



**Proposed Residential Flat Building with Infill Affordable Housing, 12-16 Bent St,
Lindfield—SSD-78156462**

Statement of Heritage Impact

FINAL Report

Prepared for Sundale Northland Development Pty Ltd

28 March 2025

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Document information

Report to:	Sundale Northland Development Pty Ltd
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Biosis project no.:	41799
File name:	41799.12-16.Bent.St.Lindfield.SoHI.FIN01.20250328
Citation:	(Biosis 2025a)12-16 Bent Street, Lindfield Statement of Heritage Impact. Report prepared for Sundale Northland Development Pty Ltd. Author: Ahmed, S. Biosis Pty Ltd, Sydney, NSW. Project no. 41799

Document control

Version	Internal reviewer	Date issued
Draft Version 01	Don Wallace	05/03/2025
Final version 01	Don Wallace	28/03/2025

Acknowledgements

Biosis acknowledges the contribution of the following people and organisations in undertaking this study:

- Sundale Northland Development Pty Ltd: Phil Choy

Biosis staff involved in this project were:

- Sunday de Joux (project management)
- Sakia Ahmed & Don Wallace (assistance in the field)
- Azka Abid (mapping)
- Don Wallace (quality assurance)

Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.

We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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Summary

Biosis Pty Ltd (Biosis) was commissioned by Sundale Northland Development Pty Ltd (Sundale) (the client) to undertake a statement of heritage impact (SoHI) of for a proposed Residential Flat Building (RFB) with infill affordable housing at 12-16 Bent Street, Lindfield NSW 2070. , The study area is located in the Ku-Ring-Gai Local Government Area (LGA) approximately 10 kilometres northwest of the Sydney central business district (CBD) and comprised of Lot 1 DP960014, Lot 1 DP960015, Lot 1 DP935936, Lot 3 DP1226294 and Lot 1 DP318518 (study area). The proposed development includes:

- Site preparation works, including demolition of existing structures, bulk excavation, and tree removal.
- Construction and operation of a mixed-use development including:
 - Residential apartments, gym and communal garden on Level 1.
 - Mixed residential units, accommodating 117 units with 29 affordable housing units.
 - Three (3) basement levels and one (1) ground level car park including car and bicycle parking.
- Associated services and infrastructure installation/augmentation
- Landscaping including a communal garden to the rear.

The proposed development will be assessed in accordance with Part 4 of the NSW *Environmental Planning and Assessment Act 1972* (EP&A Act). The *State Environmental Planning Policy (SEPP) (Housing) Amendment (Transport Oriented Development) (TOD) 2024* stipulates that under the EP&A Act the study area falls within a TOD zone, as it sits within 400 metres of the Lindfield Railway Station.

Objectives of this report

The requirements for environmental assessment as identified in the SSD (SSD-78156462) that fall under the In-fill Affordable Housing Industry Specific Planning Secretary's Environmental Assessment Requirements (SEARs) directly responds to the relevant SEARs outlines in Table 1 below:

Table 1 SEARs compliance table

Item	SEARs requirement	Report section / response
22	Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	This report and HAA ¹

This report assesses the impacts of the proposed project on the heritage significance of environmental heritage (heritage items or heritage conservation areas listed on a statutory heritage list). The objectives have been to:

- Confirm if there is environmental heritage on site.
- Identify any heritage items or heritage conservation areas in the vicinity of the study area and assess the proposed project's potential impacts on the heritage values of those items.

¹ (Biosis 2025b)

- Recommend measures to mitigate any significantly adverse heritage impacts on items of environmental heritage.

Findings

This report has assessed the heritage impacts of the proposed development on the heritage significance of environmental heritage (heritage items listed on a statutory heritage list).

The proposed development is not on land that is a heritage item or conservation area on any statutory list.

Under the provisions of clause 5.10(5) of the Ku-ring-gai LEP, the impacts of development on the heritage values of heritage items that are near the development must be assessed. The heritage item and the heritage conservation area in the vicinity of the study area are:

- Dwelling house, 28 Bent St, Lindfield (Item No. I416)
- Balfour Street / Highfield Road Conservation Area (Item No. C29)

The proposed development is in the central portion of the street block between Woodford Lane and Newark Crescent. Recent developments at 18-20 Bent Street and 22 Bent Street are closer to the heritage item and have mediated the relationship between the proposed development and the heritage item.

The views to and from the Balfour Street/Highfield Road Conservation Area will be retained from the proposed development as the proposed development sits behind the conservation area.

The potential heritage impacts of the proposed development on the nearby heritage items are minor and acceptable: therefore, no mitigation is recommended.

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Definitions

Biosis	Biosis Pty Ltd
BP	Before Present (i.e. 1950)
c.	Circa
CBD	Central Business District
CHL	Commonwealth Heritage List
The client	Sundale Northland Development Pty Ltd—Sundale in short
DCP	Development Control Plan
DCCEEW (Cth)	Commonwealth Department of Climate Change, Energy, the Environment and Water
DCCEEW (NSW)	NSW Department of Climate Change, Energy, the Environment and Water
DP	Deposited Plan
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999 (Cth)</i>
FRNSW	Fire and Rescue NSW
HAA	Historical Archaeological Assessment
Heritage NSW	Heritage Division, Heritage NSW, Department of Climate Change, Energy, the Environment and Water
Heritage Act	<i>Heritage Act 1977 (NSW)</i>
LEP	Local Environmental Plan
LGA	Local Government Area
NHL	National Heritage List
NSW	New South Wales
The project	Mixed Use Housing Development (SSD-78156462)
SEARs	Planning Secretary's Environmental Assessment Requirements
SHI	State Heritage Inventory
SHR	State Heritage Register
SoHI	Statement of Heritage Impact
SSD	State Significant Development
Sundale	Sundale Northland Development Pty Ltd
Study area	The area of the proposed development identified in 12-16 Bent St, Lindfield NSW composing Lot 3 DP 1226294, Lot 1 DP 318518, Lot 1 DP 935936, Lot 1 DP 960015 and Lot 1 DP 960014

1 Introduction

1.1 Project background

This report has been prepared for Sundale as part of the Environmental Impact Statement (EIS) of a SSD (SSD-78156462). The proposed development is a 10-storey residential flat building with infill affordable housing at 12-16 Bent Street, Lindfield (the study area—see Figure 1). The proposed development will be assessed in accordance with Part 4 of the NSW *Environmental Planning and Assessment Act 1972* (EP&A Act).

1.2 Location of the study area

The study area is identified as 12-16 Bent St, Lindfield. It is located within the Ku-ring-gai Local Government Area (LGA) and is comprised of five (5) lots with an area of about 4,324m². Its frontage to Bent Street to the north is about 60 metres long (Table 2 and Figure 1).

Table 2 Study area lots

Legal description	Address
Lot 3 DP 1226294	12 Bent Street
Lot 1 DP 318518, Lot 1 DP 935936 and Lot 1 DP 960015	14 Bent Street
Lot 1 DP 960014	16 Bent Street

1.3 Scope of assessment

The requirements for environmental assessment as identified in the SSD (SSD-78156462) that fall under the In-fill Affordable Housing Industry Specific Planning Secretary's Environmental Assessment Requirements (SEARs) directly responds to the relevant SEARs outlines in Table 3 below:

Table 3 SEARs compliance table

Item	SEARs requirement	Report section / response
22	Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	This report and HAA ²

This report assesses the impacts of the proposed project on the heritage significance of environmental heritage (heritage items or heritage conservation areas listed on a statutory heritage list). The objectives have been to:

- Confirm if there is environmental heritage on site.
- Identify any heritage items or heritage conservation areas in the vicinity of the study area and assess the proposed project's potential impacts on the heritage values of those items.

² (Biosis 2025b)

- Recommend measures to mitigate any significantly adverse heritage impacts on items of environmental heritage.

1.4 Inspection

On 11 February 2025, Don Wallace (Principal Built Heritage) and Sakia Ahmed (Built Heritage Consultant) viewed the study area's context including the settings of heritage items and heritage conservation areas. The inspection was limited to the public domain.

1.5 Proposed project

The proposed project seeks development consent for the following:

- Site preparation works, including demolition of existing structures, bulk excavation, and tree removal.
- Construction and operation of a mixed-use development including:
 - Residential apartments, gym and communal garden on Level 1.
 - Mixed residential units, accommodating 117 units with 29 affordable housing units.
 - Three (3) basement levels and one (1) ground level car park including car and bicycle parking.
- Associated services and infrastructure installation/augmentation
- Landscaping including a communal garden to the rear.

1.6 Limitations

As the study area is not itself a heritage item, the potential heritage values of buildings that remain on the site have not been assessed.

Historical archaeological potential and potential impacts upon it have not been assessed in this report. Biosis has prepared a Historical Archaeological Assessment (HAA) under separate cover.

Aboriginal cultural values and Aboriginal archaeology have not been addressed as a part of this report but are covered in the Aboriginal Cultural Heritage Assessment being prepared by Biosis.

