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## EXECUTIVE SUMMARY

This review makes the following conclusions regarding the 14 potential Heritage Conservation Areas (HCAs) within the northern section of Ku-ring-gai Local Government Area (LGA) from Pymble to Wahroonga, reviewed in this study.

Note that potential heritage items have been identified in most areas for further research, including within those HCAs not recommended to proceed.

Table 1: List of potential Heritage Conservation Areas North and Recommendations

HCA No.	Potential Heritage Conservation Area (HCA) Name	HCA Recommendation	Other Heritage recommendations
16	Pentecost Avenue, St. Ives	Not recommended	Pentecost Avenue Group (14 houses) and 7 other houses recommended for investigation as potential heritage items
17	Pymble	Church Street extension of gazetted section of HCA recommended (a small section of area)	30 sites including 2 churches and Pymble Soldiers Memorial Park recommended for investigation as potential heritage items
18	Avon Road, Pymble	Orinoco Street extension of gazetted section of HCA recommended (a small section of area)	11 sites recommended for investigation as potential heritage items
		Pymble Avenue HCA (a small section of area)	
19	Bobbin Head Road, Pymble	Not recommended	17 sites recommended for investigation as potential heritage items
20	Ku-ring-gai Avenue, Turramurra	Recommended with some boundary adjustments, as extension of gazetted section of Ku-ring-gai Avenue HCA	5 sites recommended for investigation as potential heritage items
21	Kissing Point Road, Turramurra	Not recommended	6 sites recommended for investigation as potential heritage items
22	Challis Avenue, Turramurra	Not recommended	None
23	Warrawee	Recommended with some boundary adjustments	20 sites recommended for investigation as potential heritage items
24	Brentwood Avenue, Turramurra	Not recommended	None
25	Heydon Avenue, Warrawee (rename <i>Heydon Avenue, Warrawee Woodville Avenue/Wahroonga</i> )	Recommended with some boundary adjustments	9 sites recommended for investigation as potential heritage items
26	Mahratta, Wahroonga	Not recommended	37 sites including groups of shops recommended for investigation as potential heritage items
27, 28, 28a	Wahroonga	Recommended with some boundary adjustments as a single Wahroonga HCA. A large portion of HCA 28A and a small eastern portion of HCA27 is recommended to be excluded from the HCA boundary	15 sites including Wahroonga Park and a number of churches recommended for investigation as potential heritage items

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

In July 2010 Paul Davies Pty Ltd were commissioned to undertake a review of fourteen (14) potential Heritage Conservation Areas (HCAs) in the northern half of Ku-ring-gai LGA on behalf of Ku-ring-gai Council.

This report has been prepared to outline the final results of this review.

### 1.2 STUDY AREA

The Study area covers 14 potential HCAs from Pymble to Wahroonga, excluding any sections of these HCAs, which have already been researched in a previous study undertaken for the Ku-ring-gai Town Centres Potential Heritage Conservation Areas Review.

The HCA numbers and names are included in Table 1 in the Executive Summary of this report.

Maps showing the boundaries and locations of the 14 HCAs covered by this study, including the Town Centre area boundaries, are contained in Appendix 1 to this report.

### 1.3 APPROACH AND METHODOLOGY

This review involved the following approach:

