

STATEMENT OF HERITAGE IMPACT

**Proposed Redevelopment at
Middle Harbour Road
Lindfield**



Job No. 10540
May 2025

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

RAPPOPORT PTY LTD ©
CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS
Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015
(02) 9519 2521
info@heritage21.com.au

Heritage Impact Statements

Conservation Management Plans

On-site Conservation Architects

Photographic Archival Recordings

Interpretation Strategies

Expert Heritage Advice

Fabric Analyses

Heritage Approvals & Reports

Schedules of Conservation Work

TABLE OF CONTENTS

Executive Summary	5
SIGNED DECLARATION	6
1.0 INTRODUCTION	7
1.1 BACKGROUND	7
1.2 THE PROPOSAL	7
1.3 SITE IDENTIFICATION	7
1.4 HERITAGE CONTEXT	5
1.5 PURPOSE	8
1.6 METHODOLOGY	8
1.7 LIMITATIONS	8
1.8 COPYRIGHT	9
2.0 HISTORICAL CONTEXT	10
2.1 LOCAL HISTORY	10
2.2 SITE SPECIFIC HISTORY	13
3.0 PHYSICAL EVIDENCE	27
3.1 THE SETTING	27
3.2 PHYSICAL DESCRIPTION	27
3.3 CONDITION AND INTEGRITY	30
3.4 IMAGES	30
4.0 HERITAGE SIGNIFICANCE	38
4.1 ESTABLISHED SIGNIFICANCE	38
4.2 ASSESSMENT OF SIGNIFICANCE	40
5.0 WORKS PROPOSED	44
5.1 PROPOSAL DESCRIPTION	44
5.2 BACKGROUND	44
5.3 DRAWINGS	45
6.0 ASSESSMENT OF HERITAGE IMPACT	77
6.1 HERITAGE MANAGEMENT FRAMEWORK	77
6.2 HERITAGE IMPACT ASSESSMENT	80
7.0 CONCLUSION & RECOMMENDATIONS	90
7.1 IMPACT SUMMARY	90
7.2 MITIGATION MEASURES/RECOMMENDATIONS	91
7.3 GENERAL CONCLUSION	92
8.0 SOURCES	93

Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to Elders both past and present.

Name of the heritage item:

Trafalgar Avenue Heritage Conservation Area

State Heritage Register / LEP heritage schedule item number and name:

C31 – Ku-ring-gai Local Environmental Plan 2015

Address and location:

24, 26 and 28 Middle Harbour Road, Lindfield

Statement of heritage impact for:

Proposed demolition of existing dwellings and residential development in part of a Heritage Conservation Area

Prepared by:

Petra Balanzategui GradDipArchMgmt, BA

Reviewed by:

Divya Joseph MURbanism (Heritage Conservation) BArch

Overseen by:

Paul Rappoport MURP BArch AIA M.ICOMOS SAHANZ IHBC IPHS
NSW Registered Architect No. 5741

Heritage 21

48/20-28 Maddox St, Alexandria NSW 2015

(02) 9519 2521

info@heritage21.com.au

Prepared for:

Hua Duong Investments Pty Ltd as Trustee for The Snow East Trust C/O Deloitte Australia

Cover image: Subject site at 28 Middle Harbour Road, facing north to primary façade.
(Source: Heritage 21, 08 April 2025)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	02.05.2025	PB	DJ	PB and PR
2	Final report issued (RI).	06.05.2025	PB	DJ	PB and PR
3	Final report issued (RI2).	06.05.2025	PB	DJ	PB and PR
4	Final report issued (RI3).	06.05.2025	PB	DJ	PB and PR

EXECUTIVE SUMMARY

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared for Deloitte Australia on behalf of the owners of the subject site, in the context of a State Significant Development Application (“SSDA”) for proposed residential development at a property located at 24, 26 and 28 Middle Harbour Road, Lindfield (“the subject site”).