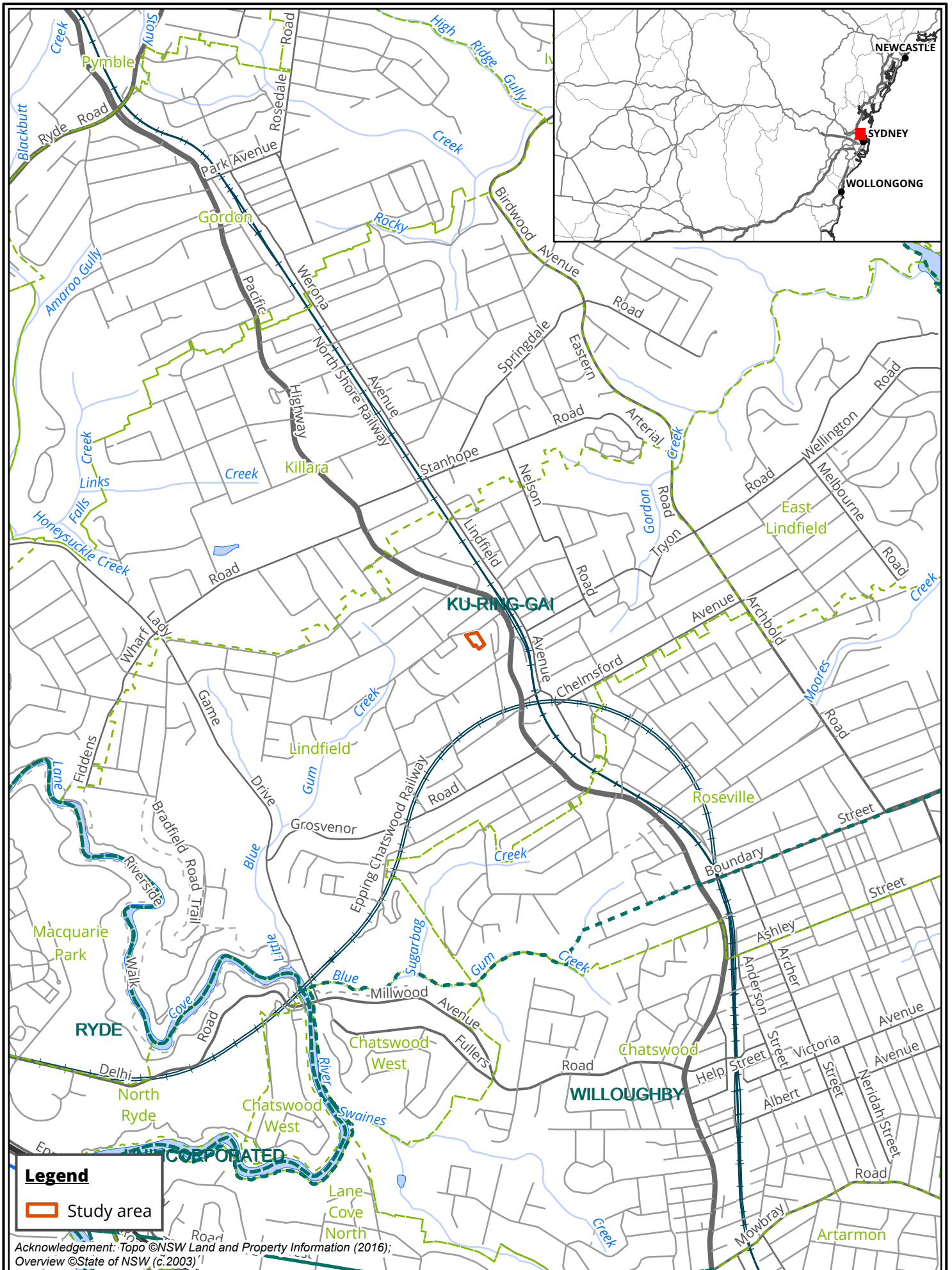
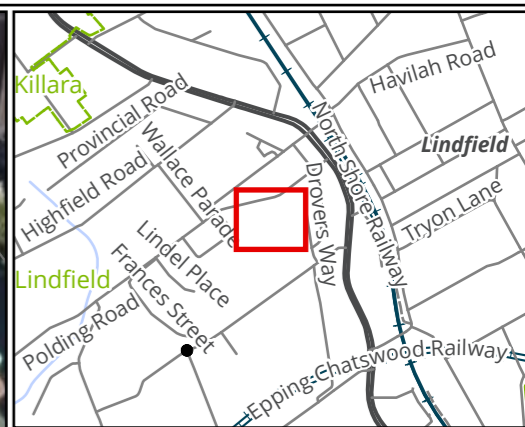


Figure 1 Location of the study area

Matter: 41799, Date: 13 January 2025,
 Prepared for: SDJ, Prepared by: AA., Last edited by: aabid
 Location: P:\41700s\41799\Mapping\41799_12-16BentSt_HAA
 Layout: 41799_SoHI_F1_Locality

0 200 400 600 800 1,000
 Metres
 Scale 1:25,000@A4, GDA2020 MGA Zone 56





Legend



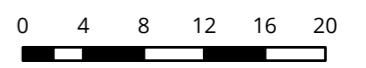
-  Study area
-  Lot

Figure 2 Study area detail



Scale: 1:500 @ A3
Coordinate System: GDA2020 MGA Zone 56



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41799_12-16BentSt_HAA
Layout: 41799_SoHL_F2_StudyArea

2 Statutory framework

In NSW cultural heritage is managed in a three-tiered system: national, state and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals relevant to the proposed development.

2.1 *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides for the protection of Australia's natural and cultural heritage. The EPBC Act is administered by the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW(Cth)). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains places of outstanding significance and define 'critical moments in our development as a nation'.
- The Commonwealth Heritage List (CHL) contains natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth.

There are no NHL places within the study area. There is no indication of National Heritage values in the study area.

There are no CHL places within the study area. As the land is not owned or managed by the Commonwealth, the place cannot be a Commonwealth Heritage place.

The project is not a Matter of National Environmental Significance requiring further assessment under the EPBC Act with respect to historic heritage.

2.2 *Heritage Act 1977 (NSW)*

Protection of heritage in NSW is principally provided for in the *Heritage Act 1977* (Heritage Act) which was enacted to—among other things—promote an understanding of and encourage the conservation of NSW heritage. The Heritage Act defines 'environmental heritage' as meaning:

those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance.

The Act is administered by Heritage NSW within the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW(NSW)). Key provisions relevant to development include:

- the listing of places of State heritage significance on the State Heritage Register (SHR),
- the listing of places on State Agency Heritage Conservation Registers (S170 Registers), and
- the identification and management of archaeological 'relics'.

2.2.1 *State Heritage Register*

Protection of items of State significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the Heritage Act.

There are no items listed on the SHR within the study area. Further, the Heritage Act does not provide for the assessment of impacts on the heritage values of a SHR place arising from development outside a SHR place—compare with the LEP provisions for ‘vicinity controls’ discussed in section 2.3.1 below.

The nearest SHR item is located across the Pacific Highway and the railway about 800 metres to the northwest—the Tryon Road Uniting Church (SHR No 01672).

2.2.2 Section 170 Heritage and Conservation Registers

Section 170 of the Heritage Act provides that a government instrumentality shall establish and keep a Heritage and Conservation Register of items of environmental heritage that are owned and occupied by the agency. Such registers are known as S170 Registers.

It is understood that the study area is not vested in or owned or occupied by, or subject to the control of, a responsible Minister for a NSW state agency or a NSW state agency. If that is the case, the study area cannot be listed on a S170 Register.

2.2.3 Archaeology

Division 9 of the Heritage Act provides for the protection of certain relics including deposits, artefacts, objects or material evidence—often termed ‘archaeology’. As mentioned in section 1, Biosis has prepared a HAA which should be referred to for statutory requirements related to archaeology.

2.3 Environmental Planning and Assessment Act 1979

2.3.1 Environmental Planning Instruments

The EP&A Act provides for the making of Environmental Planning Instruments (EPIs) including state Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs). The principal LEP that applies to the study area’s land is the *Ku-ring-gai Local Environmental Plan 2015 (Ku-ring-gai LEP)*.

Various SEPPs also apply to the land of the study area. Of particular importance for this development is the *State Environmental Planning Policy (Housing) 2021 (SEPP Housing)* as the study area is within a Transport Oriented Development Area (TODA) and the SSD application will be made under that SEPP.

2.3.2 State Environmental Planning Policy (Housing) 2021

SEPP Housing’s Chapter 5 provides for TOD. The chapter’s aims are:

- (a) to increase housing density within 400m of existing and planned public transport,*
- (b) to deliver mid-rise residential flat buildings, seniors housing in the form of independent living units and shop top housing around rail and metro stations that—*
 - (i) are well designed, and*
 - (ii) are of appropriate bulk and scale, and*
 - (iii) provide amenity and liveability,*
- (c) to encourage the development of affordable housing to meet the needs of essential workers and vulnerable members of the community.*

Within Ku-Ring-Gai LGA, a TODA is generally land within 400m of a railway or metro station that is not a heritage item. The whole of the study area is a TODA.

If there is an inconsistency between SEPP Housing's Chapter 5 and another provision of the SEPP (Housing) or another environmental planning instrument, Chapter 5 prevails to the extent of the inconsistency.

The primary inconsistencies between SEPP Housing's Chapter 5 and the Ku-ring-gai LEP relate to the permissible maximum building height and maximum floor space ratio (FSR). The maximum building height under the SEPP is between 22 metres and the maximum FSR is 2.5:1. The study area's maximum height under the Ku-ring-gai LEP is lower and less dense at 17.5 metres and the FSR is 1.3:1 respectively. The SEPP height and FSR prevail over the LEP.

2.3.3 Ku-ring-gai Local Environmental Plan 2015

The Ku-ring-gai LEP's Heritage Conservation clause 5.10's objectives are to:

- (a) to conserve the environmental heritage of Ku-ring-gai,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The environmental heritage of Ku-Ring-Gai is listed in Schedule 5 of the Ku-ring-gai LEP where it includes heritage items and heritage conservation areas. (Environmental heritage also includes places listed on the SHR—see above.)³ No land within the study area is listed as a heritage item nor is it within a heritage conservation area.

Clause 5.10 (5) of Ku-ring-gai LEP provides that:

- The consent authority may, before granting consent to any development—*
- (a) on land on which a heritage item is located, or*
 - (b) on land that is within a heritage conservation area, or*
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

A heritage management document under clause 5.10(5) would ordinarily take the form of a SoHI.

The study area is in the vicinity of the following items listed on the Ku-ring-gai LEP:

- Dwelling house, 28 Bent St, Lindfield (Item No. I4 16)
- Balfour Street Highfield Road Conservation Area (Item No. C29)

³ NSW Government 2015

The heritage values of these heritage items, as summarised in their 'statements of significance', are set out in Table 4. There are other heritage items relatively near to the study area but these do not have visual or historical connections with the area.

The potential impacts of the proposed project on the heritage values of these heritage items are set out in Section 5.

2.3.4 Ku-ring-gai Development Control Plan 2023

The *Ku-ring-gai Development Control Plan* (Ku-ring-gai DCP) outlines built form controls to guide development.⁴ The Ku-ring-gai DCP supplements the provisions of the Ku-ring-gai LEP. Part 19 of the Ku-ring-gai DCP deals with 'heritage items and heritage conservation area'. Outlined in 'introduction' of Ku-ring-gai DCP:

For any works within the 'vicinity of a heritage item or heritage conservation area identified in Ku-ring-gai LEP', a statement of heritage impact is required.



This SoHI is provided in satisfaction of the above control and in satisfaction of the Ku-ring-gai LEP's clause 5.10(5). Part 19F of the Ku-ring-gai DCP provides specifically to 'Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)' and has been considered in the impact assessment in Section 5.

