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**URBIS**

# HERITAGE IMPACT STATEMENT

16-24 Lord Street and 21-27  
Roseville Avenue, Roseville

Prepared for  
**HYECORP PROPERTY GROUP**  
03 April 2025

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We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming  
Artist Hayley Pigram  
Darug Nation  
Sydney, NSW

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# EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) has been prepared by Urbis to accompany a detailed State Significant Development Application (SSDA) for a residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. The site consists of 9 detached dwellings and has been consolidated into an area of approximately 0.94ha. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Title Description
16-24 Lord Street & 21-27 Roseville Avenue, Roseville, NSW 2069	<ul style="list-style-type: none"><li>• 21 Roseville Avenue – Lot 9 DP1046734</li><li>• 23 Roseville Avenue – Lot 66 Section B DP3277</li><li>• 25 Roseville Avenue – Lot 65 Section B DP3277</li><li>• 27 Roseville Avenue – Lot 64 Section B DP3277</li><li>• 16 Lord Street – Lot 14 Section B DP3277</li><li>• 18 Lord Street – Lot 15 Section B DP3277</li><li>• 20 Lord Street – Lot 16 Section B DP3277</li><li>• 22 Lord Street – Lot 17 Section B DP3277 &amp; Lot 1 DP104781</li><li>• 24 Lord Street – Lot 18 DP1173328.</li></ul>
Project Site Area	0.94ha

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-78996460).

The subject site does not include any listed heritage items (under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015 (KLEP)* or the State Heritage Register). The subject site is located within the *Clanville Conservation Area (C32)* which is listed under the KLEP.

This HIS has been prepared to determine the level of contribution that the subject site's extant dwelling's make to the Heritage Conservation Area (HCA) and the neighbouring locally listed building. This HIS has also been prepared to identify potential impact on the heritage significance of the HCA as a result of the proposed development on the subject site.

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have an acceptable impact on the *Clanville Conservation Area (C32)*. Key aspects of the proposal assessment are outlined below.

## Proposed Demolition

Through extensive historical and fabric analysis undertaken of the existing dwellings (refer Sections 2-3 of this HIS), we have established that most primary street-frontages within the subject site to Lord Street and Roseville Avenue are highly modified. Some retain their original scale; however most have undergone notable changes to their principal facades that have obscured their original configuration. These additions are the result of a previous heritage conservation approach which accepted prominent additions provided that the additions match the original style of the building. This has resulted in visually dominant, anachronistic changes, including some second storey additions, which do not have well resolved relationships with the original forms below.

The dwellings may be perceived to have some value as a streetscape of early dwellings in passing views, but on closer inspection the streetscape is more prominently characterised by notably altered dwellings. The subject area constitutes the eastern extent of the HCA and given the changes to the dwellings within, is not considered to make a defining contribution to the significance of the HCA. The heritage significance of the HCA will be retained despite their removal.

## Proposed Development

The development scheme proposed for the subject site responds to a needed source of high-density residential living opportunities within the vicinity of multiple public transport corridors as per the provisions of the Transport Oriented Development State Environmental Planning Policy (TOD SEPP). Given the subject site's proximity to the Roseville train station, and the effect of the TOD SEPP, the area's future character is expected to evolve significantly. As a result of these changes, it is acknowledged that heritage conservation areas and heritage items will exist in the future in the context of higher density development than what exists today. The proposed development aligns with this anticipated transformation; however, it is recognised that the heritage conservation provisions of the KLEP and Ku-ring-gai Development Control Plan (KDCP) are still relevant to development applications which benefit from the TOD SEPP, and the proposal must be tested for the effect it would have on the HCA and the heritage items in the vicinity.

The heritage conservation provisions of the KDCP do not anticipate the scale of development that the TOD SEPP allows. Therefore, there are challenges in reconciling the objectives of the KDCP and the project. Deviation from a strict interpretation of the KDCP provisions is acknowledged in this report as is some visual impact given the notable difference in scale between the dwellings in the surrounding HCA and the proposed development. However, measures to moderate the difference in scale and maintain some architectural dialogue with the surrounding area have been included in the proposal as out in Section 6 to minimise heritage impacts on the adjacent listed item and the local Clanville Conservation Area.

Key measures to mitigate impact include:

- Continuation of substantial landscaping along the street front. This would continue the established character of street planting in the HCA.
- Setbacks from the street which relate to the prevailing building line and the use of a podium to give less prominence to the highest part of the development.
- A cohesive architectural treatment which is simple, elegant and not visually dominant in the context.
- The proposed lightweight composition and materiality of the fence to the street frontages establishes a non-dominating boundary to the proposed development.

For the reasons stated above, this report concludes that the proposed development is acceptable from a heritage perspective.

A heritage consultant is to be included in the final resolution of the below.

- The finalisation of the façade treatment, acknowledging that the facade design should not be visually dominant in the streetscape but should focus on visually breaking the development visual scale into smaller architectural facades or buildings and elements.
- The final architectural treatment at roof level should identify opportunities to create some minor variation in heights across the development to achieve the objective outlined in the point above and to step away from the heritage item and surrounding HCAs.
- The detailed resolution of the interface between the adjacent locally listed heritage item Roseville Scout Group Hall (#1115) through materials selection and façade articulation.
- The detailed design of the landscaping including selection of species and size/maturity. There may also be an opportunity to interpret the original subdivision pattern in the landscaping.

# 1. INTRODUCTION

## 1.1. BACKGROUND & PURPOSE

Urbis has been engaged on behalf of Hyecorp Property Group to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Development Application (SSDA) for proposed works to the properties located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville (hereafter referred to as the 'subject site'). The proposal is for the construction of an in-fill affordable housing residential development within 200m of Roseville train station.

This HIS has been prepared to determine the level of contribution that the subject site's extant dwelling's make to the Heritage Conservation Area (HCA). This HIS has also been prepared to identify potential impact to the heritage significance of the HCA and the adjacent locally listed building as a result of the proposed development on the subject site. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 14 January 2025 and issued for the SSDA (SSD-78996460). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of Requirement	Section Reference (this Report)
22. Environmental Heritage	<ul style="list-style-type: none"><li>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.</li></ul>	Section 6 in this report

The application seeks consent for the demolition of existing buildings and structures on the site and development of 259 residential apartments with affordable housing and basement parking.

Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings and structures and removal of selected trees.
- Excavation & construction of a 3-level basement.
- Construction of a residential flat building up to 9-storeys in height (RL121.4m) to provide 259 apartments including affordable housing, residential amenities and services.
- Provision of car parking spaces at basement level and bicycle parking.
- Provision of hard and soft landscaping.
- Associated works for the provision of infrastructure and servicing.

## 1.2. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Ku-ring-gai Local Environmental Plan 2015 (2015 LEP)* and the *Ku-ring-gai Development Control Plan 2024 (2024 DCP)*. This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

## 1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Maia Protivinsky (Heritage Assistant). Allie Cornish (Associate Director) and Kate Paterson (Director) have reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 2. SITE DESCRIPTION

### 2.1. SITE LOCATION

The site is located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville within the Ku-ring-gai Local Government Area. The site has a site area of 0.94ha and is legally described as:

- Lot 9 DP1046734
- Lot 66 Section B DP3277
- Lot 65 Section B DP3277
- Lot 64 Section B DP3277
- Lot 14 Section B DP3277
- Lot 15 Section B DP3277
- Lot 16 Section B DP3277
- Lot 17 Section B DP3277 & Lot 1 DP104781
- Lot 18 DP1173328.



Figure 1 Site Aerial showing the subject site outlined in red.

Source: Urbis, 2025

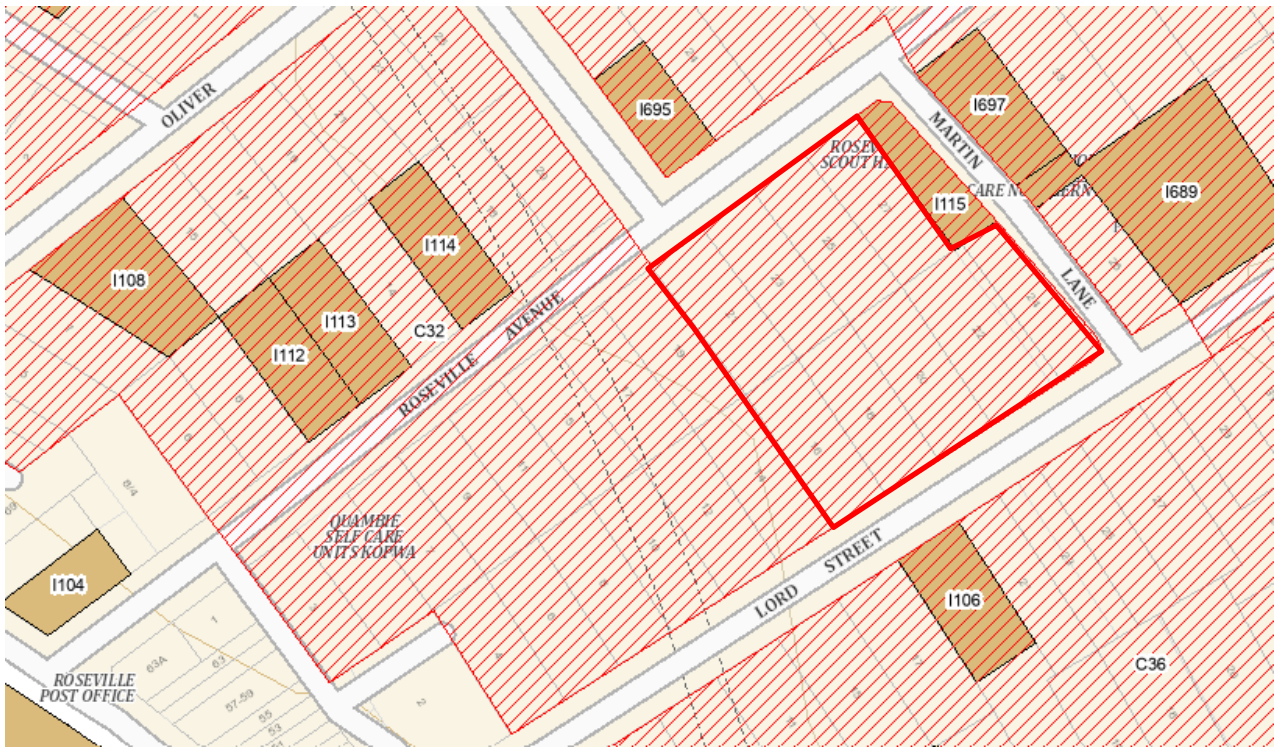


Figure 2 Location map showing the subject site outlined in red

Source: NSW Planning Portal ePlanning Spatial Viewer 2025

## 2.2. SETTING

The urban context surrounding the site is characterised by low-density residential development and Roseville Centre. The surrounding locality is described as:

- To the north the site is bounded by Roseville Avenue. Existing development consists of low-density residential uses, beyond which is Roseville Park and the suburb of Lindfield.
- To the east the site is bounded by Martin Lane which separates the site from low density residential development consisting of detached single and two storey dwellings beyond which is the Roseville Presbyterian Church.
- To the south the site is bounded by Lord Street. Development consists of low-density residential uses, beyond which is Roseville College, Bancroft Park and Roseville Lawn Tennis Club. Boundary Street is situated approximately 450 m to the south.
- To the west of the site are low and medium residential uses including three storey walk up flat buildings, beyond which is Roseville Local Centre (Hill Street Precinct) which accommodates a mixture of local scale commercial, retail and health care facilities as well as Roseville train station.

The site is situated within convenient walking distance of Roseville Railway Station (200m), with existing pedestrian access to the station available from Roseville Avenue and Lord Street. Regular, train services are available to North Sydney, Chatswood and Sydney CBD to the south, and Hornsby to the north with a direct connection to the Sydney Metro available at Chatswood Station. Bus services are also available on Pacific Highway providing services to Chatswood and Sydney CBDs and the wider Kur-ring gai locality.

The existing development consists of 9 detached residential dwellings. There are several large trees and vegetation located throughout the site.

The surrounding area of the subject site is characterised predominantly by low-rise residential buildings of one to two storeys that have been constructed throughout the twentieth century. The character of Lord Street and Roseville Avenue is therefore mixed. Both streets are lined with substantial mature vegetation, with the plantings along Lord Street being more dense. Lord Street and Roseville Avenue are of a quiet residential nature, with minimal vehicular traffic. East along Lord Street lies the Roseville Presbyterian Church, whilst

the locally heritage listed Roseville Scout Hall lies East along Roseville Avenue and is nearby to the subject site. To the west of the subject site, the Pacific Highway and North Shore railway line run parallel to each other and connect Roseville to the adjacent suburbs of Lindfield to the north and Chatswood to the south. Items of interest along the Pacific highway include Roseville Railway Station and Roseville Post Office.

The areas to the east and west of the railway line are primarily residential, the lots situated along the Pacific Highway have been largely developed to accommodate retail, hospitality, commercial and community facilities that service the suburb of Roseville. Along both sides of the Pacific Highway and to the west and south are residential lots of higher density that accommodate apartment blocks of three to four storeys from the late twentieth century onwards. To the south of the subject site, streets such as Victoria Street and Boundary Road, a major arterial road, are situated major developments such as Roseville College and several modern 5 storey apartment block complexes.

Dwellings of similar character to the subject site populate the broader Roseville suburb, which lies approximately 12 kilometres northwest of the Sydney Central Business District. The suburb is bordered to the west by Blue Gum Creek and Blue Gum Reserve and to the east by Babbage Road and Eastern Valley Way.



Figure 3 Local Context

Source: Urbis, 2025



Figure 4 Looking North-East along Lord Street

Source: Urbis, 10 October 2024



Figure 5 Looking South-West along Lord Street

Source: Urbis, 10 October 2024



Figure 6 Looking North-East along Roseville Avenue

Source: Urbis, 10 October 2024



Figure 7 Looking South-West along Roseville Avenue

Source: Urbis, 10 October 2024

## 2.3. SUBJECT SITE DESCRIPTION

The multiple subject sites, located 16-24 Lord Street and 21-27 Roseville Avenue, Roseville, are all regular rectangular lots, accessed from their respective main street frontages, Lord Street and Roseville Avenue, which have a gradual north-easterly slope.



Figure 8 Aerial diagram showing the subject site outlined in red.

Source: SIX Maps 2025

### 2.3.1. 16 Lord Street, Roseville

The residential dwelling at 16 Lord Street, Roseville, is of the Federation period and features elements of the Federation Bungalow style dating the construction of the dwelling to circa 1900-1903. The primary façade includes a wrap-around veranda supported by a brick balustrade and sandstone-capped pillars beneath a deep terracotta tiled roof. The front garden is compact and well-maintained, with wrap-around hedges and a paved hardstand leading to a covered carport. A prominent gable with a half-timbered effect and a contemporary multi-paned casement window is situated on the left side of the façade. This gable design is mirrored in a modern first-floor addition with tri-panelled glazing. The dwelling is constructed of stucco with a painted brick wainscot. The rear features a spacious garden with a pool and a contemporary granny flat.

The exterior has been extensively altered from its original construction, with the roof raised above its original axis. While the left side of the primary façade remains largely original, the right side, including the veranda and supporting pillars, has been entirely reconstructed to match the original detailing. The front rooms are relatively intact, including the front window bay, although all glazing and shutters have been replaced within the last fifteen years. The rear half of the dwelling is a contemporary extension, distinguished by a different stucco finish.



Figure 9 Primary façade view from Lord Street

Source: Urbis, 10 October 2024



Figure 10 Close up of primary façade, original prominent gable form with contemporary veranda construction

Source: Urbis, 10 October 2024



Figure 11 Front veranda on primary façade added by 1986

Source: Urbis, 10 October 2024



Figure 12 Contemporary front veranda addition

Source: Urbis, 10 October 2024

### 2.3.2. 18 Lord Street, Roseville

The residential dwelling at 18 Lord Street, Roseville, is a Federation period home constructed circa 1900-1903, featuring a stripped-back façade with minimal ornamentation. The left side of the primary façade includes a shallow gable with horizontal timber cladding and a rectangular gable vent, while the right side is plain except for simple rendered columns on brick plinths and multi-paned sliding windows with cathedral glazing. The gable façade is more decorative, featuring a diamond leaded glass casement window with a prominent overhang and a horizontal timber-clad window sill and planter box. The dwelling is constructed of rendered brick with a terracotta tiled roof. The overall massing and exterior have been altered since its original construction, with the front room initially serving as an uncovered porch, similar to a space formerly present at the rear of the dwelling.



Figure 13 Primary façade view from Lord Street

Source: Urbis, 10 October 2024



Figure 14 Contemporary swimming pool and cabana in rear garden

Source: Urbis, 10 October 2024

### 2.3.3. 20 Lord Street, Roseville

The residential dwelling at 20 Lord Street, Roseville, is a Federation period home with Queen Anne style elements, constructed circa 1907-1918. The primary façade features a timber decked veranda with decorative carved timber posts and ornate fretwork. A protruding gable with a decorative radial timber screen and rendered gable end is situated to the left of the veranda. The first-storey addition mirrors this gable but is constructed with timber shingles, distinguishing it from the original face-brick ground floor. The primary gable façade includes double sash windows, while contemporary transom French doors are on the right. The steeply pitched terracotta roof features decorative ram-horn finials. The front garden is densely landscaped with trees, bushes, and trimmed shrubbery.

The dwelling's original construction did not match the prepared architectural documentation as shown in the Figures below, lacking the prescribed ornamental details such as the veranda's timber posts and fretwork, the radial gable screen, and extended windowsill banding. By the 1970s, these elements were absent, and the fenestration pattern differed, with transom French doors replacing the typical multi-paned window. The 1970s construction also omitted the original roof detailing, including double chimneys and finials. The original footprint of the dwelling remains identifiable up to the large hallway contemporary archway.



Figure 15 Primary façade fronting Lord Street

Source: Urbis, 10 October 2024



Figure 16 Contemporary carport adjacent to dwelling

Source: Urbis, 10 October 2024

### **2.3.4. 22 Lord Street, Roseville**

The residential dwelling at 22 Lord Street, Roseville, is a Federation period home with Queen Anne style elements, built circa 1907-1915. It is set within a well-maintained front garden and a generous back garden featuring a covered entertaining area and an inground swimming pool. The building has been heavily altered, with only the master bedroom, an additional front bedroom with a bay window, the formal lounge room, and the front and side verandas remaining from the original footprint. The primary façade is relatively plain with minimal ornamentation, featuring a protruding gable with a simple half-timbered effect and a rough-cast wall. The roof is a simple hip form with terracotta tiling and ball-top finials. The dwelling is constructed of face brick with a sandstone base, though the street-facing bricks have been recently replaced and repointed. The fenestration includes a multi-paned sash window with a decorative head and sill for the master bedroom and a bay window for the additional front bedroom. The front and side verandas are finished with contemporary Olde English tiling. Several external architectural elements are recent additions. The glazing and shutters have been replaced, and the lead-light front entry door is a replica. The "Billingsley" name plaque on the front façade was installed post-2014.



Figure 17 Front façade of the dwelling presenting to Lord Street

Source: Urbis, 10 October 2024



Figure 18 Adjacent contemporary garage structure present next to the primary dwelling

Source: Urbis, 10 October 2024



Figure 19 Front Garden populated with hedges and tree plantings

Source: Urbis, 10 October 2024



Figure 20 "Billingsley" name plaque on primary façade dated post 2014.

Source: Urbis, 10 October 2024



Figure 21 Timber veranda posts

Source: Urbis, 10 October 2024

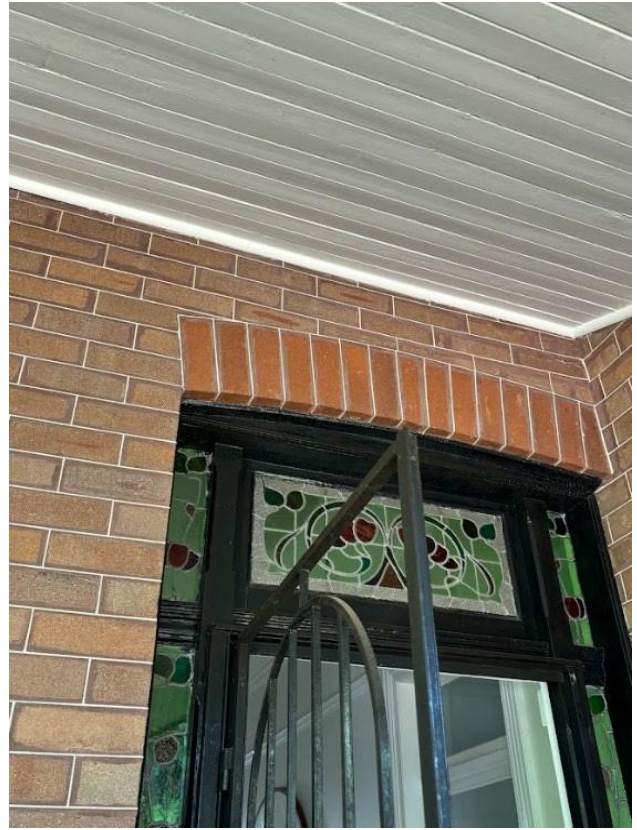


Figure 22 Repointed curved brick lintel above entryway with new lead-light front door below

Source: Urbis, 10 October 2024



Figure 23 Reconstructed Olde English Tile finish on front veranda

Source: Urbis, 10 October 2024

### **2.3.5. 24 Lord Street, Roseville**

The residential dwelling on subject site 24 Lord Street, Roseville is of the Federation period and features elements of the Queen Anne style dating the construction of the dwelling to circa 1907-1915. The subject site is situated on a generously sized corner lot which features contemporary front and rear gardens, an inground swimming pool and a garage. The site is bounded by Lord Street to the south-west and Martin Lane to the north-east. The extent of the original footprint of the dwelling remaining on the subject site extends from the front veranda, Master Bedroom, portion of the entryway, study/library room, rumpus room to the lounge room. These internal spaces along with the primary façade of the building have undergone extensive renovations, the most recent dating from 2013/2014 when the floorspace of the overall dwelling was substantially extended to the rear and an additional first floor storey added.

The dwelling's facade is populated with federation elements common to the immediate area. The protruding gable from of the Master Bedroom presents to the street with a simplistic half-timbered effect set in front of a rough cast wall, below sits a bay window arrangement with curved brick lintels, replaced glazing and repainted framing and sills, set into repointed face-brick wall construction of a running bond and accented brick quoins. The right-side of the façade is set-back behind a large front veranda supported by contemporary re-painted timber posts with accented corner brackets. An earlier walled patio form protruding from the front of the rumpus has since been demolished. The dwelling's fenestration pattern was altered under the 2014 renovation works, with an additional window along the rumpus room front wall and a sidelight to the front entry door being added.



Figure 24 Front façade of dwelling facing Lord Street

Source: Urbis, 10 October 2024



Figure 25 Well-maintained front garden

Source: Urbis, 10 October 2024



Figure 26 Contemporary side veranda accessed from rumpus room

Source: Urbis, 10 October 2024

### 2.3.6. 21 Roseville Avenue, Roseville

The residential dwelling at 21 Roseville Avenue, Roseville, is a Federation period home with Federation Queen Anne style elements, likely designed by Frederick Lockwood Holmes. Constructed circa 1913-1917, the home incorporates the Holmes family crest in various elements, such as windows and paving. The property is on a simple lot, largely obscured by dense vegetation, with a partially paved hardstand leading to a brick double garage. The rear features an expansive garden with dilapidated shed structures. The primary façade includes Queen Anne elements, such as a prominent gable with a half-timbered effect and a rough-cast wall. Below is an original leaded multi-paned casement window featuring the Holmes family crest, with a timber-framed awning above. The left side of the façade has a similar window without an awning. A covered brick entry veranda, set back to the right, features a terrazzo slab with a mosaic of the Holmes crest. The roof is simple terracotta tiling, lacking the ornamentation seen in other dwellings within the vicinity.



Figure 27 Primary façade with Queen Anne elements  
Source: Urbis, 10 October 2024



Figure 28 Rear garden with contemporary weatherboard shed  
Source: Urbis, 10 October 2024



Figure 29 Painted shed of brick construction in rear garden  
Source: Urbis, 10 October 2024



Figure 30 Rear garden looking to contemporary extension to dwelling on the left and garage on the right  
Source: Urbis, 10 October 2024



Figure 31 Front façade of double garage  
Source: Urbis, 10 October 2024

### **2.3.7. 23 Roseville Avenue, Roseville**

The residential dwelling at 23 Roseville Avenue, Roseville, is a Federation period home with Federation Bungalow style elements, built circa 1911. Situated on a generous lot, the property is obscured from the street by boundary hedges and front garden vegetation. A paved hardstand on the left leads to a set-back contemporary covered carport. The primary façade features typical Federation elements, including a protruding rough-cast gable end without a timber screen. Below a deep overhanging awning supported by prominent timber brackets is an original timber-framed tri-paned casement window. Other fenestration, including the front left-hand sash window, dates from a later renovation. The left side of the wrap-around veranda and horizontal timber elements along the primary façade were added during a 1973 extension. The primary form of the dwelling is of unfinished red face-brick construction arranged in a running bond with a common sandstone base below, meanwhile the roof construction is of simple terracotta roof tiling devoid of applied ornamentation.



Figure 32 Dwelling with adjacent car port on the left-hand side

Source: Urbis, 10 October 2024



Figure 33 Primary façade of dwelling with contemporary veranda extension on left-hand side

Source: Urbis, 10 October 2024



Figure 34 Contemporary double car port structure and hardstand to the left of the dwelling

Source: Urbis, 10 October 2024



Figure 35 Contemporary veranda extension dating from 1973

Source: Urbis, 10 October 2024



Figure 36 Reconstructed lead light front entry door  
 Source: Urbis, 10 October 2024



Figure 37 Original multi-paned timber-framed casement window  
 Source: Urbis, 10 October 2024

### 2.3.8. 25 Roseville Avenue, Roseville

The residential dwelling at 25 Roseville Avenue, Roseville, is a Federation period home with Federation Bungalow style elements, built circa 1907-1915. The property features a well-maintained front garden with a large tree and low-rise hedges along the original concrete pathway leading to the covered entryway. The rear garden is heavily vegetated with high-rise hedges, a paved outdoor entertaining area, and an inground concrete swimming pool. The simple façade includes Bungalow characteristics such as a large, deep roof plane sheltering a wrap-around veranda. The façade lacks ornamentation, with a contemporary front timber balustrade and replaced timber joinery and glazing. The right-hand side features a protruding gable with a simple timber half-screen and a modern shingle-finished awning supported by carved timber brackets. The original footprint is of rendered brick with a sandstone base, and the roof is finished with unadorned terracotta tiles. The veranda has been heavily modified, with contemporary additions marked by a light brick foundation and updated steps. The sandstone base at the front is the only remaining original element.



Figure 38 Plain street facing façade of subject dwelling bounded by low-rise shrubbery

Source: Urbis, 10 October 2024



Figure 39 Rear of subject dwelling looking to contemporary rear extension from rear garden

Source: Urbis, 10 October 2024

### 2.3.9. 27 Roseville Avenue, Roseville

The residential dwelling at 27 Roseville Avenue, Roseville, is a Federation period home with Federation Bungalow style elements, built circa 1907-1915. The property features a double-width paved carport, replacing the original double garage and carport. The front garden includes a rock-faced ashlar masonry retaining wall, shrubbery, and hedges lining the front façade. The rear garden is well-maintained, with a contemporary covered timber-decked entertainment area, a semi-paved open space, an inground concrete swimming pool, and a freestanding workshop in the northern corner. The dwelling has been heavily modified, with both front and rear façades retaining little original fabric. The only original features on the street-facing façade are the prominent gable with a simple timber screen, roughcast finish, and a protruding window awning with ornate timber brackets. The double-hung sash windows and most of the front veranda are from contemporary renovations, including the entire left-side veranda, updated in 2015. The façade has been updated to a rendered face-brick wall, differing from the unrendered appearance in 2005 photographs.



Figure 40 Primary façade of dwelling with extensive alterations to original form

Source: Urbis, 10 October 2024



Figure 41 Set-back veranda on street-fronting façade dating from 2015 extension

Source: Urbis, 10 October 2024



Figure 42 Contemporary side veranda, formerly covered sunroom

Source: Urbis, 10 October 2024



Figure 43 Rear contemporary façade of dwelling and upper attic extension dating from 2015 construction

Source: Realestate.com.au, 2024

## 3. Historical Overview

### 3.1. AREA HISTORY (Post European Settlement)

The following area history is reproduced from Edwards, Zeny, Roseville, Dictionary of Sydney, 2008.

*Roseville is the southernmost suburb of Ku-ring-gai and includes a small section outside the municipality, south of Boundary Road. Its gazetted boundaries are Boundary Street, Corona Avenue, Abingdon and Bayswater roads, Chelmsford Avenue, Carnarvon Road and Marjorie Road and Moore's Creek. It has an area of 424 hectares.*

*The original inhabitants were the Aboriginal people who had lived there for thousands of years. One of the first European settlers to arrive in the area was William Henry, who began farming on land beside the Lane Cove River in 1814. In 1821 Michael Fitzgerald was given the first land grant, which covered an area from Boundary Street to the present Rifleway. A second land grant to William Henry linked to his original land. Henry sold his land grant in 1828, but it remained farmland until the 1890s, when two Chinese market gardeners, Why Tiy and Kwong Shing, took over the lease. They established extensive market gardens, which operated until the 1900s.*

*In 1819, Daniel Dering Mathew, a timber-getter, merchant, architect and magistrate, acquired a grant of 400 acres (160 hectares) and named it Clanville Estate. In 1830, he sold this land to Richard Archbold, who cleared it and established orchards, hiring convicts to work on his property. The orchards were kept running by the family until the death of Archbold's wife, Mary, in 1850. Archbold's cottage, Roseville, gave its name to the suburb. The produce from the orchards was transported via Dick's Road (after Richard Archbold), now Grosvenor Road, down to the Lane Cove River to be ferried to Sydney. The Archbold estate was subdivided into residential blocks with the coming of the railway in the 1890s, when the cottage was demolished.*

*The Bate family settled in the area in the 1830s. Samuel Bate, surveyor of distilleries and head of the family, built a two-storey wooden house, which was occupied by his son John and his family. In 1842 John Bate reported to the Colonial Secretary that the shores of Middle Harbour were being overrun by 'Malay and Manila' squatters who were illegally logging on Crown land. In 1861 part of the Bate landholdings was sold to Thomas Moore, a coachbuilder, who is commemorated by Moores Creek, which flows under and across Archbold Road. In 1892, the Bate home, Echo Farm, became a home for inebriates run by the temperance societies. Renamed Resthaven, its most famous resident was Henry Lawosn in 1898.*

*In 1890, Roseville railway station was opened and provided the impetus for development. In the next few decades, the main roads were improved and transport systems flourished, leading the way for the sale of subdivisions advertised with enticing names: Dividend Estate (1893), Park View Estate (1910–15) and the Hilltop Estate (1915–20).*

*In 1924, Middle Harbour Bridge was opened, as were the adjacent Roseville Baths. In 1939, Eastern Valley Way was constructed as a supplementary arterial road to the Pacific Highway. Residential development increased along the eastern section of Babbage Road after World War II and became particularly attractive to returning servicemen. Babbage Road was named after Eden Herschel Babbage a banker and grandson of the computer pioneer Charles Babbage. He settled in Roseville in 1903 and lived at Rawhiti. He led the Roseville Progress Association to build footpaths along the foreshore of Roseville Chase, north of Babbage Road, which was dedicated as recreational land in 1892. The building of Roseville Bridge in 1966 led to increased traffic on Babbage Road, severing the connections of the suburb with Roseville proper. Today, Roseville Chase is a pocket-sized community surrounded by bush with a village-like atmosphere. It has a very active Bushcare Group devoted to conserving the natural environment and the streetscape.*

*Twentieth century suburbanisation can be traced through the arrival of services. The first shop in Roseville along the main road was a general store and local newsagent, opened in 1905 by Mrs H McLellan. The existing post office was opened in 1925. In 1929, the Bank of New South Wales opened for business at an agency in Hill Street until the construction of new premises in*

1937. In 1908, Roseville College opened on the corner of Archbold Road and Victoria Street. The Methodist Church in Lord Street opened in 1907 and the nearby Presbyterian Church in 1918. The Anglican church on the corner of Hill Street and Bancroft Avenue was opened in 1913. The construction of a Congregational church in Shirley Road (now New Church) started in the same year. There is no Catholic church in the suburb.