This SOHI has been prepared in response to the following Secretary’s Environmental Assessment Requirements (“SEARs”) dated 15 April 2025:

22. Environmental Heritage

- *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.*

The subject site contains three detached residential properties; 24 and 26 Middle Harbour Road are highly altered Federation period dwellings, and 28 Middle Harbour Road is a modified Inter-War period dwelling. 28 Middle Harbour Road is located within the Trafalgar Heritage Conservation Area, which is listed as an item of environmental heritage under Schedule 5 of the Ku-ring-gai Local Environmental Plan (“KLEP”) 2015. Additionally, the subject site is located within the visual catchment of three heritage items listed under Schedule 5 of the KLEP 2015. Heritage 21 **does not** consider the dwelling at 28 Middle Harbour Road, Lindfield to be a contributory property within the Trafalgar Avenue HCA. It is Heritage 21’s opinion that the modified Inter-War dwelling no longer presents to the Middle Harbour Road streetscape in a way that it would have previously. Its garden setting and tennis court have not been maintained or nurtured, and unsympathetic alterations have been carried out to the dwelling, therefore minimising its contribution to the Trafalgar Avenue HCA.

The subject State Significant Development Application (SSD-82548708) comprises a Residential Flat Building (“RFB”) including in-fill affordable housing and Built-to-Rent housing. The proposal is for the purposes of residential development which seeks to provide a range of diverse housing types to meet the needs of the wider community.

The proposed redevelopment of the site will deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai’s growing population. Strategically positioned near key transport links and services, the proposal will provide convenient access to jobs while aligning with the locality’s strategic goals. By redeveloping and renewing the existing land, the proposal aims to revitalise the area, enhancing its contribution to the community’s long-term growth and sustainability.

Heritage 21 has worked closely with the design team through the design development to ensure heritage issues were identified and addressed. Heritage 21 acknowledges that the design team has made efforts to minimise the visual impact through their proposed use of sympathetic materiality, articulated façades, and sophisticated elevation design. The visual impact of the building’s scale has

been minimised by the setback of the upper levels from the building's frontage. The proposed design has incorporated a sympathetic colour and material palette, incorporating reddish brown brick masonry, used extensively through the lower levels of the building. The upper-level apartments would feature white-painted elements, and traditional brick tuck pointing would be introduced at the base of the building. Heritage 21 is of the opinion that the new design and built form has considered the existing context and historical significance of the area by incorporating architectural features that would be sympathetic to the surrounding context. The proposed building design would include the introduction of high-quality materials which would gesture to the tones and patterns of the built fabric in the surrounding heritage context. As a result, the proposed new building has aimed to be sympathetic to the heritage significance of the subject site and its surrounding context.

The preparation and implementation of key mitigation measures to ensure the proposed development follows general principles of heritage management that have been recommended by Heritage 21, including but not limited to a Photographic Archival Record (PAR), Salvage Strategy and Interpretation Strategy, are considered essential to both the amelioration of any impacts caused by the proposed development and ensuring maximum conservation of the subject site.

Signed Declaration

I, Paul Rappoport, Director of Heritage 21 and I, Petra Balanzategui, Heritage Consultant at Heritage 21, confirm this Statement of Heritage Impact Report addresses the requirement of SEAR No. 22 and relevant State and local legislation, policies, and guidelines, including the Ku-ring-gai Local Environmental Plan 2015 and Ku-ring-gai Development Control Plan 2024. I further confirm that none of the information contained in the Statement of Heritage Impact Report is false or misleading.



Paul Rappoport

Director of Heritage 21

Previous Acting Commissioner in the Land & Environment Court (NSW)
B. Arch., AIA, MURP, M. ICOMOS, SPAB
Registered Architect No. 5741 - NSW Architects Registration Board
Master of Urban & Regional Planning (Hons) - MURP
Member of the Society of Architectural Historians - SAHANZ
Member of Australia ICOMOS – M. Australia ICOMOS
Member of the Institute of Historic Building & Conservation – IHBC, UK
Member of International Planning History Society - IPHS
Member of the National Trust of Australia
Member of the Society for the Protection of Ancient Building – SPAB, UK



Petra Balanzategui

Heritage Consultant | Senior Archaeology Coordinator

Bachelor of Arts – University of Queensland
Graduate Diploma of Archaeology and Heritage Management – Flinders University

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared for Deloitte Australia, on behalf of the owners of the subject site, in the context of a State Significant Development Application (“SSDA”) for proposed residential development at a property located at 24, 26 and 28 Middle Harbour Road, Lindfield (“the subject site” or “the site”). This SOHI will inform and guide the preparation of an Environmental Impact Statement (“EIS”) required to accompany the SSDA.

