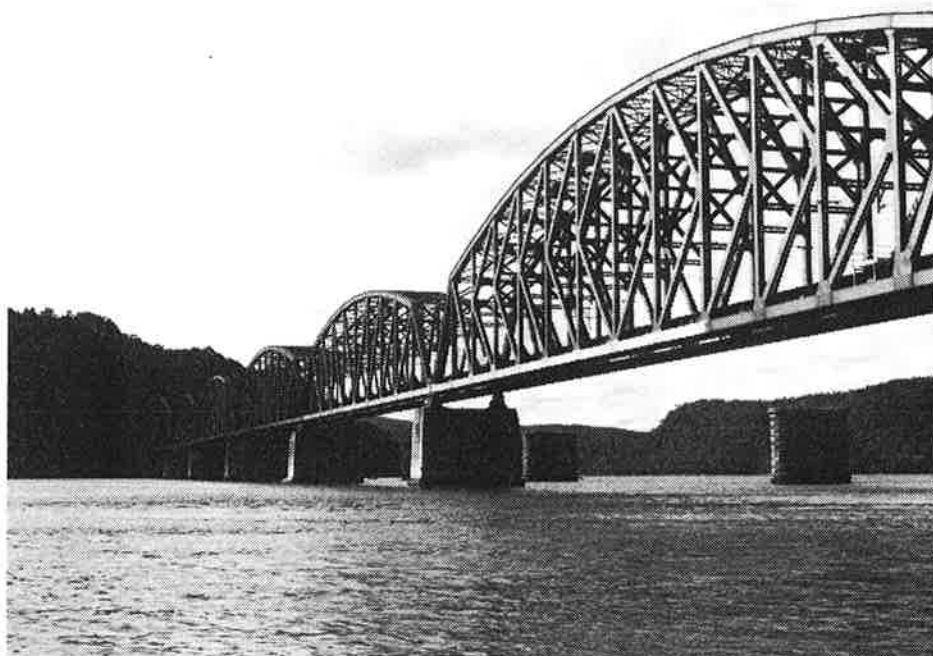


HORNSBY SHIRE HERITAGE STUDY

FINAL REPORT



FOR HORNSBY SHIRE COUNCIL
MAY 1993

**PERUMAL
MURPHY
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PLANNERS

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~

**HERITAGE
+
CONSERVATION**

**HORNSBY SHIRE
HERITAGE STUDY**

FINAL REPORT

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TABLE OF CONTENTS

	PAGE
STUDY OVERVIEW	i
Acknowledgements	ii
1. INTRODUCTION	1
1.1 Objectives	1
1.2 Study Components	1
1.3 Methodology	2
1.4 Format and Scope	3
2. HISTORICAL THEMES	3
2.1 Local Themes	4
2.2 State Themes	8
3. ASSESSMENT OF SIGNIFICANCE	12
3.1 The First Perspective	12
3.2 The Second Perspective	13
3.3 The Third Perspective	14
4. ANALYSIS	15
4.1 Application of the Assessment Criteria	15
4.2 Level of Significance	19
5. STATEMENT OF SIGNIFICANCE	20
6. A CONSERVATION STRATEGY	21
6.1 Planning Context	21
6.1.1 Existing Controls	21
6.1.2 Constraints and Opportunities	22
6.2 Priorities for Action	22
6.3 Development Control Measures	23
6.3.1 Protecting Heritage Items and Areas	24
6.3.2 Other Regulatory Options	25
6.3.3 Development Control Plans	27
6.4 Public Awareness and Appreciation	28
6.5 Other Forms of Assistance	29
6.6 Direct Action	29
6.7 Internal Procedures	30
7. RECOMMENDATIONS	31

SCHEDULE

ANNEXURES

ACCOMPANYING VOLUMES:

1. Historical Context Report
2. Built Heritage Report
3. Landscape Report
4. Historical Archaeology Report
6. Heritage Inventory

STUDY OVERVIEW

In 1991 the Department of Planning and Hornsby Shire Council entered into an agreement to prepare a comprehensive study of the environmental heritage of the Shire of Hornsby. The consultant firm of Perumal Murphy Wu Pty Ltd was appointed to co-ordinate the project. The study was funded by the Shire Council, the Department of Planning and the Australian Heritage Commission.

This report gives an overview of the project and draws together the recommendations which flow from the study. It is accompanied by reports prepared by specialist team members and an inventory of items considered to have heritage significance.

The study was carried out by a multi-disciplinary team in accordance with a standard brief. In the first stage, an historian prepared a brief history of the Shire. This provided an historical basis for later analysis of the physical development of the Shire over time. It permitted each identified item of potential heritage interest to be understood in its historical context. The Historical Context Report is the first of the accompanying reports.

Items of potential interest were identified in a comprehensive field survey, also undertaken in the first stage. In the second stage a planner, architect, historical archaeologist and landscape architect carried out additional fieldwork. They identified and assessed the remaining physical evidence of the Shire's evolution - the homes, industries, public and commercial buildings, landscapes, sites and monuments which comprise the Shire's heritage. Each specialist prepared a report, together with an inventory of items considered to have heritage significance.

Inventory items were recorded using a standard form prepared for the State Heritage Inventory Project. This record constitutes an important part of the overall study documentation. For each item there is a description, a statement of its significance, a current photograph and, where known, brief historical notes.

In the final stage potential conflicts and opportunities were assessed. This led to the preparation of a strategy for the conservation of Hornsby Shire's valuable heritage. This strategy is also outlined in this report. The basis for the recommendations which follow is explained. Recommendations include proposals for development control measures, as well as a range of non-statutory initiatives.

The heritage study has sought to be as wide ranging as possible within the constraints imposed by available time and resources. It does not claim to be infallible or exhaustively comprehensive.

The views expressed in the documents which make up the study are those of the authors and not necessarily those of the Department of Planning, Hornsby Shire Council or the Heritage Council of New South Wales.

Comments on the study, and any further information on individual items or additional suggestions are most welcome by Hornsby Shire Council.

Acknowledgements

The study team would like to acknowledge the invaluable assistance provided by the Heritage Study Steering Committee.

In particular, team members would like to thank the Councillors, Town Planning and Local Studies staff of Hornsby Council, the Hornsby Shire Historical Society, the National Trust and officers of the Department of Planning. They provided welcome support and assistance to the consultant team throughout the project.

1. INTRODUCTION

This report marks the completion of a comprehensive study of the environmental heritage of the Shire of Hornsby.

1.1 Objectives

The aims of the study were set out in the study brief as follows, to:

- "* identify and analyse the environmental heritage of the Shire;
- * make practical recommendations for its conservation and management;
- * make recommendations on changes that may be required to the Hornsby Planning Scheme Ordinance, with regard to heritage; and
- * promote heritage within the Shire."

The full text of the brief is set out in Annexure 1. The philosophical basis for the study was to be the *Burra Charter* and accompanying *Guidelines*. These documents form Annexure 2. They represent an Australian adaptation of international conventions concerning the conservation of historic sites, buildings and monuments. They provide an agreed basis for assessing the significance of heritage items.

The study was also required to take into account the various manuals and guidelines prepared for the State Heritage Inventory Project (SHIP). This was to ensure consistency with other heritage studies being carried out in the State.

1.2 Study Components

The brief divided the work into components as follows:

- * historical context report
- * inventory
- * analysis, and
- * planning and implementation.

A primary task was to identify items, sites and areas of heritage significance, so that future planning may take account of them. The key word here is *significance*. The more significant an item, the more important its conservation. This requires more than merely keeping the item. Proper conservation implies that something will be retained in such a way as to ensure people will appreciate it, for what gives it its special heritage interest.

To assist in assessing significance, historical research was carried out in the first stage. An historical context report was prepared identifying the major factors or themes which played a role in the physical development of the study area. Those items which illustrate these themes would, as one would expect, have particular significance.

Factors other than history also contribute to significance. A building, for example, may have special architectural interest, whilst a landscape may have natural and aesthetic appeal. These aspects are identified as part of the inventory component of the study. A comprehensive field survey was carried out early in the exercise, to search out all items of potential interest. Many of these would not be identified by documentary research alone. All those items considered to be of heritage interest were finally recorded on standard inventory forms. These provide detailed information on individual items and a statement of significance for each.

The analysis component included further research on items identified in the course of field work. It also involved a consideration of the significance of the study area as a whole.

Finally, the planning and implementation stage looked at the practical possibilities for conserving the environmental heritage of the area.

1.3 Methodology

The work was carried out by a multi-disciplinary team which included a:

- * historian
- * conservation architect and planner
- * landscape architect
- * planner, and
- * historical archaeologist.

(See Annexure 3 for a list of team members.)

In the first stage the draft historical context report was prepared by the team historian. The comprehensive field survey also began in this stage. It was undertaken, in the main, by the planner and landscape architect.

The consultant team was fortunate in having available a preliminary list of items of potential heritage significance. This list was compiled by Council planning staff based on existing heritage lists and additional suggestions from the Hornsby Shire Historical Society and others. Valuable information on individual items was also provided, in particular by the Historical Society, National Trust listing information, and a 1983 Heritage Study of Sydney's North-West Sector, which included the western areas of the Shire. Much useful material was also provided by Helen Barker and May

Elven's Houses of Hornsby Shire, the Historical Society's *Pioneers of Hornsby Shire 1788-1906*, and Claire Schofield's *The Shaping of Hornsby Shire*. More information on previously identified items was gathered in the course of the study.

Inventory and analysis work proceeded in the second stage. Each of the team's specialists, the planner, architect, archaeologist and landscape architect, carried out their own field work and investigations. The significance of items was assessed in accordance with the guidelines set out in the Burra Charter, the Department of Planning's *Heritage Assessment Guidelines* and the SHIP evaluation criteria. Some further historical investigation was carried out by the historian at the request of specialist team members.

The third stage involved the preparation of a conservation strategy and reports by individual specialists. Specialist reports represent the final conclusions from field work, historical research and expert analysis.

The final stage drew the documentation together, incorporating comments and suggestions from the project Steering Committee. Final documentation includes reports, maps, guidelines, inventory forms and photographs.

1.4 Format and Scope

Specialist reports on the different aspects of the area's environmental heritage are set out in accompanying volumes. These reports deal with the main subject matter of the study. The complete historical context report is also bound as a separate volume.

The remainder of this report begins with a summary of the historical context report and a discussion of the criteria applied to assess significance. This leads to an analysis of the study's findings, applying assessment criteria to the results of field work and research. An outline conservation strategy follows, based on the analysis work.

2. HISTORICAL THEMES

The historical context report, prepared for this study by Terry Kass, examines the forces which shaped the Shire's development over time. Important themes in the evolution of the study area are identified. These historical themes assist in the assessment of the significance of the surviving physical reminders of the past. Any physical evidence which illustrates important historical processes has obvious priority for conservation.

The following is a summary, emphasising the main themes.

2.1 Local Themes

The historical context report examined the Shire's history thematically. In each period there was a dominant theme with various sub-themes. Some themes and sub-themes were evident in more than one period. The important theme of transport, for example, persisted throughout the Shire's history. In the early days it was the pattern of river and road access which exerted a strong influence. In later periods the railway became the most powerful of all factors affecting development.

The Natural Landscape

Topography, soils and vegetation strongly influenced the pattern of development in the Shire, from 1788 to the present day. Transport routes followed the ridge tops and avoided the steep valleys between.

Early Settlement

The ridge tops were the first to be cleared of vegetation and some of the first settlers were **timber getters**. Land set aside in the south for the Field of Mars Common was cleared for grazing very early.

Most early settlement was along the **Hawkesbury River**, then the main transport route to Richmond and Windsor. Embryonic settlements were established at Laughtondale, Brooklyn (from c1850) and Wiseman's Ferry. The last was the most significant. Little survives from these early days, apart from the foundations of Singleton's flour mill, and Wiseman's Inn, which incorporates parts of the original 1826 building.

The future pattern of landholdings was greatly influenced by early grants to two constables, Samuel Horne and John Thorn. **Notable early settlers** were Thomas Higgins, at Old Man's Valley, James Bellamy and his family, towards Castle Hill, and Thomas Best, on the Old Northern Road.

Transport

The **Hawkesbury River** was the area's earliest transport route. Later the river proved a major obstacle to land transport. Crossings were by ferry, particularly Peat's Ferry, at Mooney Mooney Creek, and Wiseman's Ferry.

These ferries served the two main **early road** routes, along the area's two main ridges. The Old Northern Road was once part of the Great North Road to the Hunter Valley. The route was surveyed to Dural in 1817, and to Wiseman's Ferry in 1825. Many of the original roadworks still survive, including cuttings and stone embankments.

Peat's Ferry Road was established by George Peat for his own private access. The government adopted it as an official route and improved it for traffic in 1850. This

is more or less the route of the present Pacific Highway, from Pearce's Corner.

Horticulture and Country Estates

Orange orchards were established at Epping and Carlingford in the 1820s. These were closely associated with the Mobbs family and persisted well into the twentieth century. By 1829 there were also oranges being grown along New Line Road at West Pennant Hills.

By the 1860s there were also **orchards** and vineyards at Dural, Galston and Thornleigh. The subdivision of Horne and Thorn's grants provided land for orchardists. Later orchards spread north to Arcadia and Glenorie. **Nurseries** were also established at Epping/Carlingford and, more recently, at Galston/Dural.

Schools and churches were established to serve these rural communities. Early church buildings survive intact at Cherrybrook (1845) and Dural (1846).

Landscape Modification

The native landscape was most dramatically altered on the ridge tops. **Forest removal** was a consequence of timber getting and clearing for agriculture. Only remnants of the original ridge top vegetation communities survive. Valleys on the other hand survived relatively untouched, though local **creeks** were contaminated by upstream clearing and development.

Transport - The Advance of the City

The **railways** dramatically altered the course of the Shire's development. The line from Homebush to Waratah (Newcastle) was completed in 1886, with a branch line from Hornsby Junction to St Leonards in 1890. At first the railway provided better access to markets for local growers. The area also became a popular location for rural retreats and weekenders for the well-to-do. Eventually however, the area was drawn into Sydney's suburban orbit.

Brooklyn became an important railway settlement. A village was established in 1884 and railway workers built the first bridge across the Hawkesbury River. A replacement bridge was built in 1946. Much of the original bridge and associated works survive.

The railway brought surveyors, subdividers, builders, speculators and political corruption. **Changes** saw grand country homes and suburban residences replacing local orchards along the main routes. Several of these buildings survive as a continuing record. The North Shore line was electrified in 1928, and the Hornsby-Strathfield line in

1929. Cheaper fares also encouraged closer suburban subdivision.

In the western areas of the Shire there were **coach services** from the 1880s. In 1924 Parramatta-Baulkham Hills **steam tramway** was extended to Rogan's Hill. Fruit-growers used the line, but by 1932 it had closed.

By the 1920s the **impact of the motor car** was being felt. Work commenced on a road bridge across the Hawkesbury in 1938. It was not completed until 1945. In the Post-War years, levels of private car ownership permitted the spread of settlement well beyond the railway suburbs.

Subdivisions

In rural areas original grants were gradually cut up into smaller and smaller holdings. James Bellamy purchased John Thorn's 260 hectares in 1856. It was later subdivided, partly for family members, and partly for sale. An 1880s Pennant Hills subdivision offered villa sites closer to the railway and orchard blocks further away.

The **suburban boom** was lead by the Government's own subdivision of the old Field of Mars Common. This created present day Cheltenham and Beecroft.

Health and Gentility 1886-1906

The study area had special appeal as a healthy district. In the 1880s, cooler mountain air became associated with good health. Increasingly the wealthy elite sought escape from the city with its noise, dirt and humid air. "Mundaribba" (at Beecroft) and "Mount Wilga" were examples of residences built for those seeking a healthier environment. They were amongst many **notable large houses** established in the present Shire. Several of these still stand including "Highlands", designed by Horbury Hunt for Alfred Horden, and Norman Selfe's "Gillagaloola".

Local auctioneers promoted the district's healthy associations. The Sisters of Mercy also considered the area a suitable location for the Foundling Home, established at Waitara in 1897.

The first real urban settlement was established at Hornsby Junction. Other **service modes** were located at railway stations and road junctions, like Thomson's Corner, Pearce's Corner and Hookham's Corner.

Workers' Cottages

Wage earners and casual labourers found work on the railway and its construction. Temporary camps were established at Brooklyn and Thornleigh. The latter, known as Hall's Camp, served the local quarry. Permanent villages grew at

Hornsby, Wahroonga and Pennant Hills. There was also an official village at Epping.

Manufacturing industry also drew workers to the district. Establishments included sawmills, a brickworks, potteries and quarries, as well as numerous small scale enterprises. The formation of the Shire Council in 1906 also provided new sources of work.

There are still a few old cottages which were directly associated with manufacturing industry. Conrad von Hagen built 10 modest timber cottages in William Street, Hornsby, from 1895.

Suburban Homes 1906 to Date

From the time the Shire was incorporated in 1906, the area took on a new identity. Increasingly the population was a suburban one. A solid commercial core had also developed at Hornsby.

Developers continued to promote the benefits of the healthy environs. Orchards and the grounds of many large old houses were subdivided from 1900. The latter included "Pomona" at Pennant Hills and "Ramona" at Beecroft.

Quality of development was protected by private covenants as to building value, and later, by Residential District Proclamations.

Local population growth in the early twentieth century was dramatic. High growth rates have persisted in the Shire to the present day. Home building proceeded in parallel. In 1921 about half of all houses were of timber. The proportion of brick houses increased thereafter, but there were also many fibro houses built from the 1920s on. A number of War Service Homes were built at Hornsby in the Inter-War period.

From about 1930 settlement patterns began to shift away from the main eastern ridge. Subdivisions occurred along the Hawkesbury and its tributaries, as well as to the west.

During the 1930s Depression a number of public and community works were commissioned to provide unemployment relief.

Utility services were provided to serve the growing population. An early water supply scheme used tanks built at Wahroonga in 1895. Service reservoirs were added at Wahroonga (1907), Beecroft (1917), Mt Colah (1935), Dural and South Dural (1938), Berowra (1939) and North Cowan (1939). An early sewer scheme (1915) served only parts of Hornsby and Waitara. Electricity supply began in 1924.

Educational and church services also expanded. There was a private girls' school at Beecroft (from c1915) and Barker College established at Hornsby in 1895. A special Girls' High School was provided at Hornsby in 1930.

Numerous private hospitals were established in the Shire but there was no public hospital until 1933.

After the Second World War, changes in building type and form occurred. The first Housing Commission houses were built at Hornsby, as well as a number of flats. Others were built later at Waitara.

The County of Cumberland Planning Scheme set large areas of the Shire aside for "green belt". Much of this area has remained undeveloped largely because of the steepness of the topography. The Scheme also identified industrial zones at Thornleigh and Asquith.

Environmental Awareness

By the late nineteenth century the first appreciation of the natural Australian landscape was beginning to be felt. Large areas of the Shire were eventually set aside as nature reserves and National Parks. Ku-ring-gai Chase was the first of these, reserved in 1894. Others included Muogamarra Sanctuary (1935), Elouera Bushland Reserve (1933) and Marramarra National Park (1979).

Whilst large areas of the rugged sandstone country have been preserved, little survives of the original Blue Gum High Forest.

The natural bush surrounds are a continuing factor in Hornsby's attraction as a residential district.

2.2 State Themes

The Shire also shares other historical patterns with the State as a whole. A number of themes, identified in the draft Historical Guidelines for the SHIP, have local relevance. The extent to which local patterns conform with, or depart from, State-wide patterns, gives an insight into their relative significance.

The SHIP historical themes are organised, more or less, on a chronological basis. They start with Aboriginal culture and convict settlement. As time goes on, however, themes vary more in time, and from region to region. Some of the later themes are almost universal and could apply to most historical periods. Examples include cultural and social life, booms and busts, and the life cycle. Those State themes of relevance to Hornsby Shire are briefly discussed below:

1. **Aboriginal culture and interaction.** As in other parts of the County of Cumberland, Aboriginal culture was quickly corrupted and destroyed by European contact. Many

important Aboriginal sites were fortunately preserved in the more inaccessible country (these are the subject of a separate study).

2. **Convict settlement.** Convict labour was used in early road building, of which some evidence survives. Solomon Wiseman had an exclusive contract to supply the convict workers with rations.
3. **European exploration.** The study area was one of the first parts of the Colony to be explored, particularly the Hawkesbury River.
4. **The surveyors and land tenures.** Surveyors followed in the steps of the explorers, marking out roads and early land grants. Large areas of the Shire remained Crown Land, later to become National Parks and flora and fauna reserves. The Field of Mars Common was another type of Crown reserve, later subdivided by the Government and sold as freehold. An official village reserve was gazetted at Brooklyn in 1884. All other private holdings were created by subdivision of Crown rants.
7. **Agricultural expansion.** Orchardng was the dominant rural activity from the 1820s to the early twentieth century. Horticulture was also important. Pigs, poultry and/or dairy herds were kept on many holdings. There were a number of associated industries processing rural produce, mostly small establishments. The earliest of these was Singleton's flour mill.
9. **Changing the environment.** Land was cleared for timber and farming along the main ridge tops, effectively destroying all the Blue Gum High Forest. Clearing occurred early on the Field of Mars Common. Later, other areas were exploited by timber getters. The Shire had a number of sawmills at different stages.
10. **The gold rushes.** The impact of the gold rushes was felt everywhere. Locally the impact was felt only indirectly. The growth in population and demand for primary products boosted the local rural economy.
11. **Extraction and processing of minerals.** Quarrying was an important local industry, particularly from the time the railway was constructed. Otherwise mining was only a minor activity locally.
12. **The growth and dominance of Sydney.** Sydney was always important to the local economy, first as a market for local produce, later as a source of employment for the suburban population.
15. **The transport network.** As in all areas, the impacts of transport were powerful and all pervasive. Embryonic

settlements, like Wiseman's Ferry and Thomson's Corner, were located at crossing places. At first, river and road transport were important. Later, the railways had a dramatic impact. They were largely responsible for the pattern of subdivision and settlement up to the Second World War. More recently the car has opened up areas further to the west.

