



**HERITAGE REFERENCE COMMITTEE
TO BE HELD ON THURSDAY, 7 NOVEMBER 2024 AT 12:30 PM
TEAMS / LEVEL 3 ANTE ROOM**

A G E N D A
** ** * * * * *

WELCOME BY CHAIRPERSON

APOLOGIES

DECLARATIONS OF INTEREST

NOTING OF MINUTES

Minutes of Heritage Reference Committee

File: CY00413/12
Meeting held 6 June 2024
GB.1 and GB.2

GENERAL BUSINESS

GB.1 **Her-story project update**

3

File: S13598

RECOMMENDATION

That the Heritage Reference Committee receive and note this report.

File: S14571

RECOMMENDATION

That the Heritage Reference Committee receive and note this report and provide comment

OTHER BUSINESS

**** ** * * * * ***

HER-STORY PROJECT UPDATE

BACKGROUND:

This report is to update HRC on Ku-ring-gai's project named 'her-story' to improve its online inventories on the State Heritage Inventory for existing heritage items and conservation areas.

The [State Heritage Inventory](#) is a NSW government online database established and managed by Heritage NSW, with information and updates inputted by NSW councils for locally listed places. An online inventory is not a mandatory requirement for listed places because it does not form part of the statutory listing or mandated planning process. Nevertheless, these online inventories become the first source of information about Ku-ring-gai's heritage places, used by multiple stakeholders. These inventories collectively tell the story of Ku-ring-gai's heritage or 'her-story'.

Before this project commenced in 2021, the online inventories for Ku-ring-gai's heritage places were mostly empty; many with just an address and photo. The research on Council's files was only available to the public on request.

Council's adopted Heritage Strategy set two priority actions for updating inventories. This project commenced in 2021 based on the convention at **Attachment A1**. The April 2022 report to HRC detailed the project process and priorities. Updates and sample inventories were provided to HRC at subsequent meetings.

COMMENTS:

To improve public access to information about Ku-ring-gai's 46 conservation areas and nearly 1,000 heritage items, Council's online inventory updates have been managed and prioritised according to greatest need and efficiency, using a consistent standard and system. This system was detailed in the April 2022 report to HRC and the convention at Attachment A1.

This project seeks to deliver the widest intended benefit through fewer near-empty inventories, in order to assist more stakeholders conserve listed places with better information and reduced research costs. The updated inventories provide information about the

place including a researched history, summary description and significance statement, general management recommendations and illustrations. They also include standard content addressing common misconceptions about inventories.

Attachment A2 identifies inventories updated in 2024 to date. The inventories are available online by searching the State Heritage Inventory at [HMS - Start your search \(nsw.gov.au\)](https://hms.nsw.gov.au). Samples of an updated inventory for a heritage item and heritage conservation area, printed from the online State Heritage Inventory, are included at **Attachment A3** and **A4**. Full inventories are not attached due to size and online availability.

All 46 heritage conservation area inventories have been updated, as part of approximately 250 inventories updated through this project to date. Approximately 830 heritage item inventories remain to be updated.

It should be noted that these non-statutory inventories are not a comprehensive assessment and do not alter the listing, as set out in the attached convention, 'further comments' added to updated inventories, and Council's webpage at [Listing heritage Ku-ring-gai \(nsw.gov.au\)](https://listingheritage.kuring-gai.nsw.gov.au). Changes to the statutory listing or further assessment requires a separate planning process and/or report. Owners or their consultants can provide more detail or assessment to Council when proposing development or a planning proposal.

RECOMMENDATION

That the Heritage Reference Committee receive and note this report.

Claudine Loffi
Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

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|---------------------|----|--|-------------|
| Attachments: | A1 | Ku-ring-gai heritage inventory convention | 2022/004049 |
| | A2 | State Heritage Inventory updates 2024 | 2024/305171 |
| | A3 | Sample heritage item inventory - 29 Ada Avenue Wahroonga | 2024/305530 |
| | A4 | Sample conservation area inventory - Earl of Canarvon | 2024/305770 |

Ku-ring-gai Council Heritage inventory conventions 2021

1.0 INTRODUCTION

1.1 About this convention

This convention outlines the Ku-ring-gai Council's objectives and standards for preparing inventories for heritage listed places. It was particularly prepared to guide council's transition to using the online system for inventories.

This convention seeks to maintain consistency and to focus council resources on the aspects of heritage inventories with the greatest public benefits for conserving heritage places.

This convention can guide both improving existing inventories for existing listings and preparing new inventories for proposed listings.

Nothing in this convention is mandatory, invalidates inventories prepared to a different standard or alters a statutory listing or its effects.

1.2 Authorship and copyright

This convention was prepared in 2021 by Claudine Loffi, Heritage Specialist Planner for Ku-ring-gai Council.

Ku-ring-gai Council is the copyright holder. You may copy, distribute, display, download and otherwise freely deal with this work for any purpose, provided that you attribute the Ku-ring-gai as the owner. However, you must obtain permission if you wish to: (1) charge; (2) include the work in advertising or a product for sale; or modify the work.

1.3 Terminology

An inventory is the supporting information about a place that is heritage listed or is assessed as significant. An inventory is not the listing itself.

There is no known definition or standard terminology for inventories established through NSW or Australian policy or guides. Some other names for inventories include: heritage data forms, inventory sheets, classification cards, state heritage inventory forms, listing sheets, database forms or records. These all contain similar information.

1.4 Framework for inventories

Inventories have no legal status, function or effect under planning or heritage laws in New South Wales. No state guide or policy currently exists to establish the status or function of inventories in the NSW planning process. As there is no legal requirement for an inventory, places can be heritage listed without an inventory.

The only statutory reference to inventories is contained in the Standard Instrument SEPP 2006 that follows item naming directions with "Any thing that is part of the heritage significance of a heritage item should also be included in the inventory of heritage items." This is not defined further.

Providing inventories for listed places is, however, the established practice in NSW, Australia and internationally. While information standards and format have evolved over time, inventories were produced for the earliest listings in NSW since the 1970s and remain best practice today.

Inventories are typically produced before listing when the heritage value of a place is assessed, such as part of a heritage study, or in support of the recommended listing. Inventories are also regularly updated by council staff as further information becomes available.

The content of inventories generally follow the established guidelines for heritage assessment. The main heritage assessment guidelines in NSW include the NSW Heritage Council's guideline 'Assessing Heritage Significance' and the Burra Charter. Guides for the data entry and standard format of inventories are available Heritage NSW.

1.5 Purpose and benefits

Inventories provide a summary of information about listed places to help owners and the community identify, understand and conserve heritage places.

Inventories provide an important tool to support the conservation of heritage listed places through education and promotion. While not legally part of the listing, inventories made freely available online are the most tangible and accessible information about listing for owners, consent authorities and the broader community. They have far-reaching uses and benefits that continue beyond the listing process. Both the objectives and benefits of inventories are to:

- improve owner and community access to information about listed places
- help inform decision-making at important stages in the lifecycle of heritage places, specifically for listing, planning and development
- showcase and raise awareness for Ku-ring-gai's heritage, collectively and individually
- help realise the benefits of listed heritage places for enhancing local identity, tourism, cultural life, building diversity, liveability, urban renewal and sustainability.

1.6 Inventory limitations

Inventories have two main limitations in that they are:

- non-statutory, meaning information in inventories does not direct or alter the legal extent or effect of listing
- not a comprehensive place assessment or development guidelines to the standard of a conservation management plan or heritage assessment.

The listing status is instead determined by the entry for the place in the local environmental plan's heritage schedule and map. Permissible development is determined through the development standards and heritage provisions also contained in the local environmental plan and development control plan.

Detailed heritage assessment occurs at a separate stage when changes to listed places are proposed and a statement of heritage impact or conservation management plan is prepared.

1.7 Data entry and access

Inventories are delivered to the community online through the NSW government site known as the online heritage database or State Heritage Inventory, maintained by Heritage NSW.

The community can search this database to find and compare inventories for all heritage listed places in NSW. The site is found here:

<http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>

Local councils add and update inventories for locally listed places to this database through the web-based system known as the Heritage Management System (previously the 'web app' till 2022). The online system replaced the former State Heritage Inventory database software in 2013. This password-protected site is found here:

<https://www.hms.heritage.nsw.gov.au/Core/Account/Login?ReturnUrl=%2FApp%2FItem%2FHeritageSearch>

A guide for the use of this application is available from Heritage NSW.