Heritage 21 has been engaged by Deloitte Australia since the concept design phase of the project and has been actively involved in providing ongoing built heritage advice during the design development process.

1.2 The Proposal

The subject State Significant Development Application (SSD-82548708) comprises the construction and operational use of a nine (9) storey Residential Flat Building (“RFB”) and ancillary land uses to support the functions intended for the subject site. The proposal will exemplify and showcase a State-of-the-Art and modernised residential development that complements the desired future streetscape character; and builds on the fundamental necessities required to achieve local, regional and state planning/strategic objectives with respect to the shortage of housing opportunities and housing affordability. A further proposal description and the architectural plans have been provided in Section 5.0.

The proposed redevelopment of the site will deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai's growing population. Strategically positioned near key transport links and services, the proposal will provide convenient access to jobs while aligning with the locality's strategic goals. By redeveloping and renewing the existing land, the proposal aims to revitalise the area, enhancing its contribution to the community's long-term growth and sustainability.

1.3 Site Identification

The subject site is located at 24, 26 and 28 Middle Harbour Road, Lindfield, which falls within the boundaries of the Ku-ring-gai Local Government Area (LGA). The subject site comprises the following parcels of land:

24 Middle Harbour Road

- Lot 13 DP5374

26 Middle Harbour Road

- Lot 14 DP5374

- Lot 1 DP119944

28 Middle Harbour Road

- Lot 1 DP312386
- Lot 1 DP1192386

- Lot 16 DP5374

- Lot 768 DP75203

As depicted in Figure 1 below, the subject site is located on the northern side of Middle Harbour Road and is west of Trafalgar Avenue and south of Russell Avenue.

The site is subject to the applicable provisions outlined within the State Environmental Planning Policy (Housing) 2021 (“Housing SEPP”) (see Figure 4) and Ku-ring-gai Local Environmental Plan 2015 (“KLEP”). The site comprises a total area of approximately 4,757m². The site is roughly square in shape and is approximately 65m wide, with a depth ranging between 70-78m. The frontage along Middle Harbour Road to the south-east is approximately 65m. The Site is zoned as R2 Low Density Residential under the KLEP 2015.

The site comprises three (3) existing detached residential properties that have a mixture of one (1) and two (2) storeys with separate vehicular access points from Middle Harbour Road (Figure 2). Middle Harbour Road is a two-way local road (a single lane in each direction) under the control of the Council with parallel car parking and verges incorporating street trees and footpaths on both sides of the road.

To the south, east, north and west are residential properties similar in scale and design to the residential properties located within the site, with the immediate surrounding area also being zoned as R2 Low Density Residential. Further north and west is Lindfield Town Centre, which includes a variety of uses and a higher density of development, including further height, comprising R3 Medium Density Residential, R4 High Density Residential and E1 Local Centre zones. Lindfield railway station is approximately 500m to the north-west of the Site, which offers regular services to the Sydney Central Business District (“CBD”) (Figure 3).

The site is located approximately 330m east of the Pacific Highway, which is a major arterial route, providing regular buses servicing the Lindfield Learning Village, Killara, Gordon and Chatswood. The site is approximately 15km from the Sydney Central Business District (“CBD”).

The setting and topography of the subject site will be further described in Section 3.0.