16. **Growth of government and bureaucracy.** Central governments significantly affected all areas. Local government had a more direct impact on the Shire from 1906, particularly in the provision of roads and services.
17. **Cultural and social life.** This is a universal theme and includes religion and education. The first schools and churches were established along the Old Northern Road, or on the Hawkesbury. Later they were established to serve the railway suburbs and rural communities.
18. **Leisure.** This is another universal theme. The Shire boasts several recreation areas of local and regional significance.
19. **Environmental awareness.** Growing appreciation of native flora and fauna, and the natural Australian bush, had a significant impact on the Shire. Ku-ring-gai Chase was one of the first reserves of its kind in New South Wales. Later, other native reserves and National Parks were set aside.
20. **Use and abuse of water resources.** As in all areas, water was vital to local farming and urban development. Little is known of early sources other than tanks or wells. The first reticulated water was supplied from tanks at Wahroonga in 1895.
21. **A place to live.** This is a universal theme concerned with the siting and type of residential development.
22. **Emergence of building styles and types of construction.** Local building styles derived from State-wide influences, but local factors influenced choice of materials and construction methods. Timber in particular, was the most readily available and the most popular early building material. Good quality brick also appears to have been available earlier than in Sydney's inner areas. The low proportion of stone buildings is perhaps surprising. The Federation and later periods are well represented locally with only a few examples of Victorian architecture surviving. There is also a number of simple workers' cottages and vernacular buildings from earlier years.
23. **Booms and busts.** State and nation-wide fluctuations in the business cycle had their local impact. The gold rushes brought increased demand for local produce. The 1890s

recession was probably offset to some extent by the ongoing benefits of the construction of the railway. The Shire enjoyed the full benefit of the Federation growth period, as its many buildings testify. The 1930s Depression saw the creation of a number of local unemployment relief projects.

24. **Industrialisation and deindustrialisation.** Prior to the arrival of the railway, industry was largely confined to rural processing. The railway boosted quarrying and construction directly, and manufacturing indirectly. Industrial estates were established at Asquith and Thornleigh after the Second World War.
25. **Rural population changes.** This theme had continuing relevance for the western half of the Shire but there were no changes of great local significance. Changes were gradual and more a reflection of other themes.
26. **The life cycle.** Similarly, life cycles in the Shire did not depart from the norm in any significant respect.

In total, 21 of the 26 identified State themes have some relevance to the Shire. Each of these is manifested locally to different degrees.

The themes which are not represented have as much to tell us about the Shire's unique history. Grazing was never locally significant, such that themes of **pastoral expansion** (theme 5) and **pastoral diversification** (theme 6) had no little relevance. Similarly, there was no great change in agricultural land use until quite recent times. Orchardling persisted and there was little local **agricultural diversification** (theme 8). This was quite unusual. Many areas had to experiment with a range of different farming ventures.

The area's settlements tended to be either suburbs, small villages or scattered rural communities. Hornsby was probably the nearest settlement to a **country town** (theme 13) but it was soon surrounded by expanding suburbs.

All parts of the State were affected by **migration** (theme 14) but Hornsby Shire has never differed markedly from the rest of Sydney in terms of its ethnic mix. Of the themes which are represented locally, some are universal. From the point of view of the remaining themes, Hornsby is typical of some State patterns and distinguished in others. The unique character of the Shire may be understood in terms of its particular combination of historical conformities and non-conformities. One of the primary aims of the State themes, in the context of the SHIP, was to "assist in the individualisation of local experience within the general development of a region or the more general development of the state". (Draft State Heritage Inventory, Historical Guidelines, 1990, p20.)

When individual items were recorded in the study inventory, the State themes most in evidence were noted. As such, each item is seen in terms of the unique set of historical influences which brought it into being, or into significance. Often however, the item will not be distinguished by historical themes alone. Several other factors come into play.

3. ASSESSMENT OF SIGNIFICANCE

In recent years a great deal of attention has been given to the assessment of heritage significance. What qualifies as heritage, and how significant does an item have to be to merit special protection? It is important that practitioners answering these questions apply the same criteria. One of the primary aims of the SHIP was to achieve greater consistency in the way significance is identified and assessed, across the State.

The accepted starting point is the *Burra Charter* and accompanying *Guidelines*. The principles set out in these documents have been developed further by the Department of Planning's *Heritage Assessment Guidelines*. These guidelines have particular regard to the requirements of the NSW **Heritage Act**. Most recently, new evaluation criteria have been specially formulated for the SHIP. Amongst other things, these attempt to reconcile the different specifications adopted by State and Commonwealth heritage legislation. Another aim was to simplify and systematise the way assessments are made and recorded.

The study brief required that each of these guides be applied in assessing the significance of Hornsby Shire's environmental heritage.

The Department's *Guidelines* and the SHIP criteria both consider significance from three perspectives; type, degree and level. Each of these is explained below. For individual items recorded on heritage study inventory forms there was a matrix for recording significance by type and degree.

Evaluation Criteria:			
Historic	Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Aesthetic	Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Social	Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Scientific	Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Other	Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>

3.1 The First Perspective

Type refers to different descriptive aspects. A building for example could have historic and aesthetic interest as well as architectural. A landscape could have both natural and scenic

value, and so on. The NSW Heritage Act provides for eight different attributes. The Australian Heritage Act makes do with five. Four of these categories are common to both;

aesthetic,
historic,
scientific, and
social.

The NSW legislation lists, in addition;

cultural,
archaeological,
architectural, and
natural.

The Commonwealth legislation simply has a category for "other".

The SHIP evaluation criteria reconcile these differences as follows:

- * "Archaeological" is put in the same category as "scientific". It is considered as a sub-heading under the "scientific" heading.
- * Similarly, "architectural" is put in the same category as "aesthetic". "Aesthetic" is defined as anything to do with creative or technical accomplishments.
- * "Cultural" is considered redundant. If the "natural" category is set aside, "cultural" includes all the remaining six NSW attributes. "Cultural" is usually understood as anything created or modified by man, as opposed to nature. The *Burra Charter* indeed, defines "cultural significance" by reference to the aesthetic, historic, scientific and social (Article 1).
- * This leaves the NSW "natural" category logically matching the Australian "other" category. "Other" is also a "catch all" attribute, to cover any aspects which may not sit comfortably in the other four categories.

3.2 The Second Perspective

Degree is concerned with the extent to which an item or place exhibits these attributes. Is it a good example of its type? To assess degree, one needs to make comparisons with similar items or places. Is there something which distinguishes one subject from all the others? The Department's *Guidelines* consider degree from five different aspects;

rarity,
group,
landmark,
representative, and
integrity.

The SHIP criteria reduce comparative assessment to three aspects;

rare,
representative, and
associative.

Rarity and representativeness are common to both and create little difficulty.

- * Is an item a rare example of its type? "Rare" is defined as "concerned with the uncommon or exceptional". The definition provides for many shades of meaning, including unique, unusual, novel and so on.
- * Is an item a representative or good example of its type? "Representative" is defined as "concerned with the typical or characteristic".

(Note that an item might have both rare and representative characteristics.)

The remaining categories are more difficult to reconcile.

- * The "group" category provides for items which are valued for their contribution to a larger whole, irrespective of any individual attributes of significance.
- * "Landmark" refers to those items which draw special attention to themselves, visually or otherwise. They serve as a special focus or reference point for the community.
- * "Integrity" refers to the completeness or intactness of an item. Has it been altered or damaged to the extent that it no longer conveys or illustrates the aspects which give it interest? Is it beyond rescue or repair?

The SHIP evaluation criteria deal with these aspects as follows:

- * "Landmark" is considered as just a special aspect of "rarity".
- * "Group" is placed in the "representative" category.
- * "Integrity" is considered as a qualitative aspect of type. That is to say, any item which has lost its integrity would not qualify as significant historically, aesthetically, scientifically, socially or otherwise.

Whilst these attempts at reconciliation are not entirely satisfactory, the SHIP criteria definitions were accepted for the purpose of recording the significance of items in the Hornsby study.

The SHIP "associative" category created no difficulty. In addition to being a rare or representative example of its own type, an item may have special associations with other items, people, places or events. This is not so much a comparative assessment, as an allowance for additional qualitative aspects.

3.3 The Third Perspective

Ultimately significance means significant to the community. Level is concerned with which section of the community. In particular, is an item purely of interest to the local community, or does it have more universal interest? Three levels of interest are provided for;

local,
regional, and
State.

The classification is based on the hierarchy of statutory plans provided for by NSW planning legislation. The concern is primarily with which level of government assumes responsibility for the conservation of an item.

Just because an item is classed as having "local" significance, does not mean that people from outside the locality would not consider it significant. Rather, responsibility for the item's conservation is delegated to the local council. State instrumentalities give priority to those items which have greater interest for the whole State. Items of State significance might also be of national or world heritage significance.

Although it serves a practical purpose, an assessment of level of importance should be arrived at objectively, applying appropriate tests as to the extent of community interest.

4. ANALYSIS

This section explains how the various evaluation criteria were applied, in assessing the significance of items identified in the Hornsby Shire Heritage Study. Often the significance of an item will be clear cut. The discussion which follows is more concerned with those items which proved difficult to assess, or to allocate to categories. For a further explanation of the different assessment categories, reference should be made to the source documents themselves.

The headings adopted for discussion purposes are the SHIP evaluation criteria.

4.1 Application of the Assessment Criteria

1. Historic

The extent to which surviving physical evidence illustrates important historical changes has a major bearing on its significance. When most people think of heritage they think of age and history.

The thematic analysis of an area's history assists in identifying items which survive as prime illustrations of important historic influences. Examples of items which illustrate important developments in the history of the Shire were noted in the earlier summary of the Historical Context Report.

Often there are only a small number of items which provide direct evidence of historical themes. Direct examples of the Transport theme, for example, would include original railway stations and equipment, and stone cuttings and embankments on the Great North Road.

Secondary evidence however is just as important. The real significance of transport lay in its consequences. It opened up previously inaccessible areas, gave local orchardists better access to markets, and boosted economic and urban growth. There are

usually numerous surviving examples of these consequences. All the period houses built in the eastern areas of the Shire following the arrival of the railway for example, serve as a continuing record of its consequences. Most probably would not exist if the railway had never been built.

A perceptual problem arises, in that people would not ordinarily appreciate such a connection between an item and the historic event. Most however would accept that a house built in an earlier period was an important part of the area's history. The connection with an important theme simply helps in selecting which older buildings should have priority for conservation.

Other criteria of course, also play a major part in selection. Although history tends to underlie most aspects of heritage significance, it is just one criterion.

2. Aesthetic

As defined, the aesthetic category is concerned with creative or technical achievements. This requires an assessment of something more than visual quality, though this is part of the wider concept. Appearance is more likely to play a part in selecting the best of a large number of items. Such visual assessments are based on the recognition of the formal principles of scale, form, materials, textures, colour, space and the relationships of these elements. Apart from buildings, gardens and landscapes are most often identified as having aesthetic interest in the usually understood sense.

The SHIP evaluation criteria place "architectural" interest under the aesthetic heading. As in most heritage studies, a high proportion of the items recorded in the Hornsby heritage study are primarily of architectural interest.

A building was considered to have architectural interest if it demonstrated the best attempt, by a builder, to solve the need for accommodation. Such an assessment must be made in the light of the available materials, technology, skills, knowledge of styles and so on. A building which may appear quite ordinary, may be quite a remarkable achievement given the circumstances. A primitive rural cottage could rank with a Federation mansion for the skill and effort which went into it.

Most buildings are identified according to whether they are rare or representative examples of particular period styles, or design philosophies. Architectural historians are also very much concerned with construction techniques and materials. The old slab cottages recorded at Glenorie and Arcadia, for example, are good illustrations of an early construction technique which is now rarely seen. The use of unusual materials also creates special interest, for example the house built of concrete blocks at Old Berowra Road, Hornsby.

As in all categories contextual considerations of age, rarity, integrity and group values affect degree of significance. Under the SHIP criteria integrity is considered under this heading (and

all headings based on type). Age relates more to historical considerations. Rarity and group values are considered under the "rare" and "representative" headings respectively.

3. Social

A place is defined as socially significant if it is held in high regard by a community for social, cultural, religious, spiritual, aesthetic or educational reasons. The community may be a majority or minority group.

It will usually be difficult to separate social aspects from other attributes. Social significance is usually bound up with historical events or landmarks.

An item with social significance will usually tell us something of past or present values and aspirations. It may reflect a way of life, or death, or convey information about working or living conditions. Usually we are concerned with past eras but the concept does not exclude the present. Churches, community halls and cemeteries most often come within this category. Local war memorials are another example. They tell us a great deal about past and present social relationships.

4. Scientific

A place is defined as scientifically significant if it has the potential to facilitate scientific research, or, a wider understanding of the history of human occupation in a locality or region. Clearly this embraces items and sites of "archaeological" interest.

The archaeological significance or potential of a place rests on its ability to contribute evidence to current research themes in historical archaeology. A place has to be able to expand or re-define knowledge of earlier human occupation, activities and events. An item of archaeological significance may be a standing structure or ruin, relics, archaeological deposit, cemetery or landscape.

5. Other

This category is set aside for aspects of significance not covered by the previous four categories. Generally this would be the appropriate category for places of natural, as opposed to cultural significance. Scenic landscapes could come within either category, one aesthetic or cultural, and the other, natural.

Natural landscapes are not strictly required to be assessed in heritage studies. The standard brief is primarily concerned with cultural heritage. Scenic natural landscapes however, have interest for more than their natural values. Scenic implies cultural judgements. Society places a special aesthetic value on such landscapes, independently of any natural values they may have.

Cultural landscapes are landscapes modified by human activity. They will usually have interest for historical reasons, because they provide a continuing record of important historical developments. A scenic cultural landscape is one which has aesthetic interest as well.

Very little survives of the Shire's traditional rural landscapes though there are some modern farming landscapes.

Most cultural landscapes, including scenic landscapes, were recorded in the "aesthetic" category in the Hornsby study. Those which were primarily of significance for their natural values were placed in the "other" category.

6. Rare

This is the first of three comparative or contextual categories. It includes items which were once common and now rare, or things which are common elsewhere but rare locally.

This category also includes things which may never have been common; the unique, the unusual, the novel, the innovative, the experimental, and so on.

7. Representative

The second comparative category provides for the selection of the best examples of an important group or class of items. Such a selection process is probably the most difficult in any heritage study, particularly in relation to buildings.

Frequently there will be numerous examples of buildings from a particular period, with few examples standing out in particular. This was true of most of the Shire's early twentieth century houses.

Assuming a building is representative of its type, the first question will usually be, how well preserved is it? Those which survive more or less intact will always be the best illustrations of their period. This leaves the way open for buildings in poor condition being reconstructed in the future. This would increase their heritage value. Nevertheless, original fabric will always be more highly rated than replacements.

Early photographs and documentation also have a bearing. A building will be more highly valued if its original or earlier states may be confirmed by such evidence. A building with a known history will always have more to tell us of the past, almost by definition.

Historically there have been three main categories of houses in the Shire; houses of the wealthy, of the suburban middle class, and of ordinary working people. Representative examples were recorded of each type in most locations.

Similarly, it is important that representative examples from each development period be conserved. The examples selected in the

Hornsby study were either typical buildings in good condition, or unusual or "character" buildings in varying condition.

Buildings are sometimes selected for their contribution to a group. Whilst they may not be outstanding individually, they may complete a row of better buildings. Very few rows or groups were recorded in the Hornsby study. On the other hand there are several areas which merit recognition as conservation areas.

8. Associative

An item or place may have interest not so much for its own qualities but for its associations with important people or events.

4.2 Level of Significance

In making an assessment of each of the attributes discussed, the question is also asked, significant to whom? Would the item's interest be confined to the local area, or would it be of interest to the wider community?

The point was made earlier that, just because an item has local interest, does not mean it would have no interest to people from outside the area. It is more a question of how people outside the area would rank the item, relative to all other items in the State or region.

Similarly it cannot be assumed that a local feature, which is rare for the State, gives an item State significance. Other aspects come into play. Areas often have local characteristics which, by definition, are common locally but unusual State-wide. Only when local examples begin to disappear does the characteristic begin to assume significance for a wider community.

Significance should be assessed independently of administrative considerations. A good question to ask however, when the arguments for and against are finely balanced, is whether the item's conservation is important enough to require State government attention. Often items, though of great interest to the wider community, are best managed at the local level.

"Highlands House" at Wahroonga is a good example of a building having State significance. Architecturally it would be considered of interest wherever it was built. It was designed by a famous architect for a prominent Sydney citizen. The building continues to make an important contribution to the local streetscape. It survives essentially intact, despite some alteration.

The point should also be made that local does not mean the whole of a local government area. It can mean identifiable smaller parts. It is important to have representative examples of development in each of the Shire's different localities and suburbs.

A few of the houses recorded in the rural areas probably would not have been considered significant if they were located in other parts of the Shire. They were however representative of period houses in their district and are part of the Shire's history.

5. STATEMENT OF SIGNIFICANCE

The Statement of Significance which follows attempts to encapsulate what gives the Shire as a whole its heritage significance.

The Shire of Hornsby remains one of the largest local government areas in the County of Cumberland, its boundaries unchanged since incorporation in 1906. Its rich and diverse heritage includes wilderness areas, rural settlements and Sydney suburbs.

The northern boundary is defined by the Hawkesbury River, an important transport corridor in the early years of the Colony of New South Wales. Today the Hawkesbury and its tributaries are areas of high scenic and wilderness value. Limited evidence survives of early river settlements, the most important of which is Wisemans Ferry. The settlement of Brooklyn, and the associated road and rail bridges, are also of great historical and archaeological interest.

Other early development followed the two main land routes to river crossings at Wisemans's Ferry and Peats Ferry (Mooney Mooney). Many early buildings survive along the Old Northern Road, which area remained predominantly rural to the present day. The localities along the route also retain many fine scenic and cultural landscapes. The Old Northern Road itself is one of the most historically significant in New South Wales and many sections are of great archaeological interest.

The south-eastern corners of the Shire were transformed from rural to urban following the completion of the Homebush to Waratah (Newcastle) railway in 1886. The pattern of the transformation varied from locality to locality, giving each area its own unique historical character.

Beecroft and Cheltenham are outstanding Federation suburbs. They were created out of the government subdivision of the old Field of Mars Common. The areas were closer to Sydney and unconstrained by existing private ownership. This resulted in relatively rapid suburban development and high concentrations of some of Sydney's grandest Federation homes. Many of these also retain original trees and garden features. Generally the degree of intactness is remarkable.

Other areas like Epping-Carlingford, Thornleigh, Normanhurst and Pennant Hills changed more slowly from farms and orchards. This has produced interesting mixes of housing styles, periods and types. Several examples of early farmhouses and simple rural cottages survive, alongside grand and modest Federation homes, as well as more recent suburban housing.

Hornsby itself began as a railway township, to be eventually overtaken by suburban expansion. It is notable for its collection of magnificent homes and mansions along the ridges of Old Man's Valley, as well as its many simpler workers' cottages. The western area of the settlement retains a particularly good grouping of late nineteenth and early twentieth century homes and cottages. The old Hornsby town

centre on the Pacific Highway also retains considerable historic character.

Hornsby became a railway junction in 1890 when a branch line was built to St Leonards. New suburbs established at Waitara and Wahroonga. They are of a different character and some areas display good combinations of houses, gardens and trees, representative of those which characterise Sydney's North Shore.

Good examples of more recent Post-War development are to be found along the railway, to the north of Hornsby, as well as in the newer areas of West Pennant Hills and Cherrybrook.

In terms of buildings and landscapes the Shire boasts some of the richest concentrations in the Sydney region, and probably the most diverse range of periods, styles and types.

6. A CONSERVATION STRATEGY

A conservation strategy should concentrate on what is of significance. Any feature or aspect of an item or area not of significance should be able to change and go on changing. Only change which threatens to undermine the significance of the item or area needs to be addressed, from a conservation viewpoint.

A conservation strategy aims to manage an area's environmental heritage to ensure its significance is retained and appreciated.

6.1 Planning Context

As a preliminary to the formulation of a strategy, the study brief required an examination of existing planning controls, policies and development pressures. This helped identify areas in need of attention. The brief also required an assessment of constraints and opportunities, and possible threats to identified heritage items.

6.1.1 Existing Controls

The primary planning instrument for the Shire is the **Hornsby Planning Scheme Ordinance (HPSO)**, as amended by various other instruments. The Council also has an amending, Shire-wide, draft local environmental plan (LEP) at an advanced stage of preparation. Clause 75C of the HPSO provides for protection of heritage items but applies to only 30 items. The draft LEP incorporates a version of the Department of Planning's current standard heritage provisions (see Annexure 4) and lists 42 proposed heritage items. These include houses, churches, a school, other buildings, cemeteries, trees, roads, bridges, monuments and various archaeological items. Most are located along the Hawkesbury where detailed studies have recently been carried out. There are a few items subject to existing orders under the **Heritage Act**.

Some items are also listed in **Sydney Regional Environmental Plan No. 20 (SREP 20)**. There are no other relevant provisions in State

policies or regional plans. However, all councils are now required to make provision for heritage conservation in future local plans, as detailed in the Ministerial direction G21, under section 117 of the Environmental Planning and Assessment Act (EPA Act).