2.0 GENERAL INSTRUCTIONS

2.1 Inventory creation or update

When creating or updating inventories:

- Enter inventories directly into the Heritage Management System, rather than the Microsoft Word data form format. This is to minimise double data entry, have one searchable repository for all information, and ensure this information is in a format that, once approved, can easily be made publically available online.
- One inventory or record is produced for each listing in the heritage schedule. A listing can cover multiple places. The exception is for precincts or complexes comprising multiple separate components, which can have one group inventory for the complex, plus separate inventories for components linked to the group inventory.
- Before creating a new inventory record for an item or area, search for existing records in the system for the place. Update the existing rather than creating duplicates and resulting version control issues.
- When complete, in order to maintain a record of changes because earlier versions and dates are not saved in the online system:
 - Print the existing inventory from the State Heritage Inventory or Heritage Management System, unless the very first or already filed.
 - For the updated inventory, print a full images and text report in the Heritage Management System as a pdf.
 - Name existing and final updated inventories using:
 - Address in full
 - "Online heritage inventory before update" or "Online heritage inventory update" (to differentiate from earlier Word form or study inventories)
 - Date complete
 - "Draft" if not the final
 - Zip supporting research, drafts or images into single file, named with:
 - Address in full
 - "Inventory update working documents"
 - Date zipped
 - Save existing and updated inventory pdf's in Trim SHI folder at [S13598](#).
 - Save zipped working documents in sub-folder at [S13598-1](#)

2.2 General standard

Ku-ring-gai Council seeks to produce and maintain a good standard of inventories for its listed places, in terms of the accuracy and quality of information, to serve the above purpose.

2.3 Contributors: all fields

- Authors:
 - professionals with qualifications and experience in heritage assessment and heritage listing
- Editorial: proof-read a print-out before submission for approval to check:
 - clarity
 - accuracy
 - correct spelling

- Approver: designated council heritage planner experienced in the use of:
 - inventories and
 - online heritage database

2.4 Style & content: all fields

- Style:
 - concise
 - clear
 - plain English
 - see Style Manual: <https://www.stylemanual.gov.au/>
- Formatting:
 - plain because formatting does not transfer to the databases
 - no indents
 - no bold
 - no italics
 - no underlining
 - no bullet points
- Stand-alone:
 - enter all relevant information directly into inventory as text or images
 - no cross-references to attachments or footnotes
- Subject matter:
 - only information relevant to listed place within listing boundary
- Source material:
 - rigorous, reliable and impartial
 - primary or credible secondary sources preferred, such as endorsed plans or other reliable listing inventories
- Order of information:
 - chronological
 - from big picture (context) to small (detail)

2.5 Writing: all fields

- Jargon:
 - avoid technical terms
 - use only "heritage item" or "conservation area" when referring to the listing
 - substitute with "place", "site" or "area" when referring to the place
 - no abbreviations, such as 'e.g.' or 'c.'
- Capitals:
 - no acronyms
 - lower-case for generic terms, periods, plans and documents
 - such as "heritage item", "conservation area", "inter-war", "local environmental plan", "local council", "statement of heritage impact", "local significance".
 - upper-case only for full name of proper nouns and "Aboriginal" (see Style Manual)
- Numbers:
 - use digits in sentences minimally
 - 1-9: spell out as 'one', 'two' etc

- digits only for numbers from 10 and above
- twentieth century, not 20th century
- second, not 2nd
- World War II (capitalised full name) or second world war (no capitals)

- Measurements:
 - metric
 - or insert metric conversion in brackets after imperial

- Centuries:
 - spell-out as 'twentieth century' or '1900s', not '20th century'
 - no apostrophes between year and 's'
 - no dashes unless used as adjective
 - no capitals

- Direct quotes:
 - only use for relevant extracts of primary sources, endorsed plans or reliable listing inventories
 - check accuracy and paraphrase other sources

- Referencing:
 - brief Harvard (author-date) in-text references only where entry substantially drawn from one source
 - place Harvard reference before full-stop, unless only one bracketed reference at end of paragraph
 - otherwise only enter in reference section

3.0 SECTION INSTRUCTIONS

The following match the tabulated sections and fields in the online heritage database. Complete the following underlined fields as indicated, and insert the standard text as shown below:

3.1 Item

Complete following fields:

- Item name:
 - match schedule 5 name
 - select original or most significant name
 - encompass whole place for listing
 - add "including interiors" for items unless façade or structure only
 - insert "former" if no longer current
 - insert street address in brackets where less than or differs to official street address
- Other/former names: all other names and alternate or abbreviated spellings
- Group name: Search for complex/group inventory, if inventory relates to another inventory for a larger complex
- Item type: Select "complex/group" for sites with other inventories for components
- Group
- Category
- Statement of significance:
 - concise value statement written in plain English
 - conclusions about why place matters, not only descriptive information
 - avoid repetition
 - do not refer to place by full address or full item name
 - conclude with statement summarising criteria:

The xx is of local heritage significance in terms of its historical, associations, aesthetic/technical, social, research, rarity and representative value. This satisfies xx of the Heritage Council criteria of local heritage significance for local listing.

(Select correct criteria and tally based on assessment)
- Assessed significance: local or state
- Endorsed significance: local, only state if already state-listed
- Listings:
 - Local Environmental Plan: Plan name + date plan or amendment gazetted + listing number from LEP 'lxxx' (important for SHI mapping integration)
 - Local Environmental Plan – Lapsed: enter as above to record first listing
 - Heritage study: Name + date published when recommended for listing or changes, if known (less important)

3.2 Location

Complete following fields:

- Primary address:
 - address type + street name + street number + suburb + LGA
 - one only
 - match schedule 5 address
- Secondary address:
 - address type + street name + street number + suburb + LGA
 - for side or secondary streets
- Parcel/s:
 - Lot No + Plan code + Plan number
- Boundary description:
 - text description for partial lot or irregular listing boundaries, adding:

Refer to the Heritage Map of the Local Environmental Plan for the listing curtilage.

3.3 Description

Complete following fields:

- Designer:
 - enter name or unknown
 - where more than one, enter type in brackets after each: "(architect/ engineer/ interior)"
- Maker/builder:
 - enter name or unknown
- Year completed
- Period
- Physical description
 - style
 - current main physical attributes, not historical
 - main building features: construction materials, roof form, storeys, windows and doors, decorative details, other distinctive features
 - note all main features on site, including fence or garden or setback
 - main alterations
- Physical condition:
 - drop-down selection
- Physical condition details:
 - where relevant
- Archaeological potential:
 - drop-down selection (not assessed is an option)

- Modification dates:
 - List format of "Year: alterations"
 - No full sentences or abbreviations
 - Only for subject buildings and site
- Further comments:
 - Add standard advice:

These inventories are not comprehensive and should be regarded as a summary and general guide only. Council staff progressively update these inventories as further information becomes available. An inventory sheet with little information may indicate that the place was listed before inventories became common or there has been no building work or updates to the online information recently. It does not mean that the listed place is not significant. Further research is always recommended as part of preparation of development proposals for heritage items. This is necessary for preparing a heritage impact statement and conservation management plan, so that the significance of a listed place can be fully assessed prior to submitting development applications.

A heritage item listing generally covers the whole property including buildings, interiors and grounds. While not all listed features will be significant and warrant conservation, the full listing ensures the significance of features and heritage impacts on the whole place are assessed through the development application process before major changes proceed.

Last paragraph replacement for conservation areas

A conservation area listing generally covers the building exteriors, setting and landscape features. While not all listed features will be significant and warrant conservation, the listing ensures the significance of features and heritage impacts on the conservation area are assessed through the development application process before major changes proceed.

3.4 History

- Historical notes:
 - Begin each history with:

For thousands of years before European settlement, the Ku-ring-gai area was home to the Darramurragal people and other First Nations clans, the traditional custodians of land within the Ku-ring-gai Council boundaries. Due to the impact of colonisation on the Indigenous population and lack of records, the exact clan area boundaries in this region are not known. (Aboriginal Heritage Office, Aboriginal Heritage and History within the Ku-ring-gai local Government Area, 2015)
- Historic themes:
 - Select from: National + State + Local

- Create local themes for significant typologies and people in similar way to saved local themes:
 - Phases of Life + Persons + Name, profession (birth-death years)
 - Culture + Creative Endeavour + Domestic architecture:
period/style
- Current uses
- Former uses

3.5 Assessment

Complete following fields:

- Criteria a-g
 - concise value statements specific to criterion written in plain English
 - avoid repetition
 - do not refer to place by full address or full item name
 - use inclusion criteria in 'Assessing heritage significance'
 - include comparative analysis in criteria f or g, where most relevant
 - for each criterion, conclude with either:

Meets this criterion at a local level.

Meets this criterion at a local and state level.

Does not meet this criterion at a local level.

Further investigation required to establish whether this criterion is met.