- Review of previous studies and historical research. Note most subdivision maps and HCA histories have been sourced from the Godden Mackay Logan Ku-ring-gai Conservation Areas Study 2002 undertaken for Council, which is referred to throughout this report and in Appendix 2.
- Additional historical research has been undertaken for 5 areas
- Detailed fieldwork involving site-by-site note-taking and photography, involving assessment of properties as *contributory*, *neutral* or *uncharacteristic* (in accordance with the definitions of these terms refined through the City of Sydney Council's review of its 53 heritage conservation areas, and which was also used for the Ku-ring-gai Town Centres Potential Heritage Conservation Areas Review in 2008 (as outlined in the Table 2 below). Note that houses with minor alterations such as small attic additions and rear additions, or painting of brickwork, would still be defined as *contributory*. Where brickwork is a defining characteristic of particular housing style –for example Federation Queen Anne or Inter War California Bungalow styles – cement rendering of brickwork would lead to the house being defined as *neutral*.
- Cross reference of the fieldwork data (notes and photography) against 1943 aerial photos: AIA 20<sup>th</sup> Century buildings of significance register; and historical research to identify pre-1943 housing and sites of particular significance within the draft HCA. This process also identified battle-axe lots developed prior to 1943 where that development appears to still be extant (based on comparison of 1943 aerial photos and current satellite images).
- Properties within the 14 draft HCAs were mapped as contributory, neutral or uncharacteristic development (based on detailed fieldwork notes and photographs).
- Decisions with regard to potential HCA recommendations and proposed boundaries based on the mapping and research.
- Lists of newly identified potential heritage items for further investigation within each potential HCA (including HCAs not recommended to proceed) outlined based on mapping and research.

Paul Davies Pty Ltd believes this methodology for determining the integrity of potential HCAs is current best practise. This methodology has been developed over a number of years by the City of Sydney for review of its Heritage Conservation Areas, including the review of the State Heritage Register-listed Millers Point/Walsh Bay area which was undertaken by Paul Davies Pty Ltd in 2005, and a similar methodology was also used for the Ku-ring-gai Town Centres Potential Heritage Conservation Areas Review in 2008.

Table 2: Definitions of Building Contribution ratings for sites within potential HCAs

Building Contribution ratings	
Contributory	Key historical period layer, highly or substantially intact Key historical period layer, altered, yet recognisable and reversible
Neutral	Key historical period layer, altered in form, unlikely to be reversed New sympathetic layer or representative of a new layer
Uncharacteristic	Not from a key historical period layer Uncharacteristic (in either scale or materials / details) New uncharacteristic development (for example modern 5 storey residential flat buildings) Other uncharacteristic development

This Review has also involved:

- Consultation with Council planning staff and the Ku-ring-gai Council Heritage Committee;
- Identification, description and documentation of the visual character of the draft HCAs;
- Identification of the key landscape, streetscape and built form characteristics and visual elements of each draft HCA;
- Identification of Key Periods of Historical Significance for the HCAs
- Heritage Conservation Area recommendations and boundary change recommendations;
- Preparation of Assessments of Significance for each recommended HCA;
- Identification of potential heritage items within each HCA through fieldwork and historical research. The lists of potential heritage items for each HCA are intended to be comprehensive, and include a brief review of previously identified potential heritage items during fieldwork.
- Identification of battle-axe lots recommended for viewing to determine whether these sites should be included on potential heritage item lists for further research. These lots have been identified through comparison of modern satellite and 1943 aerial photos, and from other research. In most cases, the lots have been identified due to the presence of pre-1943 development. Note that not all of these lots would in future be recommended as potential heritage items, they are simply recommended for viewing so that such a determination can be made.
- Preparing State Heritage Inventory data sheets for each recommended HCA, or revision of existing SHI forms for gazetted HCAs recommended for extension.

## 1.4 LIMITATIONS

Fieldwork has not involved automatic access to battleaxe lots. Research identified battleaxe lots where pre-1943 development appears to be extant. Where these battleaxe lots occurred within draft HCAs that, based on other fieldwork data, were to be recommended for listing, property owners were requested to provide access.

Where battleaxe lots have not been viewed, these lots have been left uncoloured on Building Contribution maps, however pre-1943 intact development maps prepared for this study (in Appendix 3) do show battleaxe lots where pre-1943 development appears to remain: recommendations for viewing of particular battleaxe lots have been made from this information.

## 1.5 AUTHOR IDENTIFICATION

Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041, prepared this report.