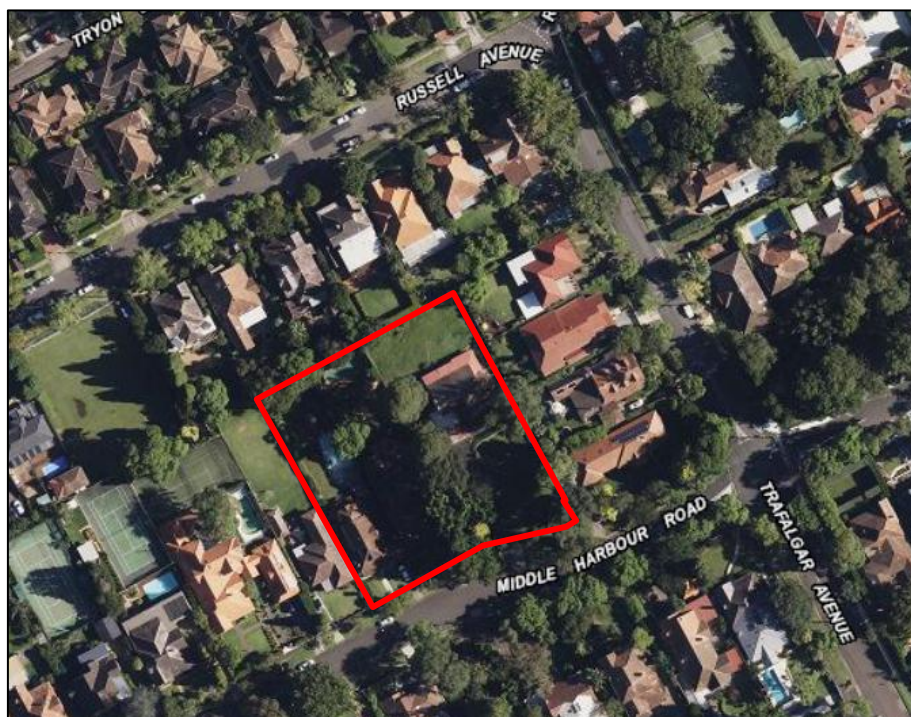


Figure 1. Aerial view of the subject site, which is outlined in red (Source: NSW Spatial Services, "SIX Maps," accessed 17 April 2025, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).



Figure 2. Aerial view of subject site with the white arrows indicating the individual properties. The subject site is outlined in red (Source: NSW Spatial Services, "SIX Maps," accessed 17 April 2025, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