(select the applicable conclusion)

- Integrity/intactness
 - Few word description, such as "high externally"

3.6 References

- References: add one entry for subject inventory and each reference used, providing at least:
 - Author
 - Title
 - Year
 - Repository: Library or URL for website
 - Type of info
- Studies: select from dropdown list, if relevant

3.8 Images

- Images:
 - add best showing at least principal elevations/features
 - add evocative historic images, if available
 - add map, where relevant
- For each give:
 - Type
 - Caption
 - Image by
 - Image date
 - Copyright: Ku-ring-gai Council
 - Image: resized to less than 600 pixels on longest side

3.9 Management

- Management category and type:
 - add "Statutory instrument: List on a Local Environmental Plan" where proposed, not existing
- Recommended management:
 - conservation or maintenance works
 - general or procedural advice on new development for conserving significance
 - do not indicate support development because this requires assessment through the application process
 - standard text for house items:

Retain and conserve the building in its setting.

Conserve original or significant early features, internally and externally. Limit alterations to significant features to maintenance and repair. Consider alternatives to demolition, where-ever possible.

Design additions to respect the form and style, without visually dominating, the original building.

Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.

Prepare a heritage impact statement for development applications. When planning more substantial work, consider preparing a conservation management plan.

Refer to the heritage provisions in Ku-ring-gai Council's Development Control Plan for more detailed development guidelines for heritage items.

- standard text for conservation areas:

Retain and conserve historic buildings and settings that contribute to the conservation area including battle-axe sites.

Conserve original or significant early features that contribute to the conservation area.

Limit alterations to historic features to maintenance and repair.

Design additions to respect the form and style, without visually dominating, historic buildings in the conservation area.

Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.

Prepare a heritage impact statement for development applications.

*Refer to the heritage provisions in Ku-ring-gai Council's
Development Control Plan for more detailed development guidelines
within a conservation area.*

- Data entry status:
 - select 'complete' once all above text & images entered
 - 'partial' if some tabs are blank
 - 'basic' if most blank except for only item name and address

State Heritage Inventory updates completed in 2024 to 24 October 2024

(approx. 830 heritage items remaining)

The following conservation area and heritage items inventories are now available on the State Heritage Inventory by searching [HMS - Start your search \(nsw.gov.au\)](https://www.nsw.gov.au/heritage) using the following name or address.

Heritage Conservation Areas (46)

Archbold Farms Conservation Area
Athol Conservation Area
Balfour Street/Highfield Road Conservation Area
Bleinheim Road Conservation Area
Bobbin Head Road Conservation Area
Clanville Conservation Area
Crown Blocks Conservation Area
Earl of Canarvon Conservation Area
Fernwalk Conservation Area
Frances Street Conservation Area
Garden of Roseville Estate Conservation Area
Gordon Park Conservation Area
Gordon Park Estate, Mcintosh and Ansell Conservation Area Gordondale Estate Conservation Area
Greengate Estate Conservation Area
Heydon Avenue, Warrawee and Woodville Avenue, Wahrenonga Conservation Area
Hillview Conservation Area
Ku-ring-gai Avenue Conservation Area
Laurel Avenue/King Street Conservation Area
Lindfield West Conservation Area
Lord Street/Bancroft Avenue Conservation Area
Love Estate, Thorne Grant Conservation Area
Lynwood Avenue Conservation Area
Mahratta Conservation Area
Marian Street Conservation Area
Middle Harbour Road, Lindfield Conservation Area
Mona Vale Road Conservation Area Oliver Grant Conservation Area
Orinoco Street Conservation Area Park Estate Conservation Area

Pymble Avenue Conservation Area
Pymble Heights Conservation Area
Robert Street/Khartoum Avenue Conservation Area
Roberts Grant Conservation Area Shirley Road Conservation Area
Smith Grant Conservation Area
Springdale Conservation Area
St Johns Avenue Conservation Area
Stanhope Road Conservation Area
Telegraph Road Conservation Area
The Grove Conservation Area
Trafalgar Avenue Conservation Area
Wahroonga Conservation Area
Warrawee Conservation Area
Wolseley Road Conservation Area
Yarabah Avenue Conservation Area

Heritage items (133)

| | |
|-----------------------------------|---------------------------|
| 9 Burgoyne Street Gordon | 2A Park Avenue Gordon |
| 48 Bushlands Avenue Gordon | 11 Park Avenue Gordon |
| 8 Cecil Street Gordon | 12–14 Park Avenue Gordon |
| 12-14 Cecil Street Gordon (Lot A) | 16 Park Avenue Gordon |
| 12-14 Cecil Street Gordon (Lot B) | 20–22 Park Avenue Gordon |
| 37 Cecil Street Gordon | 23 Park Avenue Gordon |
| 38 Cecil Street Gordon | 26 Park Avenue Gordon |
| 1 Garden Square Gordon | 72 Ridge Street Gordon |
| 2 Garden Square Gordon | 74 Ridge Street Gordon |
| 36 Henry Street Gordon | 7 Robert Street Gordon |
| 16 Khartoum Avenue Gordon | 10 Rosedale Road Gordon |
| 17 Mcintosh Street Gordon | 35 Rosedale Road Gordon |
| 1 Nelson Street Gordon | 24 St Johns Avenue Gordon |
| 724-726 Pacific Highway Gordon | 3 Arnold Street Killara |
| 738 Pacific Highway Gordon | 7 Arnold Street Killara |
| 741 Pacific Highway Gordon | 9 Arnold Street Killara |
| 750–754 Pacific Highway Gordon | 9A Arnold Street Killara |

| | |
|-----------------------------|-----------------------------------|
| 9B Arnold Street Killara | 24 Powell Street Killara |
| 11 Arnold Street Killara | 27 Powell Street Killara |
| 15 Arnold Street Killara | 4 Springdale Road Killara |
| 1 Caithness Street Killara | 8 Springdale Road Killara |
| 2 Karranga Avenue Killara | 16 Springdale Road Killara |
| 28 Karranga Avenue Killara | 18 Springdale Road Killara |
| 32 Karranga Avenue Killara | 24 Springdale Road Killara |
| 36 Karranga Avenue Killara | 2 Stanhope Road Killara |
| 5 Locksley Street Killara | 3 Stanhope Road Killara |
| 7 Locksley Street Killara | 4 Stanhope Road Killara |
| 19 Locksley Street Killara | 5 Stanhope Road Killara |
| 22 Locksley Street Killara | 6 Stanhope Road Killara |
| 6 Lorne Avenue Killara | 7 Stanhope Road Killara |
| 8 Lorne Avenue Killara | 12 Stanhope Road Killara |
| 10 Lorne Avenue Killara | 18 Stanhope Road Killara |
| 4 Lynwood Avenue Killara | 21 Stanhope Road Killara |
| 9 Lynwood Avenue Killara | 23 Stanhope Road Killara |
| 8-10 Lynwood Avenue Killara | 25 Stanhope Road Killara |
| 11 Lynwood Avenue Killara | 77-77A Stanhope Road Killara |
| 19 Lynwood Avenue Killara | 14 Beaconsfield Parade Lindfield |
| 21 Lynwood Avenue Killara | 28 Bent Street Lindfield |
| 23 Lynwood Avenue Killara | 6 Highfield Road Lindfield |
| 28 Lynwood Avenue Killara | 1-21 Lindfield Avenue Lindfield |
| 29 Lynwood Avenue Killara | 9 Middle Harbour Road Lindfield |
| 30 Lynwood Avenue Killara | 31 Middle Harbour Road Lindfield |
| 1 Maples Avenue Killara | 32A Middle Harbour Road Lindfield |
| 1 Marian Street Killara | 270 Pacific Highway Lindfield |
| 11-15 Marian Street Killara | 19 Russell Avenue Lindfield |
| 24 Marian Street Killara | 22 Russell Avenue Lindfield |
| 27 Marian Street Killara | 1 Valley Road Lindfield |
| 29 Marian Street Killara | 3 Bancroft Avenue Roseville |
| 33 Marian Street Killara | 6 Bancroft Avenue Roseville |
| 39 Marian Street Killara | 8 Bancroft Avenue Roseville |
| 23 Powell Street Killara | 9 Bancroft Avenue Roseville |

| | |
|-----------------------------------|-----------------------------------|
| 10 Bancroft Avenue Roseville | 16 Roseville Avenue Roseville |
| 19 Bancroft Avenue Roseville | 22 Roseville Avenue Roseville |
| 24 Bancroft Avenue Roseville | 29 Roseville Avenue Roseville |
| 3 Boundary Street Roseville | 31 Roseville Avenue Roseville |
| 24 Dudley Avenue Roseville | 32 Roseville Avenue Roseville |
| 1 Hill Street Roseville | 6 Shirley Road Roseville |
| 65 Hill Street Roseville | 12 Shirley Road Roseville |
| 19 Lord Street Roseville | 16 Shirley Road Roseville |
| 28 Lord Street Roseville | 5 The Grove Roseville |
| 1 Maclaurin Parade Roseville | 11 The Grove Roseville |
| 9 Oliver Road Roseville | 14 The Grove Roseville |
| 35 Oliver Road Roseville | 16 The Grove Roseville |
| 83 Pacific Highway Roseville | 17 The Grove Roseville |
| 112–116 Pacific Highway Roseville | 16 Victoria Street Roseville |
| 10 Roseville Avenue Roseville | 12 Ku-Ring-Gai Avenue, Turramurra |
| 12 Roseville Avenue Roseville | |

Item Details

Name

Carinya, dwelling house

Other/Former Names

Address

29 Ada Avenue WAHROONGA NSW 2076

Local Govt Area

Ku-Ring-Gai

Group Name



Item Classification

Item Type

Built

Item Group

Residential buildings (private)

Item Category

House

Statement Of Significance

The property is of high local significance as an excellent, highly intact and well-detailed example of the work of architect, William Mark Nixon. The house is a large, face brick Federation bungalow with some Arts and Crafts styling, sandstone foundations, high-quality joinery, complex roof, brick chimneys etc, and set within a large garden with mature trees and plantings such as camellias.