Chery Kemp, Heritage Specialist, and Amelia Parkins, Graduate Architect, Paul Davies Pty Ltd undertook all fieldwork. Chery Kemp authored this report. Nick Jackson, Historian, undertook additional historical research on 5 areas: HCA numbers 16, 19, 20, 21 and 22. Paul Davies, Director Paul Davies Pty Ltd provided overview of the study conclusions.

## 1.6 ACKNOWLEDGEMENTS

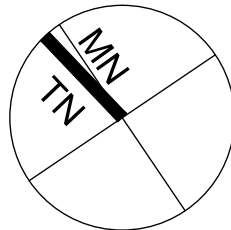
The assistance of the following persons in the undertaking of this Review is gratefully acknowledged:

- Anne Higham of the Australian Institute of Architects (NSW Chapter) for provision of updated 20<sup>th</sup> century buildings of significance register for Ku-ring-gai LGA;
- Zeny Edwards for loan of her notes on Pymble;
- Andreana Kennedy and other Ku-ring-gai Council staff;
- Jennifer Harvey and Kathie Rieth, Ku-ring-gai Historical Society, for their generous sharing of their time and research, and the Ku-ring-gai Historical Society generally, for the useful research in their journal The Historian and other publications.

Appendix I – Architectural Drawings, Marchese Partners 2012



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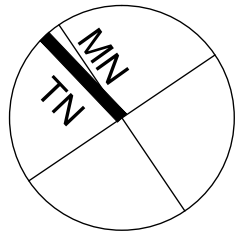
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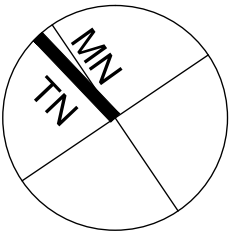
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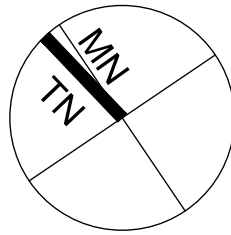
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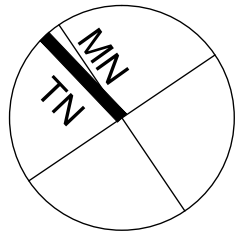
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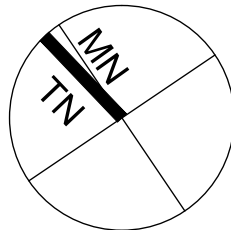
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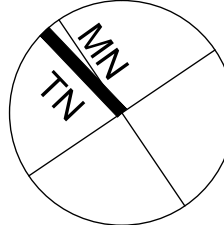
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BUILDING 4  
LEVEL B2

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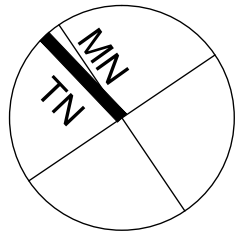
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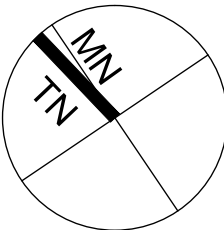
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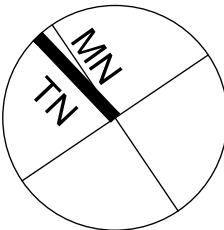


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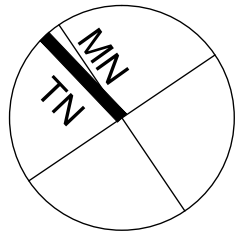
PROJECT  
PROPOSED RESIDENTIAL  
DEVELOPMENT  
AVON ROAD, PYMBLE

DRAWING TITLE  
**FLOOR PLAN  
LEVEL +147**

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JOB No: 12009	DRAWING No: DA2.10	ISSUE P1	



RAILWAY



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P1	14.11.12	PRELIMINARY ISSUE FOR INFORMATION	PS
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PROJECT  
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DRAWING TITLE  
FLOOR PLAN  
LEVEL +150

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