Roseville Public School in Archbold Road was opened as an infants school in 1913 and as a primary school in 1923. The Roseville Golf Club on Links Avenue opened in 1923. During World War I the area north-east of the present golf course was designated as a training ground for army engineers. Roseville Memorial RSL Club opened in 1946 at 64 Pacific Highway. East Roseville Bowling Club on Warrane Road opened in 1952.

Roseville Cinema has had an interesting and varied history: originally a hall and community centre, it has been both a Congregational church and a preparatory school. Its transformation into a cinema began when it became Traynor's Picture Palace in 1919, a full-scale cinema in 1936 under the ownership of DB O'Connor and in 1974 a top-rate suburban cinema under the ownership of Hans Van Pinxteren. It was renovated and extended to accommodate two screens in 1995.<sup>1</sup>

### **3.2. SUBJECT SITE HISTORY (16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE)**

The subject site was originally granted to Daniel Dering Mathew by crown grant on 15 July 1819 in exchange for assistance in the clearing of the area prior to farming. The area of land granted to Daniel spanned from present-day Roseville and Lindfield and extended along the eastern side of the highway as far north as Tryon Road.<sup>2</sup> The crown grant was 400 acres in size and was portion 395 within the Parish of Gordon, County of Cumberland. As the use of the broader Roseville area evolved from timber-getting to fruit-growing and farming around the 1840s, it is likely that the subject site remained undeveloped until the late 19<sup>th</sup> century.

The original crown grant was identified as the Clanville subdivision and was located immediately east of an early road connecting the region to Sydney as per Figure 44. By 1824, Richard Archbold was granted 51 acres of land, containing the present subject site, which was located within the original Dering crown grant subdivision, as seen in Figure 45. Archbold transformed the use of the land establishing an orchard. The grant was bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision.

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<sup>1</sup> Edwards, Zeny, Roseville, Dictionary of Sydney, 2008, <https://dictionaryofsydney.org/entry/roseville>, viewed 11 Nov 2024

<sup>2</sup> "Lindfield", Ku-ring-gai Historical Society, accessed 6 September 2024, <https://khs.org.au/lindfield-local-history/>

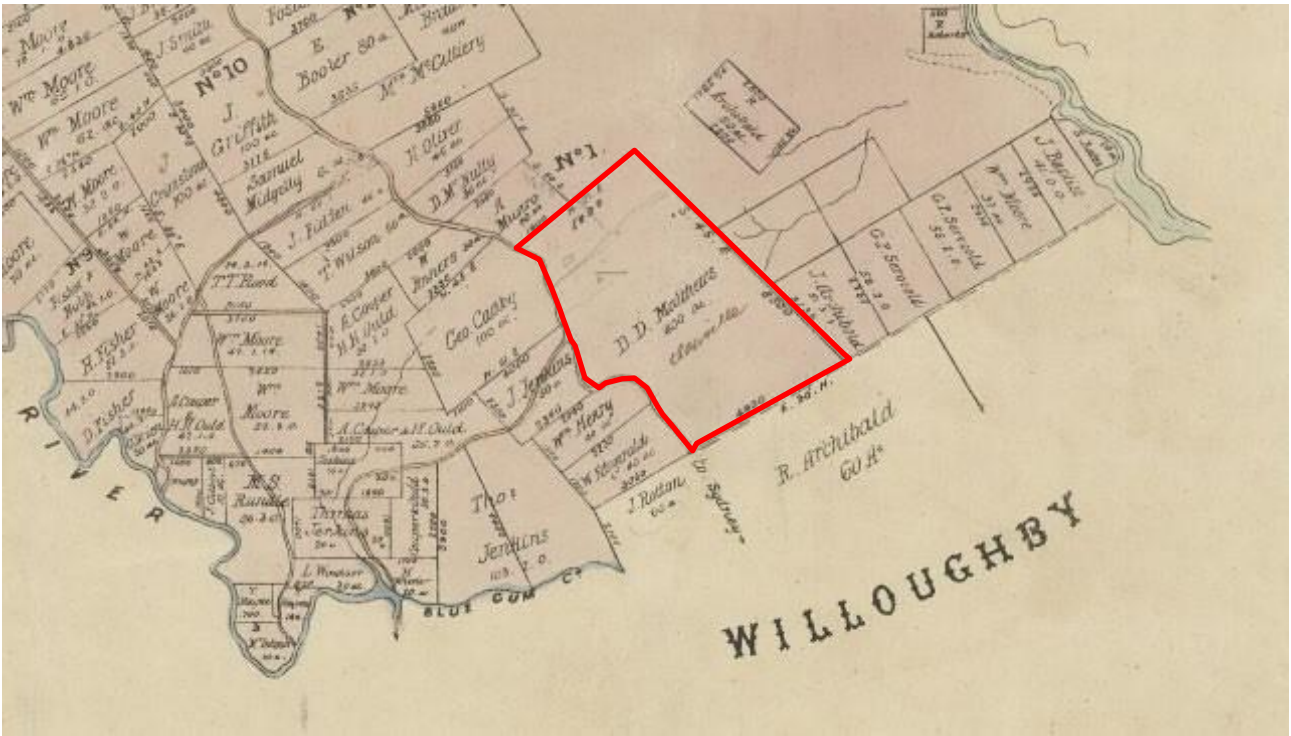


Figure 44 Subdivision map indicating the Clanville area of the subdivision received by Daniel Dering Mathew by crown grant in 1819

Source: *Parish of Gordon subdivision map, 1881*

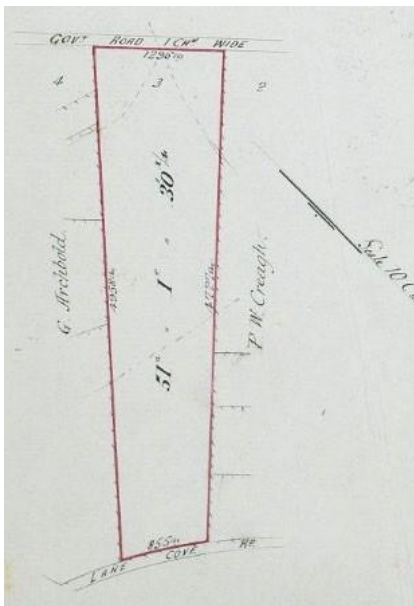


Figure 45 Richard Archbold land grant of 1824 containing the broader of the subject site at 51 acres.

Source: *NSW Land Records Vol. 728 Fol. 219*

The broader subject area was again transferred to Francis Lord by 1888 and the land parcel size reduced to 49 acres (Figure 46).

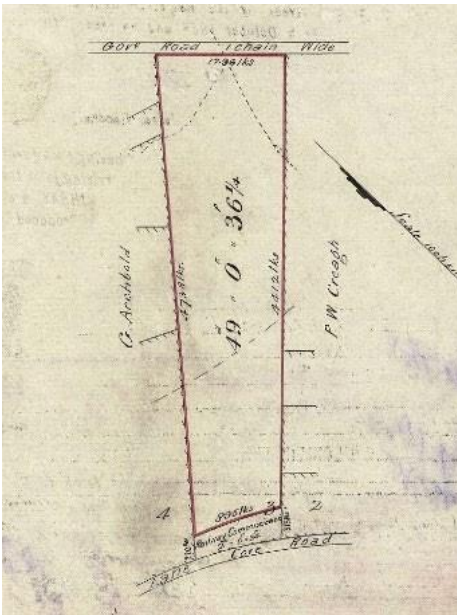


Figure 46 Francis Lord land grant of 1888 containing the broader of the subject site at 49 acres.

Source: *NSW Land Records Vol. 905 Fol. 66*

Suburban development in Roseville was prompted by the construction of the North Shore railway line to St Leonards in 1890 and its extension to Milsons Point in 1893. Existing rural land holdings, such as the tittle held by Archbold, were subdivided soon after into residential blocks and sold in a series of 'estate' land releases. These land releases established the lineal street pattern of Bancroft Avenue, Lord Street and Roseville Avenue.<sup>3</sup>

<sup>3</sup> *Heritage Impact Statement, Alterations and Additions to 19 Roseville Avenue, Roseville NSW 2069, Team 2 2012*

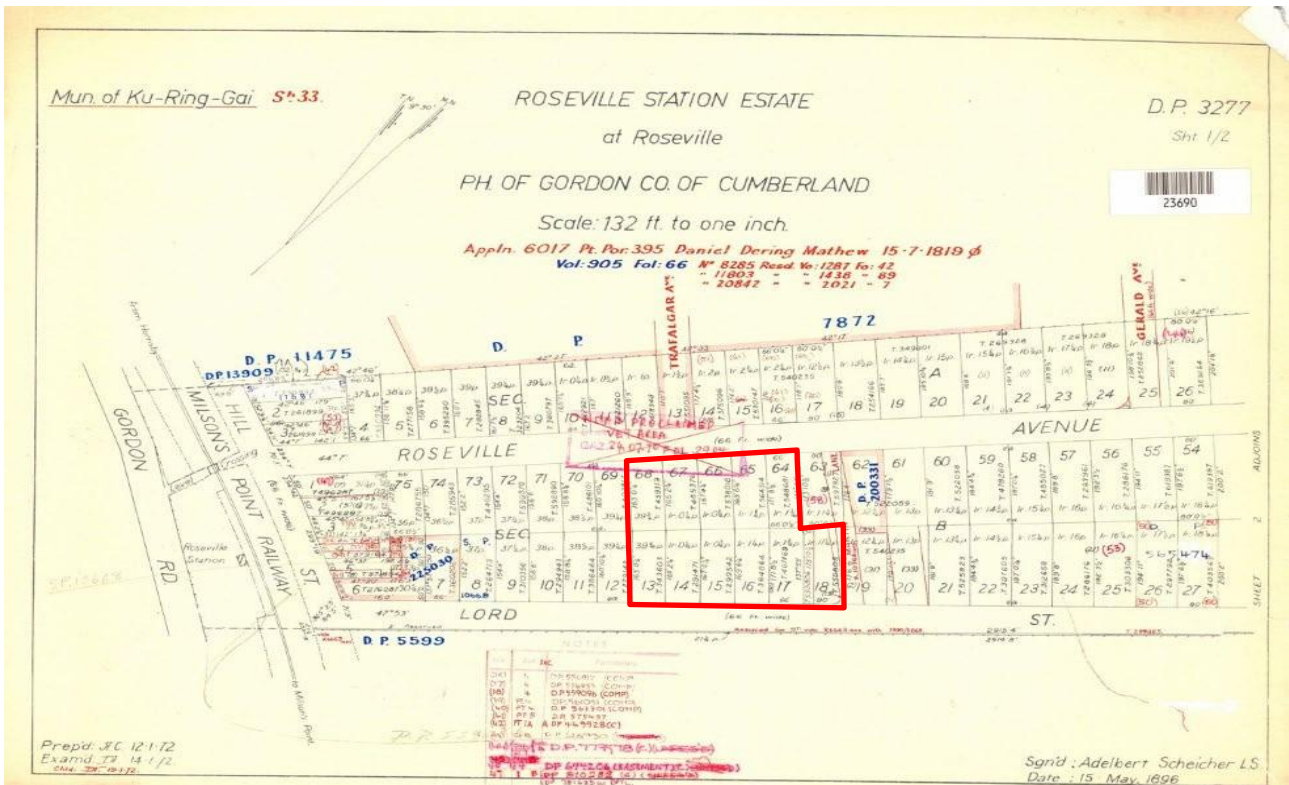


Figure 47 Deposited Plan indicating Roseville station of subject site outlined in red, indicating the establishment of residential lots by 1896 post Milsons Point Railway construction in 1890

Source: NSW Land Registry Services, DP3277, 15 May 1896

# ROSEVILLE STATION ESTATE

Railway Station at the Land 349 Feet above Sea level.

## NORTH SHORE RAILWAY LINE

68 Splendid Building Sites,  
**FOR AUCTION SALE on the Ground, on SATURDAY, 10<sup>TH</sup> FEB<sup>R</sup> 1900 at 3 p.m.**

Auctioneers **BATT RODD & PURVES LTD** 88 Pitt St.

**NOTE: SHADED LOTS ARE SOLD.**

**Torrens Title**

**ATCHISON & SCHLEICHER**  
 Civil Engineers & Licensed Surveyors  
 Specially Licensed under the Real Property Act  
**ELDON CHAMBERS, 92 PITT ST. SYDNEY.**

**TERMS**  
 10% Deposit. Balance in 10 half-yearly Instalments with Interest at the rate of 5% per annum on unpaid balances.

Figure 48 Roseville Station Estate sale indicating street arrangement and subdivision pattern

Source: State Library of New South Wales, Roseville Station Estate sale plan, 10 February, 1900

By 10 February 1900, Subject sites at 16-20 Lord Street, Roseville were sold as part of the Roseville Station Estate, whilst the other subject sites remained unsold.



Figure 49 Roseville Station – Clanville Estate sale indicating street arrangement and subdivision pattern

Source: State Library of New South Wales, *Clanville Estate Roseville Station estate sale map, 30 May, 1903*

The following Clanville Estate sale which occurred on 30<sup>th</sup> May 1903 indicates that structures were constructed on the subject lots at 16-20 Lord Street by this time.

**THE CLANVILLE ESTATE**

**ROSEVILLE**

▶ RIGHT AT STATION ◀  
**NORTH SHORE RAILWAY LINE**

Choice Villa Sites of Large area

AUCTION SALE ON THE LAND  
**SATURDAY 30<sup>TH</sup> NOVEMBER 1907 at 3-30 p.m.**

**SLADE AND BROWN**

Property Salesmen 34 Moore St Sydney at Chatswood

**"TORRENS" TITLE**

**TERMS**

10% deposit, balance by Quarterly instalments extending over 5 years at 5% Interest.

**Notes**  
Gas & Water mains in the Streets which are formed and Planted.

Moderate building restrictions.

W. CAMPBELL & CO. LITHO PRINT. Pitt St, Sydney.

Figure 50 Clanville Estate – Roseville estate sale indicating street arrangement and subdivision pattern

Source: State Library of New South Wales, Clanville Estate – Roseville estate sale plan, 30 November, 1907

In the following four years no further development occurred within the boundaries of the subject site, with Roseville Avenue remaining entirely undeveloped.

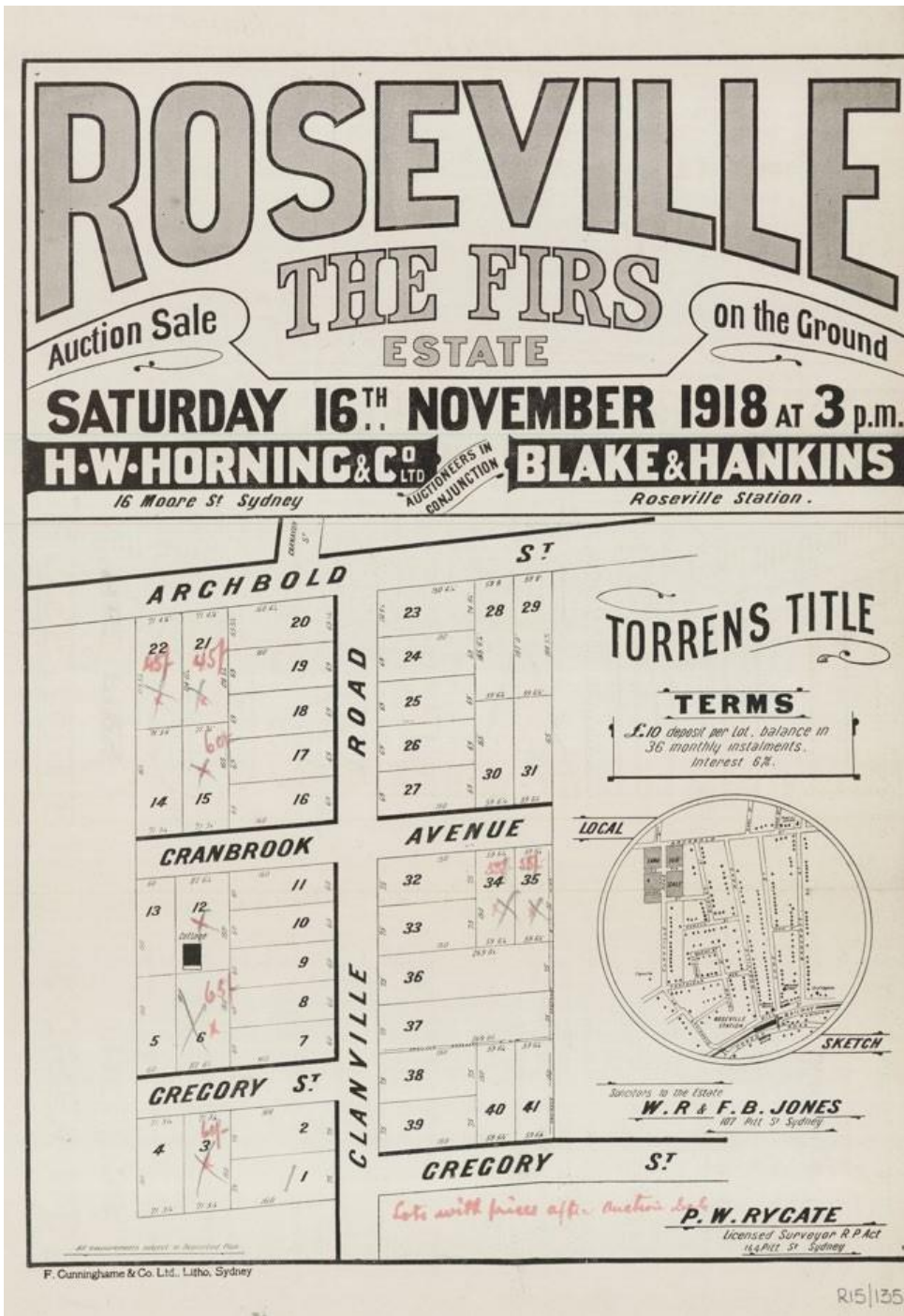


Figure 51 Roseville 'The Firs Estate' Subdivision Map indicating that all subject dwellings located along Lord Street Roseville Avenue were constructed by 1918

Source: State Library of New South Wales, Roseville 'The Firs Estate' sale map, 16 November, 1918

The subsequent estate sale of the local area, identified as 'The Firs Estate' sale which occurred on 16th November 1918, indicates that all properties within the subject area along Lord Street and Roseville Avenue were constructed by this time.

### 3.3. CONSTRUCTION DATE (16 LORD STREET, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 16 Lord Street, Roseville to be after 10 February 1900, by which the Lot 14 of Section B (subject site) was sold and 30 May 1903 by when a structure was documented on the lot.

### 3.4. PROPERTY OWNERSHIP HISTORY (16 LORD STREET, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 2 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219
1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney
10 December 1888	Francis Lord	Vol. 905 Fol. 66
29 January 1895	Alexandar James Dodds and David Peter Dickson	Vol. 1301 Fol. 158
1929	Alexandar Gordon	Sydney Morning Herald, 12 November 1929
1931	Amy Agnes Allen	New South Wales Government Gazette, Number 90, 13 July 1931
21 July 1974	Mr and Mrs T. Caldwell	BA74/1459
March 2009	Mr N. Tobin and Mrs Tobin	DA0996/08

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure 145. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres. Alexandar Gordon was recorded to have been residing at the subject site in 1929 and Amy Agnes Allen, a registered nurse was documented to be residing at the site in 1931. The land title was transferred to Mr and Mrs T. Caldwell by 1974 before another title transfer of the subject site to Mr N. Tobin and Mrs Tobin by 2009.

### 3.5. ALTERATIONS & ADDITIONS (16 LORD STREET, ROSEVILLE)

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 3 Alterations & Additions

Year/Date	Alterations/Additions	Source
1974	Alterations & Additions including new kitchen cupboards to	BA74/1459

	existing dwelling, installation of new front gate and fence, new brick paving installed. Front entryway and doorway demolished and set back, new arched portal in hallway and extensive alterations and additions at rear	
2008	Alterations & Additions including the construction of new front path and steps alongside front veranda. The construction of first storey and associated rooms. Addition of a veranda, driveway and cabana at rear	DA0996/08
2009	Alterations & Additions including removal of front awning and portion of paving and replacement of front steps. Removal of existing carport to be relocated and set back. Rebuild front veranda, establish first storey and extend rear of existing dwelling. Establish new veranda and swimming pool at rear. Upgrades to rear cabana and removal of rear outbuilding and its paving.	CC74/09
2009-2024 (Past 15 years)	Alterations & Additions including replacement of all glazing and shutters	Owner



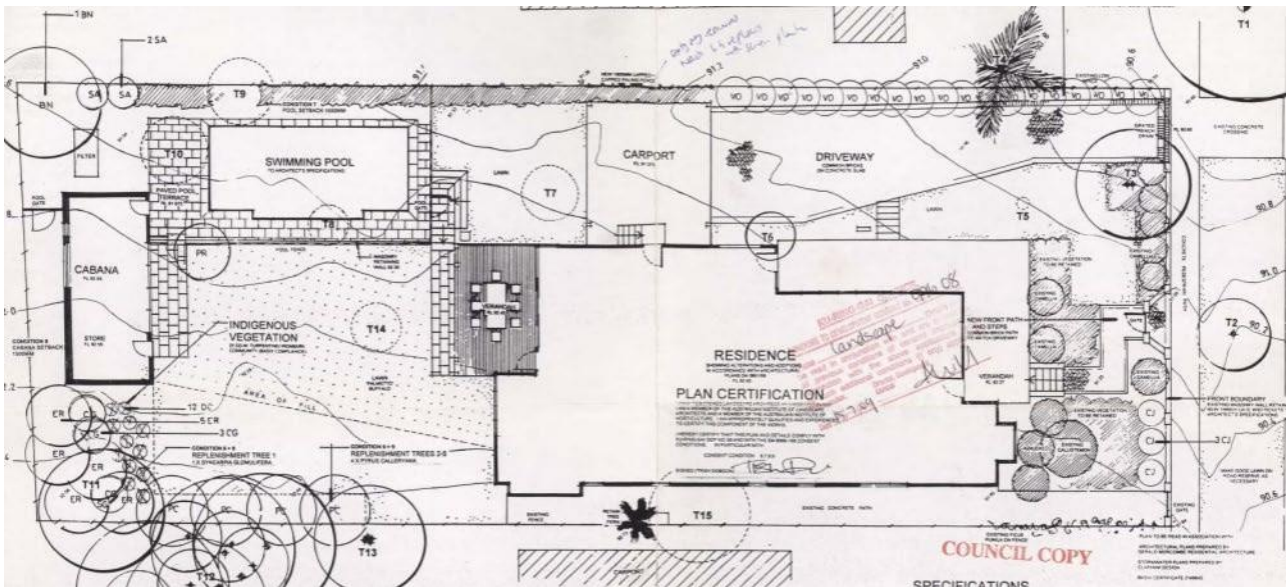


Figure 55 Ground Floor plan dated from 2008

Source: DA0996/08

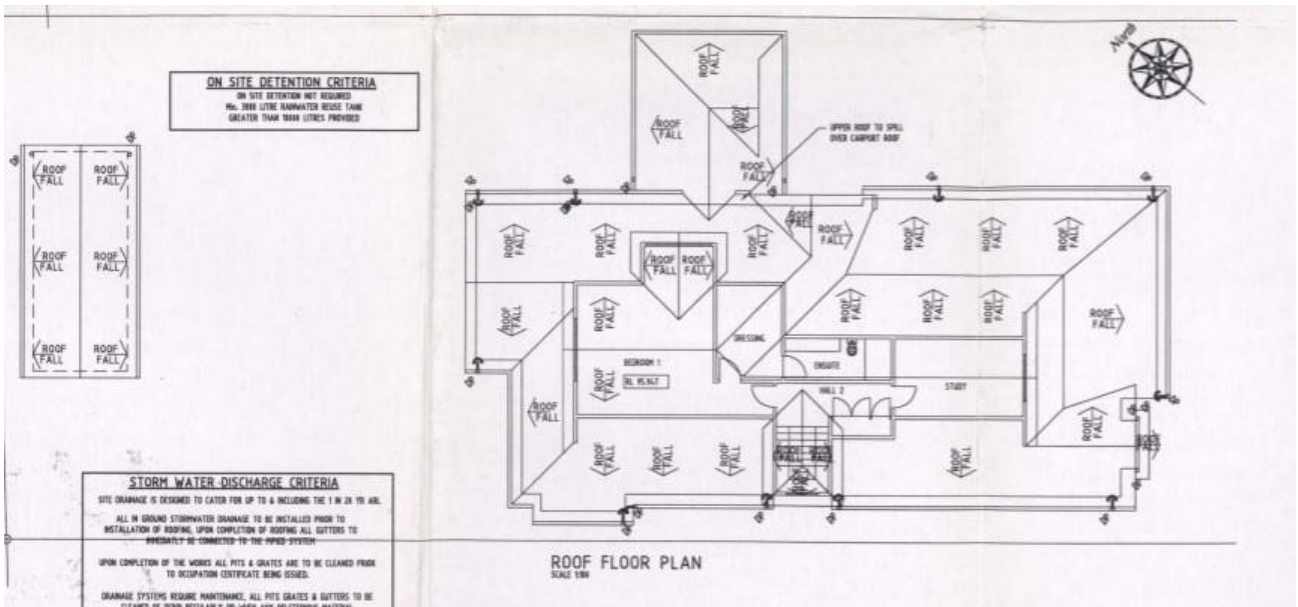


Figure 56 Roof Floor plan dated from 2008

Source: DA0996/08



Figure 57 Historic photographs showing primary façade, carport and rear cabana dated from 28 September 2008

Source: DA0996/08

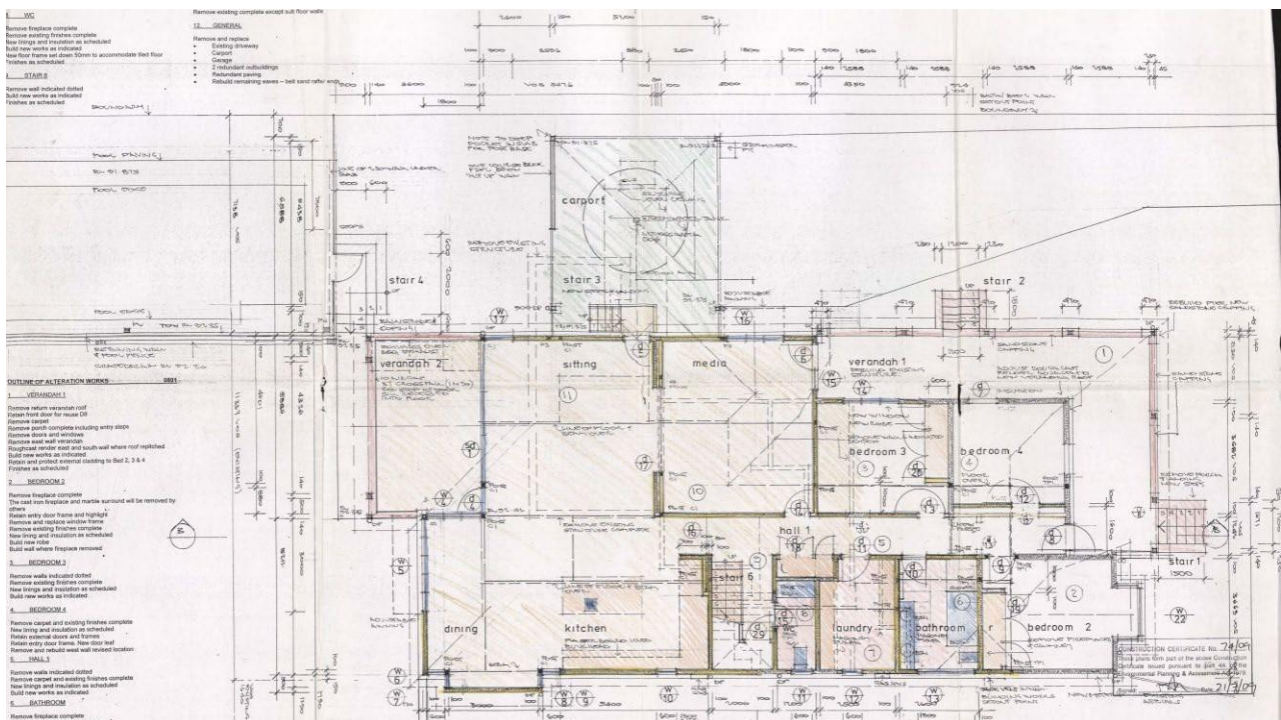


Figure 58 Ground floor plan dated from 2009

Source: CC74/09

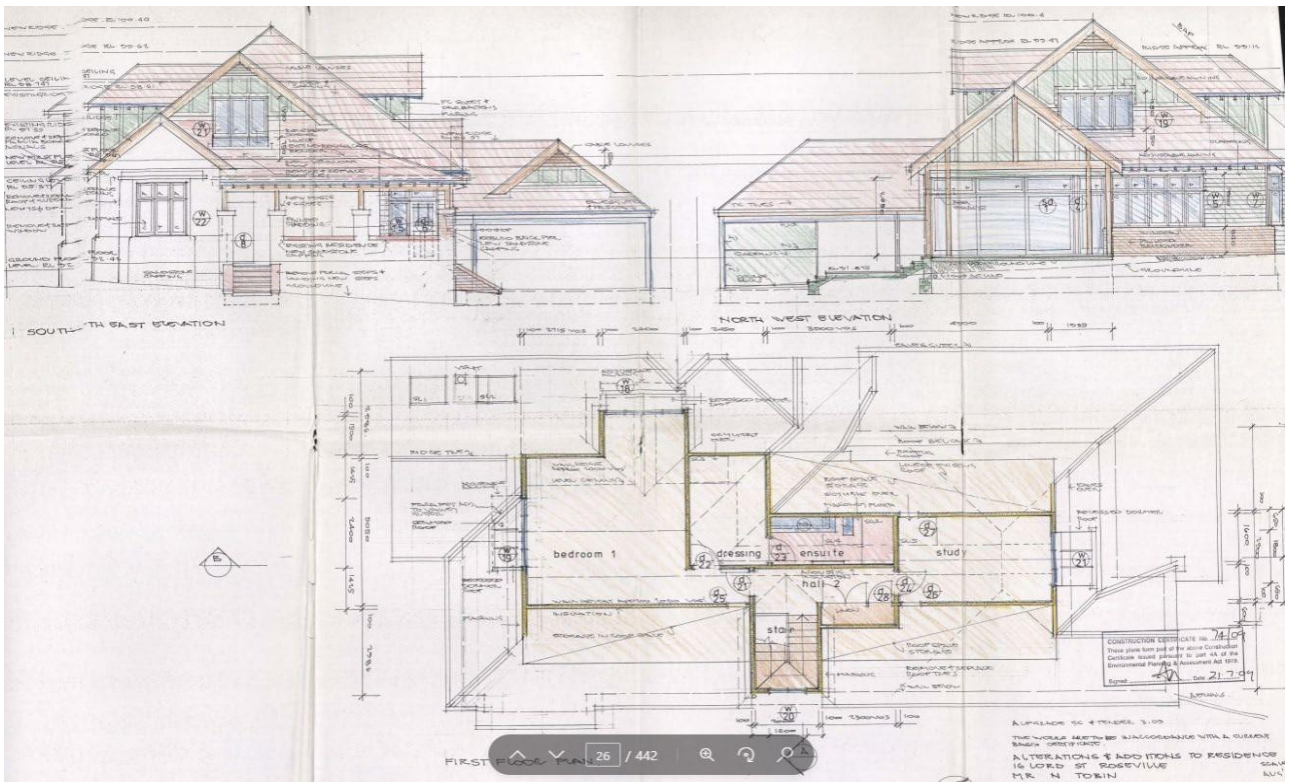


Figure 59 South-east elevation, north-west elevation and First Floor plan dated from 2009

Source: CC74/09

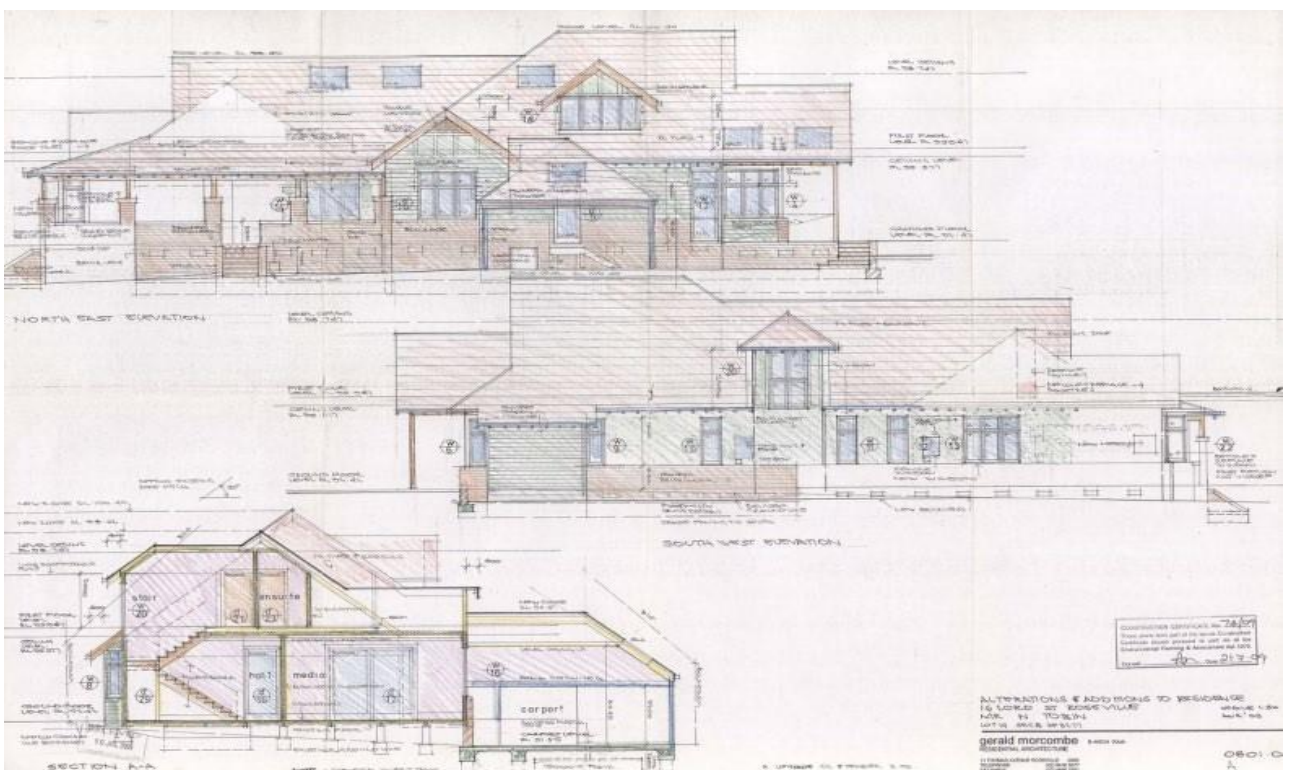


Figure 60 North-east elevation, south-west elevation and Section A-A dated from 2009

Source: CC74/09

### 3.6. CONSTRUCTION DATE (18 LORD STREET, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 18 Lord Street, Roseville to be between 10<sup>th</sup> February 1900, by which the Lot 15 of Section B (subject site) was sold and May 30 1903, by which a structure was located on the lot.