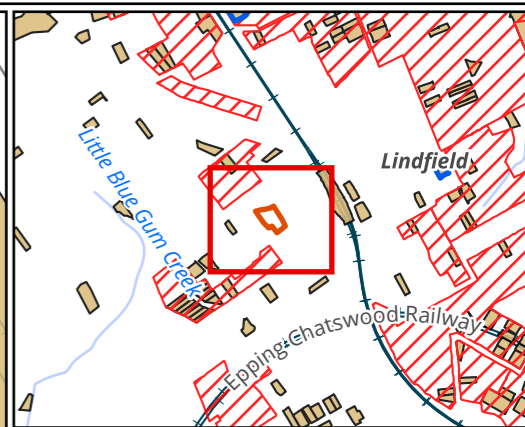
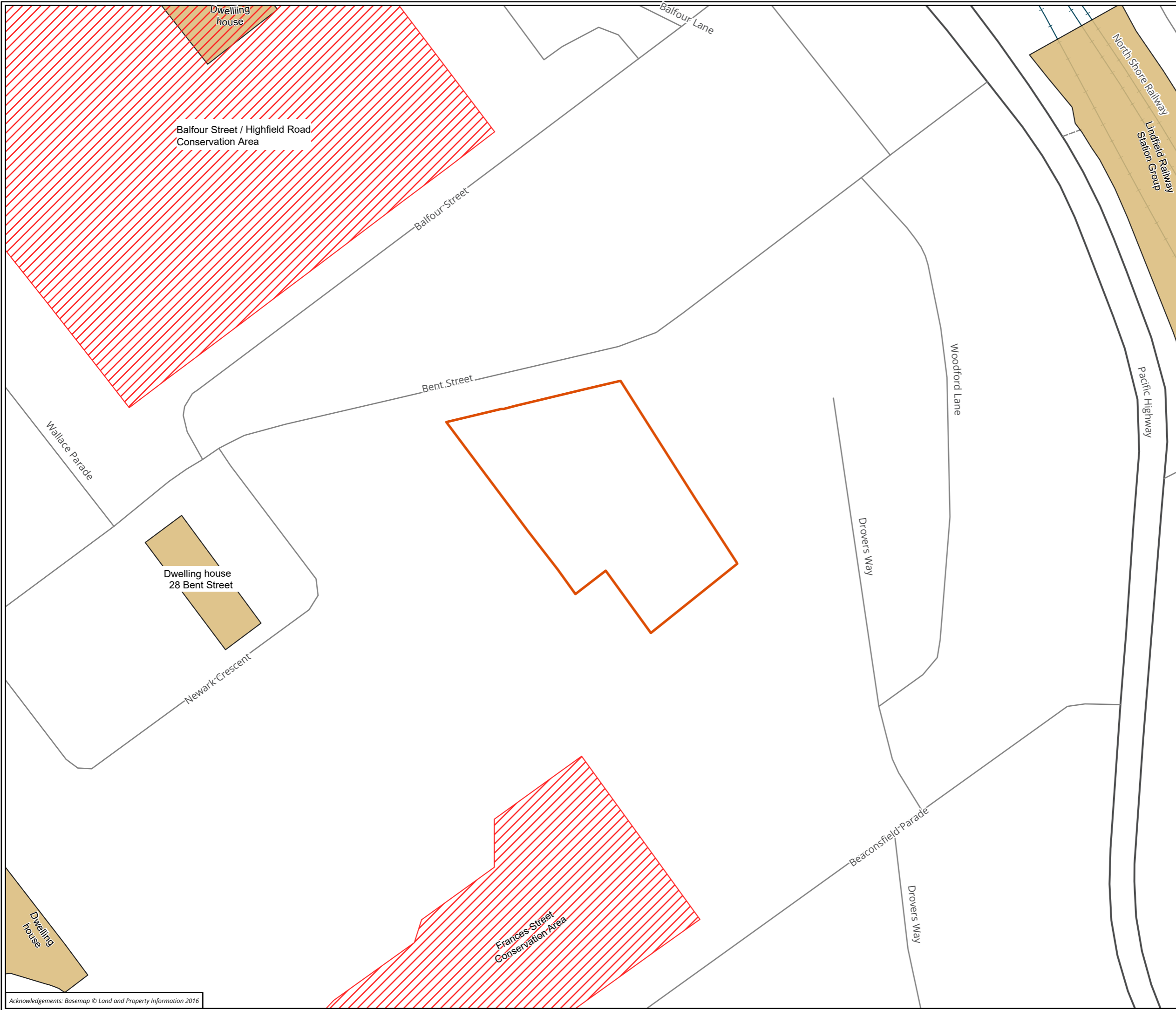
2.4 Summary of heritage listings

A summary of heritage listings in the vicinity of the study area is presented in Table 4 and Figure 3. As discussed above, there are no heritage items listed on any heritage register within the study area.

⁴ (Ku-ring-gai Council 2024)

Table 4 Summary of heritage items listed in the Ku-ring-gai LEP within the vicinity of the study area

Item number	Item name	Address / Property description	Statement of Significance	
<p>I416 Ku-ring-gai LEP 2015</p>	<p>Dwelling house</p>	<p>28 Bent St, Lindfield</p>	<p>“The property is significant as part of the early residential development of the suburb of Lindfield and as part of the early development of “JH Park’s Subdivision, Lindfield”. Although having undergone some modifications to the original building, the house remains largely intact externally with its original inter-war bungalow stylistic detailing. The deep setback and mature palm trees at the front of the house contribute to the streetscape character as the original curtilage to this early twentieth century residence.”</p>	
<p>C29 Ku-ring-gai LEP 2015</p>	<p>Balfour Street / Highfield Street Conservation Area</p>	<p>Lindfield</p>	<p>“Historically, the area represents the residential development of Lindfield in the early twentieth century following the opening of the North Shore rail line. The area demonstrates the subdivision of large land grants from the early nineteenth century, driven by the increased population of the area resulting from the improved access brought about by the railway.</p> <p>Aesthetically, the area contains an important collection of intact Federation Queen Anne style housing, located on the northern side of Balfour Street. The area also includes the Holy Family Catholic Church constructed in 1940, and the school at 2-4 Highfield Road (corner Pacific Highway). The school includes 7 Balfour Street, one of the intact groups of Balfour Street Federation Queen Anne style houses. The area contains the presbytery associated with the Holy Family Church at 10 Highfield Road.</p> <p>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.”</p>	






- Legend**
-  Study area
 - Local Environmental Plan**
 -  Conservation Area - General
 -  Item - General

Figure 3 Heritage items in the vicinity of the study area

0 10 20 30 40 50
 Metres
 Scale: 1:1,200 @ A3
 Coordinate System: GDA2020 MGA Zone 56



Matter: 41799, Date: 05 March 2025,
 Prepared for: SA, Prepared by: AA., Last edited by: aabid
 Location: P:\41700s\41799\Mapping\
 41799_12-16BentSt.Lindfield_SSD_ACHA&SoHI_v2
 Layout: 41799_SoHI_F3_HeritageItems

Acknowledgements: Basemap © Land and Property Information 2016

3 Brief history of the study area

This section provides a brief history of the study area. It does not assess the heritage values of study area. For a more comprehensive discussion of the history of development and use of the land within the study area refer to the HAA.

3.1 Historical overview

The name Lindfield means 'a clearing in the lime forest,' however the suburb was likely named after the cottage "Lindfield," built in 1884 by early colonial resident Francis John List. It is assumed that he coined the name from the town Lindfield in Sussex, England, which may have been his town of origin.⁵ (Figure 4).



Figure 4 Photograph of the original Lindfield Cottage (Source: accessed via A special advertising focus on Lindfield 1992)

The economy in 19th century Lindfield was initially centred around the timber industry, exploiting the abundant forests and suitable tree species in the region. The first colonial land-use in the region was an extension of the government Lane Cove Sawing Establishment which encroached into the Ku-Ring-Gai area between 1805 and 1809. It is possible that the study area was included in the Lane Cove Sawing Establishment operations,⁶ however a Gordon Parish map from 1835 places the establishment's 'estate' more west along the east bank of Lane Cove River (Figure 5).

⁵ (Edwards & Rowland 2012)

⁶ City Plan 2023



Figure 5 Gordon parish map dated to 1835 showing the study area (approximate location indicated with orange arrow) (Source: [54] Gordon. Sur. Gen.'s Office Sydney 1835, accessed via Historical Land Records Viewer [HLRV])

After the timber industry diminished it was supplanted by agricultural pursuits, exploiting the newly cleared lands. Orcharding and farming becoming the primary local industries from the 1840s onwards and local infrastructure improved to service these growing industries and communities.⁷ Gordon Road (renamed Lane Cove Road in 1926 and later to Pacific Highway) emerged as Lindfield's main arterial road in the second half of the 19th century, and the Lindfield train station opened 1 January 1890 (Figure 6).⁸

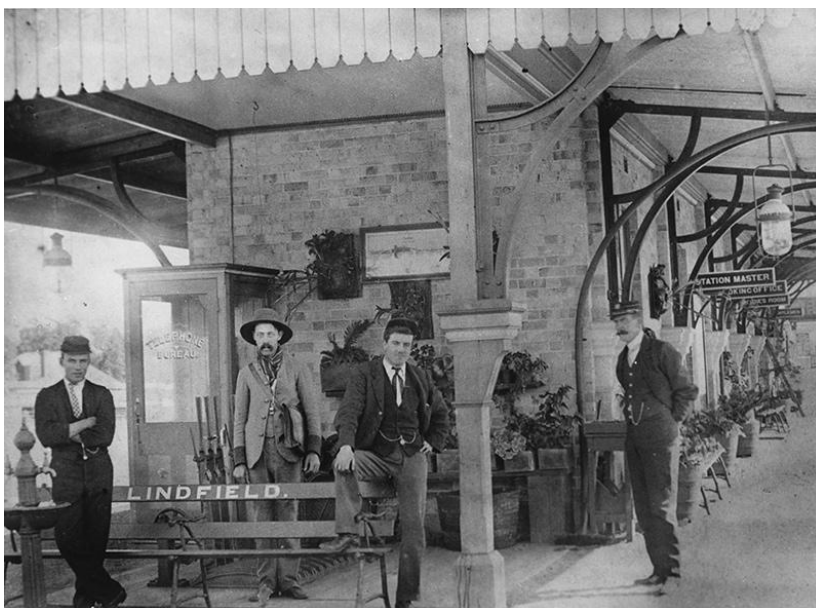


Figure 6 Photograph of Lindfield Railway Station taken c.1910 (Source: 'Lindfield Railway Station ca.1910', c.1910)

After the opening of the Lindfield train station and the North Shore Railway, the suburb's population began to grow. The Gordon Park Estate subdivision was the earliest large-scale subdivision in 1881, with Lindfield Park