6.1.2 Constraints and Opportunities

Redevelopment for higher density is the main general threat to local heritage. The HPSO permits multi-unit housing in most residential zones, from dual occupancy to townhouses and flats.

Shire-wide, heritage is mainly threatened by gradual erosion, as existing built-up areas are subjected to the normal processes of change and development. Over time, the dwelling stock is slowly being replaced and upgraded.

A primary concern is with old timber and fibro dwellings. These are more likely to be demolished and replaced altogether, rather than added to or refurbished. The buildings are often small and generally lacking in modern amenities. They may easily take on a run-down appearance if maintenance is not fully kept up.

On the other hand the appearance of these buildings may be dramatically improved by essentially cosmetic measures. These include minor repairs, colour schemes, fencing and landscaping. The costs of upgrading interiors also compare well with the costs of rebuilding, and there is usually plenty of land available for sympathetic additions. The main obstacle is likely to be one of attitude.

For this reason the best investment the Shire could make in its heritage is in influencing local values and perceptions. The indications are that most of the Shire's residents place a high value on heritage, but this appreciation does not always extend to simpler cottages.

Whilst many of the buildings identified in the present Heritage Study are not architecturally outstanding, their conservation is no less important. They provide the best record of the community's historic development, reflecting the attitudes, values and resource availability of earlier periods.

Otherwise, there are no major concerns for the Shire's heritage, and the problems which do exist should not be difficult to overcome.

6.2 Priorities for Action

In setting priorities, it is useful to think in terms of the different forms action may take.

- * The Council (and other public authorities) may take direct action and carry out conservation works itself. The Council owns or controls a number of buildings and sites of heritage interest. Street improvements may also have a substantial impact on the context of heritage items.

- * The Council, and other authorities, may regulate the private sector. Most significant is the exercise of planning responsibilities. This is a more indirect form of action. Whilst there is limited power to prevent loss of heritage, the Council cannot ultimately compel improvements to privately owned items.
- * A further possibility is to provide assistance to the private sector. This will encourage positive conservation initiatives but is subject to resource limitations. Carefully targeted assistance, however, may bring major benefits for limited outlays.
- * Public education is a special form of assistance. A more aware and appreciative private sector will devote more resources to conservation, or will employ those resources more appropriately. This offers perhaps the best return for public funding. At the same time, it is not a solution on its own.

The optimum conservation strategy is one which achieves the best return on available resources. In terms of priorities, the following initiatives are recommended as the considered best mix of options:

- * Existing heritage and conservation provisions in Council's planning instruments should be updated, and existing schedules of heritage items expanded.
- * Special assistance to the private sector should be considered. This includes the continuing engagement of a heritage adviser and identification of properties which could serve as models.
- * Design guidelines and other informative material should be prepared, in the context of a general awareness programme.
- * The Council should ensure that its own actions and works are in keeping with heritage objectives.

6.3 Development Control Measures

Regulation of private development is limited in what it may achieve. Results are usually only apparent in the long term. With an uninformed public, the cost in terms of staff time and administration is often greater than is appreciated. The imposition of controls, in the absence of attempts to point out the benefits of conservation, may even generate hostility. These negative results may sometimes cancel out the benefits. Opposition may also create pressure to amend or abandon important requirements. Some controls will always be necessary but such considerations must be kept in mind in drafting heritage provisions.

Changes recommended to Council's planning instruments come under two main headings:

- * additions to the list of heritage items, and
- * updating existing heritage clauses.

A heritage development control plan (DCP) is also recommended.

6.3.1 Protecting Heritage Items and Areas

Generally, items and areas of heritage significance may be protected under the **Heritage Act** or the **EPA Act**. Applications may be required for demolition, or any other work affecting an item's significance.

Various orders are available under the **Heritage Act**, in particular interim conservation orders, permanent conservation orders and section 130 orders. A section 130 order provides limited protection only. It requires 40 days notice to be given before an affected item is demolished. No special controls apply otherwise. A section 136 order is very similar. It applies to suspend work which has already commenced.

An order under the **Heritage Act** may only be made by the Minister, usually on the recommendation of the Heritage Council. If an owner objects to the making of an interim or a permanent conservation order, there is a procedure to go through. The Minister may call a Commission of Inquiry before making a permanent conservation order.

Once an order under the **Heritage Act** is in place, approval is required for development affecting the item, according to the terms of the order. Applications must be made to the Heritage Council. This is in addition to any approval which would normally be required from the local council. Penalties for breaches of the **Heritage Act** may be quite severe, including fines and gaol terms.

Items of significance may also be protected by environmental planning instruments (EPIs) under the **EPA Act**. There are no heritage provisions in the Act itself, but any building or work may be regulated by an EPI made under it. This includes demolition, destruction or alteration of a nominated item. The instrument identifies the item and specifies what restrictions apply.

An EPI may regulate development in three main ways. It may prohibit development. It may require consent for specified classes of development or, it may regulate development in other ways, by setting development standards for example. If consent is required the consent authority must consider all the heads of consideration set out in section 90 of the Act, in respect of every application made. The consent authority must also consider any additional heads of consideration set out in the EPI itself. Since there is no specific reference to heritage, conservation or streetscape in section 90, additional heads of consideration are necessary in instruments affecting heritage items.

Whilst an EPI may add heads of consideration, it cannot reduce those set out in section 90. This means it would not be possible to limit consideration of heritage applications to heritage matters alone. If for example consent is required for demolition, or quite minor alterations, the consent authority must consider all the matters set out in section 90. Although most of those matters will have no relevance to the application, every application implies an additional administrative workload. This creates major difficulties in drafting heritage controls.

An EPI may impose development standards irrespective of whether consent is required under the EPA Act or not. Unfortunately, heritage concerns do not lend themselves to such quantitative controls. It may of course be possible to devise some other satisfactory form of regulation, falling short of requiring consent. The relevant sections of the Act, 26, 30(1) and 76(1), are very wide in their terms. Ideally one would like to create a special class of applications, not being development applications under Part IV, Division I. This however seems to be the core of the problem. Once any form of approval is required under the Act, it is interpreted as a requirement to obtain "consent", hence bringing section 90 into effect.

The Department of Planning has drafted standard heritage clauses for inclusion in local plans (LEPs). These require consent for development affecting heritage items and conservation areas listed in the LEP. They also make heritage significance a matter to be considered where applications affecting the nominated items and areas are received. Clause (1) of Council's draft LEP is based on the corresponding standard clauses (see Annexure 4).

Conservation areas are usually proposed where there is a high concentration of items of heritage interest, and where sympathetic infill development is desirable. The controls are very similar to those applying to individual items. The difference is that they apply to all development in the defined area. Even quite minor alterations to non-heritage buildings would require consent.

It is considered that the Council's current draft LEP clause is both sufficient and appropriate. All that is required is to expand the list of heritage items, and add conservation areas, to include all those listed in the schedule to this report.

Once this clause comes into effect, consent would be required for any proposed demolition, disturbance or alteration to listed items, or any development within a conservation area. The Council would be the consent authority. In some cases the Department of Planning or the Heritage Council retains a concurrence role according to the terms of the LEP, usually where demolition of a heritage item is proposed (see standard clauses, Annexure 4). Otherwise, the discretion to approve, refuse or impose conditions is the Council's. The Council's draft LEP does not include a concurrence provision.

The applicant has a right of appeal to the Land and Environment Court, as with any development application. Similarly, if there is any breach of the LEP requirements, or a subsequent condition of consent, the offender becomes liable to Class IV proceedings in the Court. The remedies available include injunctions and specially framed orders. Penalties for breaches include fines and prison sentences, as for any breach of the EPA Act.

6.3.2 Other Regulatory Options

There is another standard clause requiring the heritage impact of development in the vicinity of heritage items to be taken into account. Clause (2) of Council's draft LEP is a version of this.

Such a clause can only come into operation if consent is already required for development on the neighbouring site. This is a very useful clause in commercial and redevelopment zones, where most development already requires consent, and where the streetscape context of heritage items is often important.

The Department of Planning recommends that applications affecting heritage items be advertised. A standard clause has been framed for this purpose and is more or less adopted by clause (3) of the Council's draft LEP.

Other standard clauses are optional. One is a clause providing incentives for heritage conservation. This clause allows the Council to approve otherwise prohibited uses on listed heritage properties. Variations of this clause permit development standards to be waived, such as floor space ratio. The Council may only grant exemptions or allowances where it considered this is necessary to ensure the conservation of the item.

There are two further optional clauses the Council should consider for the Shire.

One of the optional standard clauses makes provision for a conservation plan requirement. Such a plan requires proper investigation of the significance of an item or group, and the formulation of appropriate policies. It would be prepared at the applicant's expense by independent heritage experts. Guidelines for such plans are set out in J S Kerr's *The Conservation Plan*, 1989, and the Burra Charter.

Generally a conservation plan should be required where there are complex inter-relationships involved, or where major changes are proposed to an item. Often plans are useful in defining curtilages and the relationship of a building to its surrounds. As a rule conservation plans should be required for any demolition, any subdivision affecting an item, where there are several items of interest on the same land, or where an item is part of a larger group.

A second option is to include a clause relating to sites identified as having archaeological potential, but which have not yet been investigated. The relevant standard clause would require conservation plans to be prepared for the site prior to any disturbance. This clause also reinforces provisions of the **Heritage Act** and would require written evidence that the requirements of the Act have been met. Section 139 of the Act requires that a person obtain a permit from the Heritage Council before disturbing or moving a relic. A relic is defined as any "deposit, object or material evidence" relating to European settlement of New South Wales, which is more than 50 years old. This optional clause is worth including in an LEP, if only because it draws people's attention to their obligations.

The Council, of course, is not confined to the standard options. It could draft its own special clauses. It could, for example, require consent for all demolition in the Shire, whether affecting

known heritage items or not. Lane Cove Council has such a clause in its LEP. In this instance the Council needs to consider whether the benefits would outweigh the additional costs to applicants and the additional workload in processing the applications. The same workload problems arise as a consequence of section 90 of the EPA Act.

A further possibility is to amend the wording of the standard clauses themselves. The Department of Planning is presently reviewing the standard clauses to minimise restrictions and processing whilst retaining the necessary protection.

Recent heritage plans and drafts prepared for South Sydney City Council and Ipswich City in Queensland make some interesting departures from established practice.

Of particular note, the Ipswich plan does not require approval for such things as painting of previously painted surfaces, certain types of additions and fences or alterations to fences. Often these aspects are considered critical to a building's conservation. Ipswich City Council, however, has opted to rely on guidelines and negotiation instead. The types of alteration permitted without consent may also be undone without any great difficulty or expense, at some future time. Overall, Ipswich Council takes the view that the lack of control is preferable to the alternative. Such controls on minor works are often ignored anyway, or simply create antagonism towards heritage. Applicants are put to added expense and the Council is also burdened with additional work.

Whether or not the Ipswich model is appropriate for Hornsby, this is the way current practice is headed. There is a greater emphasis on positive incentives, education and guidelines, and less on controls, permissions and paperwork.

The South Sydney approach adopts a slightly different course. It exempts certain non-critical categories of development from the consent requirement, e.g. removal of balcony enclosures, rear and side fences, internal alterations and so on. An amended version of the South Sydney provision, still in draft form, would be quite appropriate for Hornsby.

6.3.3 Development Control Plans

As far as possible, heritage controls should be placed in DCPs, in the interests of flexibility. Generally LEP provisions are needed to control demolition, establish a consent requirement and provide special heads of consideration. Beyond this, most requirements could be placed in a DCP. These documents could include more specific aims and objectives, more detailed matters for consideration, and controls for infill development.

A heritage DCP should adopt, by reference, the inventory prepared for this study. Most importantly, the statement of significance for each individual entry indicates what aspects of individual items, sites or areas are important and need to be kept. What is not significant, by inference, may change. Changes of course must

be sympathetic, and comply with normal building and planning requirements.

A DCP could incorporate general design guidelines, but these may also stand on their own, as an advisory rather than a statutory document.

The Council should also consider special precinct DCPs as an alternative to conservation areas. There are a number of precincts at Epping which would be particularly suited to this approach. These are areas which have a high proportion of more recent buildings, and where townscape and general character are important, rather than heritage in the usual sense. Although heritage and townscape are not explicit considerations under section 90 of the EPA Act, or section 313 of the Local Government Act, the Court does take them into account, even for building applications. On this assumption the only disadvantage of a DCP is the absence of the power to prevent demolition. This is not a great concern in the areas suggested. The outstanding individual buildings will be protected as heritage items.

It is important that any other existing or draft DCPs be amended to ensure they do not conflict with the proposed heritage controls.

6.4 Public Awareness and Appreciation

A heritage resource as extensive as Hornsby Shire's cannot be adequately conserved by reliance on development control alone. For every domestic building recorded in the study inventory, for example, there are probably two or three others which fell just short of significance criteria. What happens to these buildings depends to what extent owners appreciate their value, as part of the Shire's heritage, and what is appropriate or inappropriate.

The need to keep restrictions to a minimum has already been discussed. Imposing unnecessary costs and delays can do more harm than good. Increasingly, the emphasis is shifting to education and positive incentives.

The priority now should be to build upon the existing awareness and appreciation of the local heritage. One of the best ways to do this is to publicise and support demonstration projects. There is no better way to reassure people and show them the benefits.

An important goal of public education is to dispel some of the misconceptions about heritage. Many of these misconceptions have to do with cost. In the vast majority of cases it is more a question of design than cost. A good design requires more thought and planning but this is desirable whether the concern is with heritage, streetscape or otherwise.

Possibilities for improving public awareness include inserts in Council rate notices and regular media releases. Good subjects for media releases include local success stories or good examples of sympathetic development. A very effective way to get the message across is to make awards to heritage projects, in a range of

categories (eg, commercial, house additions, timber buildings, etc).

People should be provided with **guidelines** which explain how best to maintain and conserve old houses and gardens. Guidelines should also address the siting of new buildings and additions. Drafts have been prepared as part of this study with this in mind.

The Council should ensure that a good collection of conservation literature is available to the public through its library. Future library acquisitions should include heritage and conservation publications. A complete set of Heritage Study reports should be readily available.

The issuing of s149 certificates offers another important opportunity to convey to owners and potential owners the heritage value of their property. Including copies of inventory information with certificates is strongly recommended. First, it draws attention to the heritage value of the property. It puts people on notice, particularly home buyers, that future alterations will be subject to careful assessment. Second, it is likely to attract those buyers who are interested in heritage conservation.

6.5 Other Forms of Assistance

There are now special grants available from the State Government under the Heritage Assistance Programme. Grants are made in a range of categories, to assist owners of significant heritage items. These include dollar for dollar funding to Councils for the engagement of special heritage advisers. These are usually part-time appointments. The person is available to discuss individual proposals with potential applicants, and to advise them of appropriate ways of achieving their goals. Hornsby Shire has just appointed an adviser under this programme.

The Council may also wish to provide assistance in other areas. There are some quite inexpensive options available which can bring major benefits. Waiving of application fees for relatively minor alterations is one option. This encourages people to submit their proposals rather than proceed illegally. Rate relief may also be granted under recent amendments to the **Local Government Act**.

Further ideas are set out in the Department of Planning brochure, *15 Suggestions On How Local Councils Can Promote Heritage Conservation*.

6.6 Direct Action

A number of the items recorded in the Heritage Study inventory are Council owned. These include long-recognised items as well as new additions like parks, cemeteries, the Beecroft Community Centre and the Galston Branch Library. It is important that Council set a good example with items under its ownership or control.

Other public authorities should be encouraged to do the same. All public authorities in New South Wales are required to keep their own register of heritage items, under section 170 of the Heritage

Act. This includes items of local significance. Accordingly, the publicly owned items listed in the schedule to this report should be drawn to the attention of the authorities concerned. The Heritage Act imposes no restrictions on items recorded in these registers, but conservation responsibility clearly follows.

The role of the Council may be particularly important where landscape items and archaeological sites, including cemeteries, are concerned. For Council-owned sites information on inventory forms and any specific recommendations should be noted and followed.

There is also a great deal the Council can do in its own works programme. In particular, tree planting and street improvements can significantly affect the context of heritage items, and the streetscape. These impacts could be both positive and negative. It is important that improvements be planned to ensure that the setting of heritage items is enhanced.

6.7 Internal Procedures

It is recognised that the Shire Council's available resources for heritage assessment are limited. Equipped with the results of this study, there is sufficient expertise within the Council to deal with the majority of heritage applications. The problem is more likely to be one of time. Both aspects of the problem may be addressed by continuing the position of heritage adviser. The adviser will be able to report on the occasional difficult application, or assist in times of excess workload.

As part of this study a seminar will be conducted for the benefit of the Council and its staff. One priority should be the establishment of appropriate procedures and checklists. This includes simple checking of applications against inventory forms, or, handwritten field notes prepared as part of the original street survey. In assessing applications themselves, there are many useful guidelines available. These include the *Burra Charter* guidelines (Annexure 2), the accompanying design guidelines prepared for this study (under separate cover), and literature available from the Heritage Council and the National Trust. Staff may also acquaint themselves with the many useful publications now available.

HORNSBY SHIRE HERITAGE STUDY

7. RECOMMENDATIONS

Local Environmental Plan (LEP)

1. All items listed in Schedule 1 should become "heritage items" under a local environmental plan and all items in Schedule 2 should become "conservation areas".
2. The Council should adopt the current standard conservation clauses issued by the NSW Department of Planning (see Annexure 4), or similar. This includes optional provisions relating to incentives, conservation plans and sites of potential archaeological significance. Generally the conservation plan requirement should apply to any proposed demolition, to any subdivision, where there are several items of interest on the same land, or where an affected item is part of a larger group.

Development Control Plans (DCP)

3. A special DCP should be prepared dealing with heritage conservation and townscape. Suggestions include more specific aims and objectives, detailed heads of consideration, explanatory notes, guidelines and illustrations. DCPs for individual precincts should also be considered where heritage and townscape character are important.
4. Any heritage DCP should adopt and draw attention to inventory details for scheduled items, particularly the statement of significance therein.
5. Existing Council codes and policies should be reviewed to take better account of heritage concerns.

Implementation Procedures

6. Adopt internal procedures and checklists for the processing of heritage-related building and development applications.
7. Councillors and Council staff should develop their heritage appreciation through attendance at short courses and seminars, and the setting up of an internal library.
8. Where major applications affecting items of State or regional significance are received, or where the Council feels it necessary, expert advice should be sought. The Council may consult its heritage adviser or seek the views of bodies like the National Trust or the Heritage Council. A conservation plan might also be required for these applications.

Direct Initiatives

9. Heritage items in public ownership, or under direct public control, should be properly conserved and maintained. The conservation of these items should be to a high standard, setting an example to private owners and stimulating their interest. Conservation plans should precede any major work on Council-owned (or Council-managed) heritage items.
10. Any publicly owned items listed in the accompanying schedule should be brought to the attention of the authorities concerned. These items should be recorded on registers prepared in accordance with section 170 of the Heritage Act.
11. Local cemeteries should be sympathetically maintained and all existing elements retained and conserved, including monuments, ironwork and plantings. (Refer to the Department of Planning and Heritage Council publication, *Cemeteries - Guidelines for their Care and Conservation*, as well as National Trust guidelines).
12. Management plans should be prepared for those landscape items under the Council's ownership or control.
13. Carefully consider any improvements to urban streets close to scheduled heritage items. Street lighting, litter bins, plant containers and other street furniture should be consistent or compatible with the relevant buildings or items, as should paving and kerbing. The Council should include heritage considerations in any programme of general improvements to streets.
14. Continue street and park tree planting programmes to enhance the environmental quality of existing urban and suburban areas. There should be special emphasis on the period character of older precincts. Views of attractive buildings should not be obscured by planting. Disruptive buildings on the other hand should be screened.

Public Education

15. As a first step, the results of the Heritage Study should be fully publicised, emphasising positive aspects and benefits. Press releases should anticipate people's concerns and address them in advance. It should be explained that any restrictions will be reasonably flexible and discretionary, and that in most cases, owners will still have a reasonable degree of freedom in what they do with their properties. The study itself should be published and copies placed in local libraries.
16. As items are listed in an LEP, owners of identified buildings and sites should be individually notified. The notice should advise and explain that the building or item is considered to have heritage value, and that this would

be taken into account in assessing future proposals for the property. Notices should also point out that conservation should guarantee improved saleability in the long term. Attention should be drawn to any conservation incentives adopted by the Council.

17. To ensure all new owners and prospective purchasers are made aware of the situation the same notices should accompany every certificate issued under section 149 of the **Environmental Planning and Assessment Act**. The certificate itself would make people aware of the relevant controls whilst the notice would advise of their practical effect.
18. Generally, public awareness should be maintained by regular publicity exercises. These would emphasise positive local achievements in each intervening period.