### 3.7. PROPERTY OWNERSHIP HISTORY (18 LORD STREET, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 4 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219
1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney
10 December 1888	Francis Lord	Vol. 905 Fol. 66
6 May 1891	William Lovegrove and Frederick Thomas Humphrey	Vol. 905 Fol. 66
29 January 1895	Alexandar James Dodds and David Peter Dickson	Vol. 1301 Fol. 158
29 November 1899	William Leithead	Vol. 1301 Fol. 158
18 October 1909	Elizabeth Portwood and Thomas Alfred Portwood	Vol. 1301 Fol. 158
6 January 1910	Margaret Morrison Hilgow and John Hilgow	Vol. 1301 Fol. 158
11 July 1910	Stanley Burton Gibbs	Vol. 1301 Fol. 158
4 April 1912	Kenard Tanner	Vol. 1301 Fol. 158
15 April 1916	David Holmes	Vol. 1301 Fol. 158
9 January 1919	Margaret Jane Kemp-Bruce	Primary Application No. 6017 Vol. 2903 Fol. 79
6 December 1934	James Whitson Kemp-Bruce	Primary Application No. 6017 Vol. 2903 Fol. 79
21 March 1947	Jack Ballie Hirsch and Nancy Elizabeth Hirsch	Primary Application No. 6017 Vol. 2903 Fol. 79
1 March 1965	Nancy Elizabeth Hirsch	Primary Application No. 6017 Vol. 2903 Fol. 79
18 Fenruary 2005	Michael Stefulj	DA1072/04

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres, being portion 395, located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure 45. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres. William Lovegrove and Frederick Thomas Humphrey became the new landholders after the transfer of ownership of the 49 acres in 1891.

By 1895 the land title was transferred again to Alexandar James Dodds David Peter Dickson and Richard Jones. On 29 November 1899 a carpenter from Willoughby named William Leithead was transferred the property title from joint previous owners Alexandar James and Richard Jones. The land ownership was transferred from Leithead to Elizabeth Portwood and her husband Thomas Alfred Portwood of Woollahra in 1909, shortly thereafter the land ownership was transferred again to Margaret Morrison Hilgow and her husband John Hilgow, a contractor from Neutral Bay. Once again, the title was transferred within the same year of 1910 from the Hilgow family to Stanley Burton Gibbs, an engineer from Roseville.

A saddler from North Sydney named Kenard Tanner became the next title holder of the property in 1912. Four years later in 1916, Kennard transferred the land title to David Holmes, a farmer from Chatswood. A few years later, Holmes transferred the ownership title to Margaret Jane Kemp-Bruce, then a widow from Wahroonga, became the proprietor of the property on 9 January 1919. On 6 December 1934 the property title was transferred from Margaret to her husband James Whitson Kemp-Bruce of Roseville Medical Office. The ownership of the property was transferred again to Jack Ballie Hirsch, a carpenter trainee within Roseville and Nancy Elizabeth Hirsch his wife on 21 March 1947. Upon her husband's death, Nancy became the sole proprietor of the property on 1 March 1965. By 2005 Michael Stefulj was the registered proprietor.

### **3.8. ALTERATIONS & ADDITIONS (18 LORD STREET, ROSEVILLE)**

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 5 Alterations & Additions

<b>Year/Date</b>	<b>Alterations/Additions</b>	<b>Source</b>
2004	Alterations & Additions including construction of cabana and swimming pool in rear garden and adjacent carport with hardstand area. Alterations and additions to main dwelling including establishment of first storey not constructed.	DA1072/04

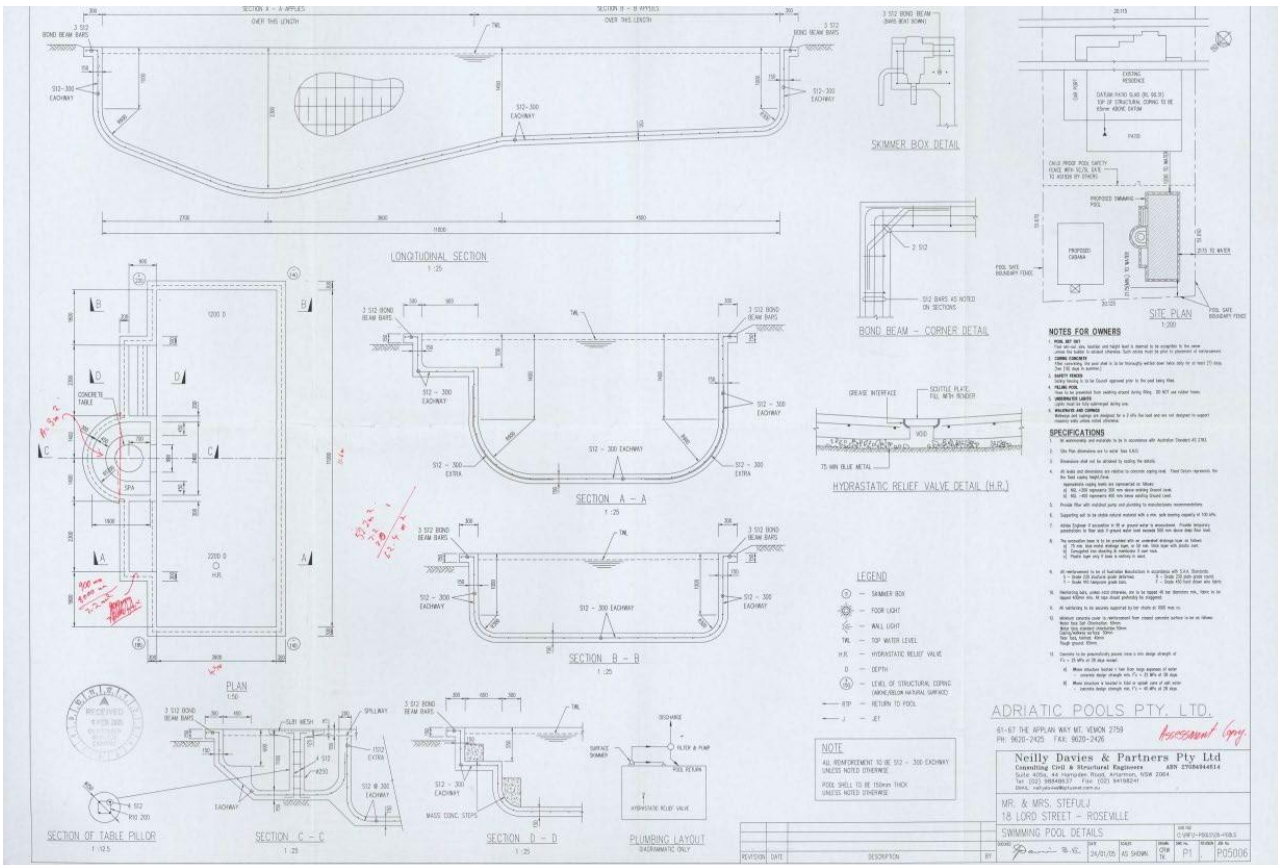


Figure 61 Construction of swimming pool in rear garden dated from 9 February 2005

Source: DA1072/04

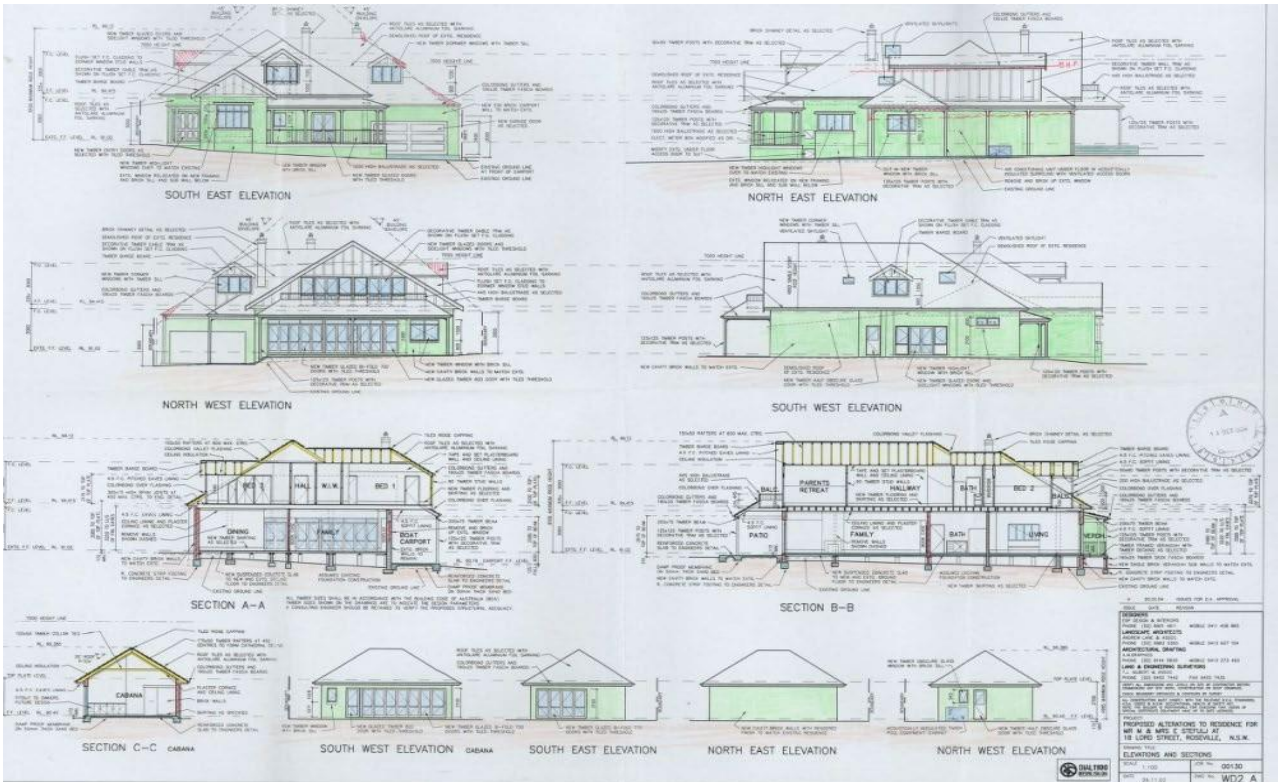


Figure 62 Elevations and Sections for proposed design of unconstructed 2004 proposal

Source: DA1072/04





Figure 64 Primary Lord Street façade dated from 2004

Source: DA1072/04

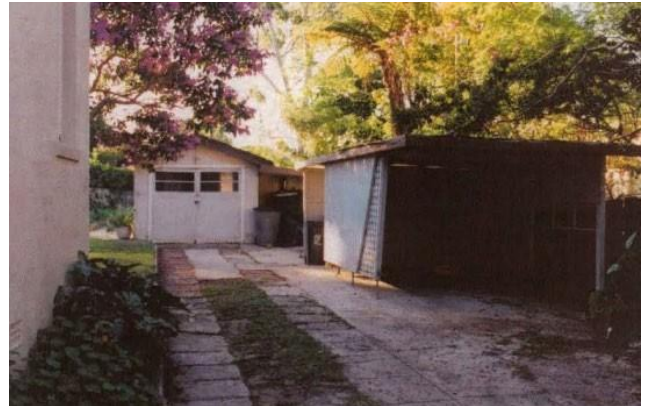


Figure 65 Early boat port, car port and garage structures dated from 2004

Source: DA1072/04



Figure 66 Rear building façade indicating contemporary rear extension dated from 2004

Source: DA1072/04



Figure 67 Rear garden dated from 2004

Source: DA1072/04

### 3.9. CONSTRUCTION DATE (20 LORD STREET, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 20 Lord Street, Roseville to be between 30 November 1907, by which Lot 16 of Section B (subject site) remained undeveloped but had already been sold (in 1900) and 16 November 1918 when a structure was documented to be located on the subject site. The original architectural drawings for the subject site were drafted for Lockwood and Leithead who held the ownership title in 1906.

### 3.10. PROPERTY OWNERSHIP HISTORY (20 LORD STREET, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 6 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219
1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney

10 December 1888	Francis Lord	Vol. 905 Fol. 66
29 January 1895	Alexander James Dodds and David Peter Dickson	Vol. 1301 Fol. 158
2 July 1903	James Kennedy Bunton	Vol.1476 Fol. 127
29 January 1906	Fred William Lockwood and William Leithead	Vol.1476 Fol. 127
June 1906	Michael Charles	Vol.1476 Fol. 127
14 July 1942	Hugh Francis Law	Vol.1476 Fol. 127
5 January 1967	John Henry Fingleton and Philippa Lillingston	Vol.1476 Fol. 127
12 February 1984	Philippa Lillingston Whistler Fingleton	Vol.1476 Fol. 127
5 January 1991	Janet Maureen McGregor	BA91/972
30 March 2006	Amanda Jayne Elton	DA278/06

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure 145. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres.

By 1895 the ownership title was transferred again to Alexander James Dodds David Peter Dickson. By 2 July 1903 the land title was transferred again to James Kennedy Bunton from Sydney Cove. Three years later the property title was transferred again to joint tenants Fred William Lockwood and William Leithead, within the same year ownership was transferred again to Michael Charles, a Law Junior from Balmain.

By 14 July 1942 Hugh Francis Law, a roman catholic priest from Dee Why became the registered proprietor. Two decades later the land title was held by joint tenants John Henry Fingleton, a journalist and his wife Philippa Lillingston, Philippa became the sole proprietor 1984 upon her husbands death. By 1991 Janet Maureen McGregor held the land title and filed for a building application. The following owner, Amanda Jayne Elton was in ownership of the site by 2006.

### 3.11. ALTERATIONS&ADDITIONS(20LORDSTREET,ROSEVILLE)

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 7 Alterations & Additions

Year/Date	Alterations/Additions	Source
1976	Alterations & Additions including replacement of front windows with double doors to porch, replacement of study door,	BA76/887

Year/Date	Alterations/Additions	Source
	<p>instatement of new door to hallway, construction of upper storey games room and stairway. Construction of kitchen, sunroom, laundry and bathroom at rear extension</p>	
1991	<p>Alterations &amp; Additions including expansion of 1<sup>st</sup> storey to include additional bedrooms and bathrooms. Construction of a new carport adjacent to dwelling. Alterations to existing dwelling (ground floor) including removal of carpet and make good floorboards in office and reinstate fireplace, demolition of existing ensuite, removal of carpet and make good floorboards in hallway, dining room, living room and bedrooms and demolition of stairs in Bedroom 5. Extension to the dwelling at rear and establishment of rear deck</p>	BA91/972
2006	<p>Alterations &amp; Additions including establishment of concrete swimming pool at rear</p>	BA278/06

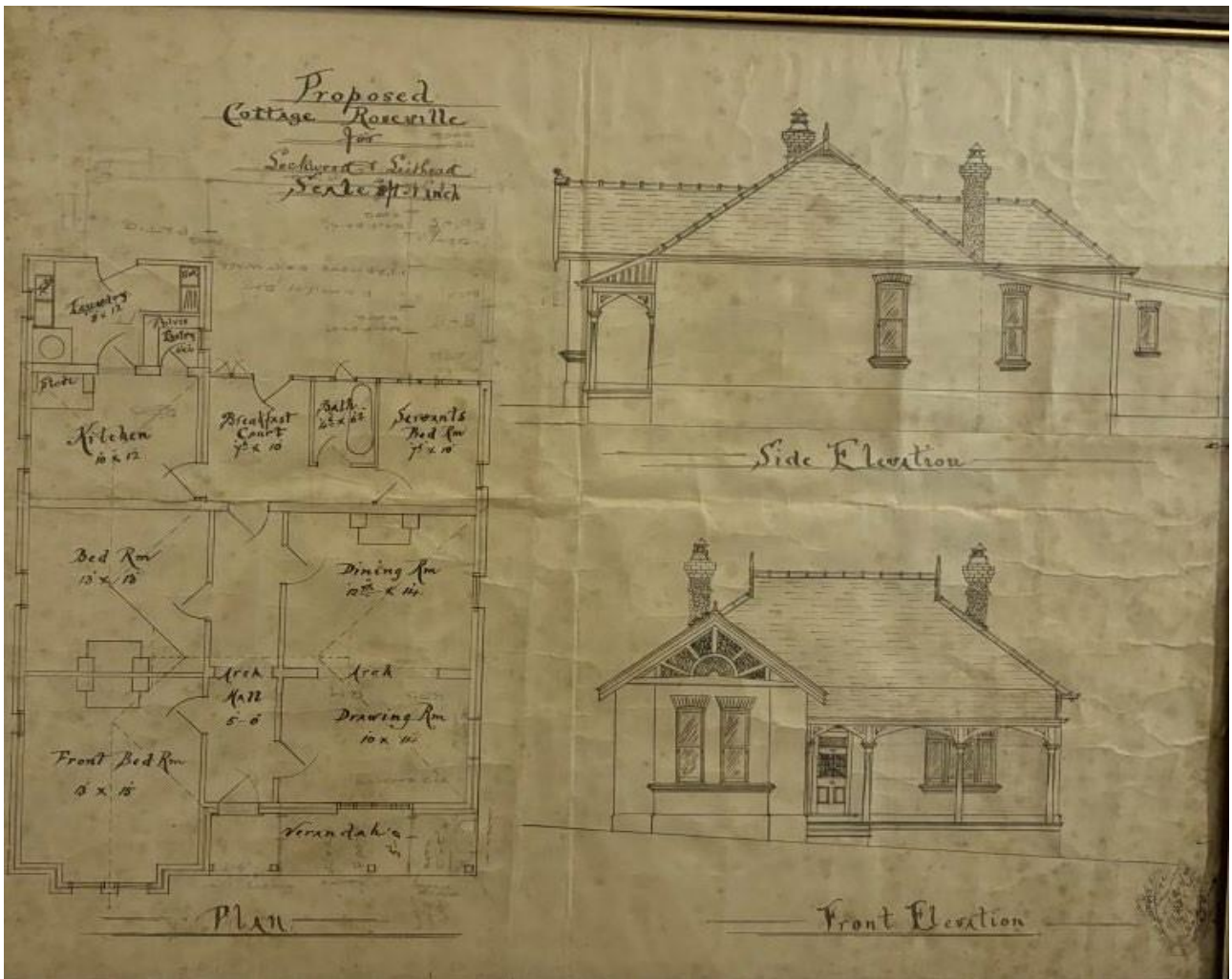


Figure 68 Original Elevations and Plans produced for Lockwood and Leithead circa. 1906.

Source: Urbis, 10 October 2024

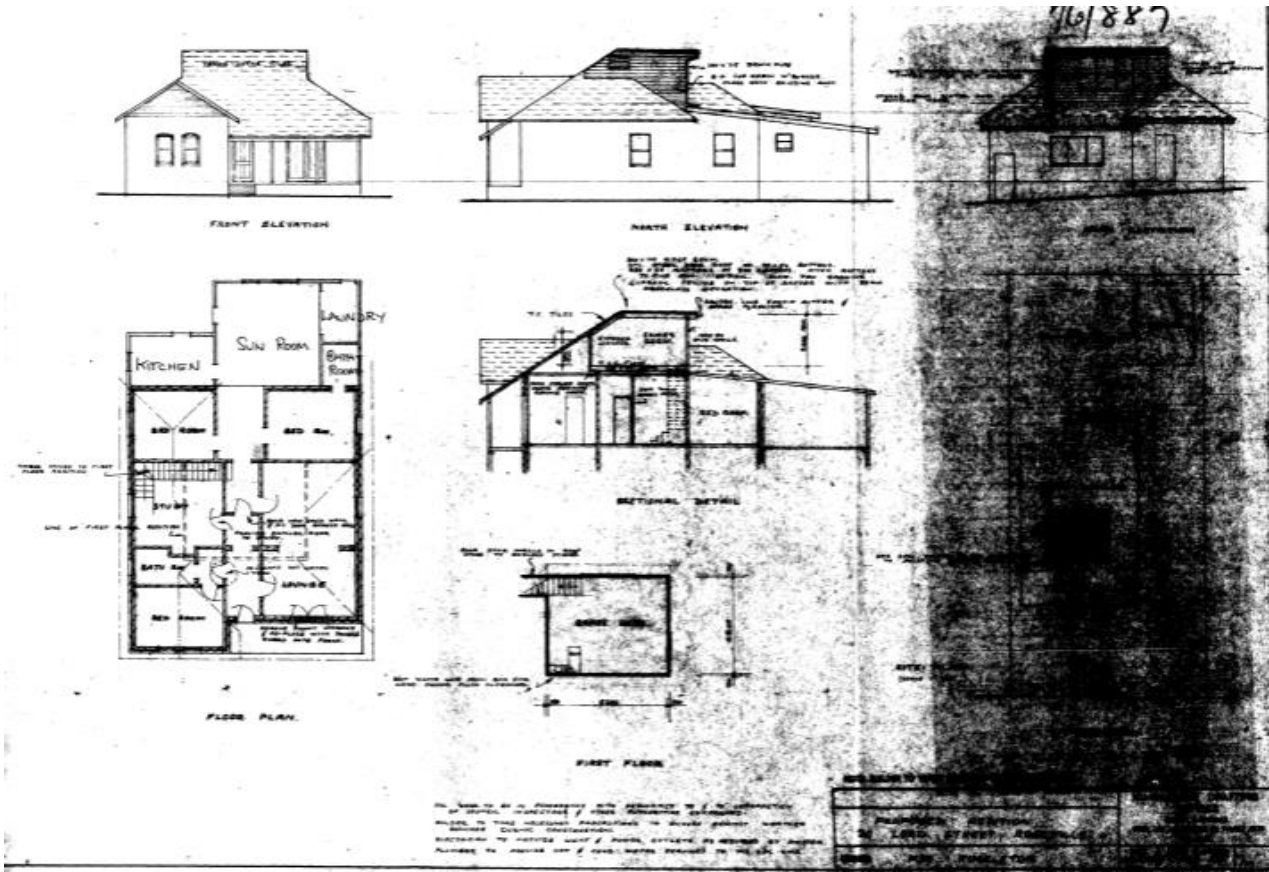


Figure 69 Elevations and plans for proposed alterations and additions to dwelling dating from 1976

Source: BA91/972

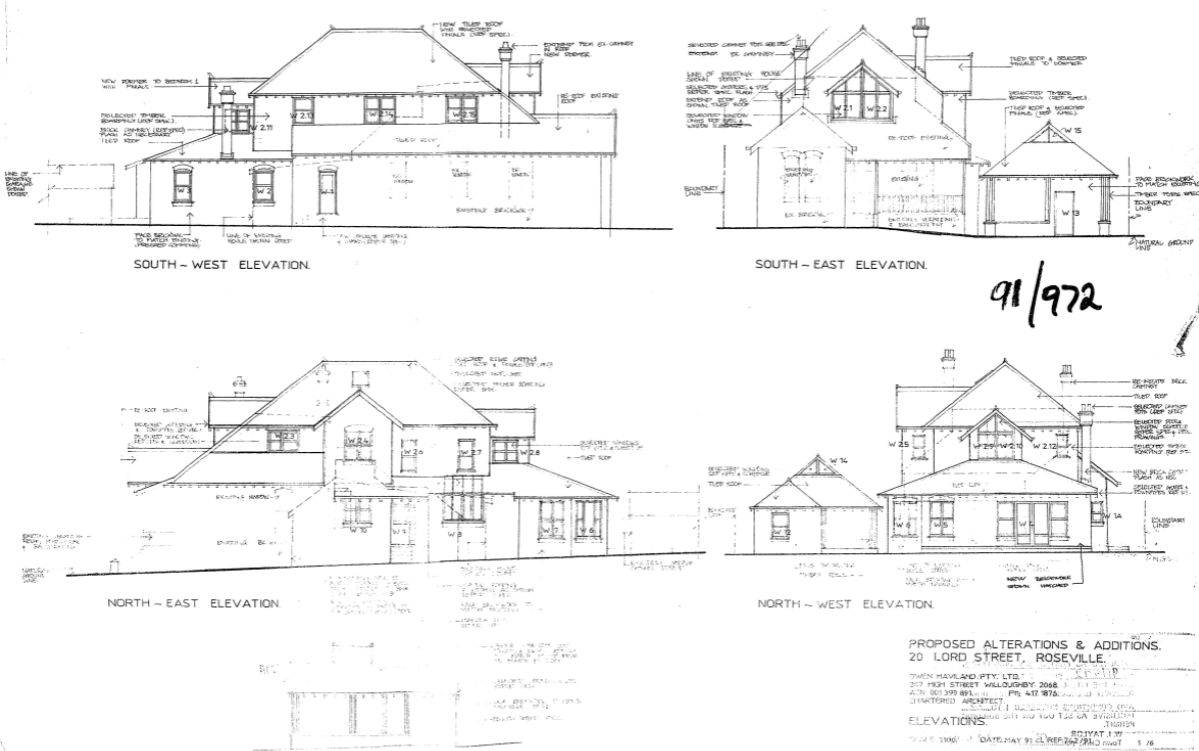


Figure 70 Elevations for proposed alterations and additions to dwelling dating from 1991

Source: BA91/972

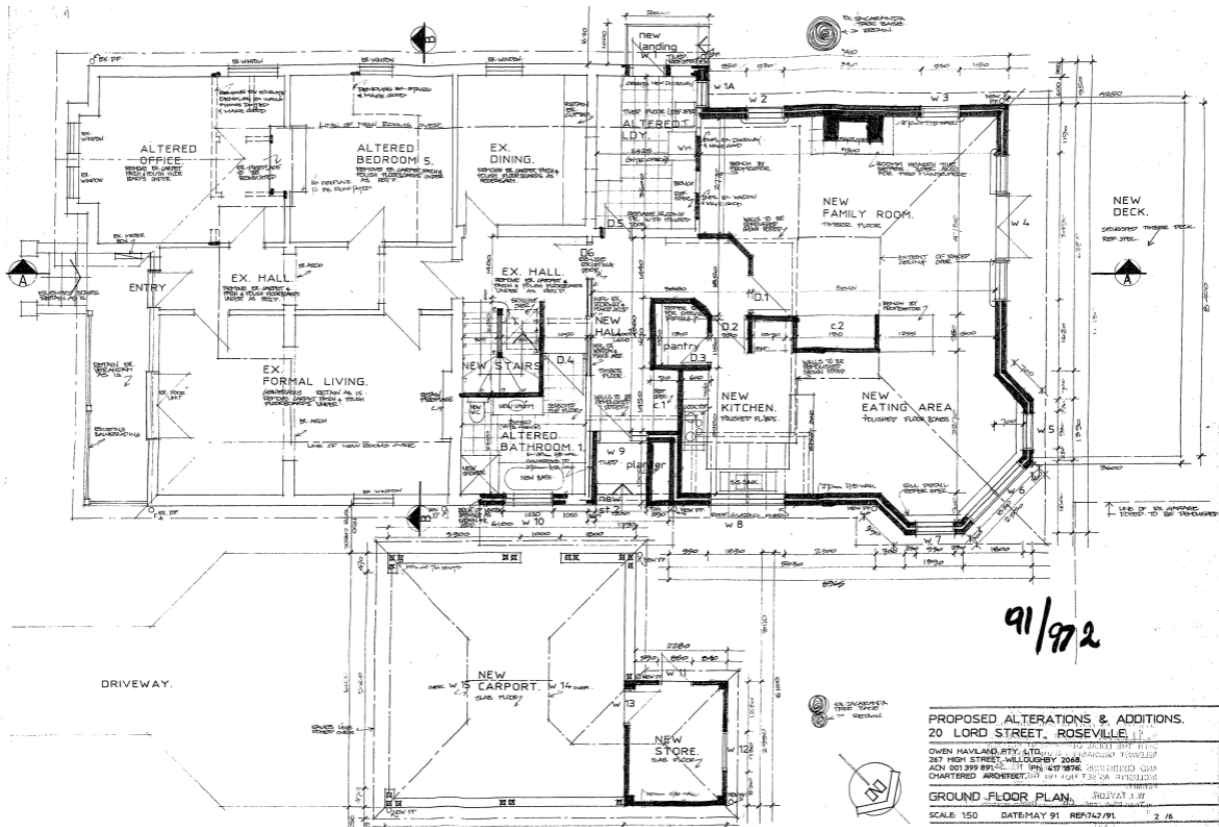


Figure 71 Ground floor plan of dwelling and additional carport alterations and additions dating from 1991  
 Source: BA91/972

