the vicinity of Rosemead Road;
- Research into the history of the area;
- An analysis of the physical heritage and streetscape qualities of the area including built and natural elements;
- The formulation of a Statement of Significance which identifies the things that make the area important including the heritage and streetscape qualities of the area; and
- The development of a planning strategy and recommendations for the management of the area to retain and enhance its heritage and streetscape qualities.

We would appreciate your opinions about the heritage and streetscape qualities of the study area. Also of interest to us are your aspirations for your property and/or what you like to do with your property in terms of development in the future.

If you have any comments, please send them to Ms Melissa Ferguson at Tropman & Tropman Architects. Alternatively, you may wish to register to be kept informed of the progress of the study.

Following the preparation of a draft report, it will be exhibited for public comment. You may wish to provide further comments during the exhibition period. If you wish to know more about the study, please contact Ms Ferguson on 9251 3250 of Tropman & Tropman Architects, head consultants for the study, or Mr Ed Beebe, Project Manager at Hornsby Council on 9847 6727.

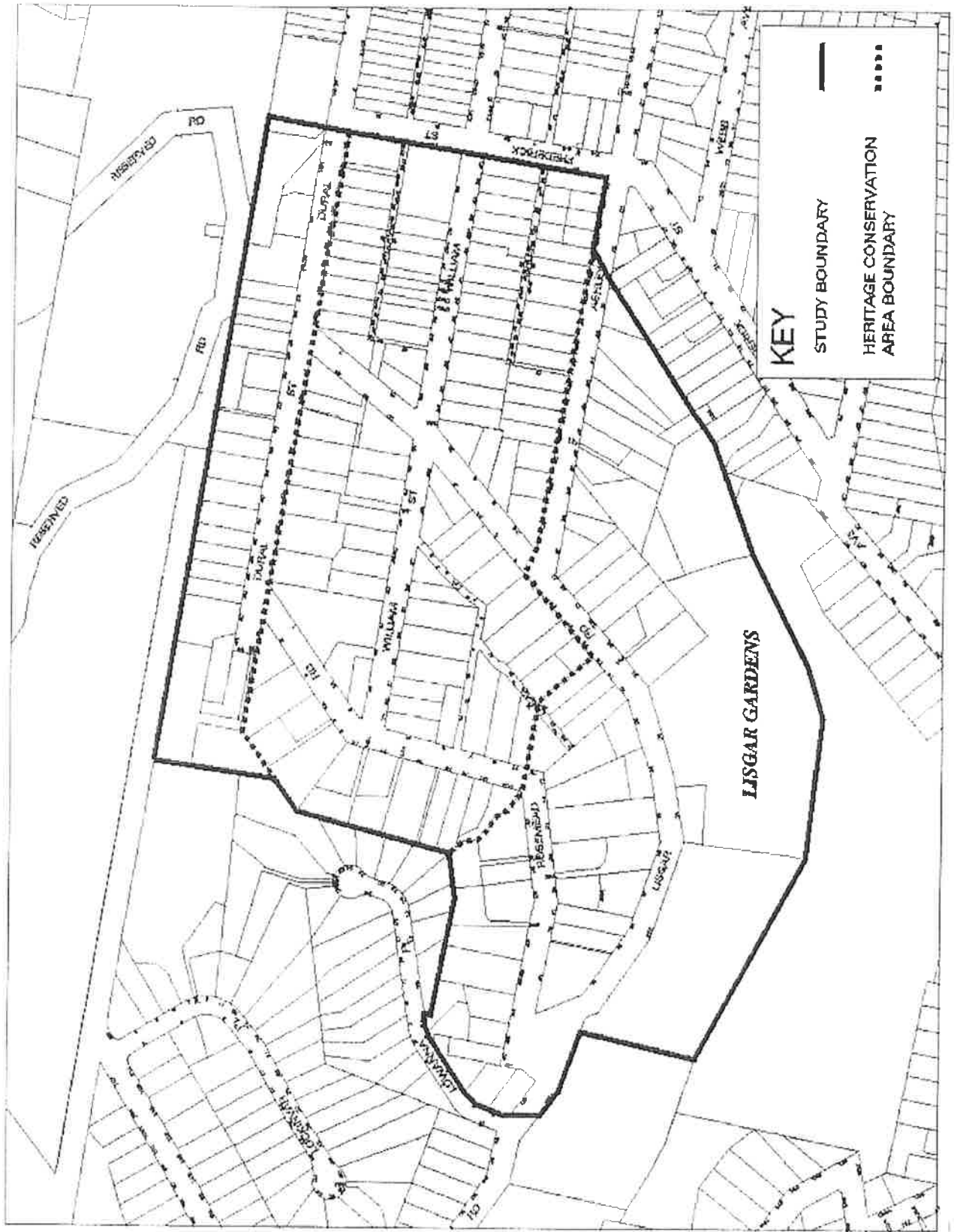
Thank you for your interest in this matter.