Assistance to the Private Sector

19. The Council should retain the position of heritage adviser to assist both itself and the public.
20. The Council should identify local areas which may serve as models for other development.
21. Information should be made available on such aspects as traditional colour schemes, period fence designs, common local problems (eg, maintenance of old timber), local architectural characteristics and infill development. Brochures and guidelines should be produced for this purpose and their availability well publicised (eg, in local papers, Council rate notices). (A draft brochure and preliminary guidelines prepared for this study are attached. Standard brochures may also be obtained from bodies like the Heritage Council and the National Trust.) The local library should be kept stocked with heritage conservation literature. Photographs of local fences and details, supplied with the heritage study, will also provide information as to what is appropriate. (Note: Dollar for dollar funding is also available for the preparation of brochures under the Heritage Assistance Programme.)
22. A register should be kept of local tradespeople and suppliers able to assist with traditional maintenance and restoration. Its existence should also be publicised.
23. People should be invited to inspect inventory records held by the Council and make suggestions for amendments and additions.
24. Special incentives and backing should be given to private projects which promise maximum conservation benefits for minimum public outlay. Possibilities include provision of information, reduction of application fees and parking

concessions. Further ideas are set out in the Department of Planning brochure *15 Suggestions on How Local Councils Can Promote Heritage Conservation*. The sorts of projects meriting encouragement in the Shire of Hornsby include:

- the use of traditional colour schemes
- maintenance and conservation of older timber and fibro buildings
- the reinstatement of period fences appropriate to the particular building, especially at key locations like corner sites
- alterations and additions which are sympathetic both to the original building and the townscape
- putting under-utilised buildings of heritage interest to new uses
- sympathetic infill generally
- the preservation of cultural tree planting and period gardens, and
- the preservation and regeneration of native trees.

It is suggested that the Council set up its own heritage assistance fund. The Council would administer the fund. Dollar-for-dollar grants would be available from the Department of Planning's Heritage Assistance Programme but the Council would be able to distribute the monies itself. Assistance could be made available to private owners with limited financial resources (e.g. pensioners), for conservation work on heritage items.

Archaeological Sites

25. Owners of sites of archaeological importance (ie, identified in the archaeological survey) should be advised of the cultural and potential cultural significance of their buildings, structures, machinery and sites, whether they are subject to special controls or not. Owners should have access to information on appropriate conservation measures and available funding (available from the Heritage Council and the National Trust).
26. Where the loss of buildings or archaeological sites seems likely, physical remains should be properly researched, photographed and recorded by a professional archaeologist. Owners of sites of archaeological significance, or potential, should be advised of their obligations under the **Heritage Act**. (Where excavations affecting European historical relics more than 50 years old are concerned, the Act requires that a permit first be obtained from the Heritage Council.)

27. Conservation Plans or Archaeological Management Plans should be required for any development which might affect archaeological remains on archaeological sites identified as heritage items in the LEP.

Landscape Management

28. Foster and encourage the conservation, maintenance or reconstruction (where appropriate) of period settings for buildings of heritage value, and particularly their fences and gardens facing the street. A conservation area is recommended for the Beecroft-Cheltenham area.
29. Discourage the use of inappropriate modern fencing or pseudo-period fencing, especially where original fences of the period exist. The latter have far more significance if repaired rather than rebuilt. The choice of the relevant picket-style can also be significant and generally the ornate Victorian top is inappropriate for the Shire's many Federation or later period houses.
30. The indigenous trees, mainly eucalypts or turpentine (and occasionally small areas of bushland) conserved on roadsides are a particularly significant landscape feature, giving a unique local "Australian" quality to the Shire. As such these deserve a high priority for continuing maintenance wherever possible. Replanting and augmentation (where necessary) should be by regeneration techniques or using plants grown from local seed sources. Asymmetrical settings should also be maintained in new planting arrangements. Introduced species should be resisted in zones of strong indigenous character.
31. Cultural street planting should give particular regard to filling gaps, and aligning existing examples of period planting, particularly the streets of Brush Box (and to a lesser degree, Camphorlaurels) planted in the 1950-60 period. Prepare a priority list and liaise with the electricity supply authority, to gradually reduce the need for lopping, in conjunction with the introduction of underground cabling and/or use of safety insulated overhead wiring.
32. Plans of management giving due regard to period layout, period trees and details are recommended for Hornsby Park and Forest and Dense Parks, Epping, and should be carried out before any significant alterations or additional tree planting is commenced in these areas.
33. With the continuing loss of orchards for subdivision in the Galston/Dural/Arcadia area, Council should consider means of conserving at least one typical orchard in the district and/or replant part of the former orchard at Fagan Park.

34. Liaise with the Roads and Traffic Authority and Baulkham Hills Council to improve the rural/bushland experience gained while travelling The Old Northern Road between Dural and Wisemans Ferry (and particularly north of Glenorie). It is recommended that the remaining roadside bushland be conserved, that clearing setbacks to road frontages be increased and that wholesale clearing of bushland on private properties be discouraged.
35. Encourage the owners of rural properties to:
- * conserve and maintain significant old trees and period landscape elements; and
 - * conserve and regenerate areas of bushland and indigenous native trees giving due regard to bushfire control measures.
36. Council's Bushland Regeneration Program, which is having such a significant impact in improving the quality of reserves, should continue and cover the many smaller reserves and roadside bushland areas. Additional tree planting using indigenous trees grown from local seed sources is recommended.
- 37.. Areas of native ground cover and native grasses in otherwise mown reserves should be conserved wherever possible and use of "whipper-snippers" controlled by signage or minimal boundary demarcation. An example of such an area may be found on the western end of Observatory Park, Pennant Hills.
38. A copy of the Heritage Study landscape report should be available in the main library. Citizens should be encouraged to nominate further items of landscape heritage within the Shire for consideration as additions to the inventory.

Further Study

39. The heritage of Hornsby Shire is extensive and it was beyond the resources of the Heritage Study to give all areas the coverage they deserved. The rural areas around Galston, Dural and Arcadia could not be properly surveyed from local roads, and are high priority for further study. Similarly, the recommended Field of Mars conservation area, at Beecroft, Cheltenham and Epping, requires further detailed study. A study of monuments and cemeteries should also be prepared in order to fully record these sites and interpret the evidence they contain.
40. From time to time supplementary schedules of heritage items may need to be prepared as more information comes to hand.

Recommendations for Individual Items

41. Generally, suggestions for individual heritage items may be gleaned from comments recorded in the study inventory.

SCHEDULE

Suburb/Street	Property Description	Item
Arcadia		
No's. 89-91 Arcadia Road	Lot 201, D.P.752048	Arcadia General Store
No. 109 Arcadia Road No. 123 Arcadia Road	Lot 1, D.P.533940 Pt. Lot 7, D.P.446220	"Weerona" Mobb's House
No. 136 Arcadia Road	Pt. Lot 25, D.P.975148	Arcadia Community Hall
No. 138 Arcadia Road No. 140 Arcadia Road	Lot 1, D.P.598637 Lot 1, D.P.797478 & Lot 1, D.P.597328	St. Columb's Anglican Church Arcadia Public School - original building) and grounds
No. 26 Blacks Road	Lots 1 & 3, D.P.587065	House
No's. 58-62 Calabash Road	Lot 233, D.P.752048	Waddell Ridge Group, benchmark rock inscription, field terracing, dwelling remains, road terracing, fenceline, cistern, footings.
No. 3 Cobah Road No's. 40-44 Cobah Road Halls Road	Lot 1, D.P.210810 Road Reserve	House Windbreak and garden Windbreak
No. 1 Halls Road No.? Sunnyridge Road	Lot D, D.P.369476	House Windbreak
No. 2 Smalls Road No's. 8-12 Smalls Road	Lot 3, D.P.563428 Lot B, D.P.64758	House House
No. 15 Smalls Road	Lot 2, D.P.564660	House
Asquith		
Chelmsford Street No.? Dudley Street		Mills Park Grounds - Asquith Public School
No. 5 Dudley Street Halden Street	Lot A, D.P.375534 Road Reserve	House Trees Asquith Station and nature strip
Lord Street Michigan Avenue		Asquith Golf Course Wrigley's Industrial Site
No. 406 Pacific Highway No. 419 Pacific Highway	Pt. Lot 11, D.P.12901	House House
No. 547 Pacific Highway No. 549 Pacific Highway No. ? Pacific Highway		Garden Garden Grounds - Asquith Boys High School
No. 466 Pacific Highway No. 480 Pacific Highway Royston Parade	Lot 1, D.P.947125 Road Reserve	House House Street trees
Cnr Royston Parade and Baldwin Avenue		Grounds - St Patricks Church
Cnr Royston Parade and Baldwin Avenue		Grounds - Uniting Church
No. 26 Royston Parade No. 27 Royston Parade	Lot 1, D.P.502358	House and garden Garden
No. 32 Royston Parade No.? Salmon Close	Lot 26, D.P.10405	House Garden tree

Cnr Sherbrook Road and Balwin Avenue	Road Reserve	Sreet tree
Sherbrook Road	Road Reserve	Street tree
No. 121 Sherbrook Road	Lot 34, D.P.8797	House
No. 178 Sherbrook Road	Lot A, D.P.317667	House
Stokes Avenue		Grounds and bushland - Asquith Girls High School

Beecroft

Austral Avenue		Chilworth Reserve
Beecroft Road		Blackwood Memorial Sanctuary, including North Road culvert
Beecroft Road	Road Reserve	Street trees - opposite Observatory Park
No's. 2,2A,4 Beecroft Road		Gardens
No. 8 Beecroft Road	Lot 1 D.P.236171	Blackwood House and garden
No. 21 Beecroft Road	Lot 2, D.P.232683	"Red Hill"
No. 44 Beecroft Road		Garden
No. 45 Beecroft Road	Lot A, D.P.377005	House & Garden
No. 52C Beecroft Road	Lot 2, D.P.522487	"Glenbower"
No. 59 Beecroft Road	Lot 1, D.P.7380	House
No. 61 Beecroft Road	Lot 10, D.P.565264	House
No. 62 Beecroft Road	Lot 6, D.P.758074	St. John's Anglican Church
No. 63 Beecroft Road	Lot 21, D.P.553564	"Lome"
No. 68 Beecroft Road		Garden
No. 72 Beecroft Road		Garden
No. 74 Beecroft Road	Lot 101, D.P.775322	"Eltham"
No. 83 Beecroft Road	Lot 12, D.P.758074	House
No. 84 Beecroft Road	Lot A, D.P.317698	"Waveney"
No. 86 Beecroft Road	Lot C, D.P.434825	House
No's. 90-98 Beecroft Road	Lot 1, D.P.104459	Beecroft Public School
	Lot 1, D.P.122581	
	Lot 1, D.P.384982	
	Lot 1, D.P.122580	
	Lot Pt 5, 1-5, D.P.758074	
	Lot A, D.P.100859	
	Lot 2, D.P.539122	
No. 95A Beecroft Road	Lot U, D.P.947922	Beecroft Post Office
No. 102 Beecroft Road	Lot 1, D.P.609098	"Liquorland" building
No. 104 Beecroft Road	Lot 2, D.P.609098	"Nakinda"
No. 110 Beecroft Road	Lot 5/6 (1), D.P.758074	House and garden
No. 111 Beecroft Road	Lot 1, D.P.121947	Beecroft Community Centre
No. 112 Beecroft Road	Lot 45 (1), D.P.758074	House and garden
No. 114 Beecroft Road	Lots 6&7, D.P.221391	"Ravenhurst" and garden
No. 116 Beecroft Road		Garden, fence and hedge
No. 128 Beecroft Road		Garden
No. 130 Beecroft Road	Lot A, D.P.15298	"Romana House" and garden
No. 134 Beecroft Road		Garden
No. 136 Beecroft Road		Garden
No. 140 Beecroft Road	Lot 1, D.P.504734	"Combanning"
No. 142 Beecroft Road		Garden, fence and gate posts
No's. 144-146 Beecroft Road	Lots 15, 16, 17 & 34, D.P.6280	"Brunoy" (Chesalon Nursing Home) and garden
Boronia Street	Road Reserve	Street trees
Cardinal Avenue	Road Reserve	Street trees
Castle Howard Road		Bushland Beecroft/Cheltenham Park

Castle Howard Road	Road Reserve	Street trees
No. 71 Copeland Road West	Lot 3, D.P.219007	House and garden
No. 99 Copeland Road		Garden
No. 116 Copeland Road West	Lot C, D.P.4369	House
No.121 Copeland Road		Garden
No. 127 Copeland Road West	Lot 2, D.P.526359	House
Copeland Road	Crown Reserve R 80332	The Village Green Boer War Memorial World War I and II Memorials
Copeland Road East	Road Reserve	Footpath - especially outside No's 138-154
No. 138 Copeland Road East	Lot A, D.P.385708	"Chetwynd"
No. 148 Copeland Road East	Lot 1, D.P.205047	House
No. 149 Copeland Road East		Garden
No. 151 Copeland Road East	Lot 2, D.P.12464	House & Garden
No. 153 Copeland Road East	Lot 3, D.P.12464	House
No. 154 Copeland Road East	Lot 2, D.P.596145	House and Garden
No. 155 Copeland Road East	Lot 4, D.P.12464	"Holme Lacey" & Garden
No. 156 Copeland Road East		Garden
No. 157 Copeland Road East	Lot 5A, D.P.382779	House
No. 159 Copeland Road East	Lot 11, D.P.556232	House
No. 161 Copeland Road East	Lot 6, D.P.242297	House and garden
No. 162 Copeland Road East	Lot 1, D.P.622711	"Aston"
No. 163 Copeland Road East	Lot 81, D.P.577380	House and garden
No. 188 Copeland Road East	Lot 3, D.P.368286	House
No. 190 Copeland Road East	Lot 4, D.P.368286	House
No. 23 Fiona Road	Lot Y, D.P.364307	House
Hannah Street		Fernleigh Park
Hannah Street	Road Reserve	Street trees (between York Street and Pennant Hills Road).
No. 5A Hannah Street		Garden - "Eltham"
No. 29 Hannah Street	Lot A, D.P.398222	House
No. 30 Hannah Street	Lot C, D.P.960213	House
No. 38 Hannah Street	Lot 1, D.P.200138	House
No. 40 Hannah Street	Lot 5, D.P.514026	House
No. 42 Hannah Street	Pt. Lot 19 and 20, D.P.7788	House
No. 44 Hannah Street	Lot 18, D.P.7788 and Lot 1, D.P.168952	House
No. 51 Hannah Street	Lot A, D.P.963616	House
No. 1 Kirkham Street		Garden
No. 8 Kirkham Street	Lot 2, D.P.395564	House
No. 15 Kirkham Street		Garden
Lynden Way	Road Reserve	Street trees
Malton Road	Road Reserve	Street trees
No. 2 Malton Road	Lot A, D.P.354398	House
No. 5 Malton Road	Lot 3, D.P.340956	House
No. 11 Malton Road	Lot 42, D.P.596659	"Kunaware" and garden
No. 12 Malton Road	Lot 2, D.P.504423	"Lynwood"
No's. 14-18 Malton Road	Lot A, D.P.349021	"Mindaribba"
No. 17 Malton Road	Lot 1, D.P.924640	"Eureka"
No. 27 Malton Road	Lot 1, D.P.593755	"Loonycarn"
No. 28 Malton Road	Lot 1, D.P.537665	House
No. 31A Malton Road	Lot 1, D.P.628007	"Notrella"
No. 37 Malton Road	Lot 101, D.P.713750	House
No. 49 Malton Road	Lot 602, D.P.793873	House
No. 9 Mangiri Road	Lot 19, D.P.715454	"Linthorpe"
No. 1 Mary Street	Lot B, D.P.356769	Presbyterian Church
No. 3 Mary Street	Lot 5&6, D.P.758074	House & Garden

No. 1 Murray Road	Lots 8 & 9, D.P.7132	House
Murray Street (east)	Road Reserve	Street trees
No. 66 Murray Farm Road	Lot 42, D.P.16525	House
No. 107A Murray Farm Road	Lot 2, D.P.512307	House
Devlins Creek-off Orchard Street		Bushland Reserve
Orchard Street	Road Reserve	Street trees
Sutherland Road - Byles Creek Valley		Bushland Reserve
Railway land - Beecroft to Pennant Hills		Bushland
No. 97 Sutherland Road		Beecroft Railway Station & Garden
No's. 110-112 Sutherland Road	Pt.Lot 1 and pt. Lot 2, D.P.4046	"Beveren" & Garden
No. 1 Wandeen Avenue	Lot 14, D.P.7154	House
No. 2 Wandeen Avenue	Lot 3, D.P.523327	House
No. 3 Wandeen Avenue	Lot 1, D.P.546219	House and garden
No. 3 Wongala Crescent	Lot 4, D.P.305506	"Treasure House"
No. 25 Wongala Crescent		Garden
No. 37 Wongala Crescent	Lot 12, D.P.607771	Fence
No's. 39-41 Wongala Crescent	Lot B, D.P.368137	House
No. 4 York Street	Lot 3, D.P.9786	"Sheen"

Berowra

Acacia Road		Vista into Berowra Valley
No. 23 Anembo Road	Lot 21, D.P.590298 and Lot 18, D.P.809358	House
Berowra Waters Road		Berowra Park
No. 10 Berowra Waters Road	Lot 2, D.P.417877	House
No. 24 Berowra Waters Road	Lot 6, D.P.758096	House and Garden
No. 29 Berowra Waters Road	Lot 21, D.P.6107	House
No. 41 Berowra Waters Road	Within Recreation Reserve	Community Hall and grounds
No. 48 Berowra Waters Road	Pt. Lot 13, D.P.509198	"Bungalow"
No. 75 Berowra Waters Road	Lot 12, D.P.562850	House
No. 75A Berowra Waters Road	Lot 11, D.P.562850	House
No. 77A Berowra Waters Road	Lot 1, D.P.120450	Rear dwelling
No. 83 Berowra Waters Road	Lot A, D.P.419283	"Sunbeam"
Berowra Waters Road	Road Reserve	Street trees outside No.110-112
Berowra Waters Road		Scenic road through bushland
Crowley Road	Road Reserve	Street trees
No. 3A Crowley Road	Lot 2, D.P.509204	House
No. 14 Crowley Road	Lot A, D.P.326295	Hall
No. 15 Crowley Road	Lot 6, D.P.6107	House
No's. 36-38 Currawong Road	Lot 203, D.P.749915	House
No. 25 Goodwyn Road	Lot 2, D.P.578390	House
No. 2 Hillcrest Street		Garden
No. 22 Hillcrest Street		Trees associated with No.7 Wanill Place
Pacific Highway (eastside)	Road Reserve	Roadside trees
No. 1015 Pacific Highway	Lot 8, D.P.758096	House
Rawson Road	Road Reserve	Street trees
No. 24 Turner Road	Lot 1, D.P.213153	"Whitianga"
No. 5 Wanill Place		House
No. 7 Wanill Place		Former servants quarters to No.7

Waratah Road No. 2 Waratah Road	Road Reserve Lots 19 & 20, D.P.6107	Street trees "The Laurels" and garden
No's.20-24 Woodcourt Road		Gardens
Berowra Waters		
Berowra Waters Road/Bay Road		Vehicular cable ferry
Berowra Waters Road	Lot 466,D.P.727082	Boat shed
Berowra Waters Road		Teahouse
Berowra Waters Road		Toilet block
Berrilee		
No's. 70-72 Bay Road	Lot A, D.P.399112	"Sandown"
Bobbin Head		
Ku-ring-gai Chase Road		"Bobbin Inn"
Brooklyn		
Brooklyn/Hawkesbury River Estuary		Scenic landscape
No's. 1-3 Bridge Street	Lot 1 & 2, D.P.543112	Shop
No. 5 Bridge Street	D.P.936486	House
No. 7 Bridge Street	D.P.946143	House
No. 11 Bridge Street	Lots 15, 17 and 19 D.P. 2746	Brooklyn Police Station
No. 13 Bridge Street	Lot 1, D.P.521539	Brooklyn Post Office and Residence
No. 17 Bridge Street	Lots 27 & 28, D.P.5043	House
Brooklyn Road	Lots 1-5 and 7 D.P. 752026 and Lot 395 D.P.45975	Brooklyn cemetery
Brooklyn Road		Seymours Creek Wetland
No. 51 Brooklyn Road	Lot 3, D.P.5527	House
No. 52 Brooklyn Road	Lot 11, D.P.2002	House
No. 53-55A Brooklyn Road	Lot 1-2, D.P.5527 and Lot 8-11, D.P.2802	Former "St. Catherine's School"
No's. 89-91 Brooklyn Road	Lot 1, D.P.8426	"Rossmore"
No's. 95-97 Brooklyn Road	Lot 2, D.P.383262	House
No. 96 Brooklyn Road	Lot 4, D.P.758166	"Ross Homestead" & Garden
No. 106 Brooklyn Road	Lots 1 & 2, D.P.758166, Lots 1, 2, 3, 5 & 6, D.P.758166, Sec.2 and Lot 11, D.P.758166	Brooklyn Public School
Brooklyn Road		Brooklyn Park
No. 117 Brooklyn Road	Lot 4, D.P.6805	House
No. 120 Brooklyn Road	Lot 1, D.P.358297	War Memorial Hall.
No. 121 Brooklyn Road	Lot 3, D.P.629260	House
No. 129 Brooklyn Road	Lot 1, D.P.227335	House
No. 131 Brooklyn Road	Lot A, D.P.309245	House
No. 140 Brooklyn Road	Lot B, D.P.310389	"Melville".
No. 156A Brooklyn Road	Lot 9, D.P. 2105	Old St Mary's Church
No. 176 Brooklyn Road	Lot 18, D.P.41000	House

No. 180 Brooklyn Road No. 206 Brooklyn Road	Lot 16, D.P.41000 Lot 11, D.P.1183 and Lot 12, D.P.2746	House "Blinkbonnie".
No. 208 Brooklyn Road No's. 212-214 Brooklyn Road	Lot 1, D.P.554808 Lots 16, 17 & 18, D.P.2746	House House
Dangar Road		McKell Park - lower, upper, cabbage palms and World War II gun and emplacements
Dangar Road Dangar Road No. 10 Dangar Road No. 5 George Street No. 7 George Street	Lot 415, D.P.52026 Lot 1, D.P.734446 Lot 1 D.P.73446 Lot 1, D.P.973865 Pt. Lot 8 and Lots 9 & 10, D.P.5043	Governor Phillip Memorial Hawkesbury River Railway Station House House House
Hawkesbury River		Hawkesbury River Rail Bridge and original bridge piers
No's. 10-16 James Road	Lots H,J,K,K, D.P.19744	Brown's boatshed
Karoola Street No. 1 Karoola Street	Road Reserve Lots 1 & 2, D.P.2746, Sect. F	Footpath House
No. 2 Karoola Street	Lots 36, 37, 38, D.P.5043, Sect. C	House
No. 3 Karoola Street	Lots 3, 4 & 5, D.P.2476, Sect. F	House
No. 5 Karoola Street	Lots 6 & 7, D.P.2746, Sect. F	House
No. 8 Karoola Street	Lots 28 & 29, D.P.5043, Sect. C	House
No. 12 Karoola Street No. 23 Karoola Street Kuring-gai Chase National Park	Lot A, D.P.35735 Lot 2, D.P.32963 Lot 2, D.P.545639	House House Old Railway Dams
Long Island Long Island	Lot 1, D.P. 734446 Lot 1, D.P. 734446	Hawkesbury Railway Tunnels 1889 railway bridge piers, pylon plaque
Long Island	Lot 1, D.P. 734446	1946 railway bridge construction site
Long Island Old Peats Ferry Road Pacific Highway Pacific Highway No. 1325 Pacific Highway No. 1 William Street	Lots 39, D.P.752026 Lot 1, D.P.431327	Nature Reserve - bushland Road cutting Peats Ferry road bridge Rest Park Gates (opposite "Oliver's") Station Master cottage

Calabash Point

McCallums Avenue fire trail McCallums Avenue	Lot 1, D.P.521150 Lot 1, D.P.521150 and Lots 78, 163 168, 185, 194, D.P. 752048	Fretus Hotel ruins Fire trail
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Carlingford

No. 132 Midson Road No. 559A North Rocks Road	Lot 2, D.P.526724	Garden House
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Castle Hill

No. 294 Castle Hill Road	Lot 1, D.P.175432	Mowll Village group including "Lober House", "Tower House", "Gate House" entry gates dairy, stables and grounds.
Castle Hill Road (west end) David Road No's. 121-123 David Road No's. 173-177 David Road No's. 421-521 Old Northern Road	Road Reserve Lot 2, D.P.232014 Lot 1, D.P.120199	Street trees Grounds - Mary Mercy Centre Garden "Glenowen" and garden Oakhill college, original building, gate house and grounds.