⁷ Edwards & Rowland 2012

⁸ Ku-ring-gai Historical Society n.d., City Plan 2023

following in 1894. By the early 20th century, the suburb was much more established with its own post office opening in 1930, its first school opening in 1903, and the Lindfield Picture Theatre opening in 1926, along with various shops and clubs being established.⁹

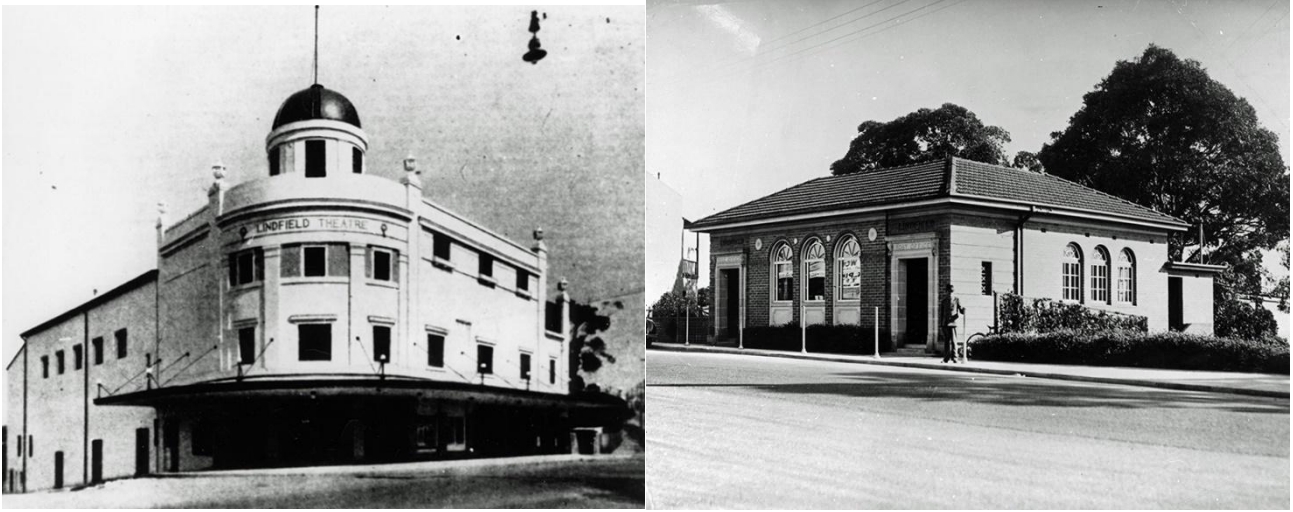


Figure 7 The Lindfield Picture Theater in 1928 (left) and the Lindfield Post Office c.1930 (right)
(Source: accessed via *Scenes from Lindfield and Roseville*, n.d.)

3.2 Early development (1831 to 1943)

The study area was contained within a 100-acre grant awarded to George Cadby in 1831¹⁰ by Governor Darling and was purchased by Henry Robson Robley and Timothy Surr of London in 1838¹¹. The study area was later part of the Lindfield Park subdivision advertised in 1894 (Figure 9). Of the 40 lots put to auction that April, two fell within the study area: Portions 5 and 6. The study area was part of the Gordon Park subdivision advertised in 1881 (where the land fronting the Beaconsfield Parade was laid out and later was surveyed in the Lindfield Park subdivision in 1894. Of the 40 lots put to auction, two fell within the study area: Portions 5 and 6.

⁹ Edwards & Rowland 2012, City Plan 2023

¹⁰ NSW Government Gazette 1838

¹¹ Primary Application 750 (1865), accessed via HLRV, 12 February 2025

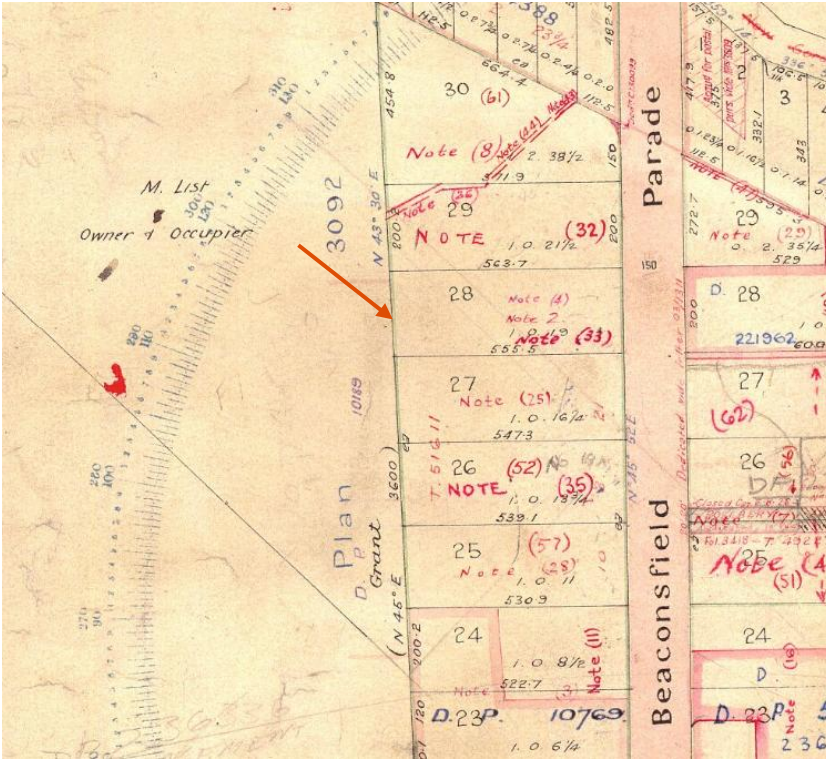


Figure 8 Gordon Park Subdivision map from 1881 with the study area indicated in orange arrow (Source: Miller 1881)

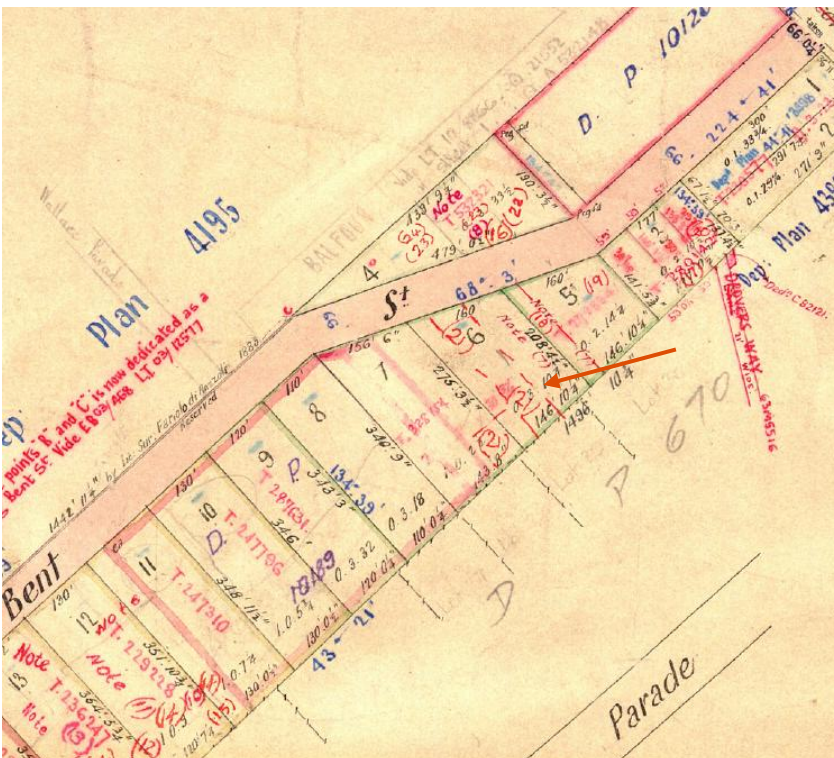


Figure 9 Lindfield Park Subdivision map from 1894 with the study area indicated in orange arrow (Source: Miller, John 1894)

12 Bent Street

Lot 3 DP 1226294 was initially part of Portion 5 of DP 3092 owned by David Farr and was later part of the property inherited by Julia Syme. She transferred the lot to Frederick Lyman Syme, one of her sons, in 1926. Frederick Syme sold the property to Alice Maude Tayler in 1939 and it remained in her ownership until 1952.¹² In the aerial imagery dated 1943 a house is visible within the property, however the available historical record does not indicate if it was constructed for Julia and/or Frederick Syme in the 1920s, or Alice Tayler in 1939-1943 (Figure 10). A building application for the construction of a new residence¹³ and swimming pool in the courtyard¹⁴ was submitted in 1977 by Wakeford Investment Pty Ltd. A further complying development certificate was issued in 2014 for the demolition of the existing dwelling and structures on site.¹⁵

¹² Certificate of Title Volume 3056 Folio 219 (1920), accessed via HLRV, 14 January 2025, DEATH OF DR. A. J. SYME. 1914

¹³ Ku-ring-gai Council 1977a

¹⁴ Ku-ring-gai Council 1977

¹⁵ Ku-ring-gai Council 2014



Figure 10 Aerial imagery of the study area (outlined in orange) from 1943 (Source: NSW Spatial Services 2024)



Figure 11 Aerial imagery of the study area (outlined in orange) from 1986 (Source: NSW Spatial Services 2024)

14 Bent Street

14 Bent Street was formerly part of Portion 5 of DP 3096, which was purchased in 1898 by English-born police constable, David Farr. Farr is noted as having been stationed as a constable in North Sydney from 1899.¹⁶ Assuming he lived locally, this places the construction of his residence at 14 Bent Street as early as c.1898-1899. Farr sold his house to Alfred Charles Dawson in 1910, a mercantile clerk and insurance officer¹⁷ who also purchased the adjacent narrow Lot 1 DP 960015 in 1918¹⁸ and the portion of the study area within DP 670 (currently Lot 1 DP 318518) in 1920.¹⁹ In the aerial imagery from 1943 the house at 14 Bent Street is visible along with a tennis court and a garden in the rear (Figure 10). By 2005, the tennis court has been replaced by turf area (Figure 13).