Yours faithfully,

Lester Tropman
Director
Tropman & Tropman Architects

Tropman Australia Pty Ltd ABN 71 088 542 885
ACN 088 542 885 Incorporated in New South Wales





Appendix C
Minutes of Community Workshop

HORNSBY SHIRE COUNCIL

MINUTES of HORNSBY WEST SIDE HERITAGE

REVIEW INFORMATION EVENING

Held at the COUNCIL CHAMBERS, HORNSBY on

THURSDAY, 30 MAY 2002 at 6.00 PM

Attendance:

Councillor Nan Horne	Chairman and Councillor B Ward
Councillor Susan White	Councillor B Ward
Councillor Robert Browne	Councillor C Ward
Councillor Steve Russell	Councillor A Ward
Lester Tropman	Tropman and Tropman
James Farrington	Manager, Town Planning Services
Lisa Trueman	Heritage Architect

35 residents/interested persons were present.

Introduction

Councillor Horne opened the meeting by welcoming those present. James Farrington explained that the purpose of the evening was to present the draft review of the Hornsby West Side Heritage Conservation Area undertaken by Tropman and Tropman Architects. The meeting also provided opportunity for public comments, allowing those present to provide feedback to the consultant and Council representatives.

Mr Farrington presented a background to the review, outlining the purpose, objectives, scope of work and boundaries of the study area. A copy of the presentation is attached.

Review

Lester Tropman of Tropman and Tropman Architects, consultants for the review, presented the draft review, including the methodology, summary of the community consultation process, Statement of Significance and review of the recommendations to date. A copy of Mr Tropman's presentation is attached.

Discussion

Following the presentations, Councillor Horne chaired a discussion on the review as follows.

Question: How is it possible to implement a management strategy based on qualitative issues discussed in the recommendations?

Mr Tropman advised that the management strategy would include recommendations for materials, setbacks and built form that should be applied to development in the heritage conservation area.

Question: *As the front setbacks throughout the area vary significantly, is it proposed that setbacks for new development will be standard or be variable?*

Mr Tropman recommended that the setbacks should be responsive to individual localities within the conservation area.

Question: *Will there be controls to limit development to single storey?*

Mr Tropman advised that although single storey development is preferable, development should not necessarily be limited to single storey dwellings all parts of the area. The appropriateness of a second storey should be considered in relation to the individual localities within the area. Mr Tropman also advised that development should be limited to single storey dwellings in certain parts of the area.

Question: *What potential for future development would my mothers existing two bedroom bungalow (No.9 Lisgar Road) have?*

Mr Tropman advised that the property owner should seek guidance from Council when considering options for development. Professional advice should also be obtained from a suitably skilled architect concerning the heritage values of the area.

Mr Farrington advised that any development should be sympathetic with the character statement and comply with development controls relating to the property.

Question: *In regards to the minimum lot size of 600 sqm, if the larger lot size is appropriate for steeper blocks in the area, would a minimum lot size of 500 sqm be reasonable for flat blocks?*

Mr Tropman advised that he would discuss this issue further with Council, but his concern in relation to minimum lot size relates not only to topography but also loss of landscape elements.

Question: *Is it possible to have SEPP5 developments on larger blocks in the study area?*

Mr Farrington advised that SEPP 5 is a State Planning Policy that overrides local planning controls. SEPP 5 development is currently permissible with consent, under the current provisions of the Policy where specific requirements are complied with. Hornsby Council is in the process of applying for exemption from SEPP 5.

Question: *Many property owners purchased their properties prior to the establishment of the Heritage Conservation Area. How does the density in this area relate to other Heritage Conservation Areas? Although lot sizes have decreased over time, the number of subdivisions remained consistent until 1990 then decreased. If the minimum lot size is increased, will any subdivision be possible or will it be the end of the subdivision cycle? Why was the 600 sqm minimum lot size not implemented when it was implemented in the Beecroft/Cheltenham Conservation Area?*

Councillor Browne explained that the larger minimum lot size in Beecroft/Cheltenham was a response to the sensitive nature of the area in terms of topography, not in response to heritage issues. He noted that other Heritage Conservation Areas have minimum lot sizes of 500sqm.

Question: *Councillor Browne, as a member of Council's Heritage Advisory Committee, commented on the complexities of assessing the merits of proposals for project homes in heritage conservation areas that comply with Council codes other than the Heritage DCP. Can the Heritage DCP give guidance to the quality of design within Heritage Conservation Areas, or does there need to be other forms of control?*

Mr Tropman commented that the Hornsby West Side area requires an individual DCP or element in the Heritage DCP including a character statement. He noted that the area has a different character to other Heritage Conservation Areas within the Shire. He stated that Council should take a firm stand against unsympathetic design to prevent subtle incremental development and the loss of the character of the area. The new DCP or element should also define materials and ensure that the character statement is adhered to in all new development.

Question: *Does the Council get 'brownie points' from the State Government for flat developments.*

Mr Farrington advised that the State Government imposes requirements for high density housing on local governments, and Hornsby Council is required to meet these requirements. Certain areas within the Shire have been rezoned for higher density residential development as part of Council's Housing Strategy. If the study area is rezoned for a 600sqm minimum lot size, then Council may be required to provide for higher density housing in other areas of the shire.