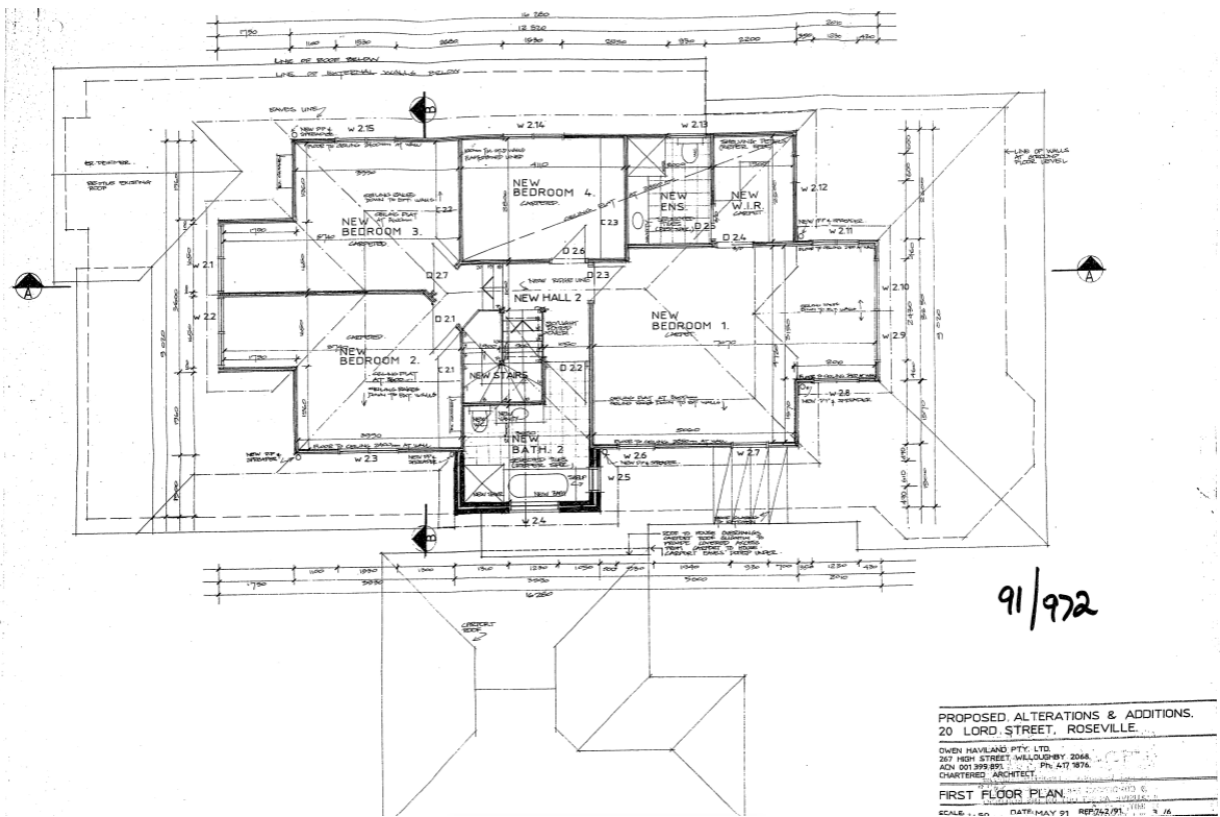
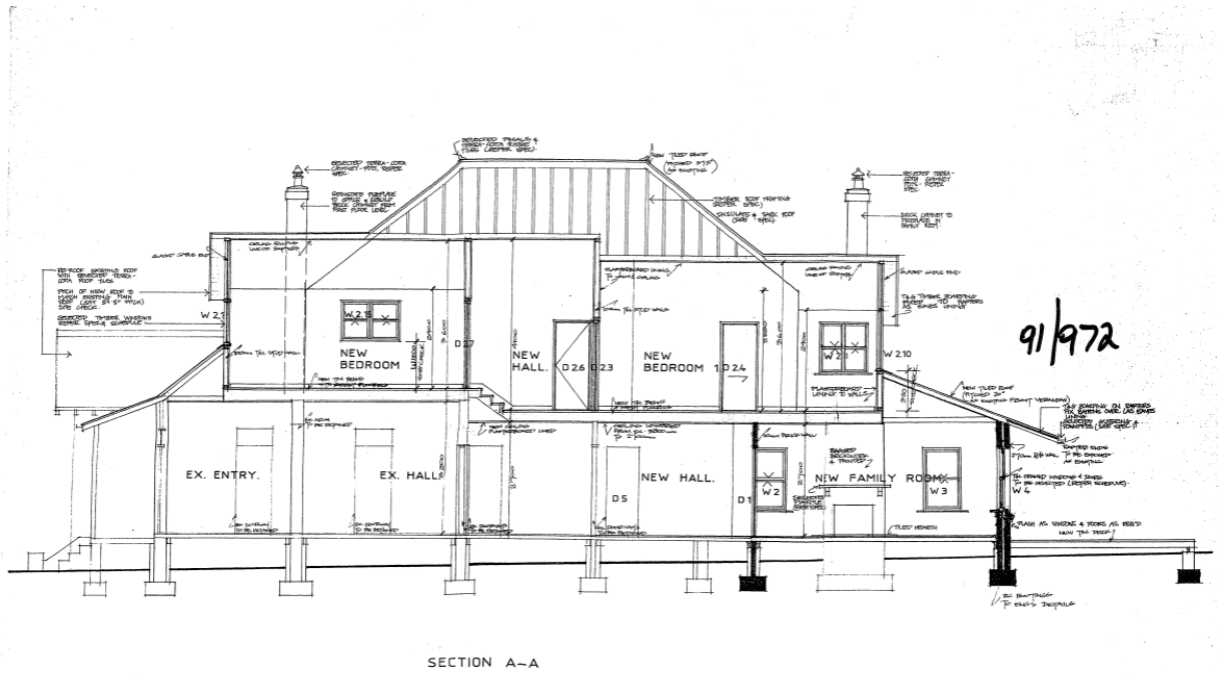


Figure 72 Additional first storey floor plans dating from 1991  
 Source: BA91/972



SECTION A-A

PROPOSED ALTERATIONS & ADDITIONS.  
 20 LORD STREET, ROSEVILLE.  
 OWEN HAVLAND PTY. LTD. SC 117 117  
 207 HIGH STREET WILLOWBUSH NSW 1510  
 ADN 001 979 891 FAX 001 979 892  
 CHARTERED ARCHITECT  
 SECTION A-A  
 SCALE 1:50 DATE/MAY 91 REF 91/972

Figure 73 Section indicating proposed alterations and additions to dwelling dating from 1991

Source: BA91/972

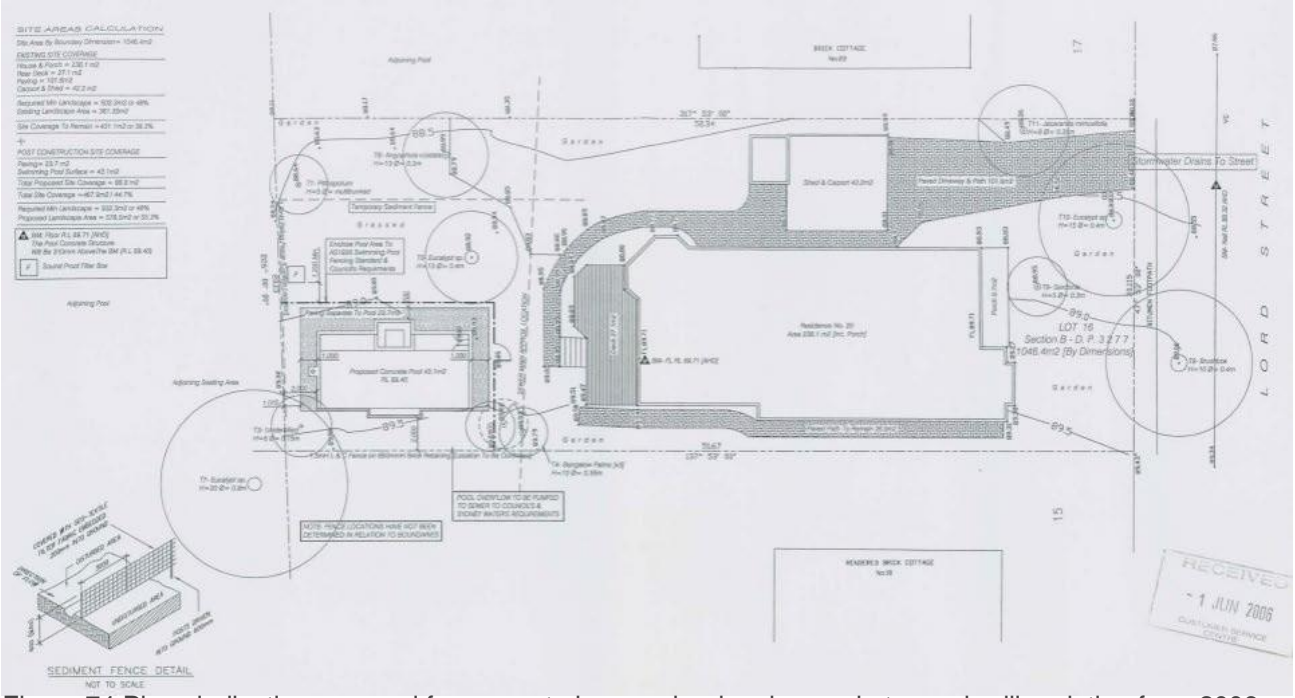


Figure 74 Plans indicating proposal for concrete inground swimming pool at rear dwelling dating from 2006

Source: BA91/972



Figure 75 Rear façade of dwelling dated from 2006

Source: BA278/06

### 3.12. CONSTRUCTION DATE (22 LORD STREET, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 18 Lord Street, Roseville to be after 10 February 1907, by which the Lot 17 of Section B (subject site) remained undeveloped and 16 November 1918 when a structure was documented to be located on the subject site.

### 3.13. PROPERTY OWNERSHIP HISTORY (22 LORD STREET, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 8 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219
1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney
10 December 1888	Francis Lord	Vol. 905 Fol. 66
29 January 1895	Alexander James Dodds and David Peter Dickson	Vol. 1301 Fol. 158
20 May 1974	J.R Woodman	BA74/1000

<b>Year/Date</b>	<b>Owner</b>	<b>Source</b>
9 July 1999	Karen Sutherland and David Sutherland	DA0665/99
29 May 2015	Ian Holmes	DA0199/15

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure 145. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres. By 1895 the land title was transferred again to Alexander James Dodds David Peter Dickson. J.R Woodman was residing at the subject site in 1974. Karen Sutherland and her husband David Sutherland were transferred the land title by 1999. By 2015, Ian Holmes and his wife were registered proprietors of the site.

### **3.14. ALTERATIONS&ADDITIONS(22LORDSTREET,ROSEVILLE)**

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 9 Alterations & Additions

<b>Year/Date</b>	<b>Alterations/Additions</b>	<b>Source</b>
1974	Alterations and additions including construction of original garage near rear site boundary	BA74/1000
1988	Alterations and additions including rear addition and establishment of timber deck patio area with timber beam details	Statement of Heritage Impact, GBA, 29 May 2015
1991	Alterations and additions including another rear extension,	Statement of Heritage Impact, GBA, 29 May 2015
1999	Alterations and additions including removal of internal walls to establish family room and enlarge bedroom, raising of roof to rear family room by 450mm, addition of steel beams to support roof, block up of kitchen window, insertion of new window opening in dining/family area	Statement of Heritage Impact, GBA, 29 May 2015
2001	Alterations and additions including construction of inground swimming pool in rear	Statement of Heritage Impact, GBA, 29 May 2015

Year/Date	Alterations/Additions	Source
	garden with 1200mm pool fencing and self-locking gate.	
2015	Alterations and additions including retention of existing street façade and presentation, original footprint, entry path and driveway, key internal spaces, original internal fabric including fireplaces. Removal of rear portion of the building and existing decking, demolition of garage at rear, construction of new rear extension incorporating double garage with timber deck and outdoor dining area, reconfiguration of selected rooms at rear of original dwelling, relocation of door openings, upgrades to existing rear swimming pool and landscaping	DA0199/15



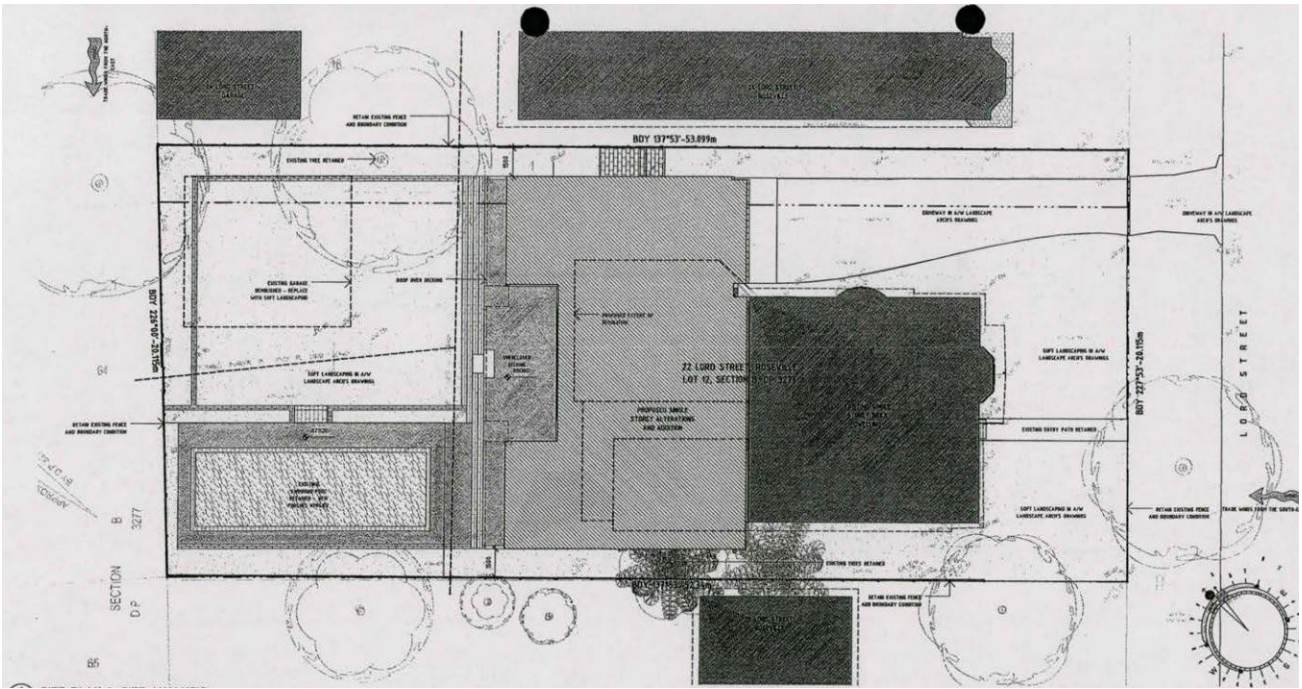


Figure 78 Proposed site plan indicating extent of rear extension dated from 2015

Source: DA0199/15

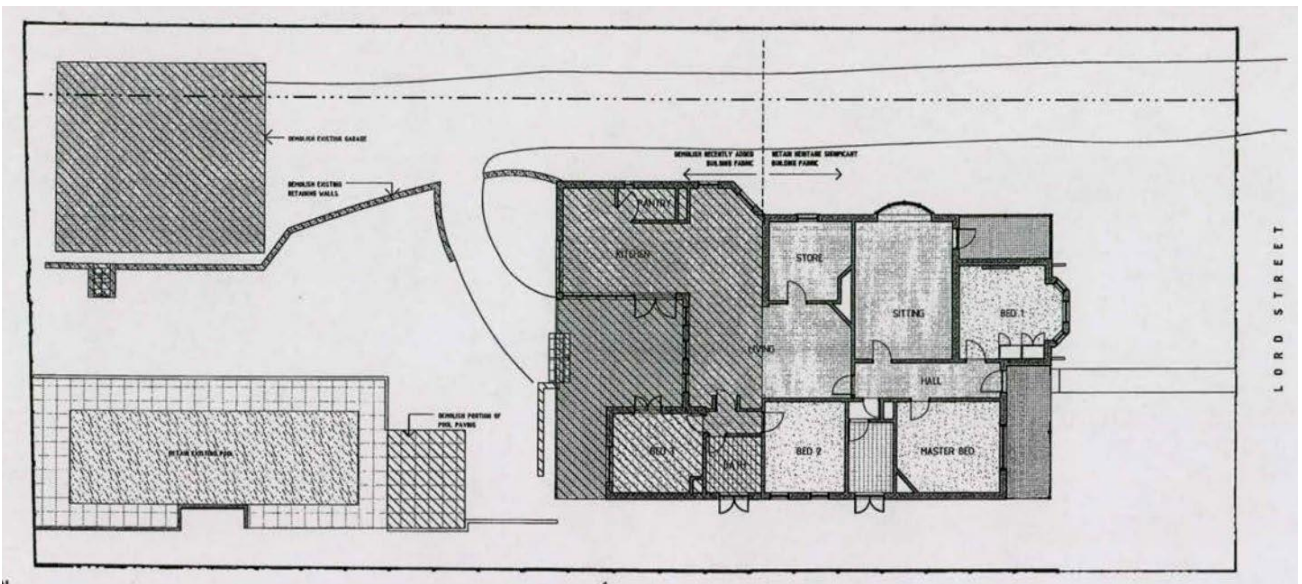


Figure 79 Floor plan indicating extent of retention of existing heritage fabric dated from 2015

Source: DA0199/15

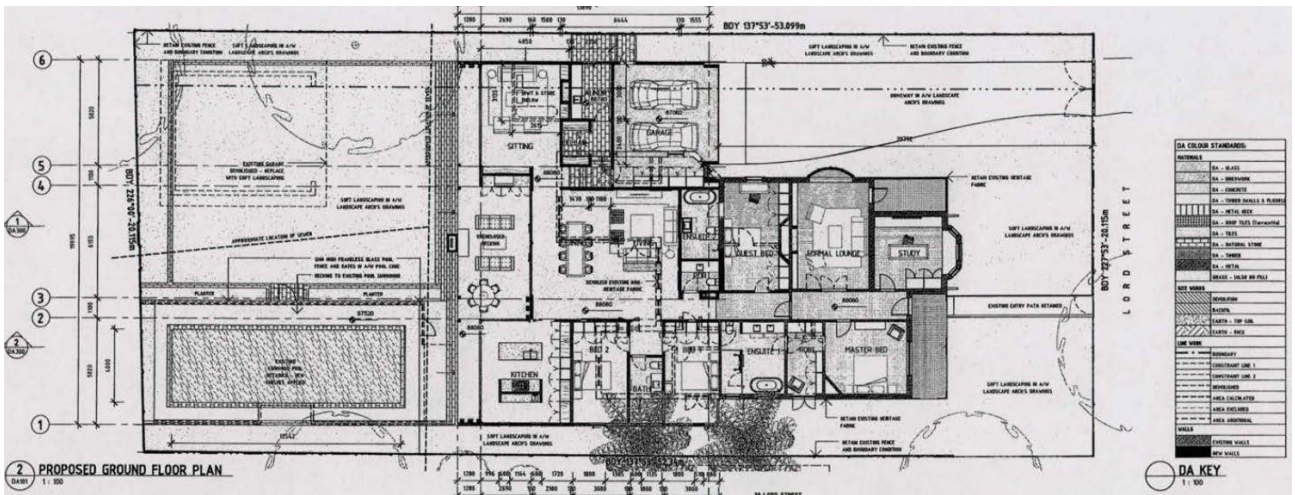


Figure 80 Floor plan showing extent of proposed alterations and additions dated from 2015

Source: DA0199/15

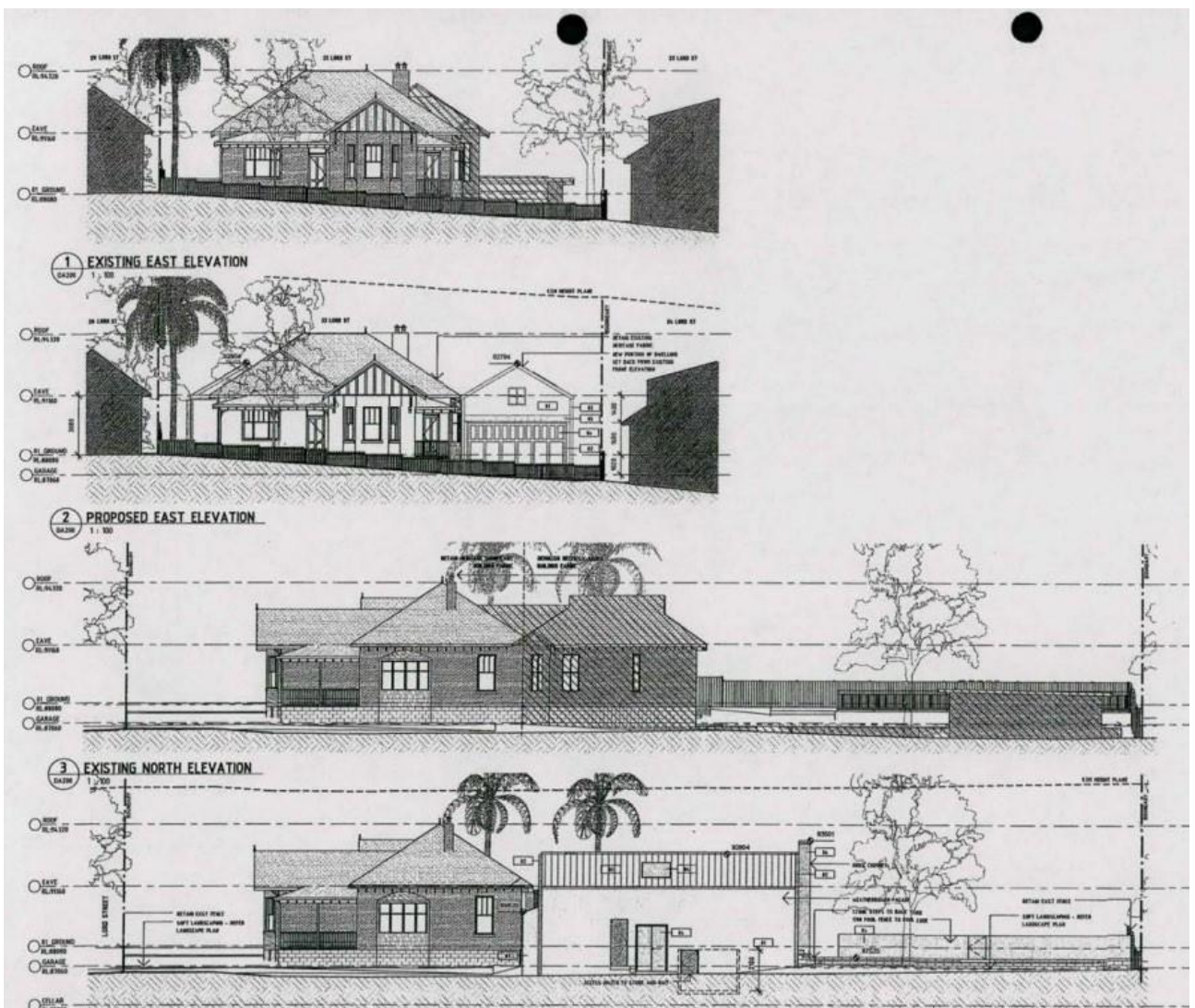


Figure 81 Elevations showing extent of proposed alterations and additions dated from 2015

Source: DA0199/15







Figure 84 Photograph of formal lounge room dated from 2015

Source: DA0199/15



Figure 85 Photograph of front façade and veranda dated from 2015

Source: DA0199/15



Figure 86 Photograph of primary façade of dwelling dated from 2015

Source: DA0199/15



Figure 87 Photograph of salvaged fireplace from another residence reinstated in front master bedroom dated from 2015

Source: DA0199/15



Figure 88 Photograph of front garden dated from 2015

Source: DA0199/15



Figure 89 Photograph of rear garden and swimming pool dated from 2015

Source: DA0199/15



Figure 90 Photograph of rear façade of dwelling dated from 2015

Source: DA0199/15



Figure 91 Photograph of garage dated from 2015

Source: DA0199/15

### 3.15. CONSTRUCTION DATE (24 LORD STREET, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 18 Lord Street, Roseville to be after 10<sup>th</sup> February 1907, by which the Lot 18 of Section B (subject site) remained undeveloped and 16 November 1918 when a structure was documented to be located on the subject site.

### 3.16. PROPERTY OWNERSHIP HISTORY (24 LORD STREET, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 10 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219

1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney
10 December 1888	Francis Lord	Vol. 905 Fol. 66
29 January 1895	Alexander James Dodds and David Peter Dickson	Vol. 1301 Fol. 158
11 April 1944	Sidney Benjamin Wrigley	Vol. 4464 Fol. 15
14 November 1958	Kenneth Gordon Wrigley and Marie Lorraine Wrigley	Vol. 4464 Fol. 15
5 November 1964	Lee Wah Sam and Yuen Kam Wan Lee	Vol. 4464 Fol. 15
17 March 1965	Nancy Josephine Furney	Vol. 4464 Fol. 15
4 May 1984	Mr. Brittan	BA84/753
23 March 2001	Nancy Josephine Furney	DA037/01
24 April 2008	Walter Edmund Longworth	Vol. 4464 Fol. 15
20 March 2014	John Keefe and Catherine Keefe	CC140087
14 March 2023	David Gardener and Margaret Bartholomew	OC140087

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure 145. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres. By 1895 the land title was transferred again to Alexander James Dodds David Peter Dickson.

Land records indicate that Sidney Benjamin Wrigley was the sole proprietor of the subject site by 1944, the land title was passed to his descendant Kenneth Gordon Wrigley and his wife Marie Lorraine Wrigley by 1958. A decade later the title was transferred again to the Lee family in 1964. The following year the ownership was transferred again to Nancy Josephine Furney. The title was held by Furney for two decades until it was passed to a Mr. Brittan. In 2001 the title was briefly returned to Nancy Josephine Furney before being transferred again to Walter Edmund Longworth 7 years later. John Keefe and Catherine Keefe were the ownership title holders in 2014 before the title was transferred to David Gardener and Margaret Bartholomew.

### **3.17. ALTERATIONS & ADDITIONS (24 LORD STREET, ROSEVILLE)**

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 11 Alterations & Additions

Year/Date	Alterations/Additions	Source
1984	Alterations and additions including works to garage at rear of dwelling	BA84/753
2010	Alterations and additions including upgrades to existing driveway	Ku-ring-gai Council, Vehicular Crossing Profile
2014	Alterations and additions including reconstruction of garage, establishment of inground swimming pool at rear and 1 <sup>st</sup> storey and rear extension of dwelling	CC140087

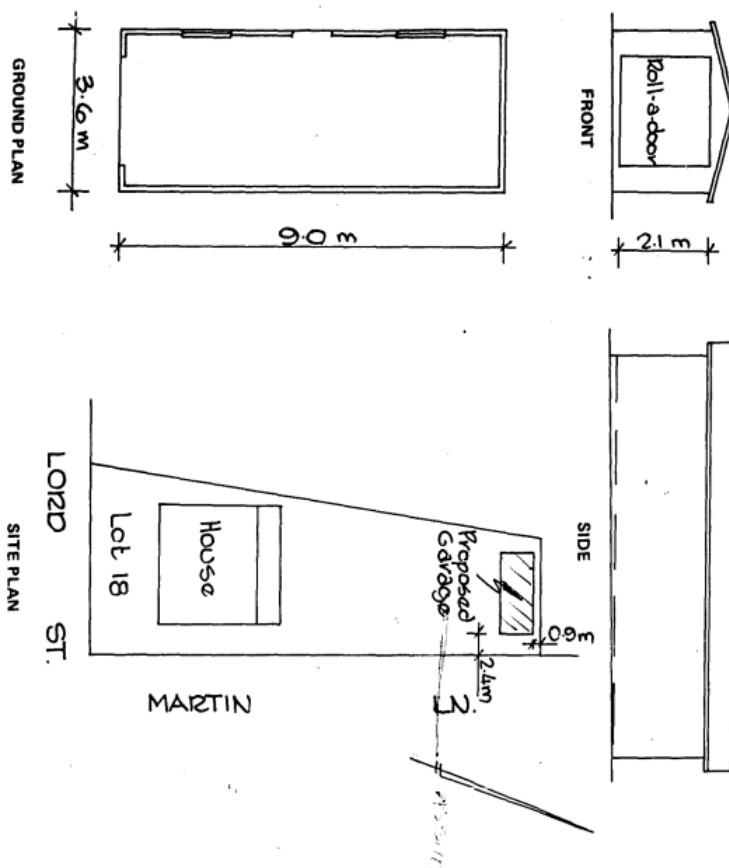


Figure 92 Proposed plans for rear garage works dated from 1984

Source: CC140087



Figure 93 Photograph of dwelling during construction prior to completion of 2014 alterations and additions

Source: CC140087

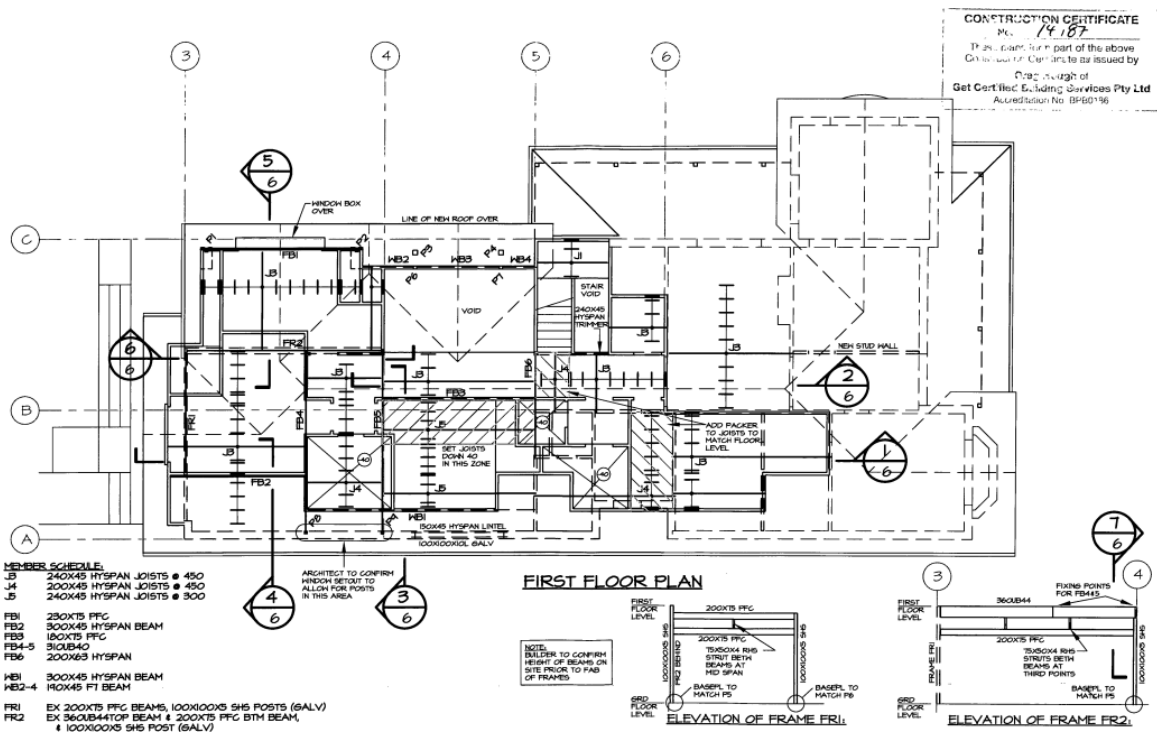
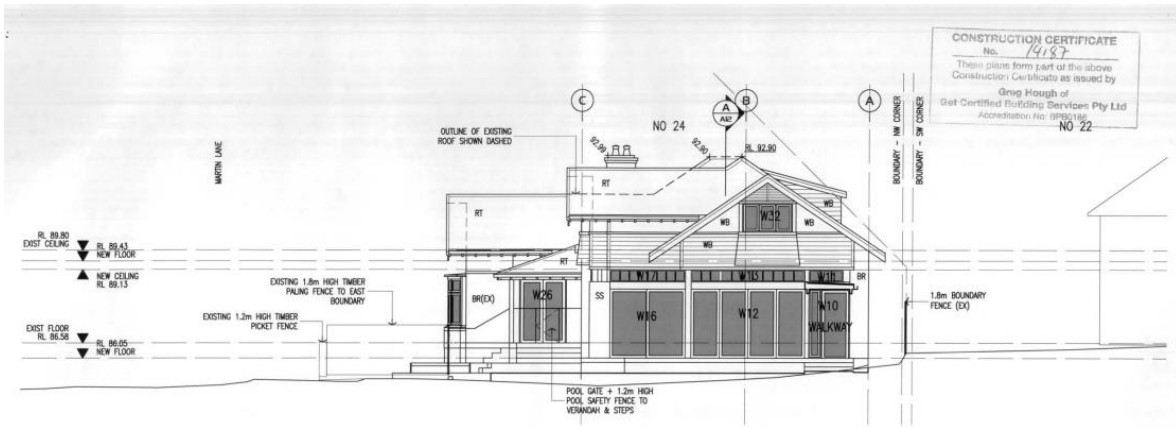


Figure 94 Proposed alterations and additions to first floor of dwelling dated from 2013