The original site has been reduced over the years but remains expansive and provides an ample garden setting for the house with original lawn tennis court, imposing perimeter brick walling, gate posts and wrought iron gates. Soft-edged garden paths and driveway are significant elements of the romantic style of garden that is original to the house.

Of additional historical significance as an early residence in Ada Avenue and able to demonstrate the history and development of the street and Wahroonga as a suburb. It is located within an architectural enclave of large, high-quality bungalows and imposing houses on spacious blocks. Together, these houses form an impressive early streetscape.

The item is of local heritage significance in terms of its historical, associations, aesthetic and representative value. This satisfies four of the Heritage Council criteria of local heritage significance for local listing.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

09/04/2024

File Number

Listings

| Listing Name | Listing Date | Instrument Name | Instrument No. | Plan No. | Gazette Page | Gazette Number |
|--------------------------|--------------|---|----------------|----------|--------------|----------------|
| Heritage study | | | | | | |
| Local Environmental Plan | | Ku-ring-gai Local Environmental Plan 2015 | 1823 | | | |

Heritage Item ID

1880084

Source

Local Government

Location

Addresses

Records Retrieved: 1

| Street No | Street Name | Suburb/Town/Postcode | Local Govt. Area | LALC | Parish | County | Electorate | Address Type |
|-----------|-------------|----------------------|------------------|---------|--------|--------|------------|-----------------|
| 29 | Ada Avenue | WAHROONGA/NSW/2076 | Ku-Ring-Gai | Unknown | | | Unknown | Primary Address |

Title Information

Title Information Updated 09/09/2024

Records Retrieved: 3

| Lot/Volume Code | Lot/Volume Number | Section Number | Plan/Folio Code | Plan/Folio Number |
|-----------------|-------------------|----------------|-----------------|-------------------|
| Unknown | | | Unknown | |
| Unknown | | | Unknown | |
| | 7 | | | 285554 |

Aboriginal Area

Hectares

Latitude

Longitude

Location Validity

Spatial Accuracy

Map Name

Scale

Description

Designer

Builder/Maker

William Nixon & Son (attributed) FW Jago

Construction Year Start & End

Circa

Period

1914 - 1915

N0

1901 to 1950

Physical Description

Updated 09/04/2024

The property contains a single storey dwelling set across a wide block of over one acre, located in the northwest portion of the property. The main house is a one storey face brick residence on a sandstone base with a hip-gable tile roof and a terracotta tile roof. There are two brick chimneys with dark glazed chimney pots.

The front (east) elevation features a series of sandstone steps and balustrade to a door on the western side of the bay. On the eastern side, there is a series of vertically formatted leadlight windows, each with a small top light, awning sash window. This elevation is dominated by a timber lined projecting gable. This projecting gable has a faceted window bay with an awning roof clad in terracotta tiles.

The south elevation is dominated by a timber lined protruding gable bay. The high sandstone base includes three pairs of leadlight windows with timber frames. The northern portion of this elevation includes a total of five windows. In order from east to west; a large multi-pane timber framed window, one large opening with four casement windows with timber lining below, a pair of casement windows in a timber frame, multi-pane French doors with a transom window above, and a large timber-framed multi-pane window.

The eastern side of the west elevation is recessed and provides for a rear verandah. It has several full-length openings. The verandah has a contemporary awning that is supported by aluminium posts that extend to the ground.

The garage is a contemporary building to the rear of the residence. It is constructed of face brick with a tall sandstone base. It has a hipped tiled roof with a small overhang that includes projecting timber rafters. The southern elevation has a total of two openings within the sandstone and five openings within the brick. The western elevation includes two garage roller doors.

The front garden comprises of a gravel path that extends to the subject dwelling from Ada Street. The established garden contains marked garden beds with stone kerbing and kept hedges to the path and contains matures trees and palms and camellias. The property also contains a swimming pool, and north-south lawn tennis court on the western boundary of the property.

The property has brick perimeter walls with sandstone caps and two sets of wrought iron gates, including a front entrance set to Ada Avenue featuring "Carinya" (c.1930s) and another set of earlier Federation-style wrought iron gates for the driveway entrance.

Physical Condition

Updated 09/04/2024

Good

Physical Condition Summary

Good

Archaeological Potential

Updated

Archaeological Potential Summary

Updated

Unknown

Modifications And Dates

- 1914 BA29/14: Additions to cost £1600.
- 1927 BA27/265: Additions to cost £250 (minor)
- 2000 DA0089/00: Subdivision and demolish aviary and pond
- 2002 DA0144/02: Proposed subdivision and new residence - withdrawn
- 2003 DA352/03: Detached dual occupancy – refused
- 2005 DA1359/05: Alterations and additions including demolition of grotto

Further Comments

These inventories are not comprehensive and should be regarded as a summary and general guide only. Council staff progressively update these inventories as further information becomes available. An inventory sheet with little information may indicate that the place was listed before inventories became common or there has been no building work or updates to the online information recently. It does not mean that the listed place is not significant. Further research is always recommended as part of preparation of development proposals for heritage items. This is necessary for preparing a heritage impact statement and conservation management plan, so that the significance of a listed place can be fully assessed prior to submitting development applications.

A heritage item listing generally covers the whole property including buildings, interiors and grounds. While not all listed features will be significant and warrant conservation, the full listing ensures the significance of features and heritage impacts on the whole place are assessed through the development application process before major changes proceed.

History

Historical Notes or Provenance

Updated 09/04/2024

Early development of the locality:

For thousands of years before European settlement, the Ku-ring-gai area was home to the Darramurragal people and other First Nations clans, the traditional custodians of land within the Ku-ring-gai Council boundaries. Due to the impact of colonisation on the Indigenous population and lack of records, the exact clan area boundaries in this region are not known. (Aboriginal Heritage Office, Aboriginal Heritage and History within the Ku-ring-gai local Government Area, 2015)

The subject site is located within the area of Wahroonga granted to Thomas Hyndes in 1838. Hyndes arrived in New South Wales in 1803 as a convict. In 1908 he received a conditional pardon and the first of his grants of land. The Fox Ground Estate, officially granted to Hyndes in 1838, was 640 acres in area, one of the largest parcels granted in the Parish of Gordon.

The grant was made in recognition of the service Hyndes' schooner "Admiral Gifford" rendered the shipwrecked crew of the HM "Mermaid". The land encompassed all that area from Fox Valley Road along Lane Cove Road (Pacific Highway) to Pearce's Corner, then south in a parallel line with Lucinda Avenue, east to Roland Avenue and back to Lane Cove Road.

Hyndes' 640 acres grant was bought in 1854 by John Brown, a pioneer timber-getter. Brown worked the land, cutting the timber and establishing orange orchards. It was not until after his death in 1884 that the executors of his estate sold off some of his holdings.

Ada Avenue first appeared in the Sands Street Directories in 1914. It was described as a continuation of Coonanbarra Road, which lies directly to the north across the Pacific Highway. In 1914 there were only two households in the street, those of Thomas Martin M Smith, carpet buyer, in Pevensey at 21-23 Ada Ave which was substantially altered in the 1930s, and Alfred Treliving.

Lot 38 on which "Carinya" stands was sold by Mary Ann Ada Brown on 2 June 1913 to mercantile broker John Despard Hemphill. His wife Montina later bought the neighbouring Lot 39 from Thomas Martin Smith which remained undeveloped until at least 1940. (The Hemphills also bought Lot 37 and in April 1923 bought Lot 20 Section 1 on the eastern side of the street.