Cheltenham

No. 115 Beecroft Road	Lot 1,2,3,4,5, D.P.2073	"Carmel"
No. 150 Beecroft Road No. 152 Beecroft Road	Lot 2, D.P.373724 Lot 102, D.P.600100	"Lauriston" "Quambi"
No. 157 Beecroft Road	Lot 2, D.P.7123 Pt Lot 3, D.P.7132	"Mosbrae"
No. 158 Beecroft Road No. 170 Beecroft Road No. 174 Beecroft Road Cnr Beecroft Road/ Cheltenham Road Beecroft Road	Lot 4, D.P.530116 Lot 2, D.P.931461 Lot 1, D.P.527556	House House House Garden
No. 179 Beecroft Road No. 203 Beecroft Road No's. 2-4 Boronia Avenue No. 24 Boronia Avenue No. 32 Boronia Avenue No. 8 Cheltenham Road	Lot 83,84, D.P.9085 Lot 10, D.P.709483 Lot 1, D.P.391071 Lot 1, D.P.556740 Lot 138,139, D.P.12364	Grounds - Cheltenham High School Former Church and grounds "Edensor", garden, stable and wall Gardens House House House
No. 10 Cheltenham Road	Lot 136,137, D.P.12364	House
No. 22 Cheltenham Road No. 3 Chorley Avenue No. 15 Chorley Avenue No. 12 Mason Avenue No. 31 Murray Road Sutherland Road Sutherland Road The Boulevard No.1 The Boulevard No. 5 The Boulevard No's.10-12 The Boulevard No. 11 The Boulevard No. 14 The Boulevard No. 15 The Boulevard No. 18 The Boulevard No. 24 The Boulevard No. 26 The Boulevard The Crescent The Crescent	Lot 135, D.P.12364 Lot 128, D.P.12364 Lot 1, D.P.537455 Lot B, D.P.349965 Road Reserve	Garden House "Boonga" "Maitai" Period trees and garden Bushland - reserve Booth park Street trees Period trees House and garden Gardens House Garden House House and garden House House Street trees Grounds - Cheltenham Recreation Club
No. 44 The Crescent No. 46 The Crescent No. 48 The Crescent		Garden Garden Garden

No. 50 The Crescent	Lots 35,36,37 D.P.5440	House and Garden
No. 52 The Crescent	Lot 34, D.P.5440	House
No. 54 The Crescent	Lot 33, D.P.5440	House
No. 56 The Crescent	Lot 32, D.P.5440	House
No. 94 The Crescent	Lot 5, D.P.9207	"Ashby"
The Promenade		Street trees
No. 7 The Promenade		Garden

Cherrybrook

No. 150 Castle Hill Road	Lot 402, D.P.259853	House
No's. 160-168 Castle Hill Road	Lot 1, D.P.511824	"Inala School" (original house)
Kenburn Avenue	Lot 122, D.P.635280	"Kenburn Hall"
No. 10 Kenbury Avenue		Garden - The Lakes of Cherrybrook
No. 134 New Line Road	Lot 108, D.P.752053	Cherrybrook Uniting Church, Church hall and cemetery
No. 144 New Line Road	Lot 1, D.P.619447	"Gumnut Hall" - Cherrybrook Pre-School and Community Centre
No. 155 New Line Road	Lot 10, D.P.790357	House
No. 163 New Line Road		Garden
No. 172 New Line Road	Lot 7550, D.P.771732	"Bouldrewood" and garden
No. 175 New Line Road	Lot B2, D.P.162333	House
No. 208 New Line Road	Lot 1, D.P.777562	
No. 236 New Line Road	Lot 2, D.P.584938	
Pyes Creek near Woodlark Place	Pt. Lot 163, D.P.775483	Bridge, approaches and quarry
No. 16 Sanctuary Close	Lot 1021, D.P.785501	"Hillcrest"
Shepherds Drive		Greenway Park
Shepherds Drive		"The Lakes of Cherrybrook Reserve"
Westminster Drive		Public Reserve

Cowan

No. 26 Alberta Avenue	Lot 41, D.P.10403	House
Glendale Road		Glendale Farm
No. 1177 Pacific Highway	Lot 15, D.P.10403	House
Pacific Highway	Road Reserve	Street trees
Pacific Highway	Mining Lease No.10	Original Quarry
Pacific Highway		Railway Station
Pacific Highway	Lots 359,1247,262 D.P.752026	House ruins near quarry
No. 1195 Pacific Highway	Lot 1 D.P.578764	House
Pacific Highway and Freeway to River		Roads, cuttings and bushland
Pacific Highway		Bushland - Muogamarra Nature Reserve

Dangar Island

Dangar Island		Scenic landscape
Baroona Street		Recreation Reserve
No. 8 Baroona Street	Lot 47, D.P.10902	Tyneside house
Grantham Avenue	Road Reserve	Blackbutt trees
No. 38 Grantham Crescent	Lot 65 D.P.10902	House
No. 43X Grantham Crescent	Lot 78, D.P.10902	Bradleys Beach
No. 67 Grantham Crescent	Lot 39, D.P.10902	Gilbert House

Grantham Crescent, Baroona Street, Neotsfield Street Kiparra Park Northern foreshore		Pedestrian streets Bushland Waterfront, seawall, wharf, trees and 1889 Railway Bridge construction site Sandstone tower Roadworks Pavillion
No. 9 Neotsfield Avenue Riverview Avenue	Lot 1 D.P.502013	
No. 9 Yallaroi Parade	Lot 2, D.P.521484	

Dural

Galston Road		Swanes Nursery
No. 429 Galston Road	Lot 9, D.P.573049	"Koombahla"
No. 431 Galston Road	Lot 1, D.P.194542	House
No. 432 Galston Road	Lot 4, D.P.554002	"Shamrock Vale"
No. 11 Harris Road	Lot 1, D.P.507580	"The Croft"
New Line Road	Road Reserve	Street trees
No's. 260-266 New Line Road	Lot 84, D.P.752053	"Terranova"
No's. 671-673 Old Northern Road	Lot 1, D.P.393694	House
No's. 839-847 Old Northern Road	Lot 2, D.P.592330	House
No. 857 Old Northern Road	Pt. Lot C, D.P.349226	House
No. 873 Old Northern Road	Lot 2, D.P.541989	House
No's. 885-887 Old Northern Road	Lot 1, D.P.616947	Cemetery
No's. 925-935 Old Northern Road	Lot 2, D.P.618271	House
No. 937 Old Northern Road	Lot 1, D.P.618271	Former Uniting Church
No. 965 Old Northern Road	Lot 1, D.P.589402	St Judes Anglican Church and grounds
No's. 1169-1171 Old Northern Road	Lot 6, D.P.239758	"Trees"
No. 1231 Old Northern Road		Garden - "Springhill"
No.1355 Old Northern Road	Lot 4, D.P.615000	House

Epping

No. 8 Abuklea Road	Lot 1, D.P.19798	"Kooringa"and garden
No. 16 Abuklea Road		Garden
No's. 21-23 Abuklea Road	Lot 14, D.P.209831	House
No. 32 Abuklea Road	Lot A, D.P.411486	House
?Abuklea Road		Bushland Forester Park
Beecroft Road	Road Reserve	Bushland between Carlingford Road and Kandy Avenue
Beecroft Road		Stone causeway over Devlins Creek
Blaxland Road		Forest Park
No's. 2-4 Brigadoon Crescent	Lots 8 and 9, D.P.221577	"Araluen"
No. 34 Carlingford Road	Lot C, D.P.101970	House
No. 72 Carlingford Road	Lot 1, D.P.223691	House
No. 82 Carlingford Road	Lot A, D.P.346625	"Armagh"
No. 88 Carlingford Road	Lot 2, D.P.7370	House
No's. 96-104 Carlingford Road	Lot , D.P.161495 Lot 1, D.P.795245 Lot 1, D.P.122509	Epping West Public School and grounds
Chester Street	Road Reserve	Street trees - east of Norfolk Street
No. 4A Chester Street	Lot 1,2,3,4,5 D.P.18447	Chester Street Uniting Church and grounds
No. 21 Chester Street	Lot 3, D.P.503987	House
No. 23 Chester Street	Lot 21, D.P.262348	House

No. 24 Chester Street		Garden
No. 27A Chester Street		Garden
No. 45 Chester Street	Lot 2, D.P.519149	"Snaresbrook"
No. 57 Chester Street		House
No. 70 Chester Street	Lot 2, D.P.519149	House
Dorset Street	Road Reserve	Street trees
No. 5 Dorset Street	Road Reserve	House
No.15 Dorset Street		House
Epping Road	Road Reserve	Roadside trees - between Terry's Creek and Pembroke Road
No's. 5-7 Essex Street		Garden trees
Essex Street		Grounds - St Albans Church
No. 47 Essex Street	Lot 1, D.P.22252	"Asheldom"
No. 76 Essex Street	Lot A, D.P.371633	House
No. 84 Essex Street	Lot 44, D.P.6719	House
No. 4 Gregory Avenue	Lot 1, D.P.234323	House
No. 78 Kent Street		Slab Hut
No. 167 Midson Road	Lot 1, D.P.362225	House
No. 309 Malton Road	Lot 3, D.P.26797	House
No's. 2-16 Norfolk Road	Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, D.P.758390	Epping Public School and grounds
No. 9 Norfolk Street		Garden
Norfolk Street		Epping park
Norfolk Street		Garden - The Poplars
No. 33 Norfolk Road	Lot 3, Sec B, D.P.19844	House
No. 40 Norfolk Road	Lot 1, D.P.942564	"Gwydir"
No. 44 Norfolk Road	Lot 3, D.P.554665	"Glenorie"
No. 61 Norfolk Road	Lot 1, D.P.321482	House
No. 70 Norfolk Road	Lot 1, D.P.540890	House
No's. 10-16 Oxford Street	Lot D, D.P.385600	House
No's. 11-13 Oxford Street	Lot A, D.P.375631	"School of Arts" and garden
No. 33 Oxford Street	Lot 23, D.P.758390	Our Lady Help of Christians Church
No. 48 Oxford Street	Lot 1, D.P.206646	House
No. 73A Oxford Street	Lot 10, D.P.758390	House
No. 87 Oxford Street		"Folkestone"
No. 93 Oxford Street	Lot 11, D.P.758390	House and garden
No. 3 Pembroke Street	Lot 2, D.P.398835	St Alban Anglican Church
No. 58 Pembroke Street	Lot 1, D.P.418743	"Stanley House"
No. 108 Pennant Parade	Lot 3, D.P.27715	House
Plumpton Road		Trees
Plumpton Road		Ray Park
No's. 1-3 Ray Road	Lot B,C, D.P.15006	Baptist Church and Hall
No's. 23-27 Ray Road	Lot 2, D.P.555678	"Emmaus Bible College"
No. 80 Ray Road	Lot 2, D.P.510642	House
No. 140 Ray Road	Lot20, D.P.619827	House
No. 166 Ray Road	Lot 2, D.P.218333	House
No. 184 Ray Road	Lot 4, D.P.218235	House
No. 9 Rosebank Avenue	Lot B, D.P.334278	House
No. 10 Rosebank Avenue	Lot 14, D.P. 16580	House
Stanley Street		Dence Park
No. 40 Surrey Street	Lot 1, D.P.970607	House
No. 9 Sussex Street		House
No. 11 Sussex Street		House
No. 15 Sussex Street		House
York Street	Road Reserve	Street trees

Galston

No. 37 Arcadia Road	Lot 1, D.P.632865	Galston Community Centre
No. 79 Arcadia Road	Lot 1, D.P.565107	"Dumbrell House"
No's. 38-50X Arcadia Road	Lot 1, D.P.558731	Fagan Park group including
	Lot 14, D.P.975148	Netherby, farm buildings, packing
		shed, brick kiln site, clay pit and
		bushland
No's. 39-45 Arcadia Road	Lot 10, D.P.717345	Galston Public School - original
		building, former teachers residence
		and grounds
No. 69 Arcadia Road	Lot 14, D.P.577251	"Geelans House"
No. 70 Arcadia Road	Lot 3, D.P.574791	House
Arcadia Road		Grounds - St Columbus Church
Bayfield Road		Windbreak
Crosslands Road		Roadworks
No. 29 Crosslands Road		Windbreak
No. 54 Crosslands Road		Fruit trees
No. 3 Crusader Road	Lot C, D.P.412743	House
Galston Road		Galston Gorge road bridge
Galston Road		Galston Gorge sandstone
		buttressing
Galston Road		Galston Gorge culvert
Galston Road		Galston Gorge Water troughs
No. 295 Galston Road	Lot 64, D.P.774512	House
No. 357 Galston Road	Pt. Lot B, D.P.338659	Galston Branch Library - former
		Church.
No. 403 Galston Road	Lot 1, D.P.591136	Galston High School
		"Waddell Cottage and water trough
		Garden
No. 452 Galston Road		Galston Park and memorial
Galston Road		Garden - Kelvin Park
No. 454 Galston Road		Windbreak
Galston Road	Road Reserve	"Linden"
No. 24 Johnson Road	Lot 201, D.P.594075	
No. 4 Mid-Dural Road	Lot 1, D.P.789383	House
No. 8 Mid-dural Road		House
No's. 3-5 Sallaway Road	Lot A D.P.441669	Stone house
Sallaway Road		Culvert
Sallaway Road		Banksia cottage quarry

Glenorie

No's. 1313-1317 Old Northern Road	Lot 7, D.P.13439	House
No. 1475 Old Northern Road	Lot 1, D.P.212137	House
No. 1477 Old Northern Road	Pt. Lot A, D.P.344063	Former Church
Old Northern Road		War memorial precinct
Old Northern Road		Grounds - Glenorie Public School
No. 1523 Old Northern Road	Lot 2, D.P.570784	"The Manor"
No. 1409 Old Northern Road	Lot 5, D.P.752014	Glenorie Memorial Hall (Mission Hall)
No's. 1731-1739 Old Northern Road	Lot 175, D.P.821046	Glenorie Pre-School
No. 1847 Old Northern Road	Lots 64 & 65, D.P.752014	House

Hornsby

No. 15 Ashley Street	Lot 3, D.P.222907	House
No. 17 Ashley Street	Lot 2, D.P.222907	"Ingleara"
No. 3 Bridge Road	Lot 1, D.P.17334	House
No. 21 Bridge Road	Lot 1, D.P.981706	House
No. 33 Bridge Road	Lot U, D.P.970619 and Lot A, D.P.372973	House
No. 47 Burdett Street	Lot 2, D.P.404781	"The Glen"
No.49 Burdett Street		Edgeworth David House
No. 62 Burdett Street	Lot 2A, D.P.332159	"House O'Hill Cottage"
College Crescent	Lot 1, D.P.7463	Barker College Junior school
College Crescent (westside)	Road Reserve	Street trees
No. 29 Clarke road		Garden
No's. 2-6 Dilker Close	Lots 4, 5 & 6, D.P.231944	House and garden
Dural Street	Road Reserve	Street trees
No. 19 Dural Street	Lot 24 & pt. Lot 25, D.P.936819	Christian Science Church
No. 23 Dural Street	Lot A, D.P.339640	"Wyuni" & gardens
No. 32 Dural Street		Garden, fence and paths
No. 33 Dural Street	Lot U, D.P.971152	House
No. 39 Dural Street	Lot U, D.P.971374	House
No. 41 Dural Street		Garden
No's. 25-27 Edgeworth David Avenue	Lot G, D.P.364260	"Wallarobba" & Willow Park
No. 12 Edgeworth David Avenue	Lots 1-12, D.P.2669 and Lots 16 -30 Sec 2, D.P.2669 and Lots 1-15 Sec 3 D.P.2669	Hornsby Girls High School buildings and grounds
Edgeworth David Avenue	Road Reserve	Street trees
No's. 27-35 Frederick Street	Lots 11, 12, 13 & 14A, D.P.5262 and Lot A, D.P.416162	House
No. 1 Galston Road	Lot 2, D.P.610671	House
No. 5 Galston Road	Lot 3, D.P.2053	House
No. 9 Galston Road	Lot 5, D.P.2053	House and milepost
No. 11 Galston Road	Lot 1, D.P.506599	Milepost
No. 10 Galston Road	Lot 1, D.P.574472	House
No. 32 Galston Road		Garden trees
Hunter Street	Road Reserve	Street trees
Jersey Street (eastside)	Road Reserve	Street trees
No's.1-3 Jersey Street	Lot 4, D.P.2947	House
Jersey Street	Lot 3, D.P.613919	SRA electricity plant
No. 9 Linda Street	Lot 23, D.P.13725	Shop
No. 4 Lisgar Road	Lot 2, D.P.556814	"Ercildoune" and gardens
No. 6 Lisgar Road		Garden
No. 8 Lisgar Road		Garden
No. 10 Lisgar Road	Lot 5, D.P.508064	House and garden
Lisgar Road		Lisgar Gardens
No. 31 Lodge Street	Lot 2, D.P.419084	"The Lodge"
Manor Road	Road Reserve	Street trees
No. 2A Manor Road	Lot 2 D.P.792198	"Mount Wilga" and grounds
No. 5 Manor Road	Lot 13, D.P.15427	Suspension bridge
No. 15 Maranta Street		House
No. 8 Maranta Street	Lot 2, D.P.219033	"Wyreema"
No. 4 May Street	Lot B, D.P.330441	House
No. 6 May Street	Lot C, D.P.320888	"Munivandra"
No. 22 Muriel Street	Lot 2, D.P.510150	House

No. 23 Muriel Street	Lot 18/19, D.P.3507	House
No. 24 Muriel Street	Lot 1, D.P.510150	House
No. 45 Myra Street		Garden
No. 27 Old Berowra Road	Lot 4, D.P.2053	House
No. 29 Old Berowra Road	Lot 5, D.P.2053	House
No's. 32-36 Orara Road		Gardens
Pacific Highway		Figtree
No. 91 Pacific Highway	Lot 1, D.P.915710	Barker College Group, grounds and gate
	Lots 1-5, D.P.3145	
	Lots 5-6, D.P.3152	
No. 127 Pacific Highway	Lot 6, D.P.3150	"Masonic Hall"
No. 155 Pacific Highway	Lots 7 & 8, D.P.1880	"Hornsby Cinema"
No's. 165-167 Pacific Highway	Lot C, D.P.317651	Shop
No. 169 Pacific Highway	Lot B, D.P.317651	Shop
No. 171 Pacific Highway	Pt. Lot A, D.P.317651	Shop
No. 173 Pacific Highway	Lot A, D.P.29328	"The Junction Stores"
No. 175 Pacific Highway	Lot B, D.P.29328	Shop
No. 183-183A Pacific Highway	Lot D, D.P.418320	Shop
No. 185 Pacific Highway	Lot 1, D.P.1880	"Westpac"
No. 187 Pacific Highway	Lot C, D.P.367580	Shop
No. 193 Pacific Highway	Lot B, D.P.384707	"State Bank"
No's. 207 - 207A Pacific Highway	Lot 2, D.P.600146	St. Peters Anglican Church and Hall
No. 237 Pacific Highway	Pt. Lot X, D.P.415267	House
No. 238 Pacific Highway	Lot 48, D.P.41000	Cottage
No. 241 Pacific Highway	Pt. Lot 6, D.P.27439	"Belmont"
No. 249 Pacific Highway	Lot A, D.P.384457	House
No. 269 Pacific Highway	Lot X, D.P.372202	"Bingley Hall"
No. 292 Pacific Highway	Lot 299, D.P.752053	"Hornsby Court House"
No. 296 Pacific Highway	Lot 300, D.P.752053, Lot 1, D.P.564600 and Lot 1, D.P.564599	"Hornsby Shire Council Chambers"
Pacific Highway	Road Reserve	War Memorial and Palms
Pacific Highway	Road Reserve	Road median
Pacific Highway		Hornsby Park and Lone Pine
No's. 298-300 Pacific Highway	Lot 1, D.P.805479	"TAFE College - Buildings K & M" and grounds
No. 340 Pacific Highway	Lot 3, D.P.6447	House
No. 344 Pacific Highway	Lot 5, D.P.6447	House
No. 352 Pacific Highway	Lot 101, D.P.629769	House and garden
No. 368 Pacific Highway	Lot 73, D.P.545124	"Carnralla"
No. 384 Pacific Highway	Lot A, D.P.397663	"Hovenden"
No. 394 Pacific Highway	Lot B, D.P.396653	House
No. 59 Palmerston Road	Lot A, D.P.376991	Shed only
No's. 38-76 Palmerston Road	Lots 1-25, D.P.10653	Hornsby Hospital - "Collingridge House" and grounds
	Lots A & B, D.P.329121	
	Lots 1-3, D.P.580023	
Pretoria Parade	Road Reserve	Street trees
No. 38 Pretoria Parade	Lot 32, D.P.5867	House
No's. 61-63 Pretoria Parade		Gardens
No. 64 Pretoria Parade	Lot F, D.P.102630	House