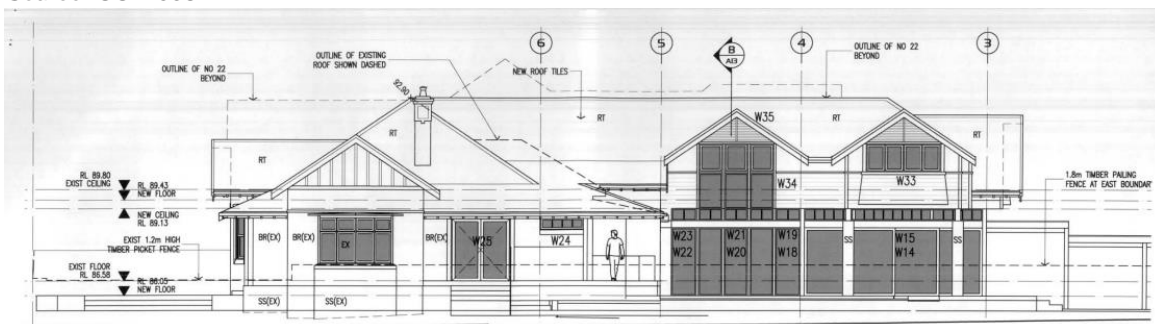
Source: CC140087



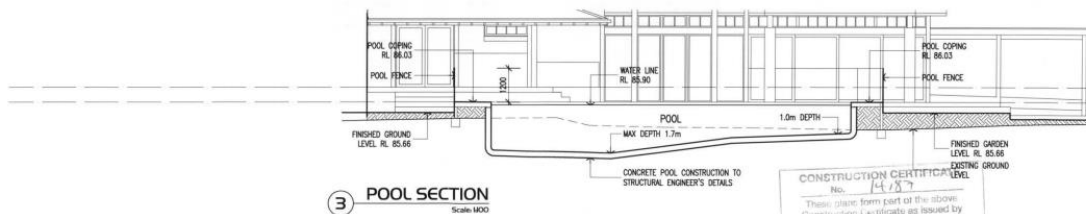
1 NORTH ELEVATION  
Scale: MOO

Figure 95 Northern Elevation of proposed alterations and additions to dwelling dated from 2014

Source: CC140087



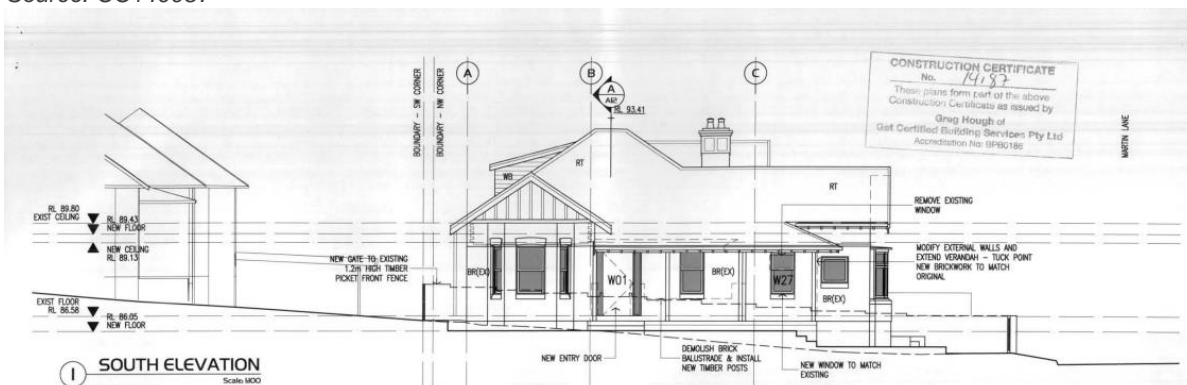
1 EAST ELEVATION  
Scale: MOO



3 POOL SECTION  
Scale: MOO

Figure 96 East Elevation of Proposed alterations and additions to dwelling dated from 2014

Source: CC140087



1 SOUTH ELEVATION  
Scale: MOO

Figure 97 East Elevation of Proposed alterations and additions to dwelling dated from 2014

Source: CC140087

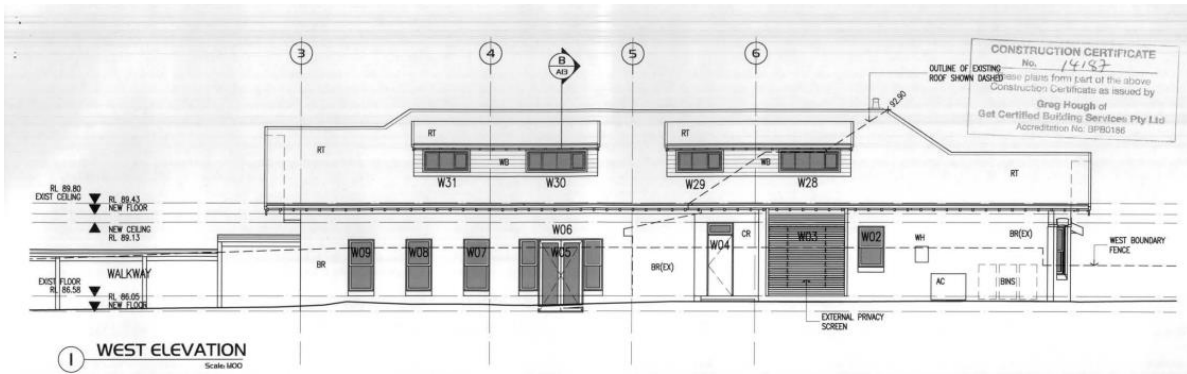


Figure 98 West Elevation of Proposed alterations and additions to dwelling dated from 2014

Source: CC140087

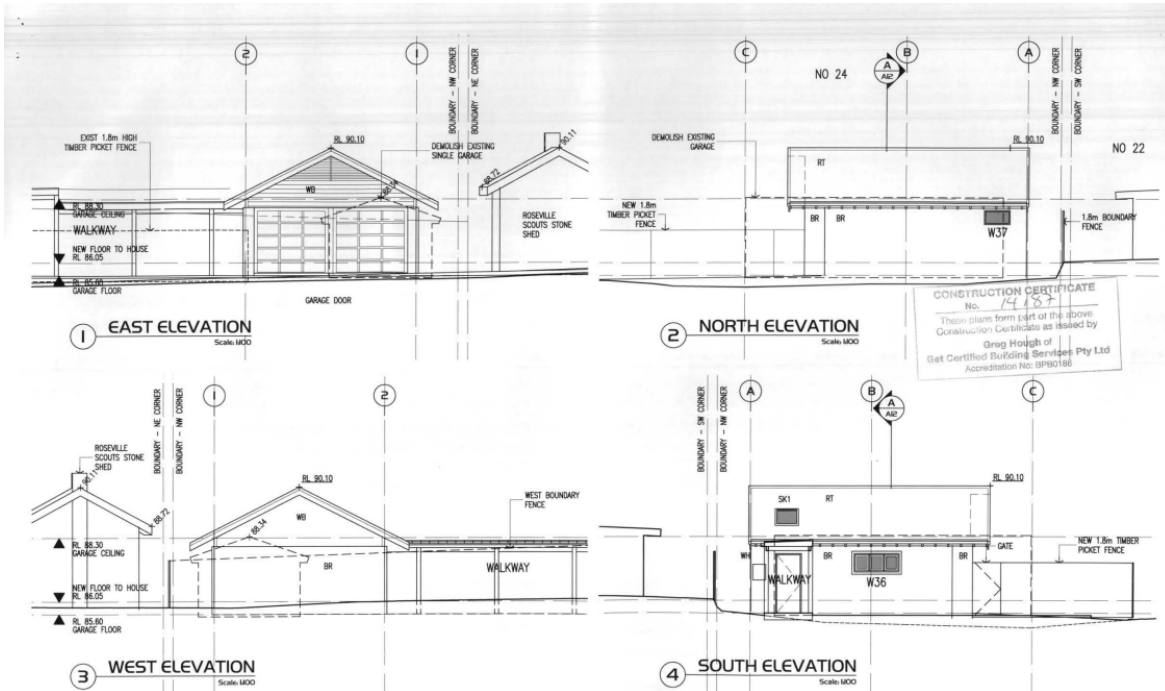


Figure 99 Proposed reconstruction of garage dated from 2014

Source: CC140087

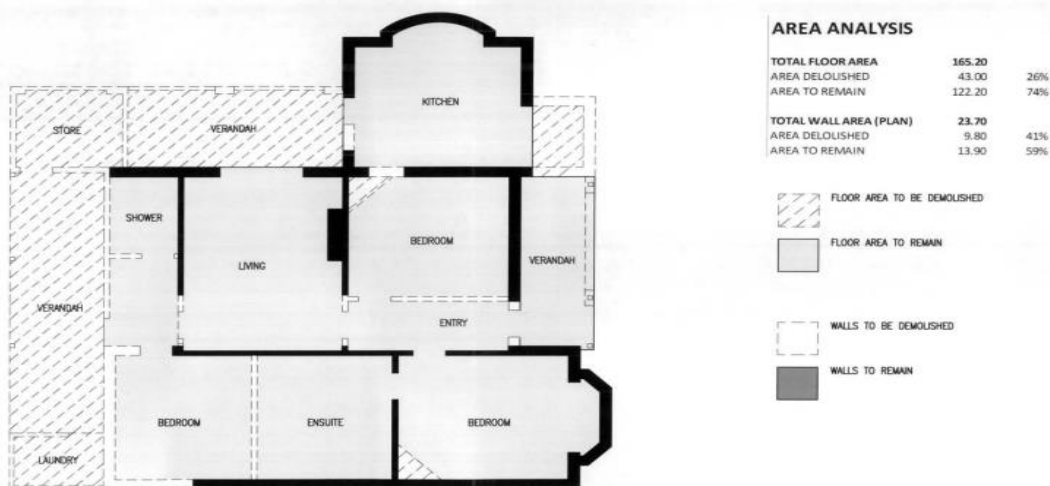


Figure 100 Existing floor plan prior to proposed alterations and additions to dwelling dated from 2014

Source: CC140087

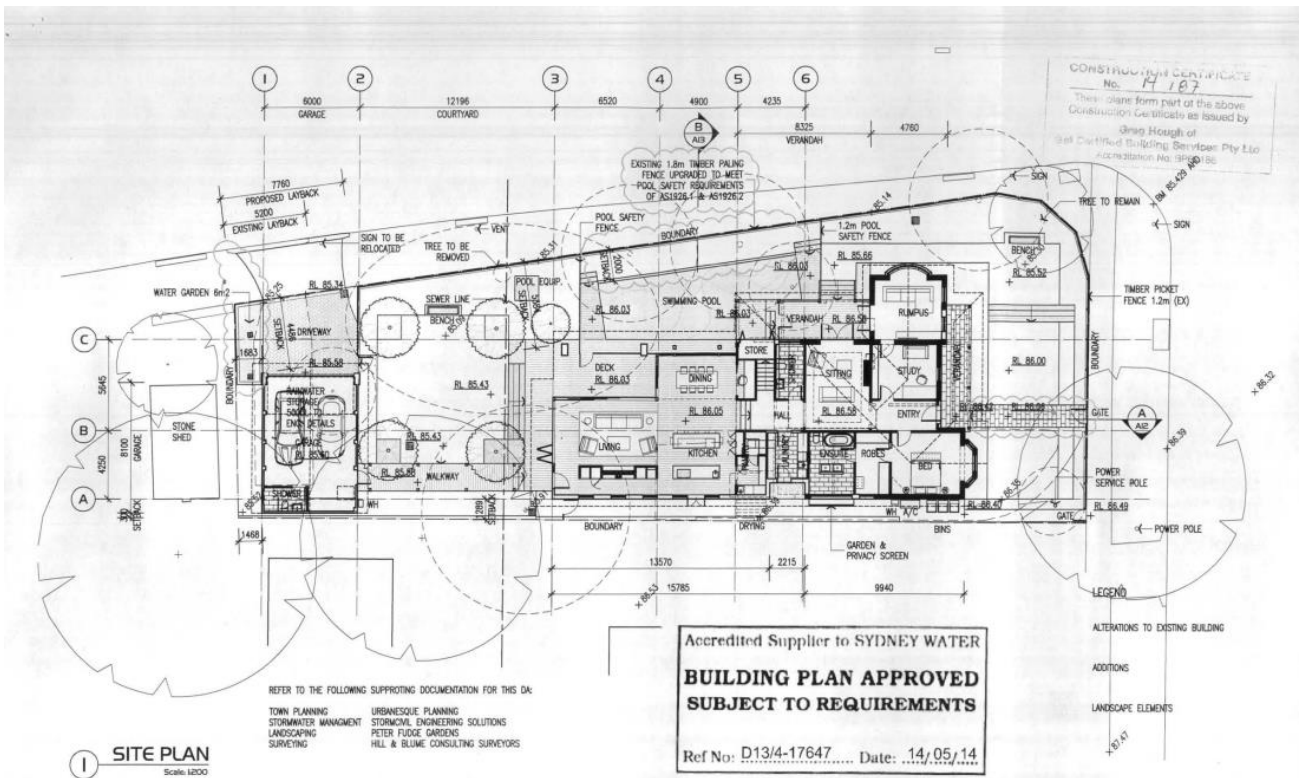


Figure 101 Floor plan for proposed works dated from 2014

Source: CC140087

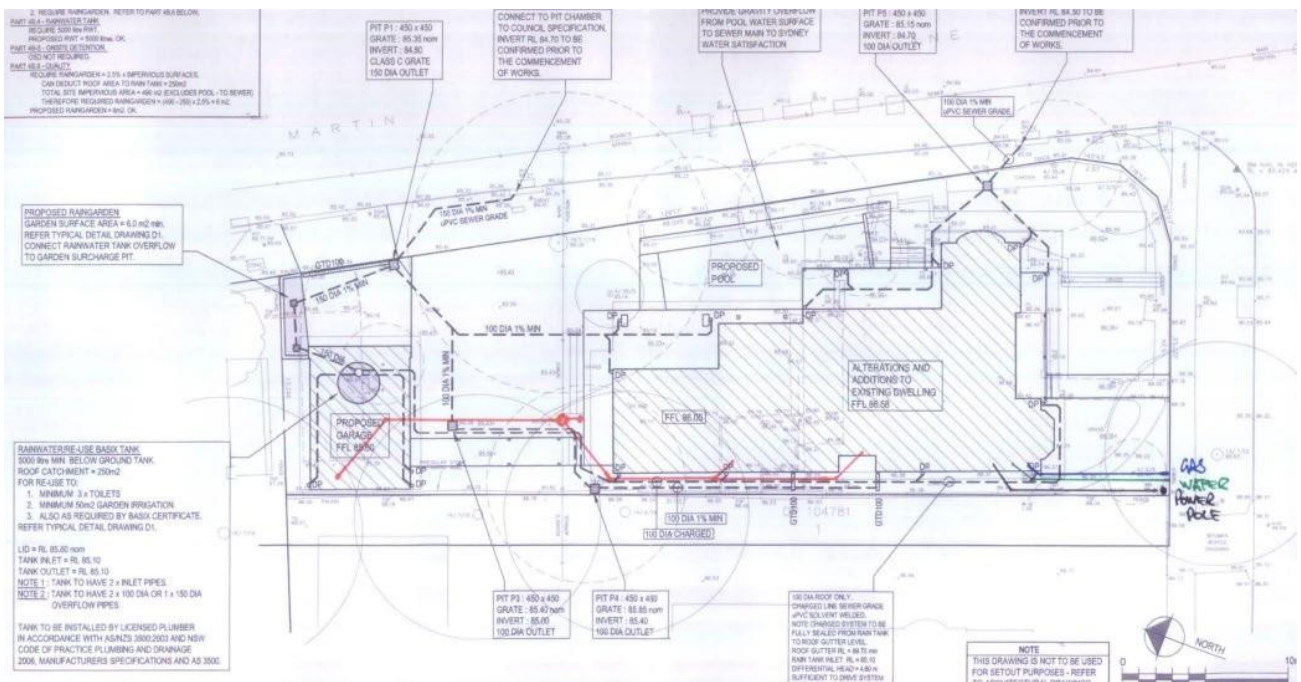


Figure 102 Floor plan for proposed garage, inground swimming pool and alterations to dwelling dated from 2014

Source CC140087DA



Figure 103 Front of dwelling and front garden prior to extensive alterations and additions dated from 2014

Source: Google Street View, March 2013



Figure 104 Current floor plan of garage, ground floor and first floor of dwelling

Source: Realestate.com.au, 2021

### 3.18. CONSTRUCTION DATE (21 ROSEVILLE AVENUE, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 21 Roseville Avenue, Roseville to be circa. 1917-1918 by which point Frederick Lockwood Holmes was registered as residing at Lot 67 of Section B (subject site) and a structure was documented to be located on the subject site.

### 3.19. PROPERTY OWNERSHIP HISTORY (21 ROSEVILLE AVENUE, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 12 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219
1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney
10 December 1888	Francis Lord	Vol. 905 Fol. 66
29 January 1895	Alexander James Dodds and David Peter Dickson	Vol. 1301 Fol. 158
1917	Frederick Lockwood Holmes and Mary Louisa Holmes	The Sydney Morning Herald, Saturday 3 March 1917
1945	Dr. Swirles and Mrs. Marjorie Louise Swirles	The Newcastle Sun, 19 December, 1945
1968	Margaret Helen Main	Owner

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure 145. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres. By 1895 the land title was transferred again to Alexander James Dodds David Peter Dickson.

By 1917 Frederick Lockwood Holmes and his family were documented to have been residing at the subject site through the birth of their child, Alfred Lockwood Holmes. At this time the subject site was referred to as *Strathsaye*. Frederick Lockwood Holmes operated a miller business alongside his wife Mary Louisa Holmes and associate Frederick Poole, named "Poole and Holmes". Following the inhabitation of the dwelling by the Holmes family, Dr. Swirles and Mrs. Marjorie Louise Swirles resided at the subject site as joint tenants until 1945, the time of Dr. Swirles' passing, before Margaret Helen Main (current resident) and her husband became proprietors.

### 3.20. ALTERATIONS & ADDITIONS (21 ROSEVILLE AVENUE, ROSEVILLE)

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

No council records exist for the documentation of alterations or additions undertaken at the property. As per available historical aerial imagery, no alterations or additions appear to have been undertaken to the overall footprint of the subject dwelling since 1943.

### 3.21. CONSTRUCTION DATE (23 ROSEVILLE AVENUE, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 23 Roseville Avenue, Roseville to be between circa. 1911 (current owner's instructions) and 16 November 1918 when a structure was documented to be located on the subject site.

### 3.22. PROPERTY OWNERSHIP HISTORY (23 ROSEVILLE AVENUE, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 13 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219
1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney
10 December 1888	Francis Lord	Vol. 905 Fol. 66
29 January 1895	Alexander James Dodds and David Peter Dickson	Vol. 1301 Fol. 158
1946	N. Dengate	The Blue Mountains Advertiser, 18 January 1946
1964	Mr and Mrs D.J Durie	BA64/1743
Present day	Bobby Hailes and Owen Hailes	Current Owner

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure 44. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres. By 1895 the land title was transferred again to Alexander James Dodds David Peter Dickson. By 1946 N. Dengate was noted to be living at the property through the advertisement of a Bay Mare for sale, the property ownership was again transferred by 1973, with Mr and Mrs D.J Durie being registered as residents. The property is currently owned by Bobby Hailes and Owen Hailes.

### 3.23. ALTERATIONS & ADDITIONS (23 ROSEVILLE AVENUE, ROSEVILLE)

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 14 Alterations & Additions

Year/Date	Alterations/Additions	Source
1964	Alterations and additions including establishing of opening between former dining room at	BA64/1743

Year/Date	Alterations/Additions	Source
	and proposed veranda at rear, construction of rear veranda	
1973	Alterations and additions including extension of wrap-around veranda	BA73/2959
1984	Alterations and additions including change of location of front pathway, establishment of dressing room and ensuite for Master Bedroom, update to rear door in hallway, addition of veranda posts on sandstone blocks to match existing, establishment on new rear door from veranda to kitchen, paving of hardstand, construction of car port, extensive additions at rear of dwelling	BA84/1301

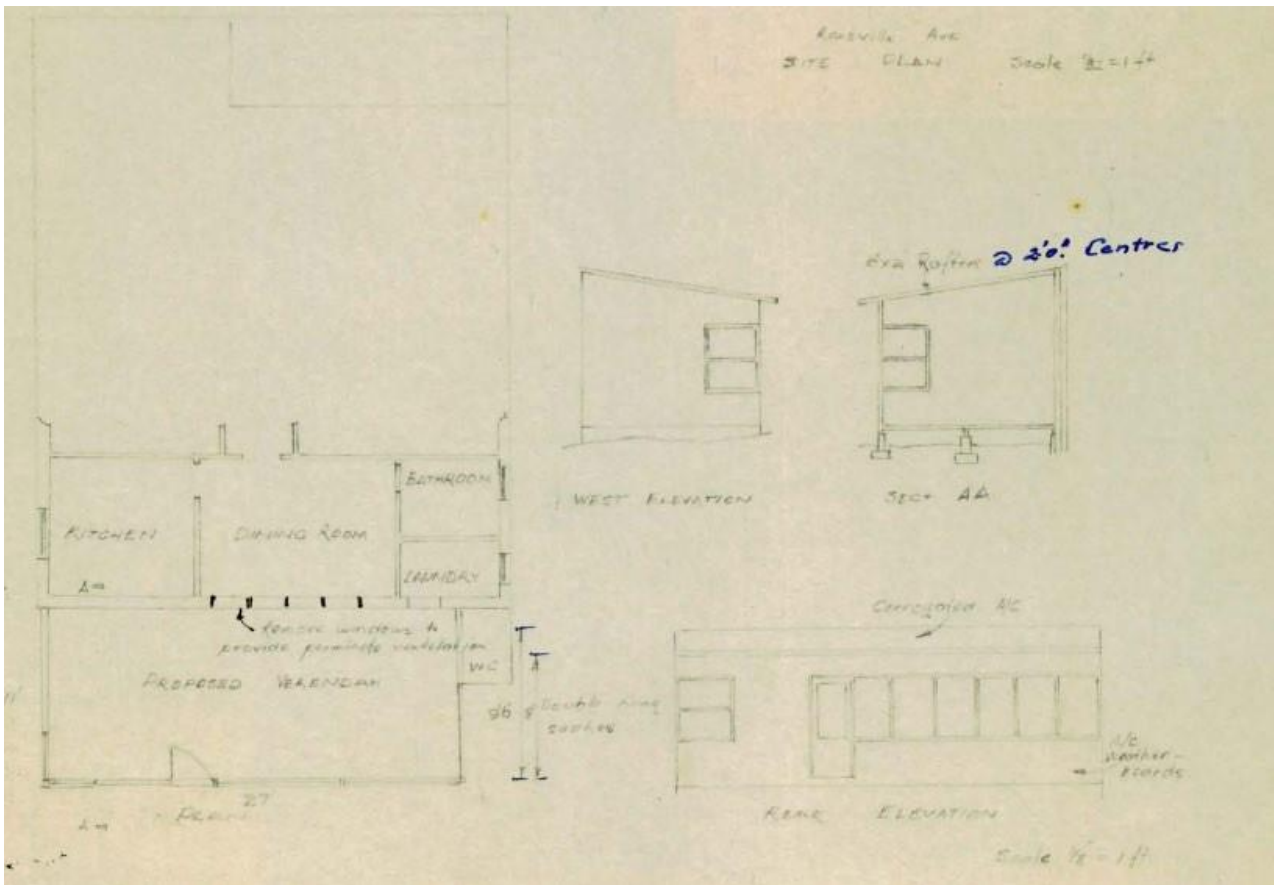


Figure 105 Plans and elevations detailing proposed veranda at rear dating from 1964

Source: BA73/2959

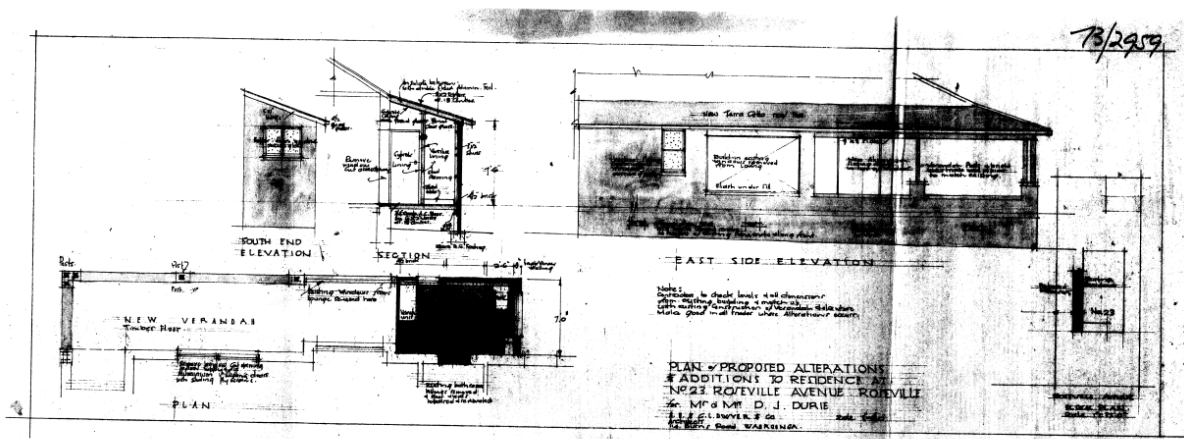


Figure 106 Plans and elevations detailing extension of veranda dating from 1973

Source: BA73/2959

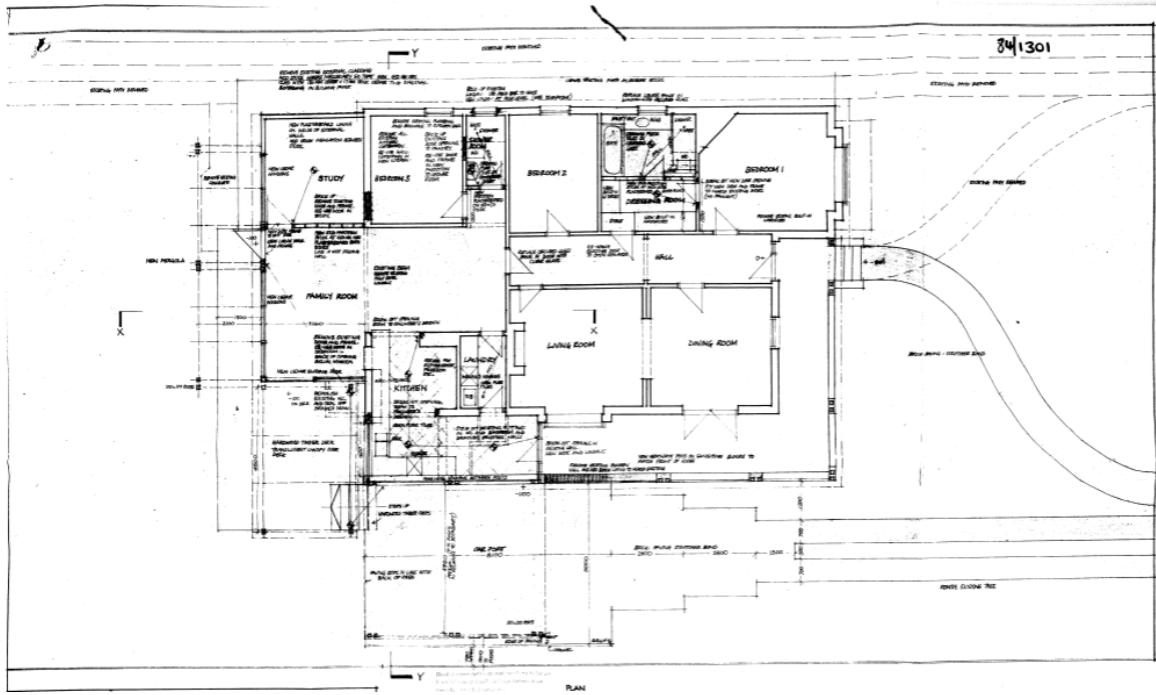


Figure 107 Plans indicating alterations and additions dating from 1984

Source: BA73/2959

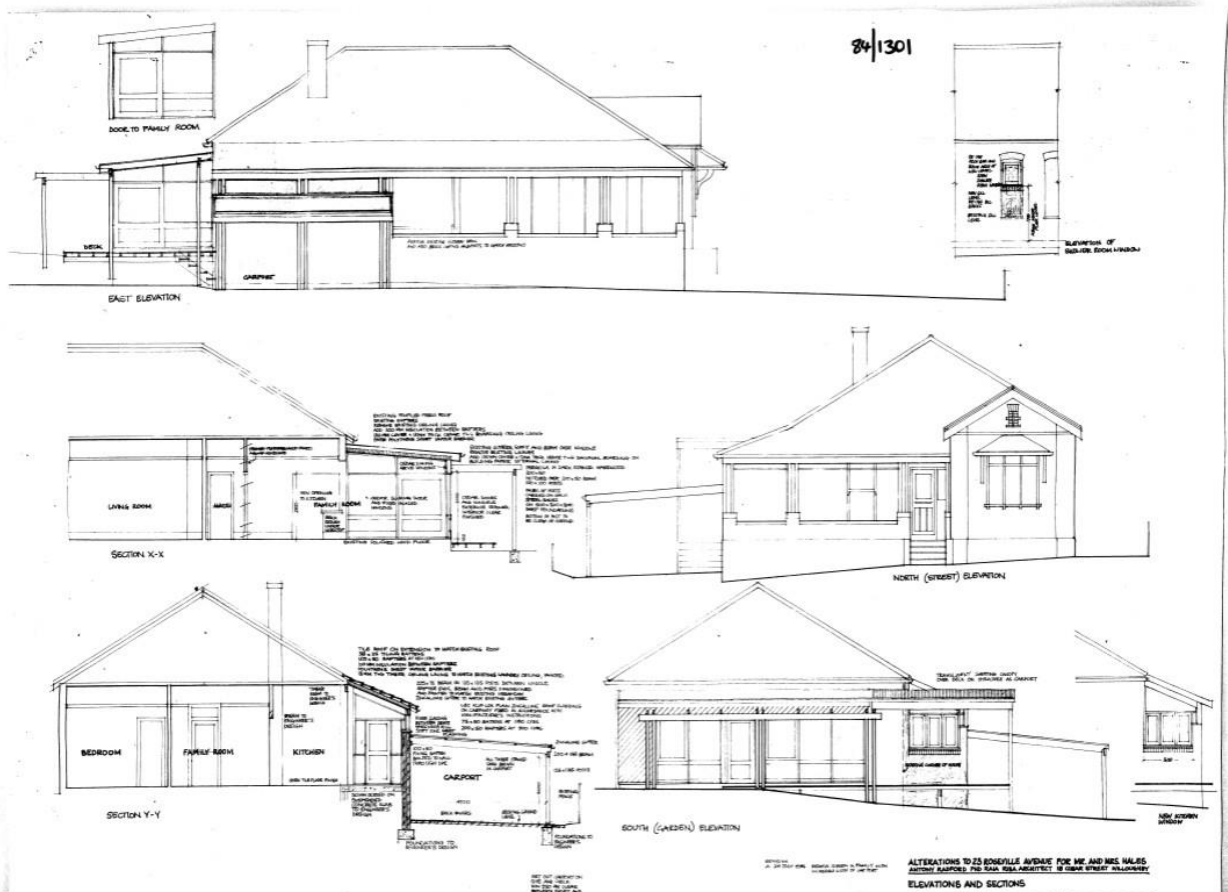


Figure 108 Elevations and Sections indicating alterations and additions dating from 1984

Source: BA73/2959

### 3.24. CONSTRUCTION DATE (25 ROSEVILLE AVENUE, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 25 Roseville Avenue, Roseville to be between 30<sup>th</sup> November 1907, by which Lot 65 of Section B (subject site) remained undeveloped and 16 November 1918 when a structure was documented to be located on the subject site.

### 3.25. PROPERTY OWNERSHIP HISTORY (25 ROSEVILLE AVENUE, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 15 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219
1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney
10 December 1888	Francis Lord	Vol. 905 Fol. 66
29 January 1895	Alexander James Dodds and David Peter Dickson	Vol. 1301 Fol. 158
13 June 1910	Oswald Dengate	Vol. 2062 Fol. 163
18 December 1911	William Chandler	Vol. 2062 Fol. 163
1 November 1917	Chester Athelstan Clarke	Vol. 2062 Fol. 163
19 January 1924	Eva Blanche Clarke	Vol. 2062 Fol. 163
24 November 1936	Agnes Canning	Vol. 2062 Fol. 163
5 April 1937	Chester Athelstan Clarke	Vol. 2062 Fol. 163
17 May 1944	Elizabeth Margaret Fowler	Vol. 5425 Fol. 151
29 September 1950	Eric Martin Friedlander	Vol. 5425 Fol. 151
26 June 1959	Elizabeth Friedlander	Vol. 5425 Fol. 151
4 December 1959	Kevin Joseph Finn and Joan Kathleen Finn	Vol. 5425 Fol. 151
7 December 1959	Clarence Alfred and Felix Aloysius Finn	Vol. 5425 Fol. 151
8 May 1979	Phillip Rood Morgan and Elizabeth Ruth Morgan	Vol. 5425 Fol. 151
2006	Geoff Stalley and Felicity Stalley	DA635/06
2008	Timothy Rocks and Catriona Quinn	S95A Extension of term of development consent EXT0041/08

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure X. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres. By 1895 the land title was transferred again to Alexandar James Dodds David Peter Dickson.