J D Hemphill was listed in the Sands Street Directory of 1916 as a resident of Ada Avenue. This implies that their house would not have been ready for occupation until after October 1914 but certainly before October 1915. It is likely architects William Nixon & Son designed it because in March 1914 they awarded builder F W Jago the contract to erect a house in Ada Avenue. The value of the property was assessed in 1921, described as a double brick-fronted cottage, 6 rooms, kitchen and outhouse, slate-roof; brick and fibro garage and one roof, iron roof; and tennis court (Ku-ring-gai Council Rate & Valuation Records).

In May 1927 and again in January 1929 the Hemphills made additions to their home – BA 27/265 for additions to cost £250 (minor) and BA 29/14 for additions to cost £1600 (major additions).

The extensive garden, swimming pool, tennis court and grounds of the house were host to many parties and fetes over the years which were regularly reported in the Sydney Morning Herald. A 1993 article described the garden at "Carinya" as "literally carved out of the bush, for it is surrounded by acres of forest land., in portions of which tree-ferns, staghorns, and other native plants grow profusely. Spacious lawns, an enticing swimming pool, a magnificent grotto, beautiful rockeries, and numerous rustic seats and tables lend interest to every portion of the splendidly kept garden" (SMH, 25 October 1933, p. 32). In 1937, an article appeared in the SMH "Log Cabin at Wahroonga

Home”, with a photo of John Hemphill and his daughter Sibil sitting outside a “miniature Canadian log-cabin in the grounds of their home at Wahroonga” (SMH, 3 June 1937, p. 24).

John Despard Hemphill died in 1942 and Carinya passed to his son, also known as John Despard Hemphill, and to Walter and Gordon Forsyth. The western part of the land was resumed by Ku-ring-gai Council to form The Glade oval.

In 1950 the combined property was subdivided into two lots – Lots A and B, DP 101944. The allotment then associated with “Carinya” was the original Lot 38 DP 3312.

In November 1955 butcher Alfred Jeffrey Bush purchased the property. Four years later Lot 37 was taken over to form part of the new road, Tanderra Street. In 1961 Charles and Margaret Astley purchased Carinya.

In 1999, a subdivision was drawn up to create several allotments out of the rear portion of the property associated with “Carinya” together with a parcel to the north. Under this survey, registered as DP 285554, the grounds of “Carinya” were reduced to the current 4087m².

The owner: JD Hemphill

John Despard Hemphill was governing director of JA Hemphill & Sons Pty Ltd flour exporters (Obituary, Daily Commercial News and Shipping List, 25 August 1942, p. 2). J A Hemphill & Sons were jute, grain and flour brokers, with offices at 109 Pitt Street. Rupert J Hemphill ACPA was an accountant and auditor with offices at the same address.

He had been associated with the firm for about 40 years, and [pioneered the Australian flour trade with the Far East. He was also a director of Lustre Hosiery, Sellers Fabrics, and NSW Stevedoring Co. He was a member of the Killara Golf Club, the Royal Sydney Yacht Squadron and the Australian Jockey Club.

Hemphill had married Montana Marsh in 1910. His parents John Alexander Hemphill (broker) and Alice Sophia lived at Na Varli, 20 Treatts Road, Lindfield and his brother Rupert and sister-in-law Annie lived near his parents in “Na Nui”, Wolseley Road, Lindfield. Hemphill and his wife had four daughters and one son.

The architect: William Mark Nixon

William Mark Nixon was born in Sydney about 1860 and began work in the Colonial Architect’s Office and later the Department of Railways. In 1893, despite the depression and having only £30 of savings, he set up his own architectural practice in Pitt Street, Sydney (Hornsby Advocate, 11 June 1931).

In 1886 he married Ada Fox of Tumut, daughter of an Anglican clergyman. They had five sons, four living to adulthood, and lived for a few years in Ashfield, later moving to Beecroft in the hope that the higher altitude and open space would improve their son Allen’s asthmatic condition.

In 1904 William erected a new villa residence in the Federation style to his own design in Beecroft. Nixon was President of Hornsby Shire in 1908 and 1909, having been President of the Beecroft Progress Association the year after he made his home in the suburb.

Many of the solid, well built homes of Beecroft and Cheltenham were designed by William Nixon, in various styles according to their owners’ taste. Some were of a conservative plan of the traditional central passageway, others were in the Arts and Crafts style, with both internal plan and external details of modern fashion. The two houses he built in Malton Road were interesting architecturally. Before coming to Beecroft he had had wide experience in house design of the Federation Queen Anne style. He also designed the Presbyterian Church in Waverley, the large South African War Memorial in Gundagai in 1900, the Crago flour mills in Newtown, additions to the Soup Kitchen in Kent Street, Sydney, a terrace of five houses in Darlinghurst, a drill hall in Randwick and a new ward at the Western Suburbs Hospital. The building contractor who often worked with Nixon’s firm of architects was Arthur Slingsby, who also made his home in Beecroft in 1903. In Beecroft William Nixon designed the second St John’s Church in 1907 and the Presbyterian Church in 1908.

William retired from architectural work when he was nearly 70 years old and died two years later in 1931.

Historic Themes

Records Retrieved: 0

| National Theme | State Theme | Local Theme |
|------------------|-------------|-------------|
| No Results Found | | |

Uses

Current Use

Residential

Former Use/s

Residential

Thematic Listings Program

Theme

Unknown

Assessment

Criteria a)

Historical Significance

Of historical significance as an early residence in Ada Avenue and able to demonstrate the history and development of the street and Wahroonga as a suburb. It is located within an architectural enclave of large, high-quality bungalows and imposing houses on spacious blocks. Together, these houses form an impressive early streetscape.

Meets this criterion at a local level.

Criteria b)

**Historical Association
Significance**

The property is of significance for its association with architect, William Mark Nixon, who was responsible for many large bungalows on the North Shore in the Federation and Inter-war period.

Meets this criterion at a local level.

Criteria c)

Aesthetic/Technical Significance

The dwelling is local significance as an excellent, highly intact and well-detailed example of the work of architect, William Mark Nixon. The house is a large, face brick Federation bungalow with some Arts and Crafts styling, sandstone foundations, high-quality joinery, complex roof, brick chimneys etc, and set within a large garden with mature trees and plantings such as camellias.

The original site has been reduced over time but remains expansive and provides an ample garden setting for the house with imposing perimeter brick walling, gate posts and wrought iron gates. Soft-edged garden paths and driveway are significant elements of the romantic style of garden that is original to the house.

The inventory sheet prepared by Tropman and Tropman in 1995 notes the design of the house, site plantings, intact landscape, aviary, pool, porte cochere and high research potential. The house is misattributed as an inter-war bungalow but is assessed as locally significant.

Meets this criterion at a local level.

Criteria d)

Social/Cultural Significance

Criteria e)

Research Potential

Criteria f)

Rarity

Criteria g)

Representative

Excellent representative example of a large, substantial Federation bungalow.

Meets this criterion at a local level.

Integrity/Intactness

Updated

Highly intact

References

References

Records Retrieved: 2

| Title | Author | Year | Link | Type |
|---|---------------|-------------|-------------|-------------|
| Statement of Heritage Impact: "Carinya", No. 29 Ada Avenue, Wahroonga | Weir Phillips | 2024 | | Written |
| Development of Ada Ave from The Glade to Fox Valley Rd, "The Historian" Vol 35, No. 1, pp. 17-25. | Kathie Rieth | 2006 | | Written |

Heritage Studies

Records Retrieved: 7

| Title | Year | Item Number | Author | Inspected By | Guidelines Used |
|----------------------------|------|-------------|---|--------------|-----------------|
| Ku-Ring-Gai Heritage Study | 1987 | 1880084 | Robert Moore, Penelope Pike & Helen Proudfoot | SB | Yes |
| Ku-ring-gai Heritage Study | 1987 | 1880084 | Robert Moore, Penelope Pike and Helen Proudfoot | SB | Yes |
| Ku-ring-gai Heritage Study | 1987 | 1880084 | Robert Moore, Penelope Pike & Helen Proudfoot | SB | Yes |
| Ku-Ring-Gai Heritage Study | 1987 | 1880084 | Robert Moore, Penelope Pike & Helen Proudfoot | SB | Yes |
| Ku-ring-gai Heritage Study | 1987 | 1880084 | Robert Moore, Penelope Pike & Helen Proudfoot | SB | Yes |
| Ku-ring-gai Heritage Study | 1987 | 1880084 | Robert Moore, Penelope Pike and Helen Proudfoot | SB | Yes |
| Ku-ring-gai Heritage Study | 1986 | 1880084 | R. Moore, P. Pike, H. Proudfoot, L. Tropman | SB | No |

Recommended Management

Management

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---------------------|-----------------|--------------|
| No Results Found | | |

Management Summary

Retain and conserve the building in its setting.