¹⁶ MISSING POLICEMAN. 1913

¹⁷ Certificate of Title Volume 2056 Folio 100 (1910), accessed via HLRV, 14 January 2025

¹⁸ Certificate of Title Volume 2867 Folio 17 (1918), accessed via HLRV, 14 January 2025

¹⁹ Certificate of Title Volume 3138 Folio 73 (1920), accessed via HLRV, 14 January 2025

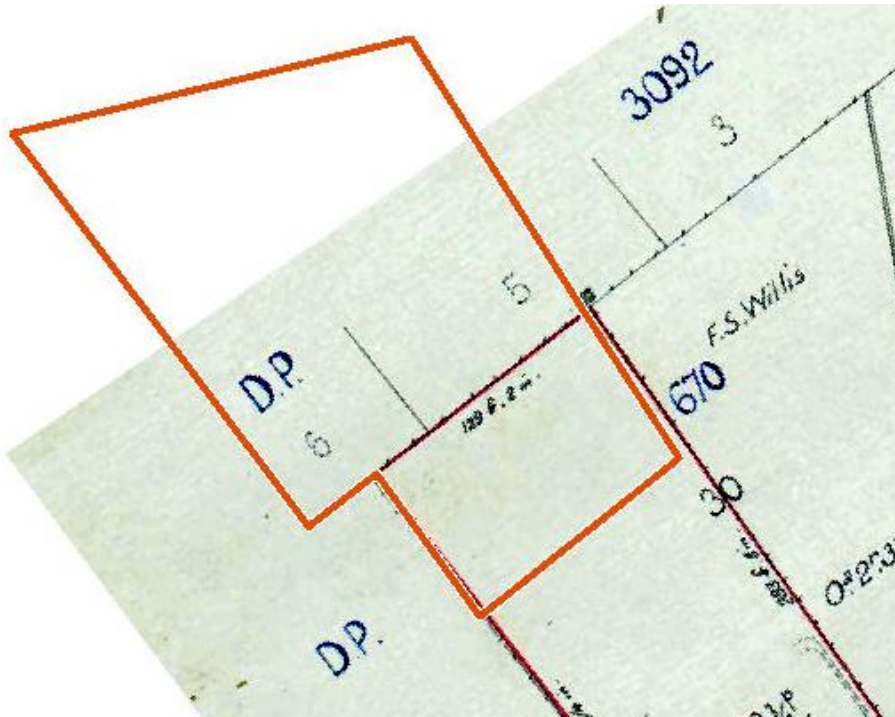


Figure 12 Map of Portion 30 of DP 670 with the study area in orange (Source: Certificate of Title Volume 1765 Folio 221 (1907), accessed via HLRV 14 January 2025)



Figure 13 Aerial imagery of the study area (outlined in orange) from 2005 (Source: NSW Spatial Services 2024)

16 Bent Street

The house at 16 Bent Street (located in Lot 1 DP 960014) was likely constructed for Augustus Joseph Syme, a doctor of dentistry who purchased Portion 6 of DP 3092 in 1901.²⁰ Syme immigrated to Australia from the United States of America in 1881 with his American wife Julia Anna Syme and resided within the study area between c.1901 until his death in 1913. They named their house “Newark” after the city in New Jersey, from which Dr Syme originated.²¹

Julia inherited her husband’s estate including Lot 3 DP 1226294.²² She resided there until 1921 and was then recorded as living on the other side of Bent Street at no. 19 to which it appears to have taken the name ‘Newark’. She died at the ‘Newark’ in 1935²³.

²⁰ Certificate of Title Volume 1372 Folio 18 (1901), accessed via HLRV, 14 January 2025

²¹ DEATH OF DR. A. J. SYME. 1914, AUGUSTUS J. SMYE. 1915

²² Certificate of Title Volume 1372 Folio 18 (1901), Certificate of Title Volume 3056 Folio 279 (1920), accessed via HLRV, 14 January 2025, (The Daily Telegraph 1915)

²³ The Sydney Morning Herald (NSW : 1842 - 1954) n.d.

4 The proposed project

4.1 Proposed project

The proposed development includes demolition of all existing structures within the study area, excavation for three basement levels and the construction of a residential development with some affordable housing. 25 trees will be retained. All other vegetation would be removed.

The project is comprised of:

- Site preparation works, including demolition of existing structures, bulk excavation, and tree removal.
- Construction and operation of a mixed-use development including:
 - Residential apartments, gym and communal garden on Level 1.
 - Mixed residential units, accommodating 117 units with 29 affordable housing units.
 - Three (3) basement levels and one (1) ground level car park including car and bicycle parking.
- Associated services and infrastructure installation/augmentation
- Landscaping including a communal garden to the rear.

4.2 Referenced documentation

Drawings describing the proposed development have been prepared by architects PTW²⁴. Those considered in assessing impacts on nearby heritage items are listed in Table 5 below.

Table 5 Referenced documentation describing the proposal

Number	Title	Date	Revision
A1-0000	Cover	03.03.2025	A01
A1-0001	Perspective	03.03.2025	A01
A1-0100	Development Data	03.03.2025	A01
A1-0200	Site Analysis	03.03.2025	A01
A10010	Site Plan	03.03.2025	A01
B10000	Basement Level 3 Floor Plan	03.03.2025	A01
B10010	Basement Level 2 Floor Plan	03.03.2025	A01
B10020	Basement Level 1 Floor Plan	03.03.2025	A01
B10030	Ground Level Floor Plan	03.03.2025	A01
B10040	Level 1 Floor Plan	03.03.2025	A01
B10050	Level 2 Floor Plan	03.03.2025	A01
B10060	Level 3 Floor Plan	03.03.2025	A01

²⁴ (PTW Architects 2024)

Number	Title	Date	Revision
B10070	Level 4 Floor Plan	03.03.2025	A01
B10080	Level 5 Floor Plan	03.03.2025	A01
B10090	Level 6 Floor Plan	03.03.2025	A01
B10100	Level 7 Floor Plan	03.03.2025	A01
B10110	Level 8 Floor Plan	03.03.2025	A01
B10120	Level 9 Floor Plan	03.03.2025	A01
B10130	Level 10 Floor Plan	03.03.2025	A01
B10140	Roof Plan	03.03.2025	A01
C1-0010	E-W Elevation	03.03.2025	A01
C1-0020	N-S Elevation	03.03.2025	A01
C9-0010	Materials and Finishes Board	03.03.2025	A01
D10010	Sections A-A	03.03.2025	A01
D10020	Sections B-B	03.03.2025	A01
D10030	Sections C-C	03.03.2025	A01
Q2-0010	Platinum / Silver Apartment	03.03.2025	A01

4.3 Architect's design statement

The proponent has provided the SSD Verification Statement as follows:

Neša Marojević, Director and Megumi Sakaguchi, Senior Associate of PTW Architects directed the design of the SSD. Neša Marojević is registered as an NSW architect #11274 and Megumi Sakaguchi is registered as an NSW Architect #9391, in accordance with the Architects Act 2003.

They confirm that in their professional opinion the proposed design is consistent with the design quality principles for residential apartment development set out in Schedule 9 of the Housing SEPP and has been designed with regard to the Apartment Design Guide (ADG).



Autodesk Docs://Bent Street Lindfield / PA030530DA-PTW-AR-ZZ-M-A-1000.rvt

Key Plan:

Drawing Disclaimer:
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Note
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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

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trading as PTW Architects

NSW Nominated Architects
5 Parsons Architect No.6098
D Jones Architect No.4778
N Marojevic Architect No.11274



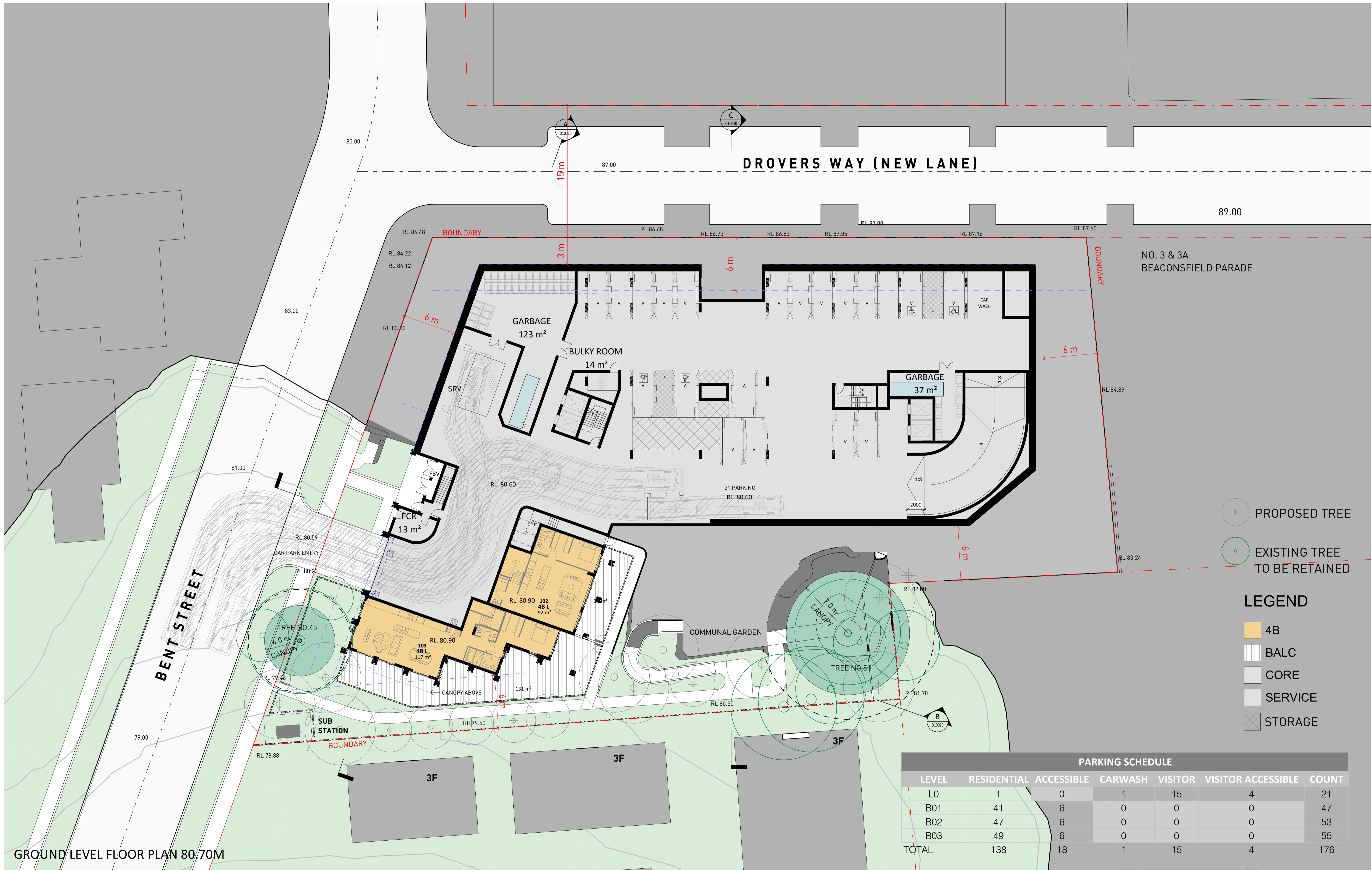
Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