In 1910 the title ownership of the subject site was transferred to Oswald Dengate, an accountant of Sydney, the title was transferred again the following year to William Chandler of Chatswood. In 1917 the property ownership was held by Chester Athelstan Clarke, an accountant of Roseville. Eight years later the property title was transferred to Clarke's wife, Eva Blanche Clarke. In 1936 Agnes Canning, wife of George Canning, a railway employee of Burwood held the title ownership. The property title was once again held by Chester Athelstan Clarke in 1937.

In 1944 the property title was transferred again from Chester to Elizabeth Margaret Fowler, the wife of a Production Manager of Roseville, Robert Fowler. Six years later the ownership of the property was transferred again to Eric Martin Friedlander, a medical practitioner of Mosman. By 1959 Elizabeth Friedlander was identified as the sole proprietor of the property after her husband's death. By the end of 1959 Kevin Joseph Finn and Joan Kathleen Finn were transferred the property ownership title before transferring the title once more three days later to Clarence Alfred, a Prior of Leppington and orchardist and Felix Aloysius Finn, a solicitor from Sydney who held the title for the following two decades. The title was later transferred again in 1979 to Phillip Rood Morgan, a secretary of Roseville and his wife Elizabeth Ruth Morgan.

### 3.26. ALTERATIONS & ADDITIONS (25 ROSEVILLE AVENUE, ROSEVILLE)

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 16 Alterations & Additions

Year/Date	Alterations/Additions	Source
1979	Alterations and additions including new contemporary addition to rear	BA79/1089
1994	Alterations and additions including instatement of timber handrail to front balustrade, extension of existing front veranda, demolition of existing carport to be replaced by new structure, sill of living room window raised, extensive renovations to contemporary addition at rear. Ensuite constructed for Master Bedroom.	BA94/1705
2006	Alterations and additions including installation of new floor over front veranda, replace street facing window, remove side garden wall and rebuild side veranda – establish new door to	DA635/06

Year/Date	Alterations/Additions	Source
	<p>veranda from dining room, removal multiple centre beams from existing car port, replace doorway at end of entryway with archway. Approval for first storey construction was received, however the addition</p>	

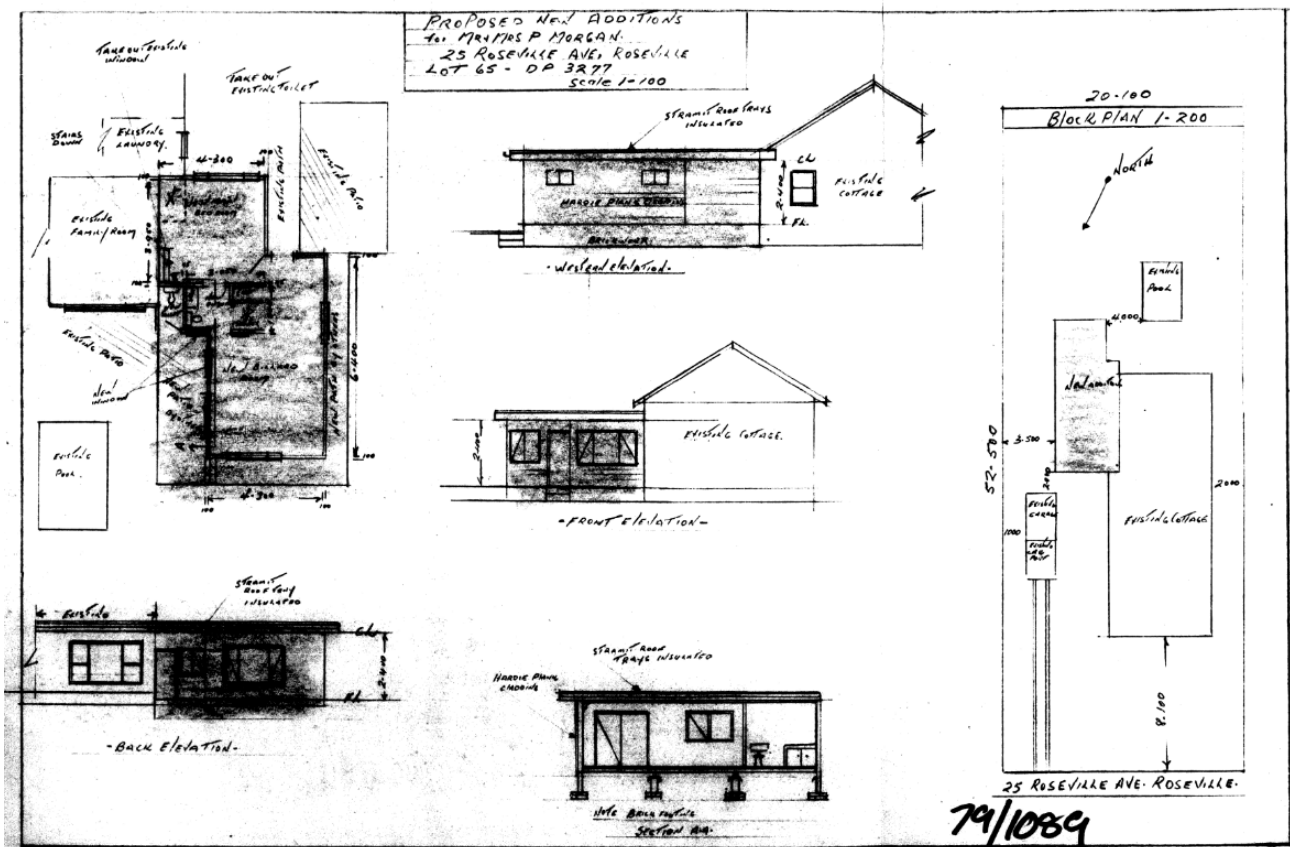


Figure 109 Proposed plans and elevations for construction of rear contemporary addition dating from 1979

Source: BA79/1089

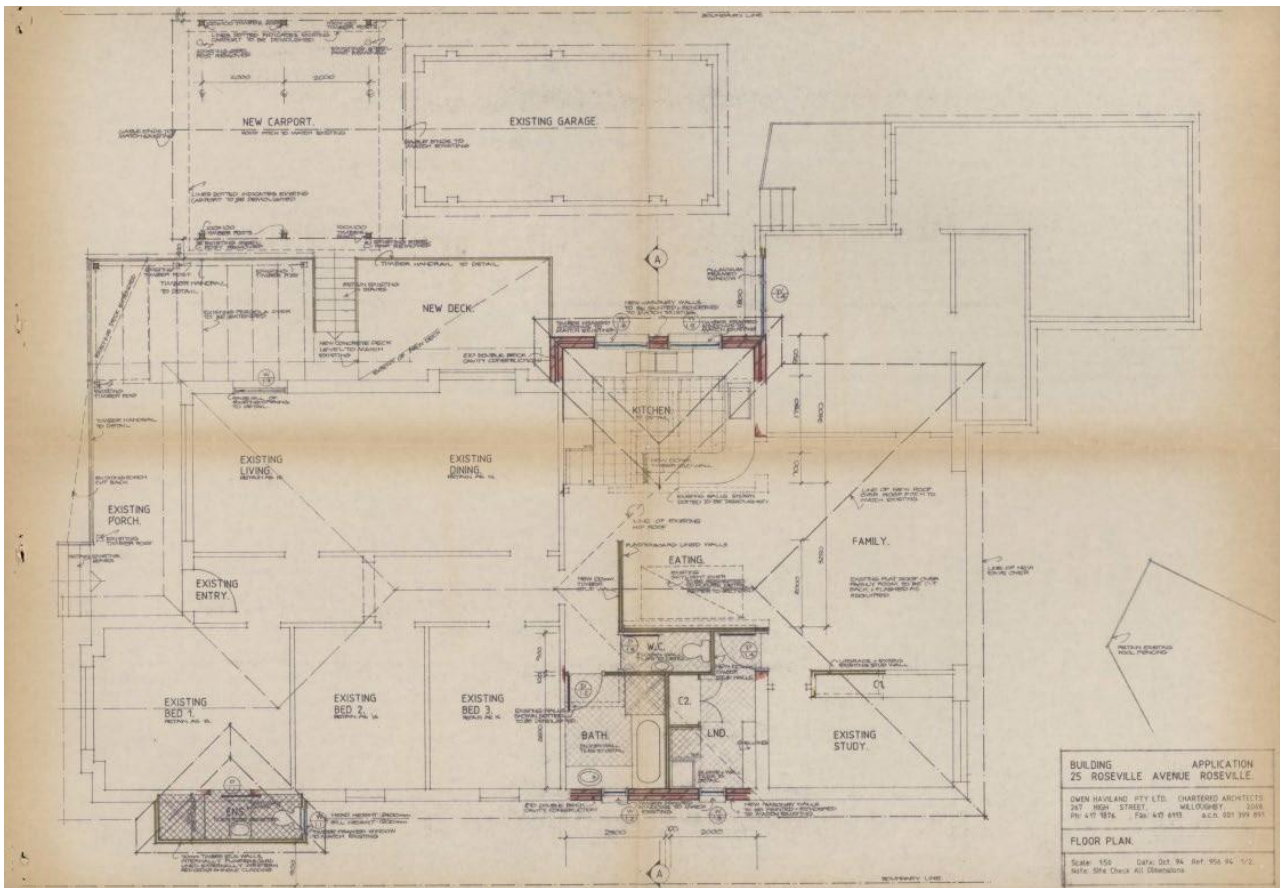


Figure 110 Proposed plans for alterations dating from 1994

Source: BA94/1705

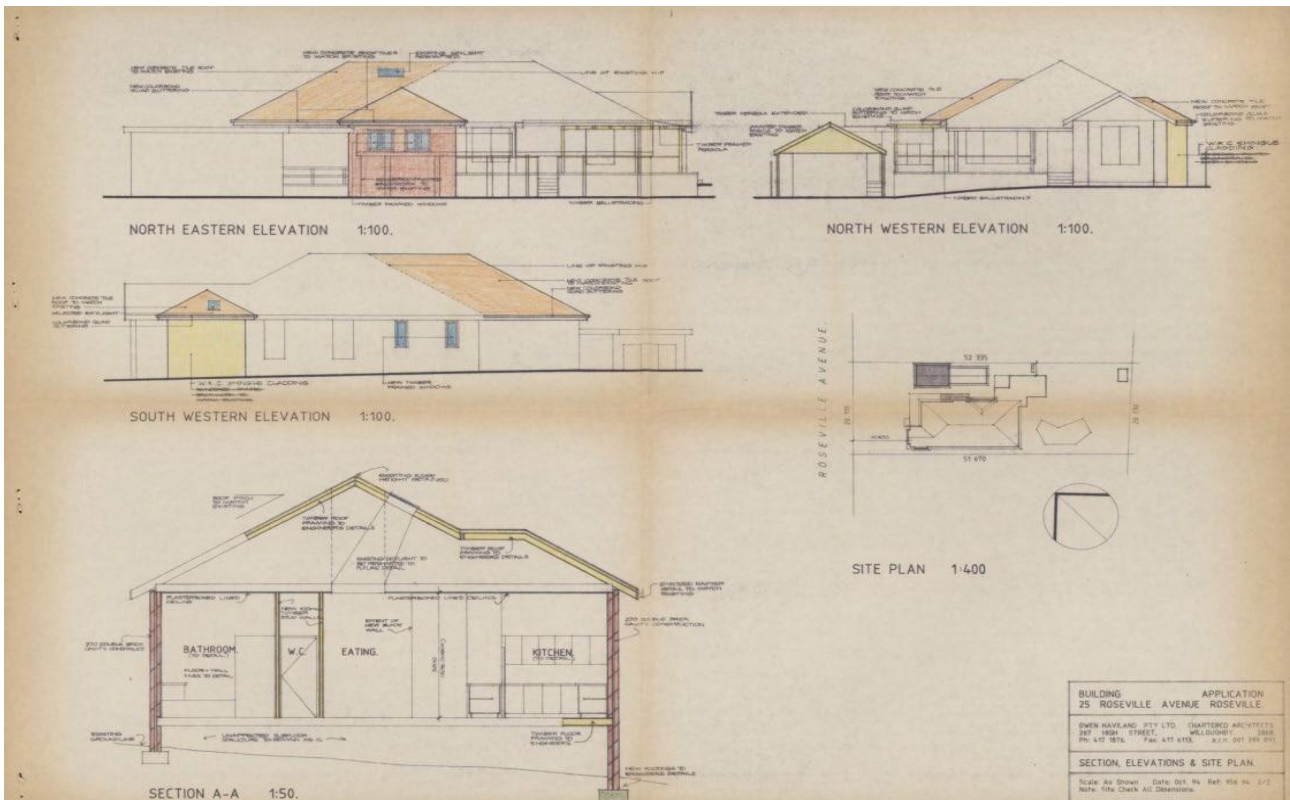


Figure 111 Elevations and Sections indicating ensuite construction and additions to rear dating from 1994

Source: BA94/1705

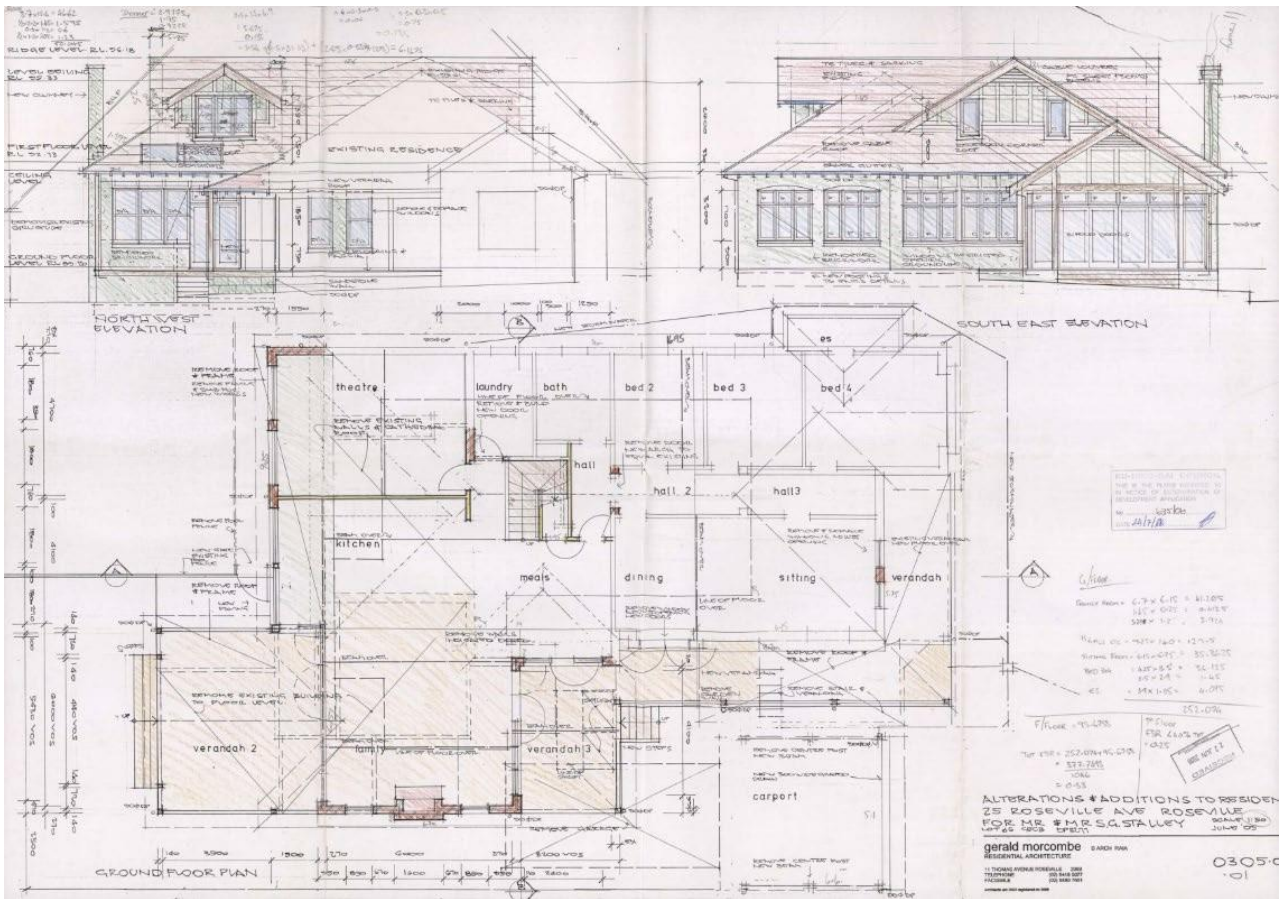


Figure 112 Proposed plans and elevations for alterations to the dwelling dating from 2009

Source: DA635/06

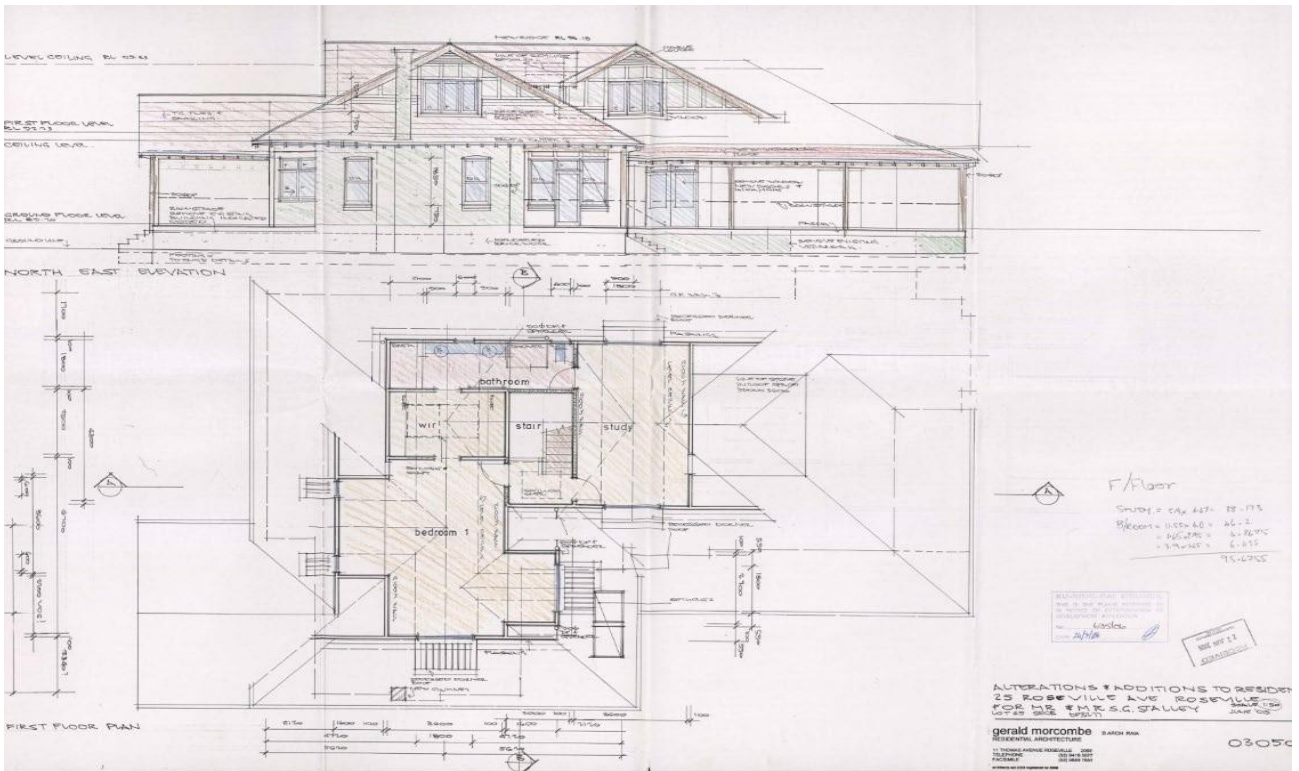


Figure 113 Proposed plans and elevations for unconstructed first storey addition to the dwelling dating from 2009

Source: DA635/06

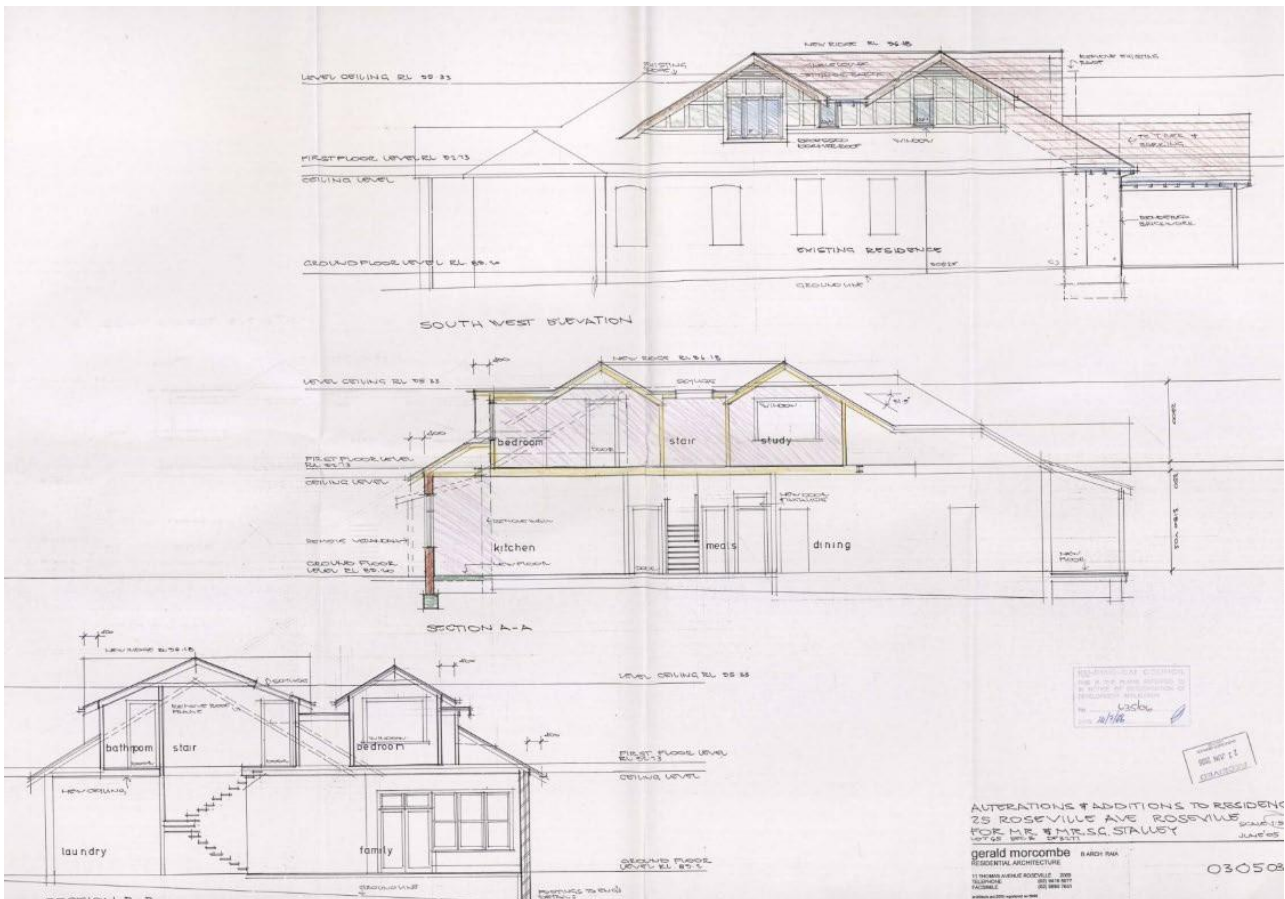


Figure 114 Proposed Sections for unconstructed first storey addition to the dwelling dating from 2009

Source: DA635/06

### 3.27. CONSTRUCTION DATE (27 ROSEVILLE AVENUE, ROSEVILLE)

Based on the historical research outlined herein, we have identified the construction date of 27 Roseville Avenue, Roseville to be between 30<sup>th</sup> November 1907, by which the Lot 64 of Section B (subject site) remained undeveloped and 16 November 1918 when a structure was documented to be located on the subject site.

### 3.28. PROPERTY OWNERSHIP HISTORY (27 ROSEVILLE AVENUE, ROSEVILLE)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 17 Property Ownership History

Year/Date	Owner	Source
15 July 1819	Daniel Dering Mathew	Vol. 728 Fol. 219
1824	Richard Archbold	Roseville Suburb History, Dictionary of Sydney
10 December 1888	Francis Lord	Vol. 905 Fol. 66
29 January 1895	Alexander James Dodds and David Peter Dickson	Vol. 1301 Fol. 158

Year/Date	Owner	Source
28 December 1909	Edwin Harris	Vol. 2025 Fol. 226
21 July 1914	Louisa Harris and Arthur William Harris	Vol. 2025 Fol. 226
17 April 1923	Ellen Penketh Wight	Vol. 2025 Fol. 226
3 February 1927	Minnie Gertrude Anderson	Vol. 2025 Fol. 226
5 February 1946	Robert Horley Taylor	Vol. 2025 Fol. 226
2006	Anthony Renowden	DA1367/05
2015	Matt Connors	CDC0050/15

On 15 July 1819, Daniel Dering Mathews received a crown grant of 400 acres located within the Parish of Gordon, County of Cumberland, identified as the Clanville subdivision per Figure 145. By 1824, Richard Archbold was granted 51 acres of land within the original Dering crown grant subdivision, bounded by a Government Road, Lane Cove Road, the P.W. Creagh and the adjacent G. Archbold subdivision. By 10 December 1888, Francis Lord, esquire of St Leonards, became the new proprietor of this land parcel which was reduced to 49 acres. By 1895 the land title was transferred again to Alexandar James Dodds David Peter Dickson.

In 1909 the land title was owned by Edwin Harris of Roseville. Five years later the property ownership was transferred to Louisa Harris, a widow and Arthur William Harris, a storekeeper of Hornsby. Ellen Penketh Wight, a widow of Roseville, was recorded as the following land title holder in 1923. Four years later Minnie Gertrude Anderson, wife of William Alexandar Anderson a grazier of Roseville, was transferred the ownership title in 1927. Title ownership of the subject site was transferred again from Minnie Gertrude Anderson to Robert Horley Taylor in 1946 who remained the proprietor until after the 1970's. By 2006 Anthony Renowden was the title holder before the title was transferred again to Matt Connors by 2015.

### 3.29. ALTERATIONS & ADDITIONS (27 ROSEVILLE AVENUE, ROSEVILLE)

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 18 Alterations & Additions

Year/Date	Alterations/Additions	Source
1974	Alterations and additions to existing car port	BA74/2278
1981	Alterations and additions including establishment of covered outdoor entertaining area to rear of dwelling and associated stairs and concrete paving. Upgrade existing car port roof to metal decking.	BA81/1020
2015	Alterations and additions including construction of additional street-facing veranda,	DA0014/14

Year/Date	Alterations/Additions	Source
	two rear verandas and demolition of existing carport and garage for rear dwelling extension. Reinstatement of street-facing north-east veranda. Extension of upstairs attic.	
2015	Alterations and additions including construction of inground concrete swimming pool	CDC15/7014

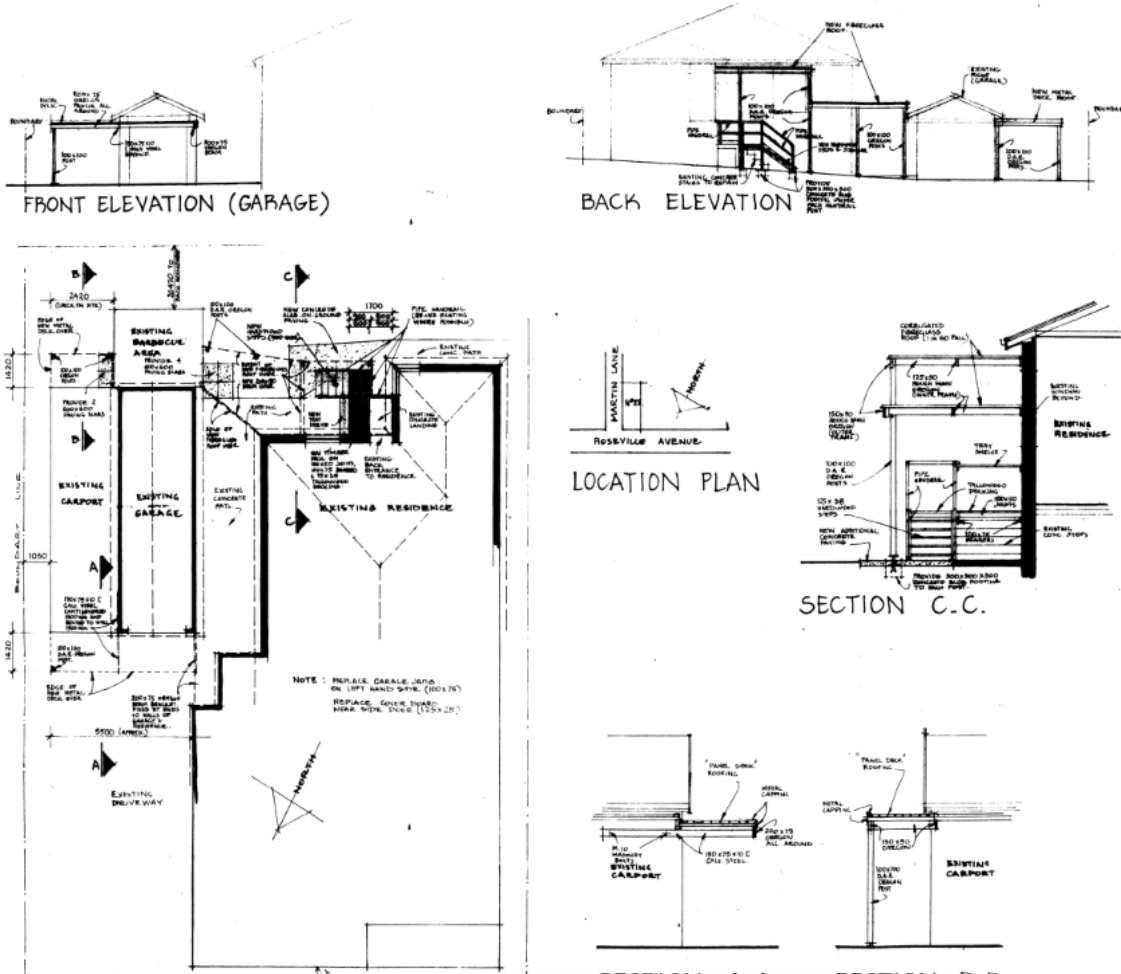


Figure 115 Plans and elevations for establishment of rear covered outdoor entertaining area dating from 1981

Source: BA81/1020



Figure 116 Photograph of dwelling in 2005 with contemporary street-facing sun room prior to reinstatement of veranda works in 2015

Source: DA1367/05



Figure 117 Photograph of rear of dwelling in 2005 with contemporary rear living extension and adjacent covered outdoor entertaining area dating from the 1980s

Source: DA1367/05



Figure 118 Photograph of rear of dwelling in 2005 indicating former 1980s covered extension and garage

Source: DA1367/05



Figure 119 Photograph of front of dwelling in 2005 indicating former front veranda construction