Conserve original or significant early features, internally and externally. Limit alterations to significant features to maintenance and repair. Consider alternatives to demolition, where-ever possible.

Design additions to respect the form and style, without visually dominating, the original building.

Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.

Prepare a heritage impact statement for development applications. When planning more substantial work, consider preparing a conservation management plan.

Refer to the heritage provisions in Ku-ring-gai Council's Development Control Plan for more detailed development guidelines for heritage items.

Custom

Custom Field1 Custom Field2

Custom Field3 Custom Field4
SB 31/12/1986

Custom Field5 Custom Field6

Admin Code1 Admin Code2

Admin Code3

Stakeholders

Records Retrieved: 0

| Stakeholder Category | Stakeholder Type | Stakeholder Name | Organisation | Position | Mobile | Email |
|----------------------|------------------|------------------|--------------|----------|--------|-------|
| No Results Found | | | | | | |

Notes

Records Retrieved: 0

| Application ID / Stakeholder ID | Type | Date | Added By | Notes | Attachments |
|---------------------------------|------|------|----------|-------|-------------|
| No Results Found | | | | | |

Data Source

The information for this entry comes from the following source:

| | | |
|---------------------------|---------------------|-------------------------|
| Data Source | Record Owner | Heritage Item ID |
| Local Government | Ku-ring-gai Council | 1880084 |
| Internet Available | | Item Redundant |
| True | | |

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to kmc@kmc.nsw.gov.au

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Merged Heritage Items

Merged Heritage Items

Records Retrieved: 0

| Name | Address | Date Merged |
|------------------|---------|-------------|
| No Results Found | | |

Images



Caption: Entry gates 2014 (2)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 1/1/2014 12:00:00 AM



Caption: Entry gates 2014

Photographer: unknown

Copyright Owner: No Credit

Date: No Date



Caption: Entry gates 2014 (3)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 1/1/2014 12:00:00 AM



Caption: Front elevation 2014 (3)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: No Date



Caption: Front elevation 2014 (3)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: No Date



Caption: Aerial 2024

Photographer: State Govt NSW

Copyright Owner: No Credit

Date: 1/1/2024 12:00:00 AM



Caption: Aerial 1943

Photographer: State Govt NSW

Copyright Owner: No Credit

Date: 1/1/1943 12:00:00 AM



Caption: Carinya 29 Ada Avenue, Wahroonga

Photographer: Robert Moore, Penelope Pike, Helen Proudfoot

Copyright Owner: Ku-Ring-Gai Council

Date: No Date



Caption: Boundary Sketch

Photographer: Robert Moore, Penelope Pike, Helen Proudfoot

Copyright Owner: Ku-Ring-Gai Council

Date: No Date

Item Details

Name

Earl of Canarvon Conservation Area

Other/Former Names

Address

, ROSEVILLE NSW 2069

Local Govt Area

Ku-Ring-Gai

Group Name

Item Classification

Item Type

Conservation Area

Item Group

Landscape - Cultural

Item Category

Streetscape

Statement Of Significance

Historically, the area represents the fine residential development of Roseville during the twentieth century. The conservation area contains an intact inter-war housing estate of consistent inter-war housing, gardens and streetscapes. The land was purchased in 1883 by the 4th Earl of Carnarvon and was later sold to property developers in 1921. The entire 50-acre estate was subdivided by Arthur Rickard as the "ideal Bungalow Estate" as an extension of the earlier development of the area following the opening of the North Shore rail line in 1890 and the intensification of suburban development in the inter-war period.

The area is aesthetically significant for its collection of quality examples of inter-war housing styles, including Californian bungalows, Spanish mission, old English and functionalist. Many of these were designed by prominent architects of the period, including Alexander Carfrae, Clifford Finch, Brewtser & Manderson, Buchanan & Cowper, Aaron Bolot and Douglas Agnew. The area is a fine example of an inter-war housing estate, representative of the suburban housing development of the period.

The area is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

02/29/2024

File Number

Listings

| Listing Name | Listing Date | Instrument Name | Instrument No. | Plan No. | Gazette Page | Gazette Number |
|--------------------------|--------------|---|----------------|----------|--------------|----------------|
| Local Environmental Plan | | Ku-ring-gai Local Environmental Plan 2015 | C33 | | | |

Heritage Item ID

1882687

Source

Local Government

Location

Addresses

Records Retrieved: 1

| Street No | Street Name | Suburb/Town/Postcode | Local Govt. Area | LALC | Parish | County | Electorate | Address Type |
|-----------|-------------|----------------------|------------------|---------|--------|--------|------------|-----------------|
| | | ROSEVILLE/NSW/2069 | Ku-Ring-Gai | Unknown | | | | Primary Address |

Title Information

Title Information Updated

Records Retrieved: 0

| Lot/Volume Code | Lot/Volume Number | Section Number | Plan/Folio Code | Plan/Folio Number |
|------------------|-------------------|----------------|-----------------|-------------------|
| No Results Found | | | | |

Aboriginal Area

Hectares

Latitude

Longitude

Location Validity

Spatial Accuracy

Map Name

Scale

Unknown

Description

Designer

Builder/Maker

Construction Year Start & End

Circa

Period

1890 - 1950

YES

Physical Description

Updated 02/29/2024

The Earl of Carnarvon Conservation Area is a 49-acre parcel of land roughly square in shape. The area is bordered by Carnarvon Road to the north, Golfers Lane public pathway and Roseville Golf Course to the east, Earl Street to the south and Archbold Road to the west.

The northern side of the area on Carnarvon Road is highly elevated, particularly at the eastern end, with district views across to North Sydney and beyond. The land runs down from both the north and the south into a steep, heavily vegetated gully known as "Amarna Reserve". The reserve is a public strip of land cutting through the conservation area, with a natural watercourse known as Moore's Creek running through the reserve out to Middle Harbour Creek. A small triangular-shaped park is located at the western end of the public reserve where it meets Roseville Avenue and is known as "Little Digger Park".

Carnarvon Road: substantial two storey inter-war functionalist style homes, many with Art Deco influences. These include curved front façade walls, decorative brickwork, geometric massing, horizontal brick banding, large areas of glass and ribbon windows. Most are blonde, apricot, or red brick with roofs covered in terracotta tile and feature prominent entryways. Windows are generally steel framed casement or timber double hung sash windows on the front façade. Most of the lots are large and average over 1200 sqm, with homes set back from the street with established front gardens. Driveways, front paths and garden bed borders are typically of flagged sandstone. Front boundary fencing is generally either low brick to match the house or low stacked sandstone. The southern side of the street is not kerbed. The easternmost block on Carnarvon Road, adjoining Golfers Lane, contains the only further subdivision within the original Earl of Carnarvon Estate.

Merlin Street: while there are some two-storey large inter-war homes at the northern end of the street, homes are typically one-storey bungalows. Houses are face-brick with terracotta tiled roofs and tall brick chimneys. Lots in the street average approximately 1100 sqm and front gardens are established with large areas of lawn and flowering shrubs. Driveways are typically bitumen, and several houses feature front entry paths of flagged sandstone leading to a front porch. Street fencing is typically either low brick to match the house or low stacked sandstone. The street is kerbed on both sides and the nature strips either side of the street are wide. Street planting includes jacaranda trees along the full length of the street, with some large native planting in between. The western side of street has a footpath. Merlin Street runs downhill from Carnarvon Road towards the heavily vegetated Amarna Reserve visible at the southern end.

Luxor Parade: housing only on the northern side of the street, with a public park, "Amarna Reserve" on the southern side. The houses are slightly elevated at the beginning of the street, with lots becoming increasingly steep towards the cul-de-sac at the eastern end. Houses are inter-war bungalows, with sandstone foundations, face brick and terracotta tiled roofs. Many feature wrought iron balustrading to terraces and stairs. Driveways are flagged sandstone, and front fencing is generally low stacked sandstone. Garages constructed of sandstone are prominent along the street. Some are located underneath the house, with the roof forming a terrace on the front of the house. On steeper sites at the eastern end of the street, sandstone garages are at street level with houses high above on the sandstone plateau. The street is curved in line with topography of the hillside and the creek and reserve on the southern side of the street, characterised by heavily landscaped gardens. Elevated houses feature extensive landscaping incorporating steep driveways, access stairs and terraced garden beds.