Pretoria Parade Pretoria Parade No. 26 Pulbrook Parade		Asquith Park Reddy Park Hornsby Kuring-gai Hospital and Community Health Service Diatreme Hornsby Quarry and surrounding vegetation Higgins Family cemetery Hornsby Rifle Range
Quarry Road	Lot 1, D.P.926103 Lots A,B,C,D,E,	House House "Mt. Errington" and gardens House House
Quarry Road Rosamond Street No. 45 Rosamond Street No. 34 Rosamond Street No. 1 Rosemead Road No. 1A Rosemead Road No. 2 Rosemead Road	Lot 21, D.P.2053 Lot 3, D.P.9070 Lot A, D.P.327582 Lot B, D.P.327582 Lot 51A, D.P.412118	Garden tree Neal Park and bushland Railway Station
No.12 Rosemead Road Sherbrook Road Station Street	Lot 1 & 2, D.P.613919	Railway Cloak Room buildings. Street trees Uniting Church and grounds
No's. 4-10 Station Street William Street No. 22B William Street	Lot 3, D.P.813919 Road Reserve Lots 44 & 45, D.P.1880	House
No. 24 William Street	Lots 42 & 43, D.P.1880	House
No. 30 William Street	Lots 37 & 38, D.P.1880	House
No. 32 William Street No. 44 William Street No. 52 William Street No's. 64-66 William Street	Lot 36, D.P.1880 Lot E, D.P.413998 Lot 5, D.P.17856	House "Brinawa" House Garden with stone wall

Hornsby Heights

Galston Road Galston Road	Road Reserve	Rofe Park Street trees - Ryan Avenue to Montview Street Galston Gorge "Binbrook" Hopeville Park
Galston Road No. 7 Rofe Crescent No. 11X Marine Crescent	Lot A, D.P.368246 Lot 1022, D.P.752053	Grounds - Hornsby Heights Public School Street trees
Somerville Road		Indigenous vegetation
No's. 107-127 Somerville Road No's. 137-213 Somerville Road Somerville Road No's. 264-266X Somerville Road	Road Reserve Lot 8, D.P.248320	Crosslands Reserve Public Reserve

Maroota

Old Northern Road		Road north to Wisemans Ferry
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Middle Dural

No. 1229 Old Northern Road No. 1231 Old Northern Road Middle Dural Road Old Northern Road	Lot A, D.P.154144 Lot 5, D.P.250524	"Mountain View" "Spring Hill" and garden Bushland reserve Windbreak south of Coppabella Road Grounds - Middle Dural Public School
Old Northern Road		

Mount Colah		
Amaroo Avenue		Peat Park
Belmont Parade	Road Reserve	Street trees from Berowra Road to Cowan Road
No. 36 Belmont Parade	Lot Z, D.P.404275	House
Berowra Road, Myall Road		Berry Park
No. 10 Cowan Road	Lot 1, D.P.213474	House
No. 29 Ku-ring-gai Chase Road	Lot 14, D.P.14558	"The Lodge"
No. 534 Pacific Highway		House
No's. 549-551 Pacific Highway	Lot A, D.P.371437	House
Pacific Highway		Grounds - Uniting Church
Telopea Street		Grounds - Mt.Colah Public School

Mount Kuring-gai		
No. 3 Glenview Road		House
No.14 Harwood Avenue	Lot 1, D.P. 536765	House
King Street and Lee Street		Grounds - Mt.Kuring-gai Public School
Newcastle Freeway		Pedestrian Bridge
Pacific Highway		Rest Park
No. 790 Pacific Highway		Mt. Kuring-gai Railway Station
Pacific Highway		Grounds - LaMancha Caravan Park

Normanhurst		
Beresford Road	Road Reserve	Roadside trees
No's. 2,3,5,6&7 Bluegum Street		Gardens
Calga Avenue	Road Reserve	Street trees
Campbell Avenue	Road Reserve	Street trees
No's. 7,9,11,13,15,17&19 Capella Street		Rear gardens
Dartford Road		Grounds - Normanhurst West Public School
No. 41 Dartford road		Garden - the Laurels
No. 92 Dartford Road		Garden
Denman Parade	Road Reserve	Street trees
Denman Parade		Davidson Park
Edwards Road	Road Reserve	Street trees
Ferndale Road	Road Reserve	Street trees
Fraser Road (eastside)	Road Reserve	Street trees
No. 3 Fraser Road	Lot 11, D.P.9413	House
Harris Road (eastside)	Road Reserve	Street trees
No. 35 Hinemoa Avenue	Lot 1, D.P.702221	House
Jasmine Street		Grounds - Normanhurst Boys High School
Malsbury Road	Road Reserve	Street trees
No. 40 Malsbury Road	Lot 1, D.P.219370	House
No. 62 Malsbury Road	Lot 1, D.P.211880	House
Milson Parade (eastside)	Road Reserve	Street trees
No. 4 Mount Pleasant Avenue	Lot D, D.P.366271	House
Nanowie Avenue	Road Reserve	Street trees
Pennant Hills Road		Grounds - Normanhurst Public School
No. 45 Pennant Hills Road	Lot 16, D.P.735131	House
No's. 91-93 Pennant Hills Road	Lot 1, D.P.734955	Loretto Convent group,grounds, gates & cemetery
No. 32 Pennant Hills Road	Lot 1, D.P.734965	House

No. 36 Pennant Hills Road		Garden
No. 82 Pennant Hills Road	Lot 1, D.P.262809	"Gilligaloola" & garden
No. 84 Pennant Hills Road	Lot 23, D.P.264526	House
No's. 134-140 Pennant Hills Road	Lot 1, D.P.391288	Kenley Park and "Hornsby Shire Historical Society" drill hall
Russell Avenue	Road Reserve	Street trees
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Pennant Hills		
No. 7 Albion Street	Lot 2, D.P.404428	House
No. 8 Albion Street	Lot H, D.P.32940	House
No. 12 Albion Street	Lot F, D.P.32940	"Windermere"
Beecroft Road		Observatory site - Observatory Park
No. 68 Bellamy Street	Lot A, D.P.421252	House
Boundary Road	Road Reserve	Street trees (west of Kitchener Road)
No's. 22-26 Boundary Road	Lots 44, 45, D.P.4134 and Lot 47, D.P.301835	Grounds - St. Agathas Primary School
No. 82 Boundary Road		Garden
No. 84 Boundary Road	Lot 10, D.P.220263	House and garden
No. 90 Boundary Road	Lot 2, D.P.559902, Lot 5, D.P.508385, Lot 1, D.P.210730 & Lot 7, D.P.220263	Grounds - Pennant Hills High School
No. 1X Bridden Road	Lots 12-14, D.P.216312	Public Reserve
Brittania Street	Road Reserve	Street trees
No. 8 Brittania Street	Lot 34A, D.P.404573	"Gordan"
No. 12 Brittania Street	Lot 1, D.P.207118	House
No. 18 Brittania Street	Lot 1, D.P.233176	House
Burns Road		Grounds - Pennant Hills Golf Club
Cardinal Street	Road Reserve	Street trees
Dean Street	Road Reserve	Street trees
No. 7 Fullbourne Avenue	Lot 14, D.P.10203	House
No. 6 George Street	Lot 50, D.P.13079	House
No. 43 George Street	Lot 23, D.P.4169	House
No. 17 Greycliff Avenue	Lot 87, D.P.11134	House
No. 28 Greycliff Avenue	Lot 3, D.P.11135	House
No. 11 Hampden Road	Lot A, D.P.357865	House
No. 8A Hampden Road	Lot 1, D.P.230324	"Ettridge" and Monastery
No. 4 Harold Avenue	Lot 8, D.P.13079	House
No. 18 Hillcrest Road	Lot 24, D.P.6740	House
John Savage Road		Reserve
Lawrence Street	Roadside Reserve	Street trees
No. 1 Lawrence Street	Lots 1 and 2, D.P.527529	Lillian Frazer Gardens
Lilla Road	Road Reserve	Street trees
No. 16 Lilla Road	Lot 1, D.P.512282	"The Glen"
No. 27 Loftus Road	Lot 4, D.P.204012	House
No. 51 Loftus Road	Lot 8, D.P.231442	House
No's. 317-321 Pennant Hills Road	Lot 5, D.P.808178	House
No. 323 Pennant Hills Road	Lot 26, D.P.263536	St Luke's Church Hall
No. 327 Pennant Hills Road	Lot 24, D.P.263536	House and fence
No. 333A Pennant Hills Road	Lot 18, D.P.263536	"Pomona" and garden
No. 333 B&C Pennant Hills Road		Former garden of No. 333A Pennant Hills Road
No. 449 Pennant Hills Road	Lot 1, D.P.34978	"Eudora" and garden
Pennant Hills Road		Bushland
Pennant Hills Road		Observatory Park

No. 449C Pennant Hills Road	Lot 10, D.P.631486, Lot , D.P.34372, Lots 754, 755 and 756, D.P.752028	"Mount St. Benedict's" Convent and grounds
No. 370 Pennant Hills Road	Pt. Lot 23, D.P.11134	"Westpac"
No. 402 Pennant Hills Road	Lot 5, D.P.16057 and Lot 4, D.P.622198	"Niara"
No. 412 Pennant Hills Road	Lot 1, D.P.701414	"Beethoven Villa"
No. 418 Pennant Hills Road	Lot 102, D.P.263746	"Camira"
No. 470 Pennant Hills Road	Lot 123, D.P.752053	"Limona"
No. 12 Pomona Street	Lot 1, D.P.531756	House
No. 15 Pomona Street	Pt. Lot 75, D.P.4770	House
No. 17 Pomona Street	Lot 1, D.P.121087	House
No. 22 Pomona Street	Lot 2, D.P.507663	House
No. 23 Pomona Street	Lot A, D.P.371561	House
Pomona Street		Gate and grounds - Baden Powell Scout Centre
Railway Street		Station precinct
No. 5 Railway Street	Lot 1, D.P. 222073	"Doonba"
No. 34 Ramsay Road	Lot 78, D.P.11134	Fence
No. 35 Ramsay Road	Lot 1, D.P.317985	Fence
No. 37 Ramsay Road	Lot A, D.P.364826	House and Fence
No. 49 Ramsay Road	Lot 44, D.P.11135	House
No. 22 Rosemount Avenue	Lot 1, D.P.208583	House
No's. 25-27 Stevens Street	Lot A, D.P.401750	House
No. 26 Stevens Street	Lot B, D.P.414512	House
No. 33 Stevens Street	Lot 2, D.P.363417	House
No's.3-5 The Crescent		Garden
No. 7 The Crescent	Lot 4, D.P.942925	House & garden
No's. 9-11 The Crescent	Lot 4A, D.P.4592, Pt. Lot 4, D.P.4592 and Lot A, D.P.13079	"Abbotsleigh" and garden
No. 17 The Crescent	Lot 5, D.P.4592	"Barncleuth"
No. 23 The Crescent	Lot Y, D.P.388521	"Glen Ayr"
No. 4 The Crescent	Lot 8A, D.P.4592 and Lot B, D.P.369863	House
No. 6 The Crescent	Lot A, D.P.358523	House
No. 10 The Crescent	Lot 1, D.P.212400	House
No. 14 The Crescent	Lot 1, D.P.26729	House
No. 6 Thorn Street	Lot B, D.P.376026	House
Trebor Road	Road Reserve	Street trees
No. 46 Victoria Road		Trees
No. 20 Warne Street	Lot 16, D.P. 5158	House
No. 24 Warne Street	Lot 2, D.P.501154	House
Weemala Avenue	Road Reserve	Street trees
No. 9 Weemala Road	Lot 60, D.P.11134	House
No. 4 Westwood Street	Lot 11, D.P.7505	"Sillaton"
No. 6 Westwod Street	Lot 12, D.P.7505	House
No. 22 Westwood Street	Lot 2, D.P.229929	House
Wilga Place		Campbell Park
Wongala Crescent		Bushland
No. 4 Yarrara Road	Lot 3, D.P.2097	House
No. 6 Yarrara Road	Lot 4, D.P.2097	House
No. 18 Yarrara Road	Lot 1, D.P.10203	"The Maze"

Round Corner		
No's. 599-601 Old Northern Road		Roadside trees
Old Northern Road		Roadside trees

River Settlements		
Bar Island	Lots 22A 23A and 24 D.P.752040	Cemetery, church ruins & memorial
Bennets Bay		Jetty
Berowra Creek and Murramurra Creek junction		Ballast heap
Berowra Waters		Cable ferry
Gentleman's Halt		Gentleman's Halt Inn ruins
Milson Island		Prison building
Sunny Corner		"Taracoonee"
Peats Bight	Lot 8, D.P.752026	Remains of George Peat's farmhouse
Peats Bight		Road

Thornleigh		
No. 37 Bellevue Street	Lot 10, D.P.2033	House
No. 4 Clifford Avenue	Lot 23A ,D.P.7921	House
No. 41 Dartford Road	Lot 2, D.P.512933	"The Laurels"
No. 24 Dartford Road	Lot 1, D.P.101091	House
No. 36 Dartford Road		House
No. 92 Dartford Road	Lot 67, D.P.14631	House
No. 4 Dawson Avenue	Lot 19, D.P.7921	"Hilton"
De Saxe Close (near end)	Lot 547 and 1569 D.P.752053	Quarry and zigzag railway
No's. 15-17 Duffy Avenue	Lot 1, D.P.200291	"Woodlands"
No. 24 Duffy Avenue	Lot 2, D.P.28299	House
No. 28 Duffy Avenue	Pt. Lot 4, D.P.484	House
No. 50 Duffy Avenue	Lots 1 and 2, D.P.211095	"Windyhaugh" and grounds
No. 67 Duffy Avenue		Trees
Giblett Avenue	Road Reserve	Street trees
No. 15X Giblett Avenue	Lot 465, D.P.752053	Oakleigh Park
No. 18 Giblett Avenue	Lot 1, D.P.122888, Lot 1, D.P.122887	Grounds - Thornleigh West Public School
No's.40-56 Hillmont Road		Garden
Loch-Maree Avenue		Roadside trees
No. 1 Orchard Street	Lot X, D.P.415964	House
No. 2 Paling Street	Lot 5, D.P.306404	House
Pennant Hills Road	Lot 1, D.P.633292	Brickworks wall and bushland
Pennant Hills Park	Lot 579, D.P.752053	Loma Pass
No. 237 Pennant Hills Road	Lot 1, D.P.245272	"Loch Maree House" and garden
No's. 245-247 Pennant Hills Road	Lots 21 & 22, D.P.263534	"Somerset Park" and garden
No. 253 Pennant Hills Road		Garden tree
No. 309 Pennant Hills Road	Lot 18, D.P.263535	Thornleigh Uniting Church and hall
No. 311 Pennant Hills Road	Lot 17, D.P. 263535	House
No. 3 Pritchard Street	Lot 5, D.P.2097	House
No. 1 Pioneer Avenue	Lot 1, D.P. 542202	Maltings
No. 9 Station Street	Lots 22 & 23, D.P.1854	House
The Comenarra Parkway		1830's road remains

No.14 The Comenarra Parkway		House
No. 17 The Esplanade	Lot 1, D.P.10930	House
No. 80 The Esplanade No's. 17,19,21 & 23 Trelawney Street	Lot 1, D.P.14274	House Gardens
No. 11 Wells Street	Lot 12, D.P.2097	House
No. 17 Wells Street	Lot 14, D.P.2097	House

Wahroonga

No. 1A Brentford Road	Lot 26, D.P.703961	House
No. 5 Brentford Road	Lot 4, D.P.16804	House
No. 43 Bundarra Avenue		Garden
No. 44 Bundarra Avenue		Garden and fence
No. 45 Bundarra Avenue		Garden
No. 46 Bundarra Avenue		Tree and fence
No. 48 Bundarra Avenue		Garden - "Landskrona"
No. 50 Bundarra Avenue	Lot 16, D.P.17375	House and gardens
No. 51 Bundarra Avenue		Garden
No. 54 Bundarra Avenue		Garden
No. 55 Bundarra Avenue Bundarra Avenue (North)		Garden
No. 27 Churchill Avenue	Lot 2, D.P.7038	Garden and trees House
No. 79 Edgeworth David Avenue	Lots A & D, D.P.977963	Uniting Church
Fern Avenue	Road Reserve	Street trees
No. 9 Highlands Avenue	Lot 5, D.P.258247	"Highlands House" & garden
No. 34 Highlands Avenue	Lot 38, D.P.8606	House
No. 31 Ingalara Avenue	Lot B, D.P.333577	House
Ingram Avenue	Road Reserve	Street trees
No's. 2-4 Ingram Road	Lot B, D.P.323414	St. Pauls Church (Pearces Corner) and grounds
No. 14 Ingram Road	Lot 6, D.P.2753	House
No. 16 Ingram Road	Lot 5, D.P.2753	House
No. 52 Ingram Road	Lot 5, D.P.2753	House
No. 62 Ingram Road	Lot A, D.P.311754	House
No. 1 Isis Street	Lot 17, D.P.2753	House
Myra Street	Road Reserve	Street trees
No's.7-9 Myra Street		"tenterfield" and garden
No. 55 Myra Street	Lots 1 & 2, D.P.379794	"Brierdenca"
No. 1 Pacific Highway		Garden
No. 8 Pacific Highway	Lot 1, D.P.798684	
No. 22 Pacific Highway	Lot B, D.P.363455	
No. 23 Pacific Highway	Lot 1, D.P.800575	House
No. 25 Pacific Highway	Pt. Lot B, D.P.306729	House
No. 31 Pacific Highway	Pt. Lot 1, D.P.315877	"Strathnoon"
Pacific Highway		Garden and trees - Mercy Family Life Centre.
Pacific Highway		Former Presbytery
Woonona Avenue	Road Reserve	Street trees
No. 25 Woonona Avenue		"Glengarry"
No. 33 Woonona Avenue		"Maranoa"
No. 42 Woonona Avenue		"Neringala"
No. 46 Woonona Avenue		"Neringala" and garden

Waitara

Alexander Parade	Road Reserve	Street trees
No. 33 Alexandria Parade	Lot B, D.P. 308125	Old shop front
No. 37 Alexandria Parade	Lot D, D.P.350096	"Curiosity Shop"
Balmoral Street		Gardens - especially No.26 to 36
No. 52 & 52 Balmoral Street		Garden trees
No. 56 Balmoral Street	Lot 6, D.P.14623	House
No. 75 Balmoral Street	Lot 2, D.P.513859	House
Cardell Street		Playground trees
No. 1A Clarke Road	Lot 4, D.P.26794	House
No. 29 Clarke Road	Lot 1, D.P.200961	House
Edgeworth David Avenue		Grounds - Waitara Public School
No. 59 Edgeworth David Avenue	Lot 2, D.P.524141	House
No. 33 Palmerston Road	Lot A, D.P.362357	House
The Avenue	Barker College	Centenary Design Centre McCaskill Music Centre Development Office
No. 5 Waitara Avenue	Lot 1, D.P.948232	House
Waitara Avenue		Waitara Park
Unknown		Garden tree

Westleigh

No's. 94-98 Duffy Avenue	Lot 1, D.P.732539 and Lot 1, D.P.952199	House
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West Pennant Hills

No. 106 Cardinal Avenue	Lot 2, D.P.528360	House
Castle Hill Road		Koala Park
No. 5 Fairburn Avenue	Lot 29, D.P.27987	House
No. 37 New Line Road	Lot 3, D.P.384887	House
No.587 Pennant Hills Road		House
No. 75 Victoria Road	Lot A, D.P.385479	House

Wiseman's Ferry

Old Northern Road		Escarpment
Old Northern Road		Road, stone wall and drain
River Road	Lot 1, D.P.733879	Wiseman's Ferry Inn, grounds and setting
River Road		Cable ferry
Singleton Road		Cottage (8kms out)
Singleton Road		House (12.5 kms out)
Singleton Road	Lot 26, D.P. Ms.1526 Sy. G.G. 22/8/1900	Mill Creek Mill
Singleton Road	Lots 15 and 44, D.P.752029, Lot 17, D.P. 752029	Wiseman's Ferry Cemetery
Singleton Road	Lot 8, D.P. 752029	Singleton's Mill
Singleton Road	Lot 50, D.P.752029	House ruins
Singleton Road	Lot 301, D.P.629539	Chimney The Lodge

Regional Reserves

Marramurra National Park

Kuring-gai National Park

Berowra Valley Bushland Park

Bushland

Bushland

Bushland

ANNEXURES

PROJECT BRIEF FOR THE HORNSBY SHIRE HERITAGE STUDY

INTRODUCTION

The Shire of Hornsby is the second largest Local Government Area in the Sydney region being 510 square kilometres in area. The Shire is located to the north of Sydney and encompasses land from Epping north to Wisemans Ferry and Brooklyn. The development of the Shire has been a function of transportation networks, firstly road and river, followed by the rail network. The location of these networks and subsequent development was primarily dependent upon the topography of the Shire. It is important that the heritage of the Shire be identified, conserved and promoted.