Source: DA1367/05

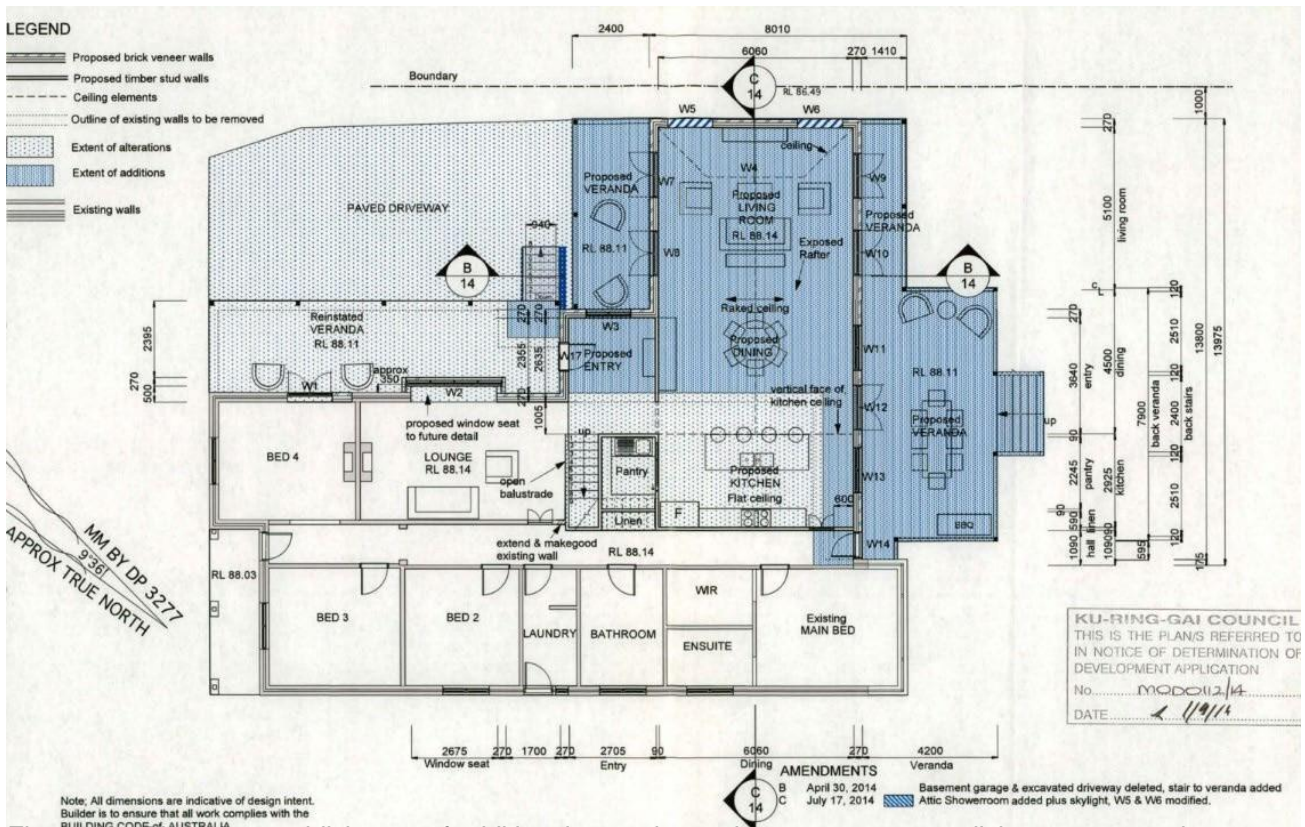


Figure 120 Plans for establishment of additional verandas and contemporary rear living area skylight extension dating from 2015

Source: DA0014/14

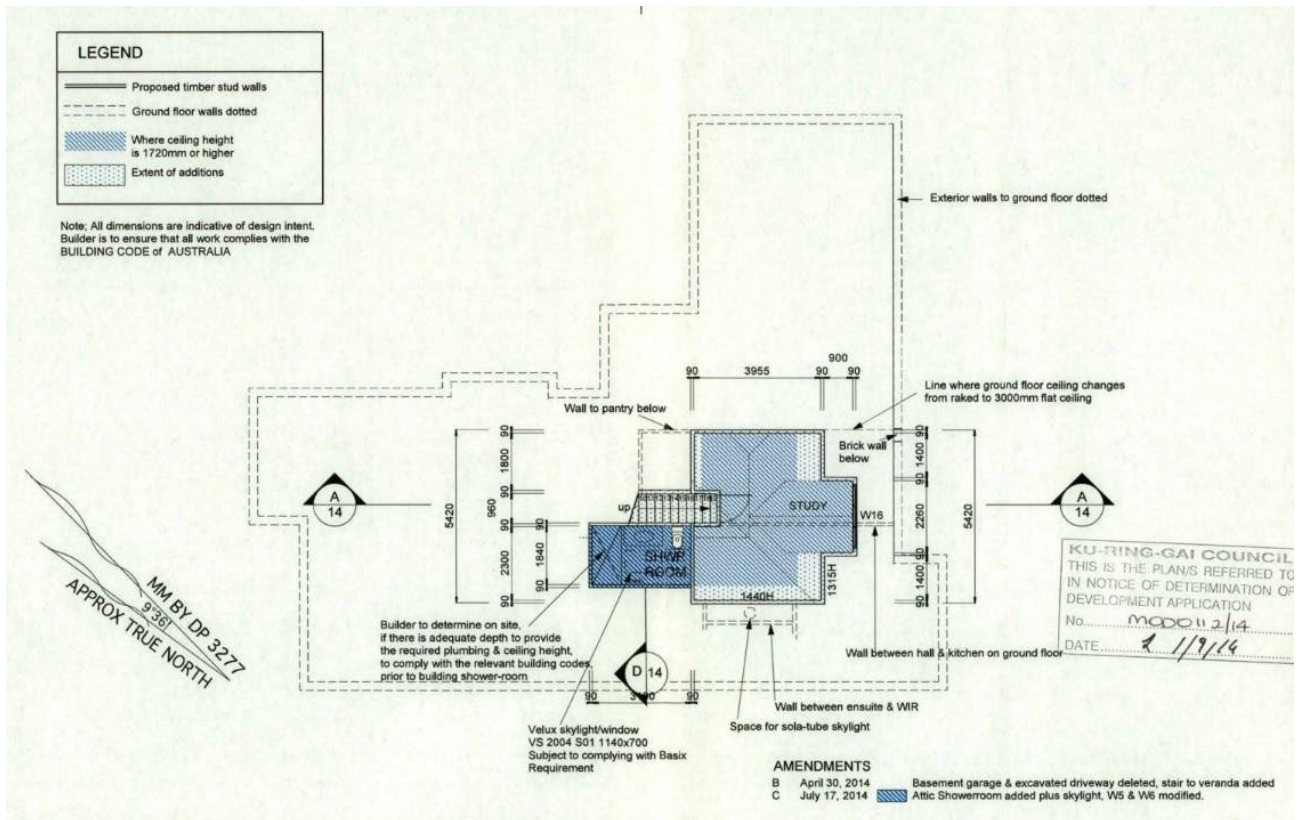


Figure 121 Plans for establishment of attic extension dating from 2015

Source: DA0014/14

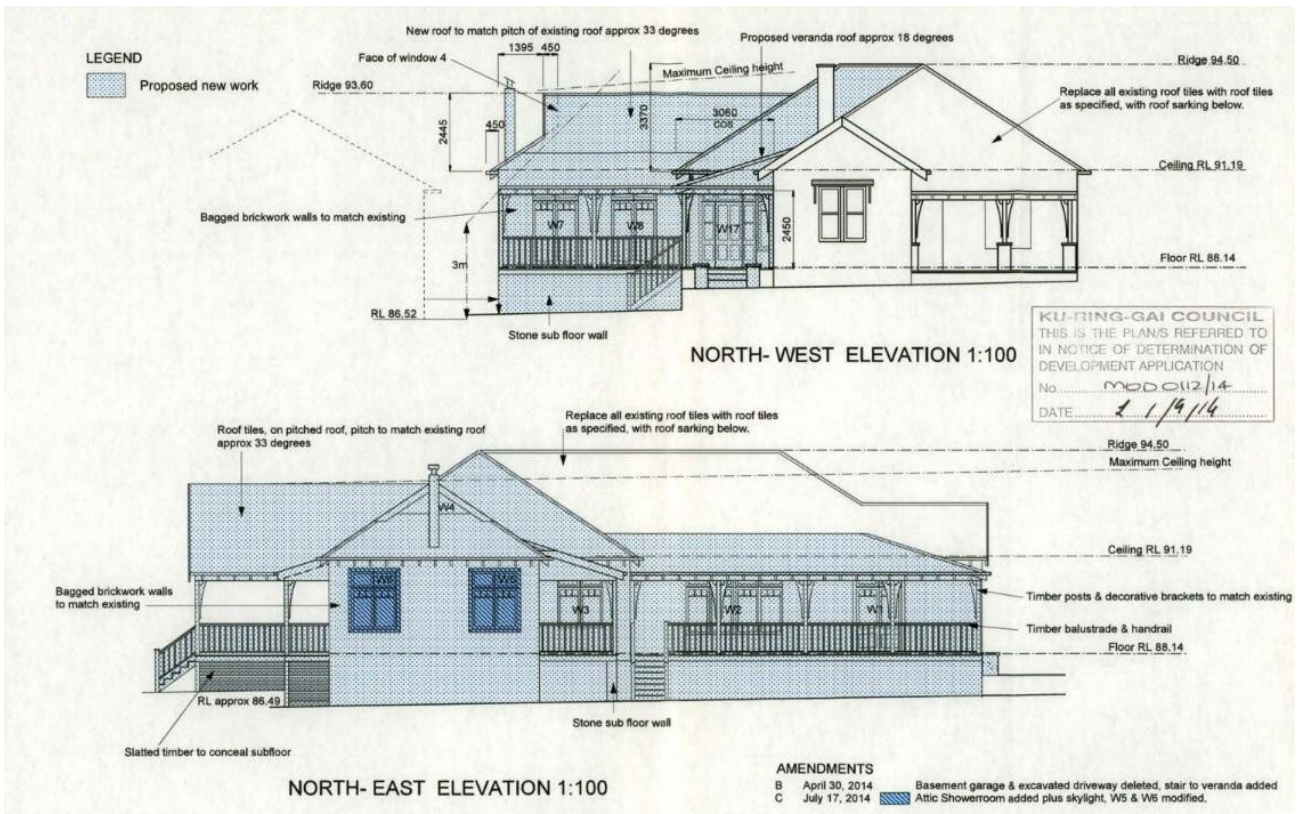


Figure 122 Elevations for establishment of additional verandas and contemporary rear living area extension dating from 2015

Source: DA0014/14

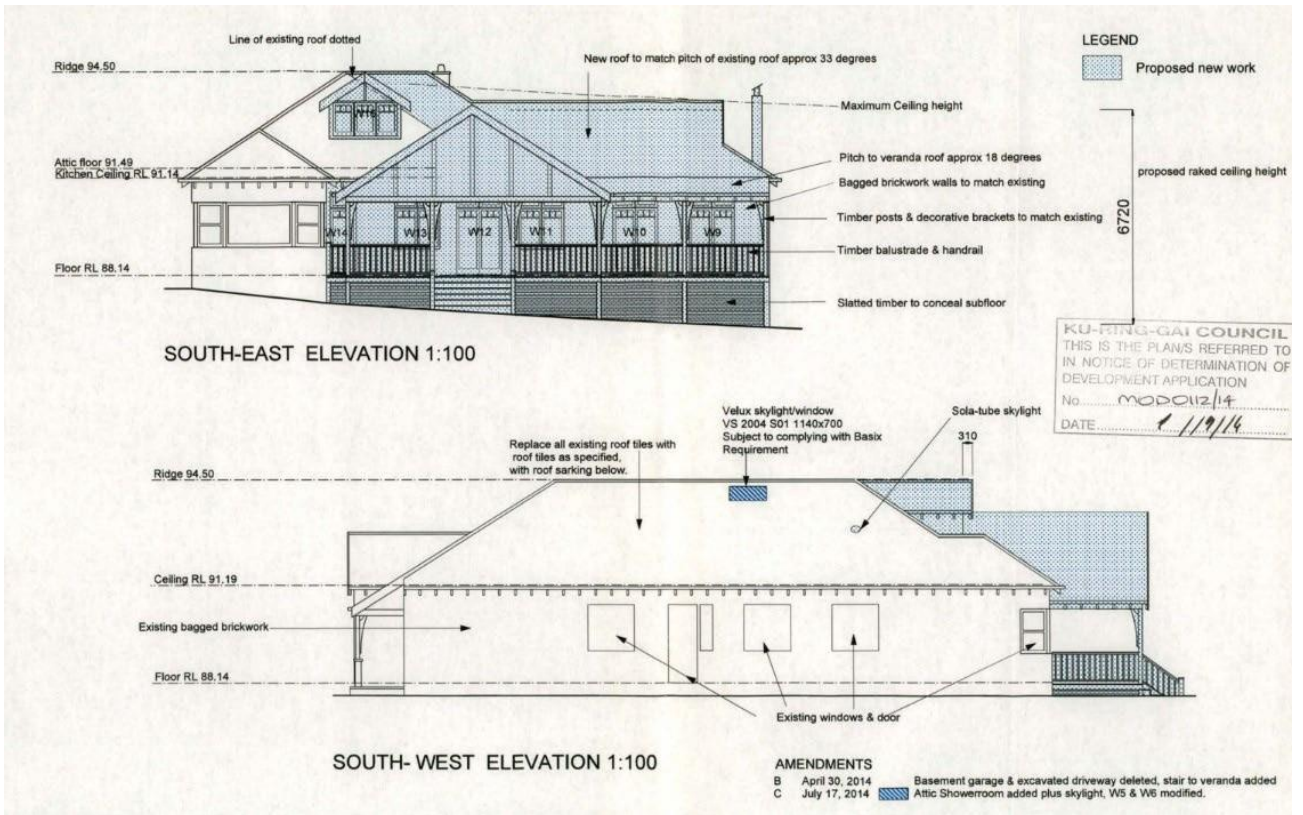


Figure 123 Elevations for establishment of additional verandas and contemporary rear living area extension dating from 2015

Source: DA0014/14





Dimensions are approximate. All information contained is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.  
www.visionphoto.com.au

**27 ROSEVILLE AVENUE, ROSEVILLE**

APPROX. INTERNAL FLOOR AREA: 263 SQM



Figure 126 Current architectural plans for subject dwelling dating from 2022

Source: *Realestate.com.au*, 2024

## 4. Heritage Significance

### 4.1. What is Heritage Significance?

Before undertaking change to a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

### 4.2. HERITAGE LISTING

The subject site is not listed as heritage items (under Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015* or in the State Heritage Register). The subject site is however located within a Heritage Conservation Area (HCA), identified as the *Clanville Conservation Area (C32)* under part 2 of Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*.

The subject site is within the vicinity of a heritage item (I115), “*Roseville Scout Group Hall*”, 29 Roseville Avenue, Roseville listed under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015*.

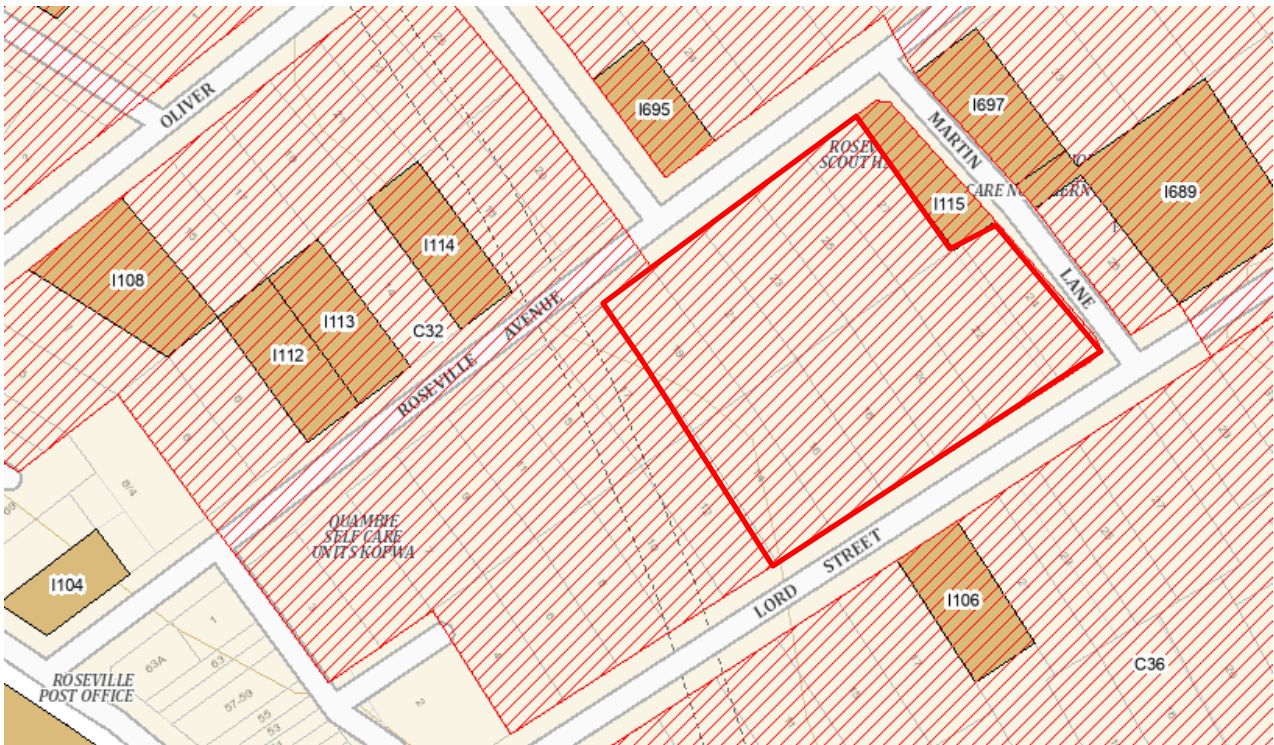


Figure 127 Location map showing the subject site outlined in red

Source: NSW Planning Portal ePlanning Spatial Viewer 2024

### 4.3. VICINITY HERITAGE ITEMS

The subject site is located within the vicinity of the following heritage items:

- Item I115, “*Roseville Scout Group Hall*”, 29 Roseville Avenue, Roseville



Figure 128 North Elevation of Roseville Scout Hall 2012

Source: Ku-ring-gai Council



Figure 129 East Elevation of Roseville Scout Hall 2012

Source: Ku-ring-gai Council



Figure 130 Roseville Scout Group stone cottage 2012

Source: Ku-ring-gai Council



Figure 131 Side elevation and stone cottage 2012

Source: Ku-ring-gai Council

### 4.3.2. Roseville Scout Hall Statement of Significance

The following statement of significance for the “Roseville Scout Group Hall” item has been sourced from the State Heritage Register and is outlined below.

*The property has a high degree of historic and social significance as a local scout hall and for its part in the early development of the suburb during the 1920s-30s. The brick scout hall building remains largely intact externally with some later additions at the rear of the original single storey brick building. The small largely intact sandstone building at the rear of the site has high historic, aesthetic and social significance as the earliest scout hall on the site.*

*The item is of local heritage significance in terms of its historical, aesthetic and social value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.<sup>4</sup>*

### 4.3.3. Subject Area Statement of Significance – Clanville Conservation Area (C32)

The established statement of significance for the subject heritage conservation area (Clanville Conservation Area C32) has been sourced from the NSW State Heritage Inventory record for the place:

*Historically, the area represents the fine residential development of Roseville and Lindfield during the nineteenth and twentieth centuries. The area provides evidence of the 1819 land grant to Daniel Dering Mathew, the subsequent purchase of this grant by Richard Archbold in 1824 and later its subdivision.*

*The area has further historic significance for the successive subdivisions of “Clanville” in the late nineteenth century with the subdivisions of Roseville Park Estate (1893) and Roseville Station Estate (1896), and the early twentieth century subdivisions of Clanville Estate (1903); Clanville Heights Estate (aka Lindfield Heights Estate of 1906) (1905); Terry’s Hill Estate (1908); Archbold Hill Estate (1909); Clermiston Estate (1912); Taraville Estate (1914); The Firs Estate (1918); The Garden Estate (1920); Hordern’s Roseville Estate (1922) and Archbold Hill Estate (1923). These subdivisions demonstrate the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.*

*The area has aesthetic significance for the highly intact and quality Federation and inter-war houses, with some examples of mid to late twentieth century development. Architectural styles present from the Federation period include Federation and transitional bungalows, Queen Anne, and Arts and Crafts, and present from the inter-war period mostly Californian Bungalows with some examples of Old English, Art Deco and Spanish Mission.*

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

### 4.3.4. Revised Statement of Significance

Through detailed analysis of the subject site’s heritage characteristics contained within this report, Urbis believes that the above established statement of significance does not provide an accurate reflection of the Clanville Conservation Area’s character. The group of subject dwellings located at 16-24 Lord Street, Roseville and 21-27 Roseville Avenue, Roseville do not feature a high degree of aesthetic significance and through undertaken detailed analysis have been identified to not be “highly intact” or “high quality” examples of Federation houses within the area. The majority of the subject dwellings feature extensive contemporary modifications to their primary, street-facing facades along with substantial modern extensions present at the rear resulting in the obscurement of their original form and footprint. Specifically, the dwellings located at 16 and 20 Lord Street, Roseville feature contemporary 1<sup>st</sup> storey additions which disrupt the presentation of the original massing to the streetscape.

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<sup>4</sup> NSW Government State Heritage Inventory, Roseville Scout Group Hall

Meanwhile, multiple dwellings within the subject area, including 18 Lord Street, Roseville and 23-27 Roseville Avenue, Roseville feature modern veranda constructions to the dwellings primary and side façades which further disrupt the original formal arrangement of the structure's presentation to the street. In addition, the original massing of 19 Roseville, Avenue's façade can no longer be delineated due to the intrusive contemporary garage construction attached to the main dwelling form.

Further, all of the subject dwellings, apart from 21 Roseville Avenue, Roseville, are defined by mass contemporary extensions present to the rear of their lots which dwarf the original footprint of the heritage dwellings and result in structures such as 22 Lord Street and 27 Roseville Avenue which feature a higher percentage of contemporary floor plate than original floor plate within their subject lots. To a similar effect, the landscaping to the front, sides and rear of the majority of the subject sites has been altered to such a considerable degree through the establishment of contemporary features such as alfresco entertainment areas and inground swimming pools, that the original arrangement of the sites cannot be read.

The collection of dwellings possesses a degree of historic significance through their reflection of the historic subdivision pattern of the 1896 Roseville Station Estate sale, however, the prevalence of contemporary modifications reflected in their street frontage presentation to Lord Street and Roseville Avenue, negate their significance as they do not reflect a "highly intact" or "high quality" group of Federation items. Consequently, their conglomeration does not reflect the description of their attributed heritage conservation area significance.

## **4.4. INDIVIDUAL SUBJECT SITE STATEMENTS OF SIGNIFICANCE**

All of the subject sites within the collection have been assessed against the Heritage Council of Australia's criteria for assessing heritage significance to identify whether any of the items bear heritage significance in their own right.

### **4.4.1. Statement of Significance - 16 Lord Street, Roseville**

The early-Federation dwelling located at 16 Lord Street, Roseville has no contributory value to the surrounding Clanville Conservation Area. The dwelling's presentation to the streetscape has been heavily altered from its original construction through the contemporary extension of the left-side of the veranda which has been made to match the original fabric and the modern addition of the entire rear portion of the dwelling. The original height plane of the roof has also been raised and no longer reflects the original design. Overall, no significance has been identified to warrant an individual listing in the dwelling's own right.

### **4.4.2. Statement of Significance - 18 Lord Street, Roseville**

The early-Federation dwelling located at 18 Lord Street, Roseville has little contributory value to the surrounding Clanville Conservation Area. The dwelling features some aesthetic significance through its original fabric including horsehair ceiling lining, hardwood flooring and some glazing such as the decorative diamond leaded glass casement window set into the primary gable façade, which presents to Lord Street. The site however does present as an intact item to the streetscape in its overall form due to the contemporary sun-room located along the primary façade which was originally constructed as an uncovered porch. The overall dwelling design is a pedestrian representation of a Federation abode and in conjunction with a lack of intact adjacent items, the dwelling does not work to support the heritage character of the subject area. Further, no significance has been identified to warrant an individual listing in the dwelling's own right.

### **4.4.3. Statement of Significance - 20 Lord Street, Roseville**

The early-mid Federation dwelling located at 20 Lord Street, Roseville has little contributory value to the surrounding Clanville Conservation Area. The general existing form of the dwelling was not constructed in accordance with the original prepared architectural documentation for the site. By the 1970s the construction did not reflect the prescribed ornamental extent of the façade's design, specifically the ornate veranda, its fretwork or the fenestration pattern which also deviates from the original design. Similarly to adjacent structures on the street, the original presentation of the roof line has no longer been retained through the construction of the contemporary first storey. Further, no significance has been identified to warrant an individual listing in the dwelling's own right.

#### **4.4.4. Statement of Significance - 22 Lord Street, Roseville**

The mid-Federation dwelling located at 22 Lord Street, Roseville has little contributory value to the surrounding Clanville Conservation Area. The subject site features some aesthetic significance through its distinctive architectural elements representative of the Queen Anne style. In this regard, its original footprint of the front rooms, gable form and fenestration pattern are representative of traditional Queen Anne elements. However these elements are presently contemporary reconstructions and little original fabric remains on the exterior and interior of the dwelling. Overall, the subject dwelling does not bear enough significance to warrant an individual listing.

#### **4.4.5. Statement of Significance - 24 Lord Street, Roseville**

The mid-Federation dwelling located at 24 Lord Street, Roseville has no contributory value to the surrounding Clanville Conservation Area. The subject dwelling does not possess any characteristics indicative of architectural excellence, nor does it qualify for any category of significance. It is a common example of a Federation age dwelling, with the exterior and interior construction featuring extensive renovations. The original presentation to the streetscape, along Lord Street and Martin Lane, has also been altered through contemporary updates to the fenestration pattern and the substantial rear extension. Further, no significance has been identified to warrant an individual listing in the dwelling's own right.

#### **4.4.6. Statement of Significance – 21 Roseville Avenue, Roseville**

The mid-Federation dwelling located at 21 Roseville Avenue, Roseville has little contributory value to the surrounding Clanville Conservation Area. The subject dwelling possesses a degree of aesthetic and representative significance in that it is the most visibly intact dwelling of the subject area. The unique Lockwood family crest present within the dwelling's design is a notable architectural element. Further, a substantial degree of original fabric is extant on the subject site, specifically the timber joinery and lead light fenestration arrangement is intact and representative of the Queen Anne style which was prevalent within the LGA and the time of construction. Although these characteristics attribute a degree of significance to the subject site, the dwelling in itself largely presents as a pedestrian example of a mid-Federation dwelling and does not meet the threshold for its own listing.

#### **4.4.7. Statement of Significance – 23 Roseville Avenue, Roseville**

The mid-Federation dwelling located at 23 Roseville Avenue, Roseville has little contributory value to the surrounding Clanville Conservation Area. Although the subject site presents to the streetscape as an example of a Federation bungalow item, little extant original fabric remains within the internal and external construction. The dwelling has undergone extensive contemporary modifications to its overall form through the extension of the side veranda and the addition of living spaces at the rear. The presentation to the streetscape along the primary façade has also been updated through insertion of contemporary gazing along the front and side facades. Internally, a minor amount of original fabric remains in the front rooms. Some joinery in these spaces, such as the rear fretwork arrangement in the hallway, which presents as original, is a reconstruction of remaining extant fretwork. The lack of delineation between original and reconstructed fabric detracts from the site's aesthetic and representative value. Overall, due to the extent of contemporary modifications within the subject site, no significance has been identified to warrant an individual listing in the dwelling's own right.

#### **4.4.8. Statement of Significance – 25 Roseville Avenue, Roseville**

The mid-Federation dwelling located at 25 Roseville Avenue, Roseville has no contributory value to the surrounding Clanville Conservation Area. The subject dwelling presents to Roseville Avenue with a highly simplified Federation Bungalow representation. The primary façade features a notable lack of applied ornamentation in comparison with other dwellings within the subject area and within the local LGA. The existing form features little original fabric externally, with the fenestration arrangement and left-side veranda being of recent construction. Similarly, the original internal arrangement of the dwelling has been disrupted through the amalgamation of living spaces and removal of original fabric. Consequently, no significance has been identified to warrant an individual listing in the dwelling's own right.

#### **4.4.9. Statement of Significance – 27 Roseville Avenue, Roseville**

The mid-Federation dwelling located at 27 Roseville Avenue, Roseville has no contributory value to the surrounding Clanville Conservation Area. Comparatively to other dwellings within the subject area, the dwelling has undergone the most extensive degree of contemporary modifications and extensions both to

the internal and external spaces. The Lounge room and front bedrooms are the only extant spaces remaining from the structure's original construction, these rooms however retain little to no original fabric. Similarly, the overall massing and consequently, the façade presentations of the of the dwelling have been remodelled extensively, resulting in a poor delineation between the original and contemporary forms from the streetscape.

## 5. The Proposal

The proposal is for the construction of an in-fill affordable housing residential development within 200m of the Roseville train station.

Key aspects of the proposal are outlined below.

- Construction of 259 residential apartments in buildings up to 9-storeys in height.
- Provision of 30,391.5 GFA
- Provision of:
  - 28 no. 1-bedroom apartments
  - 117 no. 2-bedroom apartments
  - 104 no. 3-bedroom apartments
  - 10 no. 4-bedroom apartments
- Provision of 344 basement car parking spaces and bicycle parking.
- Provision of 17% affordable housing in a mix of units (5,191.8m<sup>2</sup>).
- Provision of residential amenities and services on site, including swimming pool, gym, media and games rooms and kids' club.
- Retention of existing significant trees and provision of landscape planting.
- Provision of central courtyard.

The purpose of the project is to deliver high quality market and affordable housing within convenient walking distance of Roseville Station.