Question: *The property next door to No. 32 Dural street extends from Dural Street to Quarry Road. The property owners are proposing to remove several trees on the site, which is steeply sloping. Is a SEPP 5 development possible in this position?*

Mr Farrington advised that Council approval is required for the removal of all trees. Any proposal for a SEPP 5 development would have to go through the Council approval process and comply with all the applicable controls.

Question: *Why is Lisgar Gardens excluded from the Heritage Conservation Area?*

Mr Tropman explained that the style of landscaping of Lisgar Gardens is different in character to the Heritage Conservation area. Accordingly, it requires its own management policy. The level of significance of Lisgar Gardens is such that it should be retained as an individual item.

Question: *Does everything in the area, including trees, have heritage value?*

Mr Tropman advised that this issue will be further assessed and addressed in the statement of significance which is yet to be finalised.

Question: *Other than increasing the minimum lot size, what other controls will be able to protect the area in cases that are assessed in the Land and Environment Court?*

Mr Tropman advised that the proposed development control guidelines would be worded in such a way to be defensible in the Court.

Question: *Is the vacant land around Hornsby Quarry zoned for high density housing? This would impact on Dural street.*

Mr Farrington advised that the site is zoned Open Space and there are currently no plans with Council for residential development on the site of the Quarry. The Quarry is listed as a heritage item of State significance.

Question: *Some properties in the area are well maintained and others are not. How will Council ensure that heritage controls are balanced to ensure that some development is allowed? A 'heritage bar' should not be set that prevents any development.*

Mr Tropman commented that any development control guidelines should be appropriate to maintaining the character of the area. There is no intention of setting an inappropriate 'heritage bar'.

Question: *Will new development be required to copy existing development?*

Mr Tropman agreed that new development should not be required to copy existing development. However, it should be sympathetic to the heritage significance of the Conservation Area.

Question: *Would all development controls relate to all areas of the Heritage Conservation Area?*

Mr Tropman advised that as the area has many variations, the development controls should be designed to reflect these variations.

Question: *Would you consider listing property Nos. 24 and 26 Dural Street, as they contain a dry stone wall that may be of significance.*

Mr Tropman advised that he will assess the dry stone walls and consider the properties for listing.

Question: *Why have no new items been included for listing or delisting as individual heritage items?*

Mr Tropman advised that if a heritage conservation area is well managed, in relation to items that contribute to the character of the area, it should not be necessary to list any further individual properties.

Question: *What name is recommended for the Rosemead Road precinct?*

Mr Tropman suggested that the area be named after Mount Errington. However, it was noted that it is up to Council to officially adopt any name.

Comment: *It would be difficult to justify single storey development on smaller allotments due to the price of land in the area.*

Question: *Would a green belt between Dural Street and Quarry Road be considered?*

Mr Tropman advised that he will investigate this.

Question: *How will development applications be assessed during the process of this review?*

Mr Farrington advised that any development applications lodged prior to the finalisation of the review and its adoption by Council will be assessed against existing controls. He noted that draft instruments would also be considered.

Question: *What is the reason for increasing the minimum lot size? 600 sqm is 20% higher than the standard lot size in the shire.*

Mr Tropman advised that the recommended increase in allotment size is a response to the sensitivity of the landscaped form and to ensure that there is sufficient ground for large mature plantings to be maintained. The landscape and trees contribute to the significance of the area and the lot size is based on maintaining the landscape elements. The issue of lot size will be further discussed and clarified in the final report.

Comment: *The average lot size at the top of Rosemead Road is over 1300 sqm and the pattern is characterised by large allotments.*

Question: *What is the smallest lot size in the area at the moment? There appear to be smaller lots in Lisgar Lane.*

Mr Farrington advised that there may be some allotments that are smaller than the current minimum of 500sqm. He noted that subdivision may have occurred under Council's previous controls which permitted multi-unit housing on allotments of 350m².

Question: *Councillor Browne: What are the benefits of a heritage conservation area compared to listing properties as individual heritage items?*

Mr Tropman explained that heritage conservation areas are generally adopted when the significance of an area is greater than the individual items.

Question: *Councillor Browne: How can Council encourage good design to protect the significance of conservation areas and individual items.*

The question was not answered due to time constraints. Mr Tropman advised that he would address the issue in the final report.

WHERE DO WE GO FROM HERE?

Mr Farrington outlined the process for progression of the review as follows:

- The draft review will be finalised by the consultant within the next three weeks and reported to Council.
- Once the draft review has been adopted by Council, it will be exhibited and the public will be able to submit further comments
- After the exhibition period, all submissions will be reviewed and reported to Council.

CONCLUSION

Councillor White expressed gratitude that a highly qualified independent consultant such as Lester Tropman had been engaged to review this sensitive area. As one of Council's representative for the area, Councillor White indicated that she will consider all community feedback and urged the community to make submissions and seek out the Councillors personally. The community will be given the Councillor's contact numbers when they are advised that the matter is being reported to Council.

Meeting closed at 8.00pm.