Title
A1-GENERAL INFORMATION
PERSPECTIVES

Drawing Number
AR-DA-A1-0001

Revision
A01



- PROPOSED TREE
- EXISTING TREE TO BE RETAINED

LEGEND

- 4B
- BALC
- CORE
- SERVICE
- STORAGE

PARKING SCHEDULE						
LEVEL	RESIDENTIAL	ACCESSIBLE	CARWASH	VISITOR	VISITOR ACCESSIBLE	COUNT
L0	1	0	1	15	4	21
B01	41	6	0	0	0	47
B02	47	6	0	0	0	53
B03	49	6	0	0	0	55
TOTAL	138	18	1	15	4	176

GROUND LEVEL FLOOR PLAN 80,70M

Key Plan:

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N Marojevic Architect No.11274

PTW

Scale: 1:200 @ A1

Title
B1-GENERAL ARRANGEMENT PLANS
GROUND LEVEL FLOOR PLAN

Project
PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

Drawing Number
AR-DA-B10030

Revision
A01

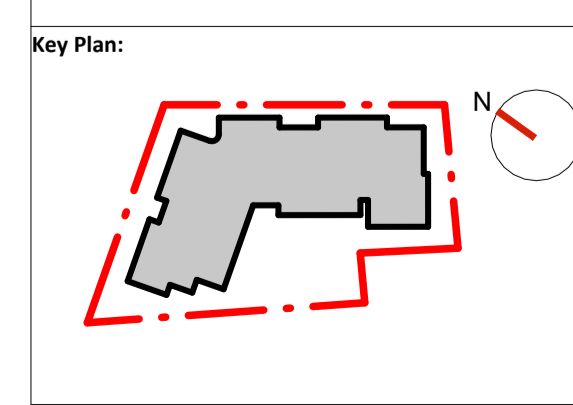
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LEVEL 1 FLOOR PLAN 83.85M

LEGEND

- 2B
- 3B
- 4B U
- BALC
- CORE
- LOBBY + AMENITIES
- SERVICE



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A01	DA SUBMISSION	TT	MS	03.03.25

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N Marojevic Architect No.11274

PTW

1:200 @ A1

Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINDFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

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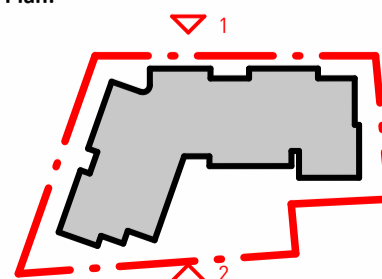


1 EAST ELEVATION (DROVERS WAY)
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2 WEST ELEVATION
1 : 200 @A1

Key Plan:



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A01	DA SUBMISSION	TT	MS	03.03.25

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0 1 2 5 10 15m
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 Project PA030530.01
BENT STREET LINFIELD
 12-16 BENT STREET, LINFIELD, NSW
 2070
 Status
 DEVELOPMENT APPLICATION

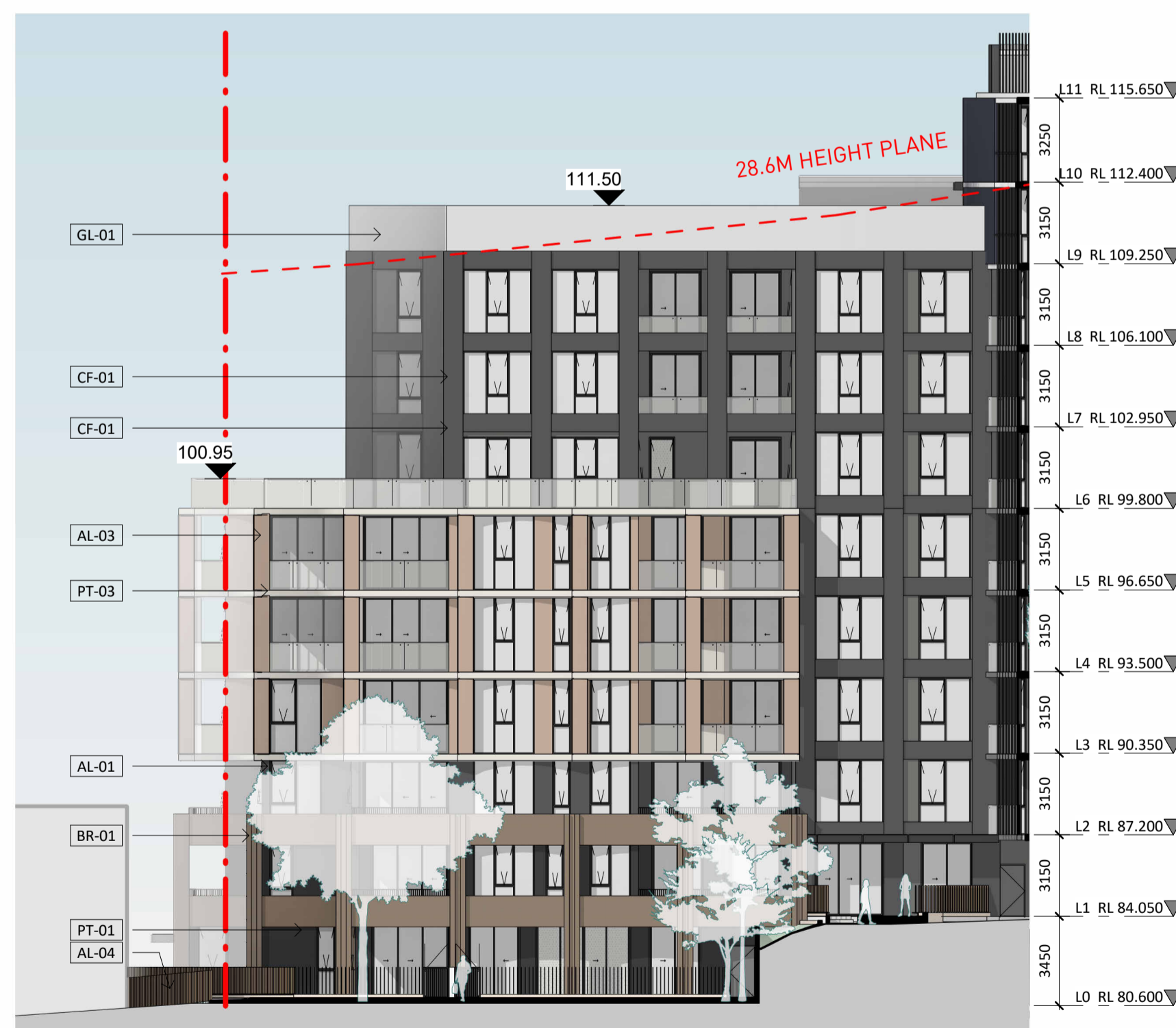
Title
C1-ELEVATIONS
E-W ELEVATION

Drawing Number
AR-DA-C1-0010

Revision
A01



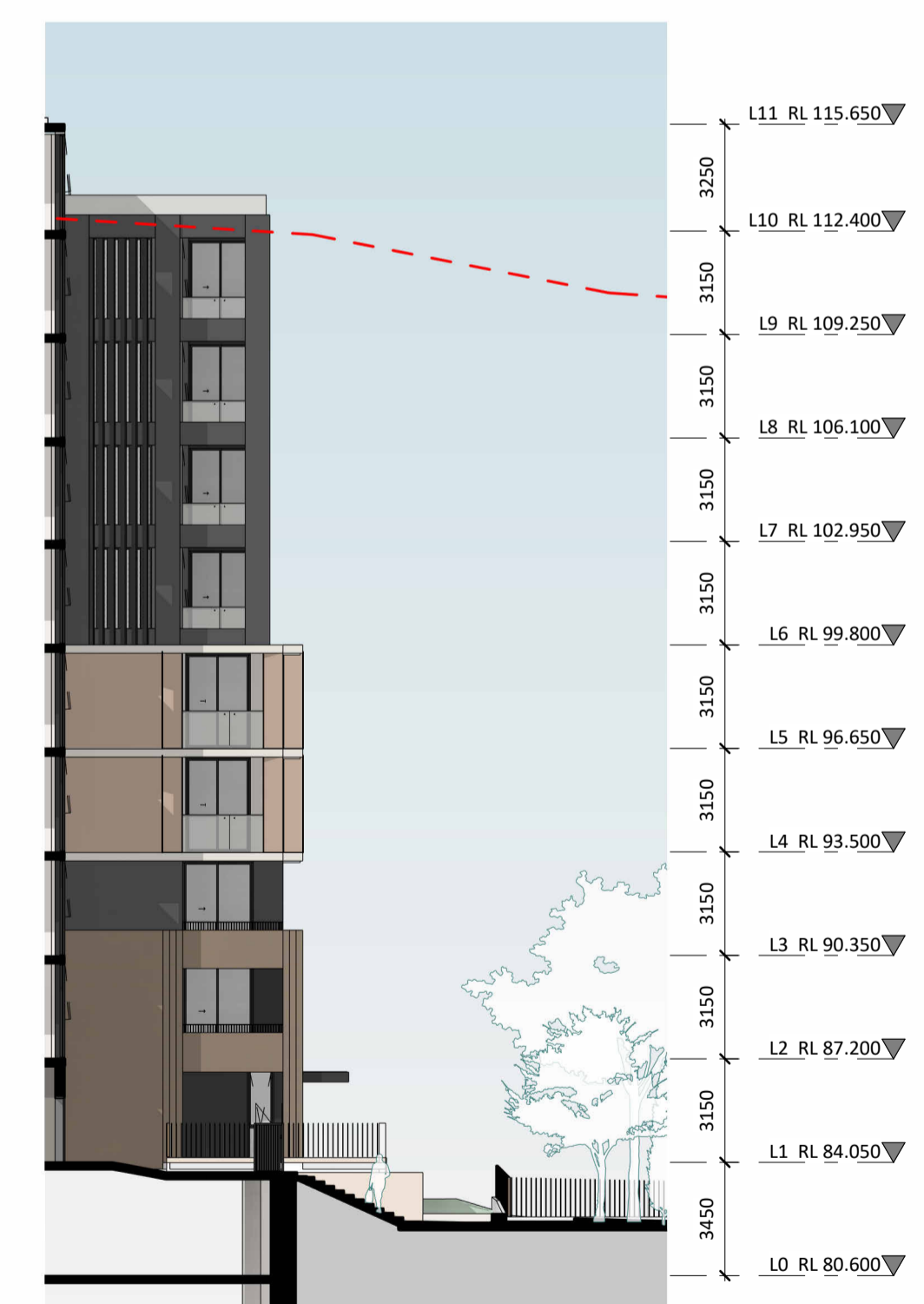
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2 SOUTH ELEVATION _VIEW FROM COMMUNAL GARDEN
1 : 200