Amarna Parade: housing only on the southern side of the street, with a public park "Amarna Reserve" on the northern side. Houses are generally either inter-war bungalows, inter-war Spanish Mission cottages or inter-war functionalist dwellings. Bungalow houses are modest, constructed of face brick with terracotta tiled roofs. Most feature elevated front verandahs often with garages below and stairs to access the entry above. Inter-war Spanish mission dwellings are characteristically asymmetrical, with stuccoed exterior, gables roofs, shutters, and small balconies. Most houses are elevated from the street with generous front setbacks. Driveways and front paths are of flagged sandstone, and front fencing is generally low stacked sandstone or brick to the inter-war bungalow houses and brick to match the construction of the house to the functionalist style dwellings. Inter-war functionalist examples are two-storey, constructed of face brick with large areas of steel-framed curved windows. They feature elements typical of the style, including geometric massing and horizontal corbelled brick banding. The street is curved in line with topography of the hillside and the creek and reserve on the northern side of the street.

Roseville Avenue: the eastern end of the street is an extension of Roseville Avenue (1903) across Archbold Road. Little Digger Park is a small public reserve located on the southern side of Roseville Avenue on the corner of Archbold Road. The lots are more modest in size than others in the area, averaging approximately 700 sqm, and houses are proportionally smaller to reflect this. Houses are inter-war bungalows, typically single storey with some inter-war functionalist dwellings. The houses on the southern side of Roseville Avenue are elevated, many with an entry accessed by external stairs with garages below. Construction is face-brick, terracotta tiled roofs and often with sandstone foundations. Windows are typically timber double-hung sash. Inter-war functionalist examples are two-storey, constructed of face brick with large areas of steel-framed curved windows. They feature elements typical of the style, including geometric massing and horizontal corbelled brick banding. Front boundary fences are either low brick walls to match the house or stacked sandstone. The section of Roseville Avenue within the conservation area is straight and relatively flat, other than a small dip at the start of the street over the waterway running into Amarna Reserve. Both sides of the street are kerbed, and street planting consists of regularly spaced jacaranda trees and paperbark trees.

Earl Street: the northern side of Earl Street is composed mainly of inter-war bungalows with some examples of inter-war old English, Spanish mission, and functionalist styles. The lots are more modest in size than others in the area and houses are proportionally smaller to reflect this. Front boundary fences are either low brick walls to match the house or stacked sandstone. The street is planted with jacarandas interspersed with native trees.

Roseville Golf Course is situated to the immediate east of (but not within) the conservation area and is located on a 50-acre parcel of land purchased from the Minister of Public Works by Roseville Golf Club, and the first game was played on 1 October 1923. The golf course can be accessed from the eastern end of most of the streets within the area.

Detracting elements within the area include dominating garages and driveways, carports within the front setback, obstructive front hedges, enclosed front verandahs, large dormers windows at the front of the house, upper rendered face brick work, painted face brick work and uncharacteristic colour schemes.

Physical Condition**Updated****Physical Condition Summary**

Good

Archaeological Potential**Updated****Archaeological Potential
Summary****Updated**

Unknown

Modifications And Dates

Further Comments

These inventories are not comprehensive and should be regarded as a summary and general guide only. Council staff progressively update these inventories as further information becomes available. An inventory sheet with little information may indicate that the place was listed before inventories became common or there has been no building work or updates to the online information recently. It does not mean that the listed place is not significant. Further research is always recommended as part of preparation of development proposals for heritage items. This is necessary for preparing a heritage impact statement and conservation management plan, so that the significance of a listed place can be fully assessed prior to submitting development applications.

A heritage item listing generally covers the whole property including buildings, interiors and grounds. While not all listed features will be significant and warrant conservation, the full listing ensures the significance of features and heritage impacts on the whole place are assessed through the development application process before major changes proceed.

History

**Historical Notes or
Provenance**

Updated 01/18/2024

Early development of the locality:

For thousands of years before European settlement, the Ku-ring-gai area was home to the Darramurragal people and other First Nations clans, the traditional custodians of land within the Ku-ring-gai Council boundaries. Due to the impact of colonisation on the Indigenous population and lack of records, the exact clan area boundaries in this region are not known. (Aboriginal Heritage Office, Aboriginal Heritage and History within the Ku-ring-gai local Government Area, 2015)

The Earl of Carnarvon Conservation Area encompasses the entire original 49-acre parcel of land purchased from the Crown by John Jamieson in 1878. The land was bordered by Archbold Road to the west. In 1882 the land was transferred from Jamieson to Robert Henry Reynolds of Sydney, Esquire, and the following year to The Right Honourable Earl of Carnarvon of England (Certificate of Title Vol. 448 Fol. 135). It was reported at the time that the 4th Earl of Carnarvon, who had been secretary of state for the colonies, had recently forwarded instructions for the purchase of a large property in the vicinity of Sydney, with a prospective value. The purpose of his purchase was "for the benefit of his younger son when he comes of age" (Goulburn Herald, 27 November 1883, p. 2).

In 1889, the land was transferred to The Honourable Aubrey Nigel Molyneux Herbert of Dulverton, England, youngest son of the Earl of Carnarvon. Aubrey Herbert's older half-brother, also the son of the Earl of Carnarvon, was George Herbert, who became the 5th Earl of Carnarvon, and was the noted Egyptologist who in 1922, with Howard Carter, discovered Tutankhamen's tomb. In 1921, Right Honourable Sir Maurice William Ernest de Bunsen of England and Maud Isabel Leybourne Sopham were added to the title as joint tenants.

In September 1921, the three sold the 49-acre parcel to NSW Realty Co. Limited, who in turn gave Power of Attorney to local property agent James Bennett Rickard. The first section of the subdivision to be sold was DP 11626, bordered by Archbold Road, Carnarvon Road and Merlin Street. Rickard advertised the new "Earl of Carnarvon Estate" for private sale in 1922. While Earl Street and Carnarvon Road were named for the previous landowner, Luxor and Amarna Parades were named with reference to the connection of the land with the Earl of Carnarvon and his joint discovery of the tomb of Tutankhamun in the same year. The subdivision was described as:

"40 magnificent building sites within easy walk of the station – elevated position – glorious views of a charming district, in close proximity to Roseville Park and tennis courts, proposed golf links and Roseville Chase. On the route from Roseville Station to new bridge over Middle Harbour. The remainder of the estate now in course of subdivision is being laid out in an up-to-date manner in keeping with this high class suburb. City water, gas and electric light have been brought up to the estate" (Subdivision Map, 1922).

Sales of the lots were slow to start, and only five of the 40 available sold by the end of 1925. In 1924, the War

Service Homes Commissioner purchased Lot 24 (101 Roseville Avenue) within the second subdivision. The house was completed in 1926 and was known as "Homelea". George Liddle, a returned serviceman, lived in the house from the time of construction, eventually purchasing it from the Commission in 1948. The War Service Homes Commission had been established in 1919, offering low-interest loans to returned servicemen in order to construct or buy a house, thus promoting private home ownership and avoiding housing being dependant on private rental.

The second section of the estate was established in 1923 under DP 12083. The 57 lots were located to the east of the first subdivision on Carnarvon Road in addition to Luxor Parade, Amarna Parade, Roseville Avenue, and the northern side of Earl Street, bordered by Luxor Walk to the east. Eight of the lots had been sold by the end of 1926.

The third and final subdivision, DP 11994, contained 50 lots and was bordered by Golfers' Lane and the new Roseville Golf Links to the east, and included the easternmost sections of Carnarvon Road, Luxor Parade, Amarna Parade, Roseville Avenue, and the northern side of Earl Street. Luxor Walk, a pathway running north to south through the estate, from Carnarvon Road through to Earl Street, forms the boundary between the second and third subdivision. The third subdivision was offered for private sale by Rickard, with most lots selling throughout the early 1930s. The lots within the third subdivision are smaller than those in the first two.

Sydney Morning Herald advertisements for construction tenders indicate the majority of houses within the estate were built during the 1920s and 30s, with designs by Alexander Carfrae, Morrow & Gordon, Clifford Finch, Brewtser & Manderson, Peddle Thorp & Walker, Buchanan & Cowper, Norman McPherson, Stuart Mould, Aaron Bolot, Douglas Agnew and Neville Coulter (Rieth Index, 2023).

No. 124 Roseville Avenue, "Sunnydale", was designed by Agnew in 1937 for speculative master builder Robert Wallace Park. The house was purchased later that year by Sydney retailer James Hooton and his wife Lillian Kathleen. The house was featured in the 24 April 1937 issue of "Building" magazine, noting its modern character, the effect of streamlining with "an atmosphere of the unusual and at the same time it preserves a degree of attractiveness" (p. 25).