Council at its meeting on the 15th May, 1991 resolved to advertise for tenders from persons and/or organisations suitably qualified to conduct a heritage study of the Shire of Hornsby. The study will be jointly funded by Council the Department of Planning. The study will be co-ordinated and overseen by an advisory Steering Committee. This has provided a total joint funding of \$40,000.

The Department of Planning is presently designing computer software for the State Heritage Inventory. Whilst copies of the relevant software will not be available for this study, the inventory information will be required to be presented on State Heritage Inventory forms, as shown in Appendix A, having regard to the State Heritage Inventory Program Project Manual, State Historical Guidelines, and Evaluation Criteria.

1. STUDY OBJECTIVES

The objectives of the study are to:

- * identify and analyse the environmental heritage of the Shire;
- * make practical recommendations for its conservation and management;
- * make recommendations on changes that may be required to Hornsby Planning Scheme Ordinance, with regard to heritage.
- * promote heritage within the Shire; and

The philosophical basis for the study will be the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its Guidelines 1988 which basically inform and guide the processes of assessing significance and developing conservation policy.

The Draft State Historical Guidelines, Evaluation Criteria and draft inventory forms published as part of the State Heritage Inventory Project must also be taken into account to enable data to be entered into the SHIP database at a future date, and to ensure consistency with regard to other heritage studies being carried out in the State.

2. THE STUDY AREA

The study area is the whole of the Shire of Hornsby.

3. THE WORK

(i) Historical Context Report

The consultant will be required to:

- (a) analyse the history and geography of the study area within the context of the SHIP Historical Guidelines to identify the historical framework of development which characterises the area (3000-7000 words maximum).
- (b) identify and provide copies of historical maps/plans illustrating the settlement and growth of the study area at regular intervals (10 yearly or as appropriate).
- (c) provide a brief annotated list of important events and people associated with the study area, its settlement and cultural life.
- (d) prepare a bibliography of relevant primary and secondary sources.

(ii) Inventory

The consultant will be required to:

- (a) Undertake a comprehensive field survey of the physical evidence of the development of the study area, identifying potential items of heritage significance by;
 - (i) examining and reviewing previously identified heritage items (e.g. AHC, NT, RAI A etc. listings);
 - (ii) investigating the physical evidence of the development of the study area, using as a guide the documentary evidence assembled in the report on historical context; and

- (iii) identifying other potential items in the field.
 - (iv) consultation with local heritage groups (contacts will be provided by Council).
- (b) Assess and analyse the potential items identified during field work using the Burra Charter and its Guidelines, the Department of Planning's Heritage Assessment Guidelines and the SHIP Evaluation Criteria.
 - (c) Prepare a comprehensive inventory, with potential items separately recorded on a standard inventory form, being the revised SHIP entry form (Appendix A), which enables future transfer of the information onto the SHIP database.

The inventory will also include a clear black and white identification photograph of each inventory item and area and copies of a map or maps accurately locating each potential item and conservation area in the study area.

Note: Council will be responsible for the final addition of land title and locational information to the inventory forms.

(iii) Analysis

The consultant will be required to:

- (a) Examine the draft historical framework prepared in 3(i)(a) and revise it as necessary in the light of the physical evidence revealed by fieldwork.
- (b) Undertake any further (but reasonably limited) historical research needed to verify the potential heritage significance of items identified in the fieldwork.
- (c) Prepare a summary statement of the heritage significance of the study area (or its precincts), commenting on its regional and state status.

(iv) Planning and Implementation

The consultant will be required to:

- (a) Examine existing planning controls, local council policies and development pressures affecting potential heritage items and conservation areas.
- (b) Identify conservation constraints and opportunities and any potential heritage items under immediate threat.

- (c) Recommend aims, objectives, policies and strategies, both statutory and non-statutory, to conserve the environmental heritage of the study area and recommend ways and means to resolve any conflicts identified.
- (d) Recommend policies for the development of public understanding and appreciation of the environmental heritage of the study area.
- (e) Participate in a seminar arranged by the Council with staff and Council members to discuss the implications and implementation of the heritage study.
- (f) Provide the text of a simple brochure explaining the benefits of conservation and the objectives, process, outcome and implications of the study.

4. TIMING OF REPORTS

The consultant will be required to prepare reports which incorporate the results of the work outlined above as follows or as is negotiated by the consultant before commencement of the study. Heritage Study funding is normally staged over two years, with funding of \$20,000 committed for the first year and a further \$20,000 to be committed for the second year. The following timetable envisages that the study will be completed within 14 months.

Three copies of each progress report are required so that the Council, the Department of Planning's Heritage Branch and the Department's Planning Team can each review the document.

- (a) Three (3) copies of a project work program two (2) weeks from the date of the commencement of the consultancy agreement.
- (b) Three (3) copies of the Draft Historical Context Report ten (10) weeks after the approval of the project work program by the project director.
- (c) Three (3) copies of an Inventory Progress Report ten (10) weeks after the approval of the Draft Historical Context Report by the project director.
- (d) Three (3) copies of the Draft Inventory ten (10) weeks after the approval of the Inventory Progress Report by the project director.
- (e) Three (3) copies of the draft analysis and Planning and Implementation Report twelve (12) weeks after the approval of the Draft Inventory by the project director.

- (f) Three (3) copies of the total draft final report and brochure ten (10) weeks after the approval of the draft Analysis and Planning and Implementation Report by the project director, taking into account comments made by the Steering Committee.
- (g) Two (2) originals and four (4) copies of the final report, brochure, inventory and of the comprehensive map(s) are required eight (8) weeks after the approval of the draft final report by the project director, taking into account any comments made by the Steering Committee.

Note: Consultants must make allowances in the timetable for Christmas and other holiday breaks.

Timing of reports will also be affected by the size of the area to be studied and its accessibility, as well as the level of historical information and heritage research already available. However, the study must be fully completed within two years. A staging program of works to be completed over the study period is desirable.

The final report will be presented in accordance with the Department of Planning's Guidelines for the Preparation of Consultant Reports (Appendix F of Heritage Study Guidelines, 1989, Dept, of Planning).

5. STUDY SUPERVISION

The study will be co-ordinated by an advisory Steering Committee consisting of representatives appointed by the Council. The study will be supervised by the Manager Planning Branch. As state and federal funds are involved, consultant selection and any variation to the standard study brief must be jointly agreed to by both the Council and the department.

Relevant members of the consultant team will be required to brief the Steering Committee during the progress of the study.

6. CONSULTANT TEAM

It is expected that the specialist team producing the study would include members with appropriate skills and extensive professional experience in the disciplines of history, conservation architecture, historical archaeology, planning and landscape architecture as well as other relevant disciplines. The study work should be approached on a multi-disciplinary basis with all specialists being involved in consultation at all stages.

7. OWNERSHIP AND COPYRIGHT

The ownership and copyright of any information and study results and originals of all maps, reports, plans, photographic prints and negatives supplied as progress, draft final or final reports by the consultant pursuant to this agreement, shall be vested jointly in the clients. These parties may permit the consultant to utilise information gained in the course of this study for the purpose of learned papers or other publications provided that these are appropriately acknowledged and that confidentiality is respected.

8. CONFIDENTIALITY

All work arising out of, or in respect of, or in any way connected with, this consultancy will remain confidential unless and until such release is jointly approved by the Council, the department and, where a National Estate Grant is involved, the Commonwealth Government.

As a general principle, the publication and dissemination of material is encouraged to increase public information and awareness of the State's environmental heritage (and, where a National Estate Grant is involved, the objectives of the national Estate Grant Program).

9. TENDER INFORMATION

The following information is required to be submitted with the tender:

- a) Methodology addressing the matters raised in sections 1, 3 & 4 of the brief.
- b) Timing of report(s).
- c) Details of consult team undertaking study and their individual and collective experience.
- d) Costing of study including the breakdown to sub-consultants, and/or to different sections of the report.
- e) An indication of willingness to provide a tender presentation, if required.

10. COUNCIL ASSISTANCE

To assist the consultant, Council's Planning Branch will provide base maps, bibliography of known sources of information, current heritage listings, a list of contact persons in local organisations, use of aerial photographs, land information data and other reasonable requests provided they do not conflict with Council policy or are confidential.

DEFINITIONS

"Conservation" means all the processes affecting the use, management and care of heritage items so as to derive maximum present and future benefits in a way which retains the significant features. The process of conserving a place includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction or adoption.

"Council" means the local government authority of the Shire of Hornsby.

"Department" means the Department of Planning

"Heritage Item" means a building, work, relic, tree, area or place of heritage significance.

"Heritage significance" means historic, scientific, cultural social, archaeological, architectural, natural or aesthetic significance.

THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the following Charter was adopted by Australia ICOMOS on 19th August 1979 at Burra Burra. Revisions were adopted on 23rd February 1981 and on 23 April 1988.

Definitions

Article 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.
- 1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

Article 1.1

Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Article 1.5

The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters
- repair involving restoration — returning of dislodged gutters to their place
- repair involving reconstruction — replacing decayed gutters.

Conservation Principles

Article 2. The aim of *conservation* is to retain the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safe-guarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one aspect at the expense of others.

Article 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance*.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Article 2

Conservation should not be undertaken unless adequate resources are available to ensure that the fabric is not left in a vulnerable state and that the cultural significance of the place is not impaired. However, it must be emphasised that the best conservation often involves the least work and can be inexpensive.

Article 3

The traces of additions, alterations and earlier treatments on the fabric of a place are evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 6

An understanding of the cultural significance of a place is essential to its proper conservation. This should be achieved by means of a thorough investigation resulting in a report embodying a statement of cultural significance. The formal adoption of a statement of cultural significance is an essential prerequisite to the preparation of a conservation policy.

Article 7

Continuity of the use of a place in a particular way may be significant and therefore desirable.

Article 8

New construction work, including infill and additions, may be acceptable, provided:

- it does not reduce or obscure the cultural significance of the place
- it is in keeping with Article 8.

Article 9

Some structures were designed to be readily removable or already have a history of previous moves, e.g. prefabricated dwellings and poppet-heads. Provided such a structure does not have a strong association with its present site, its removal may be considered.

If any structure is moved, it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Conservation Processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and, where necessary, the stabilization of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

Article 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state reveals the *cultural significance* of the *place*.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric*, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

Article 11

Preservation protects fabric without obscuring the evidence of its construction and use.

The process should always be applied:

where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance;

where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.

Article 12

Stabilization is a process which helps keep fabric intact and in a fixed position. When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric, stabilization may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

Article 13

See explanatory note for Article 2.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric of cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

Article 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any intervention in the *place*.

Article 24. Study of a *place* by any intervention in the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance* and proposed *conservation* procedure together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Articles 10 and 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

Article 25

The procedure will include the conservation processes referred to in Article 1.4 and other matters described in Guidelines to the Burra Charter: Conservation Policy.

GUIDELINES TO THE BURRA CHARTER: CULTURAL SIGNIFICANCE

These guidelines for the establishment of cultural significance were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 14 April 1984 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

Contents

- 1.0 Preface
- 1.1 Intention of guidelines
- 1.2 Applicability
- 1.3 Need to establish cultural significance
- 1.4 Skills required
- 1.5 Issues not considered
- 2.0 The Concept of Cultural Significance
 - 2.1 Introduction
 - 2.2 Aesthetic value
 - 2.3 Historic value
 - 2.4 Scientific value
 - 2.5 Social value
 - 2.6 Other approaches
- 3.0 The Establishment of Cultural Significance
 - 3.1 Introduction
 - 3.2 Collection of information
 - 3.3 The assessment of cultural significance
 - 3.3.1 Extent of recording
 - 3.3.2 Intervention in the fabric
 - 3.3.3 Hypotheses
 - 3.4 Statement of cultural significance
- 4.0 The Report
 - 4.1 Content
 - 4.2 Written material
 - 4.3 Graphic material
 - 4.4 Sources
 - 4.5 Exhibition and adoption

1.0 PREFACE

1.1 Intention of guidelines

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for assessing the cultural significance of a place, for preparing a statement of cultural significance and for making such information publicly available.

1.2 Applicability

The guidelines apply to any place likely to be of cultural significance regardless of its type or size.

1.3 Need to establish cultural significance

The assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in section 4.0, are essential prerequisites to making decisions about the future of a place.

1.4 Skills required

In accordance with Article 4 of the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such

study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to assess cultural significance and prepare a statement. Sometimes in the course of the task it will be necessary to engage additional practitioners with special expertise.

1.5 Issues not considered

The assessment of cultural significance and the preparation of a statement do not involve or take account of such issues as the necessity for conservation action, legal constraints, possible uses, structural stability or costs and returns. These issues will be dealt with in the development of a conservation policy.

2.0 THE CONCEPT OF CULTURAL SIGNIFICANCE

2.1 Introduction

In the Burra Charter cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values.

The meaning of these terms in the context of cultural significance is discussed below. It should be noted that they are not mutually exclusive, for example, architectural style has both historic and aesthetic aspects.

2.2 Aesthetic value

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

2.3 Historic value

Historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

2.4 Scientific value

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

2.5 Social value

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

2.6 Other approaches

The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.

3.0 THE ESTABLISHMENT OF CULTURAL SIGNIFICANCE

3.1 Introduction

In establishing the cultural significance of a place it is necessary to assess all the information relevant to an understanding of the place and its fabric. The task includes a report comprising written material and graphic material. The contents of the report should be arranged to suit the place and the limitations on the task, but it will generally be in two sections: first, the assessment of cultural significance (see 3.2 and 3.3) and second, the statement of cultural significance (see 3.4).

3.2 Collection of information

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- (a) the developmental sequence of the place and its relationship to the surviving fabric;
- (b) the existence and nature of lost or obliterated fabric;
- (c) the rarity and/or technical interest of all or any part of the place;
- (d) the functions of the place and its parts;
- (e) the relationship of the place and its parts with its setting;
- (f) the cultural influences which have affected the form and fabric of the place;
- (g) the significance of the place to people who use or have used the place, or descendants of such people;
- (h) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- (i) the scientific or research potential of the place;
- (j) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin;
- (k) any other factor relevant to an understanding of the place.

3.3 The assessment of cultural significance

The assessment of cultural significance follows the collection of information.

The validity of the judgements will depend upon the care with which the data is collected and the reasoning applied to it.

In assessing cultural significance the practitioner should state conclusions. Unresolved aspects should be identified.

Whatever may be considered the principal significance of a place, all other aspects of significance should be given consideration.

3.3.1 Extent of recording —

In assessing these matters a practitioner should record the place sufficiently to provide a basis for the necessary discussion of the facts. During such recording any obviously urgent problems endangering the place, such as stability and security, should be reported to the client.

3.3.2 Intervention in the fabric —

Intervention in, or removal of, fabric at this stage should be strictly within the terms of the Burra Charter.

3.3.3 Hypotheses —

Hypotheses, however expert or informed, should not be presented as established fact. Feasible or possible hypotheses should be set out, with the evidence for and against them, and the line of reasoning that has been followed. Any attempt which has been made to check a hypothesis should be recorded, so as to avoid repeating fruitless research.

3.4 Statement of cultural significance

The practitioner should prepare a succinct statement of cultural significance, supported by, or cross referenced to, sufficient graphic material to help identify the fabric of cultural significance.

It is essential that the statement be clear and pithy, expressing simply why the place is of value but not restating the physical or documentary evidence.

4.0 THE REPORT

4.1 Content

The report will comprise written and graphic material and will present an assessment of cultural significance and a statement of cultural significance.

In order to avoid unnecessary bulk, only material directly relevant to the process of assessing cultural significance and to making a statement of cultural significance should be included.

See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

4.2 Written material

The text should be clearly set out and easy to follow. In addition to the assessment and statement of cultural significance as set out in 3.2, 3.3 and 3.4 it should include:

- (a) name of the client;
- (b) names of all the practitioners engaged in the task;

- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example, time, money, expertise;
- (g) sources (see 4.4).

4.3 **Graphic material**

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, and should be reproduced with sufficient quality for the purposes of interpretation.

All components discussed in the report should be identified in the graphic material. Such components should be identified and described in a schedule.

Detailed drawings may not be necessary. A diagram may best assist the purpose of the report.

Graphic material which does not serve a specific purpose should not be included.

4.4 **Sources**

All sources used in the report must be cited with sufficient precision to enable others to locate them.

It is necessary for all sources consulted to be listed, even if not cited.

All major sources or collections not consulted, but believed to have potential usefulness in establishing cultural significance, should be listed.

In respect of source material privately held the name and address of the owner should be given, but only with the owner's consent.

4.5 **Exhibition and adoption**

The report should be exhibited and the statement of cultural significance adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

GUIDELINES TO THE BURRA CHARTER: CONSERVATION POLICY

These guidelines, which cover the development of conservation policy and strategy for implementation of that policy, were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 25 May 1985 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

Contents

- 1.0 Preface
- 1.1 Intention of guidelines
- 1.2 Cultural significance
- 1.3 Need to develop conservation policy
- 1.4 Skills required
- 2.0 The Scope of the Conservation Policy
- 2.1 Introduction
- 2.2 Fabric and setting
- 2.3 Use
- 2.4 Interpretation
- 2.5 Management
- 2.6 Control of physical intervention in the fabric
- 2.7 Constraints on investigation
- 2.8 Future developments
- 2.9 Adoption and review
- 3.0 Development of Conservation Policy
- 3.1 Introduction
- 3.2 Collection of information
 - 3.2.1 Significant fabric
 - 3.2.2 Client, owner and user requirements and resources
 - 3.2.3 Other requirements and concerns
 - 3.2.4 Condition of fabric
 - 3.2.5 Uses
 - 3.2.6 Comparative information
 - 3.2.7 Unavailable information
- 3.3 Assessment of information
- 3.4 Statement of conservation policy
- 3.5 Consequences of conservation policy
- 4.0 Implementation of Conservation Policy
- 5.0 The Report
- 5.1 Introduction
- 5.2 Written material
- 5.3 Graphic material
- 5.4 Sources

1.0 PREFACE

1.1 Intention of guidelines

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for development of the conservation policy for a place, for the statement of conservation policy and for the strategy for the implementation of that policy.

1.2 Cultural significance

The establishment of cultural significance and the preparation of a statement of cultural significance are essential prerequisites to the development of a conservation policy (refer to Guidelines to the Burra Charter: Cultural Significance).

1.3 Need to develop conservation policy

The development of a conservation policy, embodied in a report as defined in Section 5.0, is an essential prerequisite to making decisions about the future of the place.

1.4 Skills required

In accordance with the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to develop a conservation policy and prepare the appropriate report. In the course of the task it may be necessary to consult with other practitioners and organisations.

2.0 THE SCOPE OF THE CONSERVATION POLICY

2.1 Introduction

The purpose of the conservation policy is to state how the conservation of the place may best be achieved both in the long and short term. It will be specific to that place.

The conservation policy will include the issues listed below.

2.2 Fabric and setting

The conservation policy should identify the most appropriate way of caring for the fabric and setting of the place arising out of the statement of significance and other constraints. A specific combination of conservation actions should be identified. This may or may not involve changes to the fabric.

2.3 Use

The conservation policy should identify a use or combination of uses, or constraints on use, that are compatible with the retention of the cultural significance of the place and that are feasible.

2.4 Interpretation

The conservation policy should identify appropriate ways of making the significance of the place understood consistent with the retention of that significance. This may be a combination of the treatment of the fabric, the use of the place and the use of introduced interpretative material.

In some instances the cultural significance and other constraints may preclude the introduction of such uses and material.

2.5 Management

The conservation policy should identify a management structure through which the conservation policy is capable of being implemented. It should also identify:

- (a) those to be responsible for subsequent conservation and management decisions and for the day-to-day management of the place;
- (b) the mechanism by which these decisions are to be made and recorded;
- (c) the means of providing security and regular maintenance for the place.