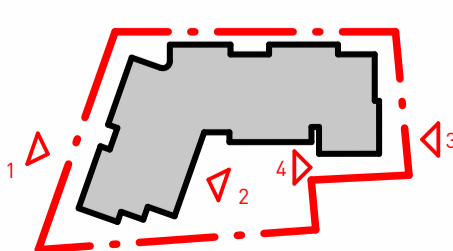


3 SOUTH ELEVATION
1 : 200



4 NORTH ELEVATION (CORNER)
1 : 200

Key Plan:



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Rev	Amendment	By	Chk*	Date
A01	DA SUBMISSION	TT	MS	03.03.25

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0 1 2 5 10 15m
1 : 200 @ A1

Project PA030530.01
BENT STREET LINFIELD
12-16 BENT STREET, LINFIELD, NSW
2070

Status
DEVELOPMENT APPLICATION

Title
C1-ELEVATIONS
N-S ELEVATION

Drawing Number
AR-DA-C1-0020

Revision
A01

5 Heritage impacts on heritage items and conservation areas in the vicinity

5.1 Approach to assessing impacts

This section assesses the heritage impacts on the heritage values of the heritage item and the heritage conservation area in the vicinity of the study area—namely:

- Dwelling house, 28 Bent St, Lindfield (Item No. I416)
- Balfour Street/Highfield Road Conservation Area (Conservation Area No. C29)

In sections 5.2 and 5.3 below, the impacts have been assessed with regard to Part 19F of the Ku-ring-gai DCP which provides for 'Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)'. Section 5.4 answers the 'Questions to be considered in a statement of heritage impact' from the, then, NSW Department of Planning and Environment's *Guidelines for preparing a statement of heritage impact*.

As mentioned in 1.3 and preceding sections, potential archaeological impacts are not assessed. Reference should be made to the HAA for assessment of such impacts.

5.2 Dwelling house – 28 Bent St, Lindfield

Dwelling house, 28 Bent St, Lindfield is a Inter War single-storey, brick and tile bungalow.

The heritage values of the item are summarised in the SHI statement of significance as follows:

The property is significant as part of the early residential development of the suburb of Lindfield and as part of the early development of "JH Park's Subdivision, Lindfield". Although having undergone some modifications to the original building, the house remains largely intact externally with its original inter-war bungalow stylistic detailing. The deep setback and mature palm trees at the front of the house contribute to the streetscape character as the original curtilage to this early twentieth century residence.

The item 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.

The heritage item is not visible from the study area or its immediate setting. From the east along Bent Street, the views to the heritage item are not revealed until quite close to it—about halfway along the triangular reserve on the north side of Bent Street. In these short views, the proposed development would be behind the viewer. In addition, new developments at 18-20 Bent Street and 22 Bent Street within the street block sit between the heritage item and the proposed development and have already mediated the setting between the study area and the heritage item.

Views to the heritage item from the southwest along Bent Street and from the northwest along Wallace Parade are also relatively short. The study area/proposed development is outside these views so these views would not be significantly impacted.

The aesthetic, historical and representative values of the heritage item would be unaffected by the proposed development.



Figure 15 View of the heritage item, 28 Bent St from the park looking southwest



Figure 16 View of the terracotta tiled roof of the heritage item through trees from the park near Balfour Street looking southwest.

5.3 Balfour Street / Highfield Road Conservation Area

The heritage values of the Balfour Street/Highfield Road Conservation Area are summarised in the SHI statement of significance as follow:

The area is of aesthetic and historical significance as an intact area of Federation Queen Anne style housing, including a presbytery (10 Highfield Road), representative of the development of the 1884 Gordon Park Estate subdivision. The area also includes the c. 1940s Holy Family Catholic church and school at 2-4 Highfield Road (corner Pacific Highway), which is a property which includes 7 Balfour Street, one of the intact group of Balfour Street Federation Queen Anne style houses.

Views to the Balfour Road part of the conservation area are: (1) from that section of the south side of Balfour Road between Pacific Highway and the triangular reserve/park between Balfour Street and Bent Street, and (2) from and through the park from the southeast. From viewpoints in (1), the proposed development will be behind the viewer and obstructed by the buildings along the south side of Balfour Road. The proposed development will also be behind the viewer in views to the conservation area from and through the park.

Views from the contributory elements within the conservation area at the southwestern end of Balfour Road exist through the park. The development may be visible from some of these dwellings but the direct views through the park are of the new developments at 18-20 Bent Street and 22 Bent Street. In any case, these elevated views are mediated by the park and its trees which would partly screen views of the development from the conservation area.

The aesthetic, historical and representative values of the conservation area would be unaffected by the proposed development.



Figure 17 View to the study area from the conservation looking southeast



Figure 18 View to the study area from the conservation area looking southeast

5.4 Guidelines for preparing a statement of heritage impact—'Questions to be considered in a statement of heritage impact'

5.4.1 Overview

The then NSW Department of Planning and Environment's *Guidelines for preparing a statement of heritage impact* of 2023 sets out considerations for specific types of works. Those questions applicable to the proposed development are 'Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)'. That group of considerations is set out below.

5.4.2 Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?

The proposed development is not adjacent to the heritage item and conservation area but are in their vicinity. The proposed development would not directly affect the heritage significance of the item or conservation area as no work is proposed to them.

5.4.3 Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?

While close in distance, the sites are effectively visually removed from the study area.

In views to the heritage item and to the conservation area, the proposed development would be behind the viewer. The views to and from the heritage item and conservation area are generally close views and have the mediating elements of the triangular reserve/park and recent developments between those places and the study area.

5.4.4 Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?

The proposed development is not within a heritage conservation area. The proposed development conforms to the local character and streetscape controls of Part 19F of the Ku-ring-gai DCP which provides for 'Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)'.

6 Findings and recommendations

6.1 Findings

6.1.1 Impacts to environmental heritage

This report has assessed the heritage impacts of the proposed development on the heritage significance of environmental heritage (heritage items listed on a statutory heritage list).

The proposed development is not on land that is a heritage item or conservation area on any statutory list.

Under the provisions of clause 5.10(5) of the Ku-ring-gai LEP, the impacts of development on the heritage values of heritage items that are near the development must be assessed. The heritage item and the heritage conservation area in the vicinity of the study area are:

- Dwelling house, 28 Bent St, Lindfield (Item No. I416)
- Balfour Street / Highfield Road Conservation Area (Item No. C29)

The proposed development is in the central portion of the street block between Woodford Lane and Newark Crescent. Recent developments at 18-20 Bent Street and 22 Bent Street are closer to the heritage item and have mediated the relationship between the proposed development and the heritage item.

The views to and from the Balfour Street/Highfield Road Conservation Area will be retained from the proposed development as the proposed development sits behind the conservation area.

The potential heritage impacts of the proposed development on the nearby heritage items are minor and acceptable: therefore, no mitigation is recommended.

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Appendices

Appendix 1 Heritage inventory sheets

Item Details

Name

Dwelling house

SHR/LEP/S170

LEP #I416

Address

28 Bent Street LINDFIELD NSW 2070

Local Govt Area

Ku-Ring-Gai

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

House

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
28	Bent Street	LINDFIELD/NSW/2070	Ku-Ring-Gai	Unknown			Unknown	Primary Address

Boundary Description

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

Significance

Statement Of Significance

The property is significant as part of the early residential development of the suburb of Lindfield and as part of the early development of "JH Park's Subdivision, Lindfield". Although having undergone some modifications to the original building, the house remains largely intact externally with its original inter-war bungalow stylistic detailing. The deep setback and mature palm trees at the front of the house contribute to the streetscape character as the original curtilage to this early twentieth century residence.

The item 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.

Criteria a)**Historical Significance**

The building has some historical significance as a largely intact example of an inter-war residence which reflects the early evolving pattern of subdivision and development within the suburb of Lindfield.

Meets this criterion at a local level.

Criteria c)

Aesthetic/Technical Significance

The dwelling contributes strongly to the character of the immediate area and is an important component in the understanding of the early twentieth century subdivision of the immediate area and the subsequent development of the allotments by JH Park.

Meets this criterion at a local level.

Criteria g)

Representative

Representative example of the type of small-scale housing which was popular within the developing suburb of Lindfield following the opening of the Railway Line

Meets this criterion at a local level.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Unknown

Builder/Maker

John Park (attributed)

Physical Description

Updated 10/02/2024

The property contains a single storey face brick inter-war dwelling on rendered base with gable roof clad in terracotta tiles with a blind dormer centrally located with face brick and glazed brick soldier course band. A small face brick chimney with terracotta pot is located to the eastern side. A recessed verandah occupies the western end of the front façade and features three oversized tapered columns which sit on a continuous rendered band, and a solid face brick balustrade. Two pairs of wide, multipaned French doors also open out on to the verandah. The eastern end of the façade features a timber framed window set with four double hung windows with rendered sill and architrave around the opening. A small gable roof extends from the eastern façade over a small entry porch.

Supported on square timber posts on face brick base, the gable also features timber boards to the gable end. The building is set well back from the street frontage which features timber post and picket fence with top rail on a sandstone base. Sandstone garden edging extends around the perimeter of the front yard and garden beds which features low ornamental shrubs and plants and encloses open lawn featuring four tall palm trees. A skillion roofed addition with central gable with glazed gable end extends across the back of the house. The main, rear roof slope also features a skylight. The property extends south and also features frontage to Newark Street. A painted brick, single garage with Dutch gabled roof clad in terracotta tiles and with roller door, is located at the south eastern corner of the site. The rear boundary also features the same timber post and picket fence on sandstone base which bounds the landscaped rear garden.

Physical Condition

Updated 10/02/2024

Good

Modifications And Dates

1984 DA84/02410: Extension
1988 DA88/00013: Garage
1990 DA90/01535: Front fence

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.