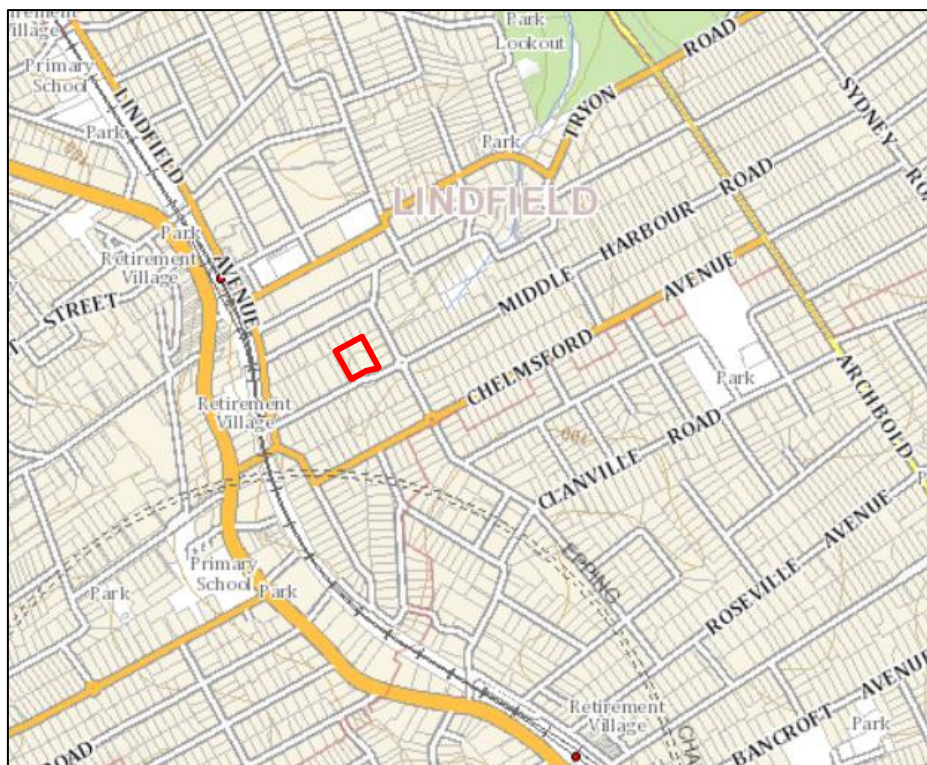


Figure 3. Aerial view of wider Lindfield locality with the subject site outlined in red
(Source: NSW Spatial Services, "SIX Maps," accessed 17 April 2025, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

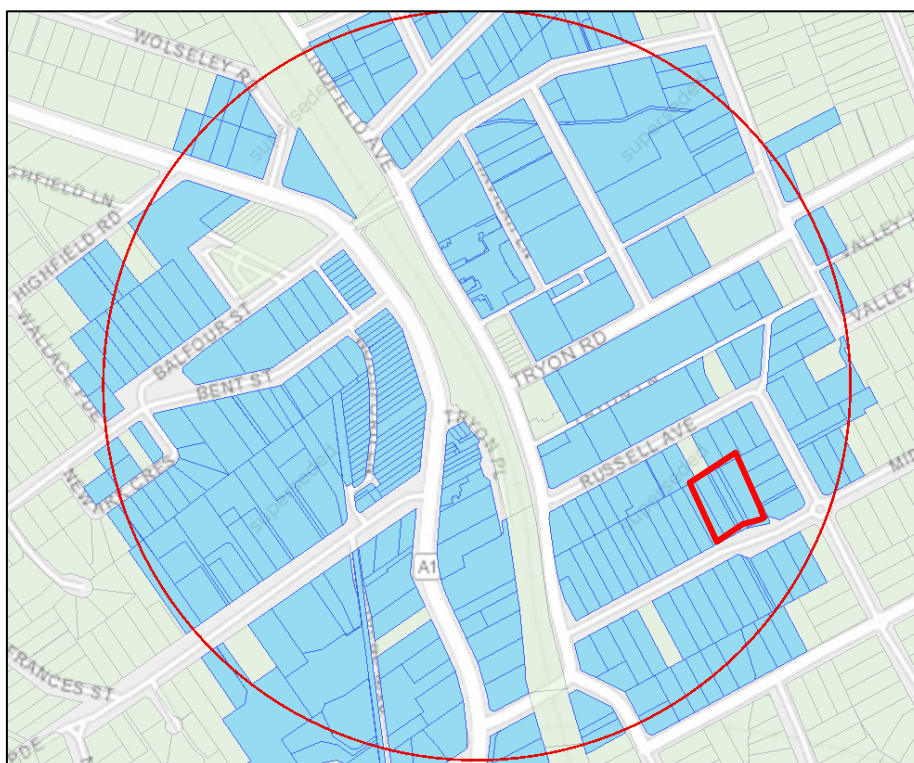


Figure 4. Subject site outlined in red within a Transport Oriented Development Area as defined by the State Environmental Planning Policy (Housing) 2021 (Housing SEPP)
(Source: NSW Planning Portal, "Digital EPI Viewer," accessed 29 April 2025, [https://www.planningportal.nsw.gov.au/spatialviewerhistoric/#/historic?epi=State%20Environmental%20Planning%20Policy%20\(Housing\)%202021](https://www.planningportal.nsw.gov.au/spatialviewerhistoric/#/historic?epi=State%20Environmental%20Planning%20Policy%20(Housing)%202021), annotated by Heritage 21).