- 2.6 Control of physical intervention in the fabric**
The conservation policy should include provisions for the control of physical intervention. It may:
- specify unavoidable intervention;
 - identify the likely impact of any intervention on the cultural significance;
 - specify the degree and nature of intervention acceptable for non-conservation purposes;
 - specify explicit research proposals;
 - specify how research proposals will be assessed;
 - provide for the conservation of significant fabric and contents removed from the place;
 - provide for the analysis of material;
 - provide for the dissemination of the resultant information;
 - specify the treatment of the site when the intervention is complete.
- 2.7 Constraints on investigation**
The conservation policy should identify social, religious, legal or other cultural constraints which might limit the accessibility or investigation of the place.
- 2.8 Future developments**
The conservation policy should set guidelines for future developments resulting from changing needs.
- 2.9 Adoption and review**
The conservation policy should contain provision for adoption and review.
- 3.0 DEVELOPMENT OF CONSERVATION POLICY**
- 3.1 Introduction**
In developing a conservation policy for the place it is necessary to assess all the information relevant to the future care of the place and its fabric. Central to this task is the statement of cultural significance. The task includes a report as set out in Section 5.0. The contents of the report should be arranged to suit the place and the limitations of the task, but it will generally be in three sections:
- the development of a conservation policy (see 3.2 and 3.3);
 - the statement of conservation policy (see 3.4 and 3.5);
 - the development of an appropriate strategy for implementation of the conservation policy (see 4.0).
- 3.2 Collection of information**
In order to develop the conservation policy sufficient information relevant to the following should be collected:
- 3.2.1 Significant fabric —**
Establish or confirm the nature, extent, and degree of intactness of the significant fabric including contents (see Guidelines to Burra Charter: Cultural Significance).
- 3.2.2 Client, owner and user requirements and resources —**
Investigate needs, aspirations, current proposals, available finances, etc., in respect of the place.
- 3.2.3 Other requirements and concerns —**
Investigate other requirements and concerns likely to affect the future of the place and its setting including:
- federal, state and local government acts, ordinances and planning controls;
 - community needs and expectations;
 - locational and social context.
- 3.2.4 Condition of fabric —**
Survey the fabric sufficiently to establish how its physical state will affect options for the treatment of the fabric.
- 3.2.5 Uses —**
Collect information about uses, sufficient to determine whether or not such uses are compatible with the significance of the place and feasible.
- 3.2.6 Comparative information —**
Collect comparative information about the conservation of similar places (if appropriate).
- 3.2.7 Unavailable information —**
Identify information which has been sought and is unavailable and which may be critical to the determination of the conservation policy or to its implementation.
- 3.3 Assessment of information**
The information gathered above should now be assessed in relation to the constraints arising from the statement of cultural significance for the purpose of developing a conservation policy. In the course of the assessment it may be necessary to collect further information.
- 3.4 Statement of conservation policy**
The practitioner should prepare a statement of conservation policy that addresses each of the issues listed in 2.0, viz.:
- fabric and setting;
 - use;
 - interpretation;
 - management;
 - control of intervention in the fabric;
 - constraints on investigation;
 - future developments;
 - adoption and review.
- The statement of conservation policy should be cross-referenced to sufficient documentary and graphic material to explain the issues considered.
- 3.5 Consequences of conservation policy**
The practitioner should set out the way in which the implementation of the conservation policy will or will not:
- change the place including its setting;
 - affect its significance;
 - affect the locality and its amenity;
 - affect the client, owner and user;
 - affect others involved.

4.0 IMPLEMENTATION OF CONSERVATION POLICY

Following the preparation of the conservation policy a strategy for its implementation should be prepared in consultation with the client. The strategy may include information about:

- (a) the financial resources to be used;
- (b) the technical and other staff to be used;
- (c) the sequence of events;
- (d) the timing of events;
- (e) the management structure.

The strategy should allow the implementation of the conservation policy under changing circumstances.

5.0 THE REPORT

5.1 Introduction

The report is the vehicle through which the conservation policy is expressed, and upon which conservation action is based.

See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

5.2 Written material

Written material will include:

- (a) the statement of cultural significance;
- (b) the development of conservation policy;
- (c) the statement of conservation policy;
- (d) the strategy for implementation of conservation policy.

It should also include:

- (a) name of the client;

- (b) names of all the practitioners engaged in the task, the work they undertook, and any separate reports they prepared;
- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example, time, money, expertise;
- (g) sources (see 5.4).

5.3 Graphic material

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, clearly reproduced.

Material which does not serve a specific purpose should not be included.

5.4 Sources

All sources used in the report must be cited with sufficient precision to enable others to locate them.

All sources of information, both documentary and oral, consulted during the task should be listed, whether or not they proved fruitful.

In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

5.5 Exhibition and adoption

The report should be exhibited and the statement of conservation policy adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

GUIDELINES TO THE BURRA CHARTER: PROCEDURES FOR UNDERTAKING STUDIES AND REPORTS

These guidelines for the preparation of professional studies and reports were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 23 April 1988. They should be read in conjunction with the Burra Charter.

Contents

- 1.0 Preface
- 2.0 Agreements between client and practitioner
- 3.0 Responsibility for content of report
- 4.0 Draft report
- 5.0 Urgent action
- 6.0 Additional work
- 7.0 Recommendations for further investigations
- 8.0 Exhibition and comment
- 9.0 Adoption and review of report
- 10.0 Further evidence
- 11.0 Accessibility of information

1.0 Preface

These guidelines make recommendations about professional practice in the preparation of the studies and reports within the terms of the Burra Charter.

Attention is also drawn to the advice about ethical, procedural and legal matters provided in the practice notes issued by various professional bodies.

2.0 Agreements between client and practitioner

Before undertaking a study or report, the client and the practitioner should agree upon:

- (a) the extent of the task, for example, up to the preparation of a statement of significance, up to the preparation of a statement of conservation policy or up to the preparation of a strategy for implementation;
- (b) the boundaries of the place;
- (c) any aspect which requires intensive investigation;
- (d) the dates for the commencement of the task, submission of the draft report and submission of the final report;
- (e) the fee and the basis upon which fees and disbursements will be paid;
- (f) the use of any joint consultant, sub-consultant or other practitioner with special expertise;
- (g) the basis for any further investigation which may be required, for example, within the terms of 7.0 below or section 3.3 of Guidelines to the Burra Charter: Conservation Policy;
- (h) the representative of the client to whom the practitioner will be responsible in the course of the task;
- (i) the sources, material or services to be supplied by the client including previous studies or reports;
- (j) any requirements for the format or reproduction of the report;
- (k) the number of copies of the report to be supplied at each stage;
- (l) copyright and confidentiality;
- (m) how the authorship will be cited;

- (n) the condition under which the report may be published or distributed by the client, the practitioner or others;
- (o) the procedure for any required exhibition of the report;
- (p) the basis for comment upon the report and any consequent amendment;
- (q) the responsibility for effecting archival storage in accordance with Article 28 of the Burra Charter.

3.0 Responsibility for content of report

The content of the report is the responsibility of the practitioner. The report may not be amended without the agreement of the practitioner.

4.0 Draft report

It is useful for the report to be presented to the client in draft form to ensure that it is understood and so that the practitioner may receive the client's comments.

5.0 Urgent action

If the practitioner believes that urgent action may be necessary to avert a threat to the fabric involving, for example, stability or security, the practitioner should immediately advise the client to seek specialist advice.

6.0 Additional work

Where it becomes clear that some aspect of the task will require more investigation or more expertise than has been allowed within the budget or the terms of the agreement, the practitioner should advise the client immediately.

7.0 Recommendations for further investigations

In respect of major unresolved aspects of cultural significance, conservation policy or of strategies for implementation of conservation policy, recommendations for further investigation should be made only where:

- (a) the client has been informed of the need for such investigation at the appropriate stage and it has been impossible to have it undertaken within the budget and time constraints of the task;
- (b) further information is anticipated as a result of intervention in the fabric which would not be proper at this stage, but which will become appropriate in the future.

Such recommendations should indicate what aspects of cultural significance, conservation policy or implementation might be assisted by such study.

8.0 Exhibition and comment

The report for any project of public interest should be exhibited in order that interested bodies and the public may comment and reasonable time should be allowed for the receipt and consideration of comment. Where public exhibition is not appropriate, comment should be sought from relevant individuals, organisations and specialists.

9.0 Adoption and review of report

Recommendations should be made for the formal adoption of the report and for any subsequent review.

10.0 Further evidence

If after the completion of the report further evidence is revealed, for example, by intervention in the fabric or information from other sources, it is desirable for this evidence to be referred to the original practitioner so that the report may be amended if necessary.

11.0 Accessibility of information

All material relating to the cultural significance of the place should be made readily available to increase the common pool of knowledge. Publication by the client and/or practitioner should be encouraged.

ANNEXURE 3

LIST OF TEAM MEMBERS

Planner/Coordinator/
Buildings Inventory

Vincent Murphy

Historian

Terry Kass

Conservation Architect
(consultant)

Peru Perumal

Architectural Assistant/
Buildings Inventory

Andrew Woodward

Historical Archaeologist

Edward Higginbotham

Landscape Architect

William Ashton

Assistants

Liz McGeorge
Edward Osiowy
Kerrie Symonds
David White

HERITAGE PLANNING PRACTICE NOTE NO. 2

HERITAGE PROVISIONS FOR ENVIRONMENTAL PLANNING INSTRUMENTS

1. INTRODUCTION

These provisions replace the standard heritage provisions previously issued to councils in DEP Circular No. 84 in 1985. They are recommended for use in planning instruments to satisfy the requirements of S117(2) Direction G21 - Conservation of Environmental Heritage and Ecologically Significant Items and Areas.

The definitions and clauses refine existing controls over heritage items and heritage conservation areas. They are intended to be easier to understand and to incorporate a greater degree of discretion for councils.

2. BACKGROUND NOTES2.1 DEFINITIONS2.1.1 Alter

The term "alter" has been substituted for "renovate". Its definition excludes alterations and external "maintenance" (see definition) so that these do not require development consent.

Significant heritage interiors, such as significant banking chambers, commercial foyers or rare examples of early finishes should clearly be identified in a separate schedule to ensure their conservation.

Exterior works which involve "repair" (i.e. "the processes of restoration, reconstruction and/or the insertion of new material"), will continue to require development consent, since such processes could materially affect the heritage significance of the item.

By adopting these provisions, all structural changes affecting the external appearance of heritage items and buildings or works in heritage conservation areas, will require development consent. Non-structural changes such as removal of architectural detailing, cement rendering, unrendering surfaces and the painting of previously unpainted surfaces, will also require development consent.

2.1.2 Conservation Plan

Council may require additional information to help it determine the significance of an item and policies for its conservation and use. Where this is necessary, a conservation plan may be required from the applicant. The process of preparing such a plan is outlined in the Australia ICOMOS, Charter for the Conservation of Places of Cultural Significance: The Burra Charter and its associated Guidelines, 1989, and described in The Conservation Plan by J.S. Kerr, 1989.

2.1.3 Heritage Conservation Area

A "heritage conservation area" can be identified on a map or in a schedule to the LEP. The "heritage conservation area" is to be edged heavy black on the map marked "Heritage Conservation". The schedule should define the geographical boundaries of the heritage conservation area.

2.1.4 Heritage Item

A "heritage item" should be identified in a schedule and may also be shown on a map. The definition should refer to the schedule and map. The schedule should include the address and real property description of the item. Schedules can be used for significant interiors and potential historical archaeological sites.

The earlier use of development control plans to identify heritage items is excluded by this definition. A DCP cannot amend an LEP, including the variation of its heritage schedule, by adding or deleting items.

The definition of heritage item has been expanded to include trees. Where a council identifies specific trees as being of heritage significance, these can be scheduled by description (species and location) as heritage items.

2.1.5 Heritage Significance

This definition has been included to clarify reference to historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic aspects of significance. This has the effect of simplifying and shortening the heritage clauses.

The basic processes of assessing heritage significance for built heritage items are also outlined, as a three-stage model, in the Australia ICOMOS Burra Charter Guidelines referred to in Section 2.1.2. The DOP Heritage Assessment Guidelines (1990) are also relevant.

2.1.6 Maintenance

Exterior works falling within the definition of "maintenance" are excluded from the definition of alteration and will not require development consent. However, exterior works which involve "repair" (i.e. "the processes of restoration, reconstruction and/or the insertion of new material"), will continue to require development consent, since they usually materially affect the heritage significance of the item.

2.1.7 Potential Historical Archaeological Site

A "potential historical archaeological site" can be identified on a map or in a schedule to the LEP. The schedule must include the address and real property description of the site. A separate section can be included in the heritage schedule for such sites.

2.1.8 Relic

This definition includes underwater relics such as wrecks and excludes reference to Aboriginal habitation and relics (which are already appropriately covered under the National Parks and Wildlife Act). It should be noted that if any Aboriginal relics are uncovered in the course of development, excavation must stop immediately and the National Parks and Wildlife Service must be informed, in accordance with section 91 of the National Parks and Wildlife Act, 1984.

2.3 CLAUSES

The clauses have been based on experience in the operation of existing conservation provisions in planning instruments and the development of Australian conservation practice generally. There are heritage aims and objectives and four standard clauses. Optional provisions, which appear after the standard clauses, may be used at Council's discretion.

2.3.1 Heritage Items

This clause details the activities affecting heritage items which can only be carried out with Council's consent. In determining whether the activity can proceed, Council must evaluate whether it will adversely affect the heritage significance of the item. The concept of heritage significance is explained in the Department's Heritage Assessment Guidelines 1990. Council may wish to include a further requirement for a conservation plan to accompany a development application for the specified activities. This is an optional sub-clause (3).

2.3.2 Heritage Advertisements and Notifications

In relation to Part (2) of this clause, notification of the Heritage Council is only required when a local council has resolved to give consent to an application for full or partial demolition, which would adversely affect the heritage significance of the item.

Where a local council considers that the proposed partial demolition is of a minor nature and will not adversely affect the heritage significance of the item, building or work, it may resolve not to notify the Heritage Council. This will reduce delays and unwarranted referrals in situations where the local council has clearly established that no adverse effects will result. Similar discretionary powers have been introduced regarding the need to advertise demolition applications of a minor nature.

2.3.4 SEPP No. 4

The application of SEPP No. 4 - Development Without Consent is to be suspended in heritage conservation areas. The State Policy is not considered appropriate for heritage conservation areas, where it is necessary to require development consent for subdivision, demolition and alteration of dwelling houses in residential zones (clauses 6, 9 and 10 of SEPP No. 4). Until the amendment is gazetted, reference should be made in the LEP to the suspension of SEPP No. 4.

2.3.5 OPTIONAL PROVISIONS

2.3.5.1 Interiors of Heritage Items

Information about the interior of heritage items is not always readily available. However, if a council has identified heritage items which have significant interiors and wishes to control the development of these interiors, development consent requirements in relation to those items can be broadened by using sub-clause (1)(g) under "Heritage Items". Should a council wish to further broaden the scope of interior works requiring consent, the following insertion could be made after "changes" to sub-clause (g):

"or non-structural changes to the detail, fabric, finish or appearance of ...

Where a council adopts this additional provision, a separate part of the Schedule can be created containing details of the heritage items or relevant portions of them (such as theatre auditoriums, commercial foyers or rare evidence of early finishes) with identified significant interiors, to which subclause (1) (g) will apply.

2.3.5.2 Heads of Consideration in Heritage Conservation Areas

The detailed development controls necessary in a heritage conservation area are often best dealt with via a development control plan. However, if justified, an additional sub-clause for the Heritage Conservation Area, outlining specific heads of consideration for development applications in heritage conservation areas may be used. This is an optional sub-clause (3).

2.3.5.3 Conservation Incentives

This is an optional clause which enables a council to approve a non-conforming use, parking or floor space concessions, where the conservation of an item depends upon such permission. This clause was originally a part of the 1985 standard provisions, but has been removed from the standard clauses because of the planning problems experienced by Central Business District Councils (e.g. encroachment of commercial uses into residential zones). Where the conservation incentives clause is included in an LEP, sub-clause (1)(c) under the Heritage advertisements and notifications clause must be used.

2.3.5.4. Development of a Place of Potential Historical Archaeological Significance

Heritage studies often identify sites of potential historical archaeological significance. A new clause specifically designed for historical archaeological sites, identified as being of potential but undetermined significance, has been developed. It will also ensure that the requirements of the Heritage Act are followed. It will provide, where necessary, for a recording and consideration of the sites' archaeological features as a part of the development control process.

DEFINITIONS

"alter", in relation to a heritage item or to a building or work within a heritage conservation area, means:

- (a) the making of structural changes to the outside of the heritage item, building or work; or
- (b) the making of non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work not including maintenance of the existing detail, fabric, finish or appearance of the outside of the heritage item, building or work;

"conservation plan", means a document establishing the significance of a heritage item and identifying the policies that are appropriate to enable that significance to be retained in its future use and development;

"demolition", in relation to a heritage item or to a building, work, relic or place within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the heritage item, building, work, relic or place in whole or in part;

"heritage conservation area", means an area identified in this plan as a heritage conservation area;

"heritage item", means a building, work; relic, tree or place identified in this plan as a heritage item;

"heritage significance", means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance;

"maintenance", means the continuous protective care of the fabric of a heritage item and its setting;

"potential historical archaeological site", means a site identified in this plan as a potential historical archaeological site;

"relic", means any deposit, object or material evidence relating to the use or settlement of the area of the land to which this plan applies and which is 50 or more years old;

HERITAGE PROVISIONS

Heritage aims and objectives

- (a) to conserve the environmental heritage of the land to which this plan applies; and
- (b) to integrate heritage conservation into the planning and development control processes; and
- (c) to provide for public involvement in the matters relating to the conservation of the area's environmental heritage; and
- (d) to ensure that new development is undertaken in a manner that is sympathetic to, and does not detract from, the heritage significance of the items and their settings, as well as streetscapes and landscapes and the distinctive character that they impart to the land to which this plan applies.

Heritage items

- (1) A person must not, in respect of a heritage item:
 - (a) demolish or alter the building or work; or
 - (b) damage or move the relic;
 - (c) excavate for the purpose of exposing the relic;
 - (d) damage or despoil the place or tree;
 - (e) erect a building on or subdivide land on which the building, work or relic is situated or that comprises the place; or
 - (f) damage any tree on land on which the building, work or relic is situated or on the land which comprises the place,

except with the consent of the consent authority.

(2) The consent authority must not grant consent to a development application under subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and any stylistic or horticultural features of its setting.

Development in the vicinity of heritage items

The consent authority may not grant consent to an application to carry out development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its setting.

Heritage conservation areas

- (1) A person must not, in respect of a heritage conservation area:
- (a) demolish or alter a building or work within the area; or
 - (b) damage or move a relic within the area; or
 - (c) excavate for the purpose of exposing a relic within the area;
 - (d) damage or despoil a place within the area; or
 - (e) erect a building on or subdivide land within the area,
- except with the consent of the consent authority.

Heritage advertisements and notifications

(1) Except as provided by this clause, the provisions of sections 84, 85, 86, 87(1) and 90 of the Act apply to and in respect of:

- (a) the demolition of a heritage item; and
- (b) the demolition of a building work, relic or place within a heritage conservation area; and

in the same way as those provisions apply to and in respect of designated development.

(2) The consent authority must not grant consent to an application to demolish a heritage item unless:

- (a) the consent authority has notified the Heritage Council of its intention to grant consent; and
- (b) the Heritage Council has no objection to the granting of consent.

(3) The Heritage Council is to be taken as having no objection unless it notifies the consent authority of its objection not later than 28 days after receiving notice of the consent authority's resolution to grant consent.

(4) This clause does not apply to the partial demolition of a heritage item or of a building or work within a heritage conservation area if, in the opinion of the consent authority, the partial demolition will be of a minor nature and will not adversely affect the heritage significance of the heritage item, building or work in relation to the environmental heritage of the land to which this plan applies.

Application of SEPP 4 - Development without Consent

Nothing in clauses 6, 9 or 10 of State Environmental Planning Policy No. 4 - Development Without Consent, authorises the carrying out of development referred to in clauses "Heritage Items", "Development in the vicinity of heritage items" and "Heritage Conservation Areas" without the need to obtain development consent.

N.B. To be used only until SEPP 4 amendment is gazetted.

OPTIONAL PROVISIONS

Heritage items

(1)(g) make structural changes to the interior of a building or work listed in part 2 of schedule X.

(3) The consent authority may require that a conservation plan accompany a development application under this clause to enable the consent authority to fully consider the heritage significance of the item and the impact of the proposed development on the significance of the item and its setting.

Heritage Conservation Areas

(2) The consent authority must not grant consent to an application made in pursuance of subclause (1), being an application to erect a new building or to alter an existing building, unless the council has made an assessment of:

- (a) the pitch and form of the roof;
- (b) the style, size, proportion and position of the openings for windows and doors; and
- (c) whether the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the materials used in the existing buildings in the heritage conservation area.

Heritage advertisements and notifications

(1)(c) The use of a building or land referred to in "Conservation Incentives" clause for the purpose which, but for that clause, would be prohibited under this plan.

Conservation Incentives

(1) Nothing in this plan prevents the consent authority from granting consent to an application to -

- (a) the use, for any purpose, of a building that is a heritage item or the land on which the building is erected; or
- (b) the use, for any purpose, of a building within a heritage conservation area or of the land on which the building is erected

if it is satisfied that -

- (c) the proposed use would have little or no adverse effect on the amenity of the area; and
- (d) the conservation of the building depends on the Council granting consent as provided by this clause.

(2) When considering an application to erect a building on land on which there is situated a building which is a heritage item or on land within a conservation area, the Council may -

- (a) for the purposes of determining the floorspace ratio; and

- (b) for the purposes of determining the number of parking spaces to be provided on the site;

exclude from its calculation of the floor space of the buildings erected on the land the floorspace of the building, but only if the Council is satisfied that the conservation of the building depends upon the Council making that exclusion.

Development of a place of potential historical archaeological significance

Where the consent authority receives an application to carry out development on land which comprises a potential historical archaeological site, the consent authority may not grant consent unless:

- (a) it has received from the applicant and considered a conservation plan which includes an assessment of how the proposed development would affect the conservation of the site; and
- (b) in the case of development involving the disturbance or excavation of the land, any excavation permit required under Division 9 of Part 6 of the Heritage Act, 1977 has been obtained.