Current Use

Residential

Former Use

Residential

Listings

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Records Retrieved: 1	
				Gazette Number	Gazette Page
Local Environmental Plan	Ku-ring-gai Local Environmental Plan 2015	I416			

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

10/2/2024 2:03:38 PM

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)

On 10 February 1831 a grant of 100 acres was promised to George Cadby (c1790-1864). Cadby was authorized to take possession of the land on 26 January 1832 as a discharged soldier of the New South Wales Regiment of Royal veterans. Instructions were given to the Public Works Department that a hut was to be built on the land, and because of the size of Cadby's family (wife and five children) he was supplied with two cows and some tools. Conditions attached to the grant were that the recipient agreed to stay on in New South Wales for a further five years and had to reside on and work the grant. Cadby was assigned convict labour to help work the land and clear the timber (KHS, 2017, p. 17).

In 1835 George and his second wife Charlotte sailed to England to collect a legacy due to Charlotte. Unfortunately, Charlotte became ill during the voyage and died, leaving George penniless and with no money to pay for their passages. The ship's agents, Messrs Henry Robson Robley and Timothy Surr took Cadby to the Court of Claims, under Case 219 using SA Bryant of Sydney on their behalf to collect the money they were owed. The agents won the case and took possession of the 100-acre farm on 19 July 1838 (KHS, 2017, p. 17).

In 1865 William Deane, a Sydney solicitor, applied to bring the 100 acres, then in the occupation of James Riddle and valued at £200, under the protection of the Real Property Act as Primary Application 750 (Government Gazette, 31 March 1865, Case No. 750). Deane declared that the title of the land was to be issued to John Evans Brown. Brown was born in Pennsylvania and moved between Australia and New Zealand where he was a member of the New Zealand Parliament 1881-1884, and in Australia where he ran a sheep and cattle farm and served as the US Consul. He returned to his father's land in Ashville, Pennsylvania where he came into considerable wealth due to the mining of mica (KHS, 2017, p. 17).

Cadby's land at Lindfield was surveyed in May 1881 and subdivided under DP 670 into one- and two-acre blocks. Beaconsfield Parade, Gordon Avenue (later Norwood Avenue) and Gladstone Parade serviced the subdivision (Certificates of Title Vol. 16 Fol. 142; Vol. 33 Fol. 237; Vol. 554 Fol. 219).

With the anticipation of the North Shore railway, the "Gordon Park Estate" was advertised for sale on 19 May 1881. In 1894 and a few years after the opening of the railway station at Lindfield the land to the north and west of the "Gordon Park Estate" was subdivided and released for sale as the "Lindfield Park Estate". This subdivision also consisted of villa allotments of around one acre and the whole of this estate has since been re-subdivided. However, the road network of this estate remains in Bent Street, Napier Street and Ivey Street (KHS, 2017, p. 18).

The establishment of the North Shore railway Line in 1890 was the catalyst for major residential development in the area. In 1894 the "Lindfield Park Estate" offered lots on the southern side of Bent Street. By the early twentieth century this land had been subdivided a number of times. In 1920 over 4 acres was consolidated by John Hepburn Park, who subsequently created a new subdivision named 'JH Park's Subdivision, Lindfield' in 1919 and two new streets were formed, Newark Crescent and Wallace Parade. Between 1921 and 1928 John Park, a stonemason by trade, both designed and built houses for his new estate.

In 1924, Lot 17 was purchased by Frederick Augustus Franks and subsequently by Allen Lamond. "Yamba" (No. 28) is first listed in Sands in 1926. In 1928 Dent is listed as occupying "Yamba". In 1929, when street numbering was introduced in Sands, Leslie O. Dent is listed occupying No. 28 Bent Street. Allen Lamond is first listed in the Sands as occupying No. 28 in 1930. The Lamond family retained ownership of No. 28 Bent Street until 1961, from which time ownership has been transferred a number of times.

It would appear that the houses at No. 28 and No. 26 were constructed as a pair. The two new streets in John Park's subdivision meet at right angles and a number of houses within these streets appear to be related to Park as their builder. It is highly likely that this house may be one of the residences built by John Park within his subdivision and if so, the building and its neighbour hold significance as part of the estate formed by park in the 1920s.

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

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.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 0

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 0

Type	Author	Year	Title	Link
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	1882457

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Item Details

Name

Balfour Street/Highfield Road Conservation Area

SHR/LEP/S170

LEP # C29

Address

, LINDFIELD NSW 2070

Local Govt Area

Ku-Ring-Gai

Local Aboriginal Land Council

Unknown

Item Type

Conservation Area

Group/Collection

Landscape - Cultural

Category

Streetscape

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	,	LINDFIELD/NSW/2070	Ku-Ring-Gai	Unknown				Primary Address

Boundary Description

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

Significance

Statement Of Significance

Historically, the area represents the residential development of Lindfield in the early twentieth century following the opening of the North Shore rail line. The area demonstrates the subdivision of large land grants from the early nineteenth century, driven by the increased population of the area resulting from the improved access brought about by the railway.

Aesthetically, the area contains an important collection of intact Federation Queen Anne style housing, located on the northern side of Balfour Street. The area also includes the Holy Family Catholic Church constructed in 1940, and the school at 2-4 Highfield Road (corner Pacific Highway). The school includes 7 Balfour Street, one of the intact groups of Balfour Street Federation Queen Anne style houses. The area contains the presbytery associated with the Holy Family Church at 10 Highfield Road.

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.

Criteria a)

Historical Significance

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.

Current Use

Residential/civic

Former Use**Listings****Listings**

			Records Retrieved: 1		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Ku-ring-gai Local Environmental Plan 2015	C29			

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

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 Balfour Street/Highfield Road Conservation Area is located within 30 acres of land granted to Samuel Onions in 1837 by Lieutenant General Sir Richard Bourke (NSW Land Registry Services Serial No. 55 Page 9). The land had originally been “promised to Richard Jinner by Governor Macquarie on 4 July 1811, who sold it Mary Millar, who sold to Richard Wilson” (New South Wales Government Gazette, January 18, 1837, p. 47).

Onions, a blacksmith from Norwich, England, was tried and convicted in Norfolk in 1821 for stealing and sentenced to seven years transportation. He sailed on the “Minerva” with 172 male convicts and arrived in Sydney on 16 December 1821. After receiving his pardon in 1828, Onions became a wealthy ironmonger and landholder in Sydney. He married fellow convict Elizabeth Jones in Parramatta on 10 August 1829, and they went on to have five children between 1829 and 1836. In 1837, the same year of the land grant, Onions was convicted of wilful and corrupt perjury, sentenced to seven years to a penal settlement and was transported to Norfolk Island. His sentence was commuted to Cockatoo Island on 31 December 1839 for a period of one year and one month. Onions was tried and convicted again on 27 July 1844 for obtaining money under false pretences and sentenced to seven years transportation to be served in Hobart. He died in Tasmania on 26 May 1848.

Brothers Nathaniel and William John List purchased 30 acres of land as tenants in common in 1864 and the following year William paid Nathaniel £100 for his share of the land. In 1873, William transferred the land to the ownership of his son Francis John List. In 1880, Francis John List sold thirteen acres of the land to Thomas Jelley (Certificate of Title Vol. 513 Fol. 190). A builder from the Isle of Wight, List built the home “Lindfield” in the 1880s on the land with and for his son Francis John List. The home was located on Lane Cove Road (now the Pacific Highway) between what is now Bent and Balfour Street and gave the name to the suburb.

The Highfield Road section of the conservation area is located within 5 acres of land purchased by William Wiley 1885 from the land retained by List after the partial sale to Jelley in 1880. In 1893, the 5 acres was subdivided under DP 2953, creating 15 lots, three fronting Lane Cove Road and 12 fronting the southern side of Highfield Road. The Holy Family Catholic Church and primary school is located at No. 2-4 Highfield Road. The site of the church, Lots 1,2 and 3 of DP 2953, was initially purchased for £2300 by the Most Reverend Dr. Michael Kelly, Roman Catholic Archbishop of Sydney, in 1927. The land was purchased to build a Catholic church and school to cater for the education and religious needs of the families living in the area. The new church was to be known as the “Holy Family of Nazareth” Church and was under the jurisdiction of the Pymble Parish until a separate parish was established. The foundation stone of the church was laid on 23 January 1927, and it was opened and blessed by the Archbishop on 2 July 1927. A detailed description was given in the Freeman’s Journal (10 February 1927): “the new church school at Lindfield will be constructed on brick with O.K. face bricks and the roof of Marseille tiles. There will be a base course in cement render...The work is being carried out by Mr. F.E Dupre, builder, under the supervision, under the supervision of S. Roarty, architect”. Priests from Pymble looked after the church between 1927-1939 when Father Maurice Downey was appointed first parish priest of Lindfield.

The Pymble Sisters of Mercy taught at the school until the Brigidine Sisters took over in 1940 (Cook, 1991, p. 126). A second church was built in 1940, and again incorporated rooms to be used as a school. The foundation stone from the original church was incorporated into the front wall of the present church. In 1972, the church underwent extensions towards the highway to provide additional accommodation for the school.

The Balfour Street section of the conservation area (Nos. 7 to 25, odd numbers only) lies within the land purchased by Thomas Jelley in 1880. Jelley sold the 13 acres to John William Cliff in 1884, who subdivided the land to create DP 4195 in 1903. The subdivision contained 22 lots, with Lots 6 to 13 fronting Lindfield Street (now Balfour Street) and creating Balfour Lane. While Lots 6 to 10 remain intact, Lots 11, 12 and 13 were originally larger and were almost immediately subdivided down the middle to create narrower lots while maintaining frontages to Balfour Street. All lots on Balfour Street had been sold by 1912.

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

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.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 0

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 9

Type	Author	Year	Title	Link
Written	Paul Davies Pty Ltd	2008	Ku-ring-gai Town Centres Heritage Conservation Areas Review	
Written	Godden Mackay Logan	2005	Ku-ring-gai Urban Conservation Area Study - Stage 4	
Written	Godden Mackay Logan	2005	Ku-ring-gai Urban Conservation Area Study - Stage 3	
Written	Godden Mackay Logan	2002	Ku-ring-gai Urban Conservation Area Study - Stage 2 and 2(a)	
Written	Godden Mackay Logan Keys Young	2000	Ku-ring-gai Heritage and Neighbourhood Character Study Research	
Written	M.A. Schell & Associates	1999	Street by Street Assessment of Visual Character of Ku-Ring-Gai	
Written	Kerrin Cook	1991	The Railway came to Ku-ring-gai: A pictorial History of Ku-ring-gai Municipality 1890-1991	
Written	Moore R., Pike, P., Proudfoot, H. and Tropman, L.	1987	Municipality of Ku-ring-gai Heritage Study	
Map	Ku-ring-gai Council	1890	Subdivision Maps	

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	1882680

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