Historic Themes

Records Retrieved: 0

| National Theme | State Theme | Local Theme |
|------------------|-------------|-------------|
| No Results Found | | |

Uses

Current Use

Residential/civic

Former Use/s

Residential/civic

Thematic Listings Program

Theme

Unknown

Assessment

Criteria a)

Historical Significance

The area is an intact inter-war subdivision. Purchased by the 4th Earl of Carnarvon in 1883 as security for his youngest son, it was later sold to property developers in 1921. The entire 50-acre estate was subdivided by Arthur Rickard as the "ideal Bungalow Estate" and released for sale in three stages throughout the 1920s. The estate is significant as an extension of the earlier development of the area following the opening of the North Shore rail line in 1890 and the intensification of suburban development in the inter-war period.

Meets this criterion at a local level.

Criteria b)

**Historical Association
Significance**

Further research is required to establish if this criterion is met.

Criteria c)

Aesthetic/Technical Significance

The area is a highly intact and consistent inter-war development. The area contains quality examples of inter-war housing styles, including California bungalow, Spanish mission, old English and functionalist. Many of these were designed by prominent architects of the period, including Alexander Carfrae, John Brogan, Clifford Finch, Brewtser & Manderson, Buchanan & Cowper, Aaron Bolot and Douglas Agnew.

Meets this criterion at a local level.

Criteria d)

Social/Cultural Significance

Criteria e)

Research Potential

Criteria f)

Rarity

Criteria g)

Representative

The area is representative of a later subdivision within the Ku-ring-gai area and the pattern of development resulting from the demand for suburban housing in the inter-war period.

Meets this criterion at a local level.

Integrity/Intactness

High level of integrity of the building stock.

Updated

References

References

Records Retrieved: 14

| Title | Author | Year | Link | Type |
|--|--------------|------|------|---------|
| Rieth Index | Kathie Rieth | 2023 | | Written |
| SMH Constructio n Index 1903-1942 | Kathie Rieth | 2023 | | Written |

**ATTACHMENT NO: 4 - SAMPLE CONSERVATION AREA
INVENTORY - EARL OF CANARVON**

ITEM NO: GB.1

| | | | | |
|---|---|------|--|---------|
| Ku-ring-gai Town Centres Heritage Conservation Areas Review | Paul Davies Pty Ltd | 2008 | | Written |
| Ku-ring-gai Urban Conservation Area Study - Stage 4 | Godden Mackay Logan | 2005 | | Written |
| Ku-ring-gai Urban Conservation Area Study - Stage 3 | Godden Mackay Logan | 2005 | | Written |
| Ku-ring-gai Urban Conservation Area Study - Stage 2 and 2(a) | Godden Mackay Logan | 2002 | | Written |
| Ku-ring-gai Heritage and Neighbourhood Character Study Research | Godden Mackay Logan Keys Young | 2000 | | Written |
| Street by Street Assessment of Visual Character of Ku-ring-gai | M.A. Schell and Associates | 1999 | | Written |
| Housing in NSW between the wars: a study of housing and housing estates constructed and developed in NSW between World War I and World War II, Volume 3 | Robertson and Hindmarsh Pty Ltd Architects | 1996 | | Written |
| Municipality of Ku-ring-gai Heritage Study | Moore R., Pike, P., Proudfoot, H. and Tropman, L. | 1987 | | Written |

| | | | | |
|--|------------------------|------|--|---------|
| Building Magazine: Residence built by master builder, 24 April | | 1937 | | Written |
| Earl of Carnarvon Estate Subdivision Map | Arthur Rickard and Co. | 1922 | | Map |
| Water Board Maps 1920-1940 | Sydney Water | 1920 | | Map |
| Subdivision Maps 1890s-1930s | Ku-ring-gai Council | 1890 | | Map |

Heritage Studies

Records Retrieved: 0

| Title | Year | Item Number | Author | Inspected By | Guidelines Used |
|------------------|------|-------------|--------|--------------|-----------------|
| No Results Found | | | | | |

Recommended Management

Management

Records Retrieved: 0

| Management Category | Management Name | Date Updated |
|---------------------|-----------------|--------------|
| No Results Found | | |

Management Summary

Retain and conserve historic buildings and settings that contribute to the conservation area.

Conserve original or significant early features that contribute to the conservation area.

Limit alterations to historic features to maintenance and repair.

Design additions to respect the form and style, without visually dominating, historic buildings in the conservation area.

Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.

Prepare a heritage impact statement for development applications.

Refer to the heritage provisions in Ku-ring-gai Council's Development Control Plan for more detailed development guidelines within a conservation area.

Custom

Custom Field1

Custom Field2

Custom Field3

Custom Field4

Custom Field5

Custom Field6

Admin Code1

Admin Code2

Admin Code3

Stakeholders

Records Retrieved: 0

| Stakeholder Category | Stakeholder Type | Stakeholder Name | Organisation | Position | Mobile | Email |
|----------------------|------------------|------------------|--------------|----------|--------|-------|
| No Results Found | | | | | | |

Notes

Records Retrieved: 0

| Application ID / Stakeholder ID | Type | Date | Added By | Notes | Attachments |
|---------------------------------|------|------|----------|-------|-------------|
| No Results Found | | | | | |

Data Source

The information for this entry comes from the following source:

| | | |
|---------------------------|---------------------|-------------------------|
| Data Source | Record Owner | Heritage Item ID |
| Local Government | Ku-ring-gai Council | 1882687 |
| Internet Available | | Item Redundant |
| True | | |

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to kmc@kmc.nsw.gov.au

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Merged Heritage Items

Merged Heritage Items

Records Retrieved: 0

| Name | Address | Date Merged |
|------------------|---------|-------------|
| No Results Found | | |

Images



Caption: Laneway from Roseville Avenue to Earl Street

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Roseville Golf Course

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Roseville Avenue street fencing (northern side)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Roseville Avenue stone wall (southern side)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 117 Roseville Avenue
Photographer: Ku-ring-gai Council
Copyright Owner: No Credit
Date: 7/27/2023 12:00:00 AM



Caption: 124 Roseville Avenue (2)
Photographer: Ku-ring-gai Council
Copyright Owner: No Credit
Date: 7/23/2023 12:00:00 AM



Caption: 111 and 109 Roseville Avenue

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 99 Roseville Avenue

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 97 Roseville Avenue

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Pathway from Roseville Avenue to Amarna Parade

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Roseville Avenue

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 31 Amarna Parade

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 3 Amarna Parade (2)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Amarna Reserve from Luxor Parade (4)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Amarna Parade

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Luxor Parade stone wall street fencing

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Luxor Parade topography

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Little Digger Track from Luxor to Amarna Parade (2)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 28 Luxor Parade garage

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 26 Luxor Parade (3)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 20 Luxor Parade stone wall street fencing

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 16 Luxor Parade garage

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 14 Luxor Parade sandstone shelf detail

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 14 Luxor Parade entry stairs

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 6 Luxor Parade

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Luxor Parade

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Merlin Street fencing (western side)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Merlin Street planting

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 20 Merlin Street

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 14 and 12 Merlin Street

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 12 Merlin Street fencing

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 5 Merlin Street (2)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Laneway from Merlin Street to Archbold Road

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Merlin Street (2)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 21 Carnarvon Road (2)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 21 Carnarvon Road (2)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 17 Carnarvon Road (2)

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 15 Carnarvon Road

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: 7 and 9 Carnarvon Road

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM



Caption: Carnarvon Road

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 7/27/2023 12:00:00 AM

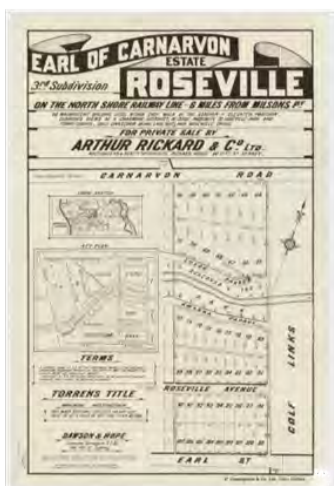


Caption: SLNSW_FL9095334 1926

Photographer: State Library NSW

Copyright Owner: No Credit

Date: 1/1/1926 12:00:00 AM



Caption: SLNSW_FL9102858 c1925

Photographer: State Library NSW

Copyright Owner: No Credit

Date: 1/1/1925 12:00:00 AM



Caption: SLNSW_FL9100604 1923

Photographer: State Library NSW

Copyright Owner: No Credit

Date: 1/1/1923 12:00:00 AM



Caption: SLNSW_FL9100039 1922

Photographer: State Library NSW

Copyright Owner: No Credit

Date: 1/1/1922 12:00:00 AM



Caption: Earl of Canarvon Conservation Area Map

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 8/26/2020 12:00:00 AM



Caption: Clanville Conservation Area Map

Photographer: Ku-ring-gai Council

Copyright Owner: No Credit

Date: 9/2/2020 12:00:00 AM