Urbis has been provided with drawing documentation prepared by Fender Katsalidis. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 19 Proposed Plans

Author	Drawing No.	Drawing Title	Revision
Fender Katsalidis	SSDA-000	Cover Page	A
Fender Katsalidis	SSDA-002	Site Plan	A
Fender Katsalidis	SSDA-003	Site Analysis Plan	A
Fender Katsalidis	SSDA-004	Demolition Plan	A
Fender Katsalidis	SSDA-050	Development Summary	A
Fender Katsalidis	SSDA-096	Basement 03	A
Fender Katsalidis	SSDA-097	Basement 02	A
Fender Katsalidis	SSDA-098	Basement 01	A
Fender Katsalidis	SSDA-099	Lower Ground	A
Fender Katsalidis	SSDA-100	Ground Floor	A

Fender Katsalidis	SSDA-101	Level 01	A
Fender Katsalidis	SSDA-102	Level 02	A
Fender Katsalidis	SSDA-103	Level 03	A
Fender Katsalidis	SSDA-104	Level 04	A
Fender Katsalidis	SSDA-105	Level 05	A
Fender Katsalidis	SSDA-106	Level 06	A
Fender Katsalidis	SSDA-107	Level 07	A
Fender Katsalidis	SSDA-108	Level 08	A
Fender Katsalidis	SSDA-109	Roof Level	A
Fender Katsalidis	SSDA-200	North Elevation (Roseville Avenue) & South Elevation (Lord Street)	A
Fender Katsalidis	SSDA-201	East Elevation (Martin Lane) 7 West Elevation	A
Fender Katsalidis	SSDA-250	Section A & B	A
Fender Katsalidis	SSDA-251	Section C	A
Fender Katsalidis	SSDA-260	Section D, E, F & G (Ground Level Interface)	A
Fender Katsalidis	SSDA-261	Section H & I (Ground Level Interface)	A
Fender Katsalidis	-	3D Visualisation	A
Fender Katsalidis	-	3D Visualisation	A
Fender Katsalidis	-	3D Visualisation	A
Fender Katsalidis	-	3D Visualisation	A
Fender Katsalidis	SSDA-320	Material Palette	A
Fender Katsalidis	SSDA-400	Shadow Diagrams	A
Fender Katsalidis	SSDA-401	Sun Eye Views	A
Fender Katsalidis	SSDA-402	3D Massing	A
Fender Katsalidis	SSDA-425	Communal Open Space Plans	A



Figure 132 Extract of proposed plans showing 3D Visualisation, corner of Martin Lane and Roseville Avenue

Source: *Fender Katsalidis, 3D Visualisation*



Figure 133 Extract of proposed plans showing 3D Visualisation , corner of Lord Street and Martin Lane

Source: *Fender Katsalidis, 3D Visualisation*



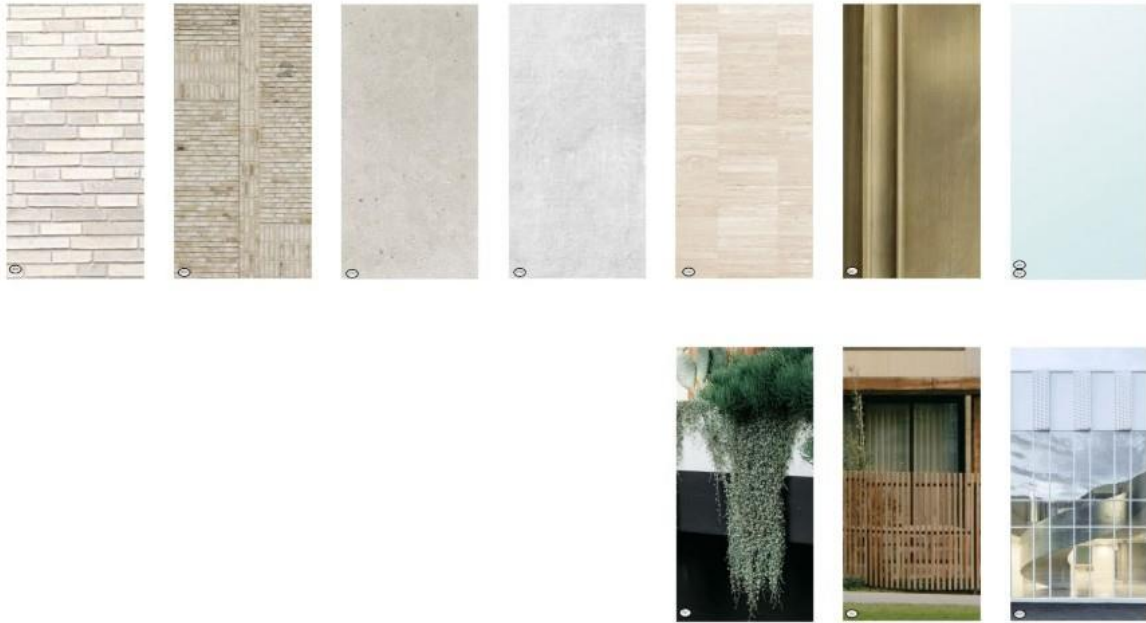
Figure 134 Extract of proposed plans showing 3D Visualisation, Lord Street Elevation

Source: Fender Katsalidis, 3D Visualisation



Figure 135 Extract of proposed plans showing 3D Visualisation, Roseville Avenue Elevation

Source: Fender Katsalidis, 3D Visualisation



- EXTERIOR MATERIAL LEGEND**
- HANDMADE BRICK WORK
  - HANDMADE BRICK WORK
  - BRICK-FORM-LITE PRECAST CONCRETE
  - PRECAST CONCRETE LIGHT
  - METALLIC BRICKY BALUSTRADES AND WINDOW
  - CLEAR GLASS
  - GLASS BALUSTRADES
  - STONE TILES
  - METAL LOUNGE
  - TAMBOR FINISH
  - LANDSCAPE PLANTING
  - SILVER ALUMINUM FINISH

Figure 136 Extract of proposed plans showing Material Palette

Source: Fender Katsalidis, *Material Palette*, Revision 1

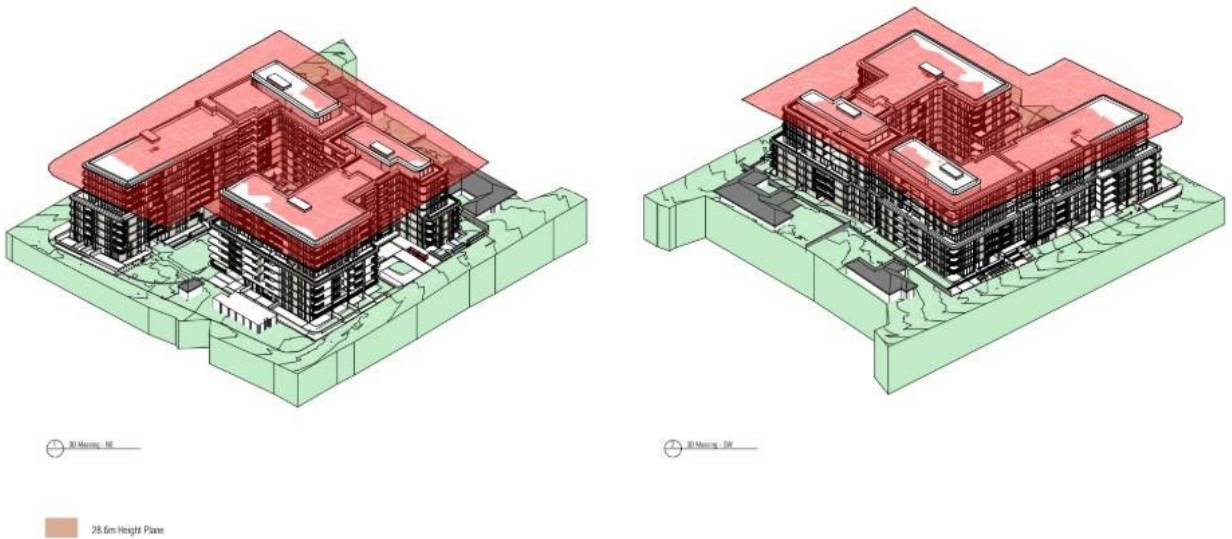
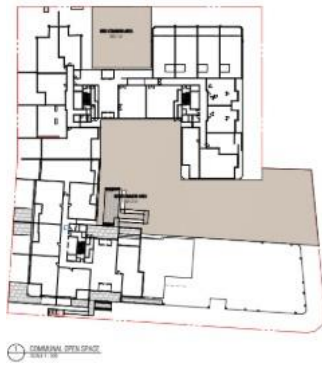


Figure 137 Extract of proposed plans showing 3D Massing

Source: Fender Katsalidis, *3D Massing*, Revision 1



COMMUNAL OPEN SPACE		
LEVEL	COMMUNAL OPEN SPACE	AREA
GROUND FLOOR	PROPOSED COMMON AREA	466.7 sqm
GROUND FLOOR	PROPOSED COMMON AREA	1824.2 sqm
		2290.9 sqm
		<b>24.8%</b>

Figure 138 Extract of proposed plans showing Communal Open Space Plans

Source: Fender Katsalidis, Communal Open Space Plans, Revision 1

Urbis has been provided with drawing documentation prepared by Land + Form. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 20 Proposed Plans

Author	Drawing No.	Drawing Title	Revision
Land + Form	LD-DA000	Cover Page	1
Land + Form	LD-DA001	Planting Schedule & Legends	1
Land + Form	LD-DA002	Tree Management Plan	1
Land + Form	LD-DA003	Compliance Diagram	1
Land + Form	LD-DA100	Site Plan	1
Land + Form	LD-DA101	Detail Plan 1	1
Land + Form	LD-DA102	Detail Plan 1	1
Land + Form	LD-DA103	Level 4 Plan and Planting Plan	1
Land + Form	LD-DA104	Level 8 Plan and Planting Plan	1
Land + Form	LD-DA200	Ground Floor Detail Planting Plan 1	1
Land + Form	LD-DA201	Ground Floor Detail Planting Plan 2	1

Land + Form	LD-DA400	Section AA	1
Land + Form	LD-DA401	Detail Sections AA	1
Land + Form	LD-DA402	Section BB	1
Land + Form	LD-DA403	Detail Sections BB	1
Land + Form	LD-DA404	Section CC	1
Land + Form	LD-DA405	Detail Sections CC	1
Land + Form	LD-DA900	Typical Details & Outline Maintenance Specifications	1

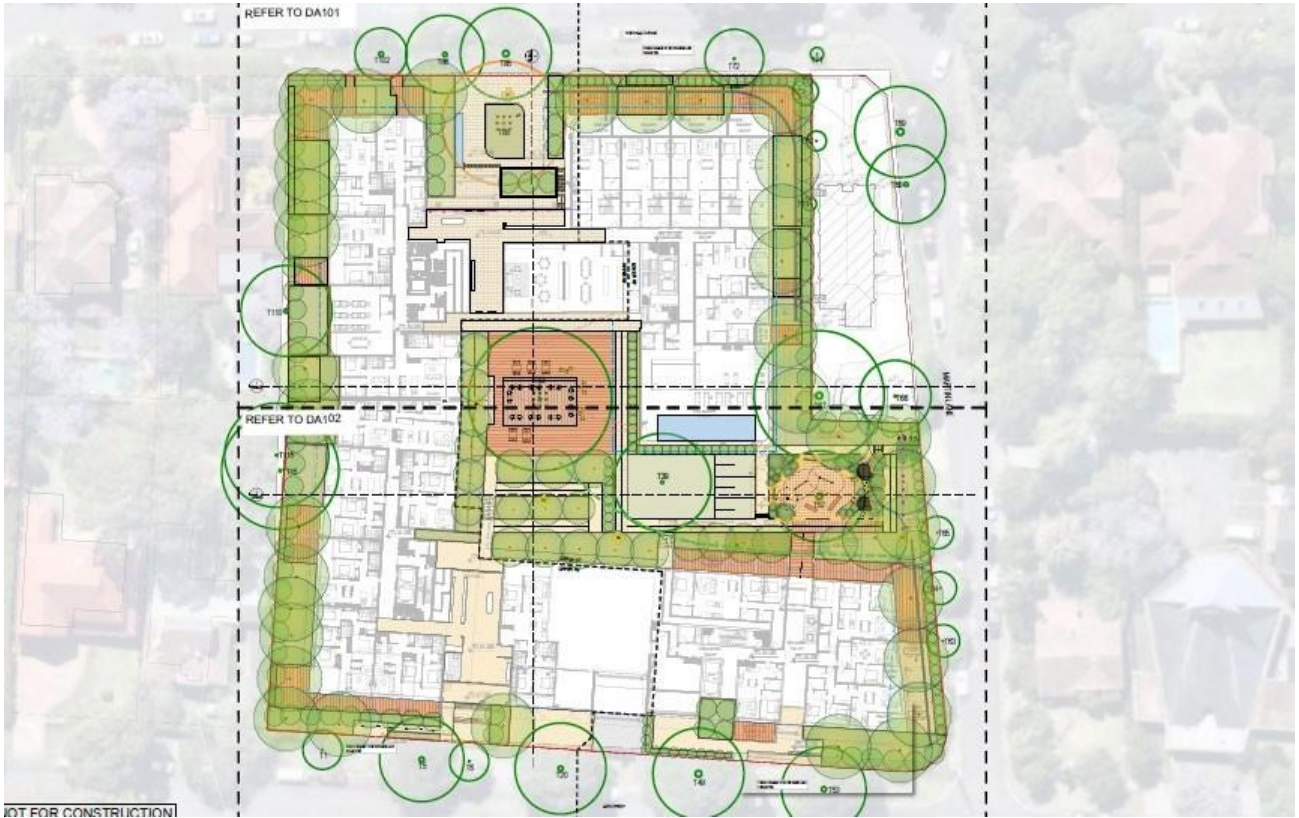


Figure 1 Proposed site plan arrangement on subject site

Source: Land + Form, Site Plan, Revision 1



Figure 2 Proposed Level 4 Plan and Planting Plan on subject site

Source: Land + Form, Level 4 Plan and Planting Plan, Revision 1



## 6. IMPACT ASSESSMENT AND MITIGATIONS

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

### 6.1. PREAMBLE

The overall impact assessment of the subject proposal acknowledges that a degree of visual impact to the setting of the HCA and the heritage item will arise as a result of the proposed development given the notable increase in scale. However, given the intended affordable residential housing programme, the proximity to the Roseville Railway corridor and the planned high-density uplift affecting the future character of the area, the proposal is on balance considered as acceptable for the subject site from a heritage perspective subject to the recommendations outlined within this report.

Further, it is to be noted that the statutory provisions of the KLEP against which the proposal has been assessed below were not written in consideration of the this scale of development within the Ku-ring-gai LGA. However, it is recognised that the heritage conservation provisions of the KLEP and Ku-ring-gai Development Control Plan (KDCP) are still relevant to development applications which benefit from the TOD SEPP, and the proposal must be tested for the effect it would have on the HCA and the heritage items in the vicinity.

### 6.2. KU-RING-GAI LOCAL ENVIRONMENTAL PLAN 2015

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the Ku-ring-gai LEP 2015.

Table 21 Impact assessment against the relevant clauses of the Ku-ring-gai LEP 2015

Clause	Response
<p><b>Objectives</b></p> <p>The objectives of this clause are as follows—</p> <p>(a) <i>to conserve the environmental heritage of Ku-ring-gai,</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p> <p>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>(a) No works to the adjacent heritage listed item or its fabric are proposed as per the development scheme, ensuring the environmental heritage of the area will be conserved.</p> <p>(b) Extensive historical and fabric analysis has been undertaken outlining the notable extant of contemporary modifications and alterations undertaken to the dwelling group on the subject site. The collective's front presentations to Lord Street and Roseville Avenue have been highly compromised and the group's contribution to the streetscapes have been diminished. As such, the integrity of the <i>Clanville Conservation Area (C32)</i> has been heavily impacted and while the development will alter the streetscape's existing setting, its heritage significance will not be further impacted as a result of the proposed demolition of the existing buildings. The design development of the proposal has been resolved in conjunction with ongoing heritage advice to ensure limited impacts to views of the HCA.</p>

Clause	Response
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>The proposal involves the demolition of 9 existing dwellings located within a Heritage Conservation Area (HCA), identified as the <i>Clanville Conservation Area (C32)</i> under part 2 of Schedule 5 of the <i>Ku-ring-gai Local Environmental Plan 2015</i>). Additionally, the proposal involves the construction of a building on the subject lot for the provision of an in-fill housing residential development. Therefore, development consent is required for the proposed works.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the</i></p>	<p>A detailed heritage impact assessment has been undertaken in the following sections of this report. The proposed development has been assessed to have an acceptable impact on the HCA due its present compromised quality.</p>

Clause	Response
<p><i>effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	
<p><b>(5) Heritage assessment</b></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>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.</i></p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.</p>

## 6.3. KU-RING-GAI DEVELOPMENT CONTROL PLAN 2024

The table below provides an impact assessment of the proposal against the relevant controls for heritage conservation in the Ku-ring-gai DCP.

Table 22 Impact assessment against the relevant controls of the Ku-ring-gai 2024 DCP

Control	Response
<b>19B.1 Demolition within HCAs</b>	
1. <i>In accordance with the Ku-ring-gai Local environmental plan, development consent is required for demolishing or moving a building, work, relic, or tree within a conservation area.</i>	This Heritage Impact Statement has been prepared to accompany a full documentation set for Development Application lodgement for the proposed development which includes the demolition of 9 existing dwellings located within the Clanville Conservation Area (C32).
2. <i>The demolition of Heritage Items and contributory properties within HCAs is not supported.</i>	Extensive historical and fabric analysis reveals that the dwellings on Lord Street and Roseville Avenue have been highly modified, particularly in their primary street frontages. This has resulted in a consistently altered streetscape presentation, diminishing their contribution to the Clanville Conservation Area (C32). Therefore, the dwellings are not considered to make a defining contribution to the HCA as outlined in Section 4.4.
3. <i>Whole demolition of buildings, structures and landscape features (including significant trees) is generally not supported unless the applicant can satisfactorily demonstrate:</i>	I. The demolition of the existing structures present on the subject site will not result in adverse impacts to the character of the local HCA. This conclusion was founded through undertaken contextual analysis and a review of the sites intactness which identified that the subject site's contribution to the local HCA has been significantly diminished through extensive contemporary modifications and alterations undertaken to the group's primary frontages which have compromised on the HCA's original level of integrity.
i) <i>Demolition will not result in any adverse impacts on HCA character or streetscape.</i>	N/A
ii) <i>retention and stabilisation of the building or structure is unreasonable;</i>	ii. The partial retention of the dwellings was explored however this would not allow for meaningful uplift on the site in line with the outcomes of the TOD SEPP. Given most of the dwellings are already modified to their front street presentations, the value of retaining the dwellings while diminishing the number of dwellings achievable on the site is questionable.
iii) <i>all alternatives to demolition have been considered with reasons provided why the alternatives are not acceptable;</i>	iv. The subject site's low level of intactness indicates that the heritage character of the HCA within which the subject site is located has been
iv) <i>the replacement building is compatible with the identified significance and character of the streetscape and the HCA as a whole.</i>	

Control	Response
	<p>highly compromised. The large degree of modifications observed on the primary street frontages of the group have limited their capacity to contribute to the streetscape. The proposed in-fill residential development has been designed with ongoing heritage consultation to ensure that it appropriately responds to and respects the remaining intact portions of the HCA through careful resolution of its massing, form, façade articulation and material palette.</p>

**19C Development within HCAs – Alterations and Additions and New Buildings**

**19C.1 Local Character and Streetscape**

1. Where an HCA is characterised by a mix of one and two storey buildings, proposed works to contributory properties are to:

- i) retain the original character of a building;
- ii) match the scale and forms of the existing buildings within the streetscape (see Figure 19C.1-2).



- i. The proposed design does not comply due to its large vertical scale and contemporary nature. It is noted that the proposed building would be of a notably different scale and typology than that which currently exists. However, the proposal exists in a legislative context which will facilitate some uplift of the same type in nearby areas with vicinity to the nearby Roseville railway station. The development would be in line with the planned future character of this area whilst providing in demand affordable accommodation. The location of this development is appropriate given its proposed location in an already highly modified streetscape and in close proximity to a key transport link.
- ii. The scale and form of the proposal has been developed in conjunction with ongoing heritage consultation to produce a scheme that acknowledges the forms of existing nearby dwellings including the adjacent heritage listed Scout Hall item. Careful resolution of the scheme’s material and colour palette, massing configuration, and horizontal façade articulation establish a form that interacts with adjacent properties in the HCA, it is a recommendation of this report that further design resolution is undertaken in consultation with a heritage consultant.

Control	Response
<p>4. <i>The scale and massing of new buildings is to be integrated into the established character of the HCA and respect the scale, form and character of adjacent or nearby development. They are to incorporate design elements such as the roof forms, facade and parapet heights, door, window and verandah proportions of contributory properties in the HCA, particularly neighbouring buildings from the same key development period.</i></p>	<p>While the proposed scheme has a contemporary character and massing that differs to the early 20<sup>th</sup> century character and single-double storey scale of the dwellings in the surrounding HCA, the design incorporates elements which allow the proposal to respond to the established character of the HCA.</p> <p>The proposed design features a podium level on its primary frontages to Lord Street, Roseville Avenue and Martin Lane to relate to the human scale of the surrounding dwellings and the Roseville Scout Hall item. The massing of the proposal similarly considers the pedestrian connection with the adjacent Scout Hall through incorporation of a connecting central courtyard while the form is softened through the proposal's rounded edges and balcony protrusions. The material palette selection responds to the heritage character of the surrounding dwellings through incorporation of brick which has been incorporated in a contemporary manner so to compliment the character of the HCA rather than to mimic it.</p>
<p>5. <i>The design and character of any new buildings are to be informed by the:</i></p> <ul style="list-style-type: none"> <li>i) <i>Date and style of contributory properties:</i></li> <li>ii) <i>Scale and form of contributory properties:</i></li> <li>iii) <i>Street and subdivision patterns:</i></li> <li>iv) <i>Setbacks of neighbouring contributory properties:</i></li> <li>v) <i>Materials, Building techniques and details used in the HCA:</i></li> <li>vi) <i>Views vistas and skylines</i></li> </ul>	<ul style="list-style-type: none"> <li>i. The proposed design features a contemporary architectural style as opposed to the older Federation styles which characterise the HCA. This architectural approach is in line with the anticipated future redevelopment within the vicinity of the subject site and the planned future character of the area arising from the TOD.</li> <li>ii. The proposed footprint and vertical scale is larger than the one-two storey dwellings characterising the HCA, however the increased scale of the development addresses the increased local demand for affordable residential options and is in line with planned future higher density character of the area arising from the TOD. The use of a podium partly moderates the difference in scale between the development and its surrounds.</li> <li>iii. The increased footprint of the proposal will result in the amalgamation of existing lots along Lord Street and Roseville Avenue into one consolidated lot which will depart from the historic estate subdivision pattern</li> </ul>

Control	Response
	<p>of the area. There may be an opportunity to interpret the original subdivision pattern in the landscaping scheme during the detailed design phase post approval.</p> <p>iv. The design of the proposed development is informed by the established setback pattern existing along Lord Street and Roseville Avenue – the proposed frontages of the development will be in line with adjacent contributory dwellings and the listed Scout Hall item so as to respect the established setback pattern.</p> <p>v. Contemporary application of traditional building materials has been suggested to be conveyed through the podium levels and upper levels of the proposed scheme through brick materiality which is a prevalent materiality throughout the HCA.</p> <p>vi. While it is acknowledged that a degree of visual impact will result to the views and vistas of the HCA as a result of the development’s vertical scale, consideration has been made to retain extant vegetation plantings of significance, particularly around the site boundary which will be supplemented by additional new plantings in an effort to soften and obscure the mass of the development.</p>
<p><i>6. Facades of new buildings are to be modulated to break down the scale of new development.</i></p>	<p>The proposed design features a modulated street-facing façade. The upper levels of the scheme are further set-back from the podium level to establish a visually broken up contribution to the streetscape and avoid monolithic masing.</p>
<p><i>7. The height of new buildings is not to be higher than contributory properties.</i></p>	<p>The height of the proposal is higher than the height of the surrounding one-two storey contributory dwellings, this is in line with planned future higher density character of the area arising from the TOD.</p>
<p><i>8. New building roofs visible from the street are to reflect the size, shape, pitch, eaves and ridge heights, and bulk of contributory properties and roofs. They are to respect the complexity and patterns of predominant roof shapes and skylines of the HCA.</i></p>	<p>The proposed roof features a flat roof which is a departure from the more complex pitched roof forms found within the HCA in line with the contemporary character of the development.</p>

Control	Response
9. <i>New buildings may be contemporary in design, however, their scale, form and detail is not to detract from the scale, form, unity, cohesion and predominant character of streetscape elements around</i>	The simplistic design of the proposed scheme's form and lower level of façade detail does not detract from contributory items within the area.
10. <i>Where an HCA is characterised by single-storey development, single-storey development on infill sites is preferred. New two-storey houses will only be permitted where the upper floor is designed within the roof and where the new building is in keeping with the height, mass and proportions of contributory properties in the vicinity.</i>	Two-storey contemporary additions are common in surrounding dwellings within the HCA. The proposed scheme involves the construction of a 9-storey structure which is this is in line with planned future higher density character of the area arising from the TOD.
<b>19C.2 Setbacks and Building Separation</b>	
1. <i>The siting of alterations, additions and new buildings are to maintain the established streetscape pattern, including principal dwellings, garages, carports and garden structures.</i>	The proposed scheme is to respect the set back of adjacent contributory buildings within the HCA, particularly the adjacent listed Scout Hall item.
2. <i>Where there is a uniform building setback within streets, alterations and additions and new buildings are to respect the established pattern and not be located forward of adjacent buildings. Where variations in setback exist, the larger set back will apply. Side set backs are to be consistent with historic patterns.</i>	A fairly consistent setback pattern exists along Lord Street and Roseville Avenue, with the Roseville Scout Hall item featuring a larger set back from the streetscape. Therefore, some views may be obscured by the development from the south towards the Scout Hall. However, it is noted that these views are currently obscured by the existing dwelling at 27 Roseville Avenue. Therefore, there would not be a notable change in the available views to the Scout Hall.
3. <i>Where variations in setbacks exist within the immediate vicinity and the streetscape, the larger setback will apply.</i>	Refer to the discussion above.
4. <i>New buildings are not orientated across sites contrary to the established alignment pattern.</i>	The proposed building is orientated across various sites to achieve the objectives of the development in accordance with the TOD SEPP. The proposed development's frontages have been aligned to compliment the established alignment pattern along Lord Street and Roseville Avenue. There may be an opportunity to interpret the original subdivision pattern in the detailed landscaping plan.
5. <i>The location of new buildings is to ensure that significant views to and from places within the HCA are retained.</i>	The proposed frontages of the podium level along Martin Lane, Lord Street and Roseville Avenue are appropriately set back on the subject lot in line with

Control	Response
	adjacent dwellings within the HCA to ensure that the availability of views from the public domain and the ground level to the adjacent Scout Hall item will not change.
<b>19C.3 Gardens and Landscaping</b>	
<p>1. <i>The established landscape character (height of the tree canopy, early gardens, remnant trees, historic tree plantings) that contributes to the significance of the streetscape and the HCA as a whole are to be retained and conserved in any new development. The reinstatement of original planting, where known, is encouraged.</i></p>	<p>It is understood that existing vegetation of significance located on the subject site is to be retained and incorporated into the proposal to retain the established landscape character of the HCA.</p>
<p>2. <i>Original garden features such as gates, paths, stonework, garden terracing, tiling, cement crazy paving, walling and garden edging are to be retained and conserved.</i></p>	<p>All extant garden features date from contemporary renovations, consequently the removal of these elements will not detract from the character of the surrounding HCA.</p>
<p>3. <i>New paving and hard surfacing, particularly to front setbacks is to be limited.</i></p>	<p>The design scheme features minimal intervention of additional hard-paved area to the frontage of Lord Street, Roseville Avenue and through the centre of the site. Small sections of hard-paving have been incorporated to establish residential courtyards and pedestrian pathways in these areas.</p>
<p>4. <i>Front gardens are to avoid screening buildings from the street.</i></p>	<p>The proposed scheme includes minimal screening fronting Lord Street and Roseville Avenue. A small degree of shrub plantings has been proposed at a height consistent with existing boundary hedges found at some dwellings within the subject site. Minimal tree planting are proposed along the site boundaries, the scale of which is consistent with the densely vegetated nature of the surrounding streetscapes.</p>
<p>5. <i>Materials for new garden paving or pathways are to be appropriate to the architectural style for the HCA, such as gravel for Federation style and sandstone flagging for inter-war styles. Plain or stencilled concrete is not acceptable.</i></p>	<p>The proposed materiality for paving to the front of the site is to be specified to adhere to this provision.</p>
<p>6. <i>New driveways are to provide landscaping on side boundaries.</i></p>	<p>All side boundaries have allowance for deep soil planting. Therefore, landscaping on side boundaries is allowed for.</p>

Control	Response
7. <i>New, traditionally designed gardens that enhance historic and aesthetic character of the streetscape and the HCA as a whole are encouraged.</i>	The proposed garden is in line with the contemporary character of the scheme. The character of the immediate context is contemporary and mixed and therefore there is no consistent landscape character that is required to be reflected.
<b>19C.4 Access and Parking</b>	
4. <i>New parking areas, garages and driveways are to be designed carefully so that they do not dominate the principal elevations or detract from the immediate streetscape and incorporate provisions for landscaping.</i>	The establishment of underground carparking facilities and associated hard-stand driveway will minimise visual obstruction to the street-facing elevation. The driveway is discreetly located towards the centre of the development and behind two substantial mature trees.
5. <i>The siting of new driveways are to be consistent with the established pattern in the immediate streetscape and the HCA as a whole.</i>	The proposed driveway does not directly relate to the established patterns of driveways in the HCA as it relates to a substantial contemporary building. However, it is discreetly located towards the centre of the development and behind two substantial mature trees.
<b>19C.5 Building Design</b>	
3. <i>Natural and recessive colour schemes are encouraged for rendered and painted finishes, especially on sites rated as neutral or uncharacteristic.</i>	The material applied to the redevelopment is consistent across the podium and tower level and is proposed to be a contemporary application of brick and concrete. The bricks would be light in colour (to be recessive) and would be horizontally orientated to as to respond to the brick treatment applied to dwellings throughout the HCA.
4. <i>Contemporary materials are permitted for new work where the detailing, proportions, texture and colour range blend with the existing character of the HCA.</i>	The development features contemporary materials such as concrete on its façade articulation which blends in with the neutral colour range of the existing character of the HCA.
8. <i>Materials used for new buildings are to be similar to, or compatible with, the original buildings in the HCA.</i>	Complies, see discussions on materiality above.
9. <i>Development applications for new buildings are to provide a material board and details of colour scheme and finishes.</i>	A material board with details of colour schemes and finishes is to be provided prior to the determination of the DA. The finishes are to visually break down the bulk of the scheme.
10. <i>New buildings are to incorporate architectural language such as massing, proportions, coursing lines, materials and finishes, which</i>	The use of the podium element will visually break down the proposed bulk and lessen the visual effect on the streetscape. The upper levels would be recessed to further this effect. The façade projections of the building are undulating and avoid

Control	Response
<p><i>are sympathetic to and complement the predominant character of the HCA.</i></p>	<p>presenting to the streetscape as a singular monolithic mass.</p> <p>The top level of the building is further recessed to reduce the appearance of its vertical scale in its presentation to the streetscape.</p> <p>There would be an effect on the setting of the conservation areas and the adjacent heritage listed item as a result of the massing of the building. All significant and contributory items would be read in the context of higher density than what exists today and the Scout Hall in particular would be read against the north façade of the development which would characterise the backdrop of the item. Some heritage impact is anticipated in order to fulfill the objectives of the TOD SEPP and housing targets more broadly. While this location is appropriate for uplift given the diminished significance of the subject properties, the final materials and finishes boards and any further design resolution of the façade treatments are to be developed to soften the visual effect and mitigate unacceptable impacts.</p>
<p><b>19C.8 Fencing</b></p>	
<p><i>5. New front fencing, pedestrian and vehicular access gates are to match the architectural style of the house and the character of the immediate streetscape.</i></p>	<p>The street fronting fence would respond to the lightweight vertically articulated balustrades present on all balcony levels. The proposed lightweight composition and materiality of the fence establishes a non-dominating boundary to the proposed development.</p>

## 6.4. Heritage NSW Guidelines

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 23 Impact assessment against the relevant Heritage NSW Guideline Considerations

Provision	Response
<p><i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i></p>	<p>The subject proposal is in line with the future planned high density uplift of the area within the vicinity of the nearby Roseville Railway Station as per the TOD SEPP. Future proposed developments of a similar nature to the subject proposal will require a high level of heritage advice throughout the design development phase to ensure that they will be appropriately sited within the landscape context while respecting HCA's or listed items in their vicinity to ensure that cumulative impact is avoided.</p>
<p><b><i>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</i></b></p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>The proposed development will not result in a significant detrimental heritage impact to the Clanville Conservation Area. As discussed above, detailed analysis has been undertaken which indicates that the dwelling group's ability to contribute to the HCA has been significantly diminished due to extensive contemporary modifications and alterations undertaken to their street frontage presentations.</p> <p>While it is acknowledged that a degree of visual impact will result to the views and vistas of the HCA and the Roseville Scout Hall item as a result of the development's vertical scale, consideration has been made to retain extant vegetation plantings of significance which will be supplemented by additional new plantings in an effort to soften and obscure the mass of the development. Additionally, detailed design resolution of the eastern façade design produced in consultation with the heritage consultant will ensure that an appropriate frontage to the item is created.</p> <p>As outlined in the above discussion, the existing level of integrity of the Clanville Conservation Area has been heavily compromised due to a series of extensive and successive contemporary modifications undertaken to the primary facades of the dwelling group. Consequently, their individual heritage significance has decreased, minimising their ability to form an intact streetscape in the HCA.</p>

<b>Provision</b>	<b>Response</b>

# 7. Conclusion and Recommendations

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have an acceptable impact on the subject site located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. Key aspects of the proposal assessment are listed below:

## Demolition

- Extensive historical and fabric analysis has identified that most primary street-frontage's of the dwelling collection have been highly modified
- Due to the extent of identified contemporary modifications, the collection does not make a defining contribution to the significance of the eastern extent of the HCA
- The heritage significance of the HCA will be retained despite the removal of the dwelling group

## Proposed Development

- The proposed scheme responds to a needed source of high-density residential living opportunities within the vicinity of multiple public transport corridors as per the provisions of the TOD SEPP
- The area's future character is expected to evolve significantly due to the subject site's proximity to Roseville train station and the effect of the TOD SEPP
- Key measures have been incorporated within the proposed scheme to mitigate impact including:
  - Continuation of substantial landscaping along the street front. This would continue the establish character of street planting in the HCA.
  - Substantial setbacks from the street and the use of a podium to give less prominence to the highest part of the development.
  - A cohesive architectural treatment which is simple, elegant and not visually dominant in the context.
  - The proposed lightweight composition and materiality of the fence establishes a non-dominating boundary to the proposed development.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

## Recommendations

For the reasons stated above, this report concludes that the proposed development is acceptable from a heritage perspective as it utilises a site with diminished heritage significance and the design following mitigation measures:

A heritage consultant is to be included in the final resolution of the below.

- The finalisation of the façade treatment, acknowledging that the facade design should not be visually dominant in the streetscape but should focus on visually breaking the development visual scale into smaller architectural facades or buildings and elements.
- The final architectural treatment at roof level should identify opportunities to create some minor variation in heights across the development to achieve the objective outlined in the point above and to step away from the heritage item and surrounding HCAs.
- The detailed resolution of the interface between the adjacent locally listed heritage item Roseville Scout Group Hall (#1115) through materials selection and façade articulation.
- The detailed design of the landscaping including selection of species and size/maturity. There may also be an opportunity to interpret the original subdivision pattern in the landscaping.

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following mitigation measures:

- Continuation of substantial landscaping along the street front. This would continue the established character of street planting in the HCA.
- Setbacks from the street which relate to the prevailing building line and the use of a podium to give less prominence to the highest part of the development.
- A cohesive architectural treatment which is simple, elegant and not visually dominant in the context.
- The proposed lightweight composition and materiality of the fence to the street frontages establishes a non-dominating boundary to the proposed development.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

## 8. Bibliography & References

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NSW Land Registry Services, available at <https://www.nswlrs.com.au/>

State Library of New South Wales, Roseville Subdivision Archives, available at <https://collection.sl.nsw.gov.au/record/74VK3Pg57G5O>

*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

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