1.4 Heritage Context

1.4.1 Heritage Listings

The subject site **is not** listed as an item of environmental heritage under Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 (“KLEP”). It **is not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹

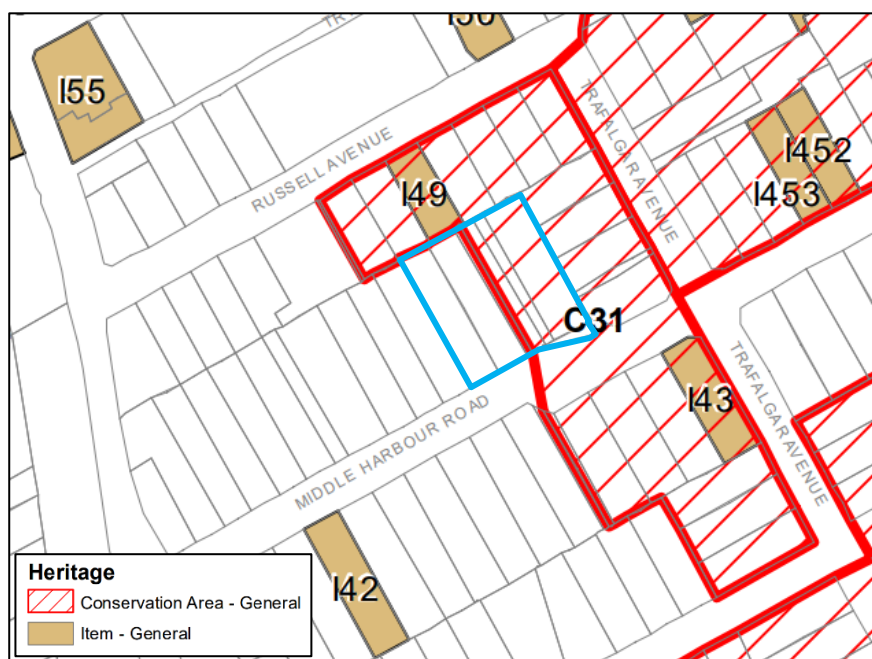


Figure 5. Detail from Heritage Map HER_015. The subject site is outlined in blue, heritage items shaded brown, and HCAs are hatched red (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

1.4.2 Heritage Conservation Areas (“HCA”)

As depicted in Figure 5 above, part of the subject site is situated within the boundaries of the Trafalgar Avenue Heritage Conservation Area (“the HCA”) listed under Schedule 5 of the KLEP 2015. Only the dwelling at 28 Middle Harbour Road is located within the boundaries of the Trafalgar Avenue HCA.

The Ku-ring-gai DCP 2024 identifies Contributory Properties as buildings and sites within a HCA which are deemed to exhibit one or more of the following characteristics:

- i) *Buildings and sites that make an important contribution to the character and significance of the HCA. They can be from a key historical layer, true to an architectural type, style or period, or*

¹ The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

*highly or substantially intact including their garden setting.
Where subdivision has occurred, the subdivision is within the
key historical period or the area.*

- ii) Buildings and sites which are altered from their original form
but are recognisable and could be reasonably reinstated to that
condition or the alterations are not considered to be
detrimental to the integrity of the building; for example, a
building that has been rendered or painted or where the roof
cladding has been replaced but the form is otherwise legible.*
- iii) Buildings and sites with new layers/additions sensitive to the
style, form, bulk, scale and materials of the original building.*

Note: *Contributory buildings do not necessarily need to be high-quality
buildings but should represent the key historical period of the HCA. An
HCA may also contain high-quality buildings which are not necessarily
from the key historical period.²*

Heritage 21 **does not** consider the dwelling at 28 Middle Harbour Road, Lindfield, to be a contributory property within the Trafalgar Avenue HCA. It is Heritage 21's opinion that the modified Inter-War dwelling no longer presents to the Middle Harbour Road streetscape in a way that it would have previously. Its garden setting and tennis court have not been maintained or nurtured, and unsympathetic alterations have been carried out to the dwelling, minimising its contribution to the Trafalgar Avenue HCA.

As indicated in Figure 6 below, the subject site is also located within the National Trust Urban Conservation Area - Precinct 6 Lindfield.

² Ku-ring-gai Council, *Ku-ring-gai Development Control Plan 2024*, "Part 19: Heritage Items and Heritage Conservations Areas", accessed 08 April 2025, <https://www.krg.nsw.gov.au/files/assets/public/v/1/hptrim/information-management-publications-public-website-ku-ring-gai-council-website-urban-planning-and-policies/ku-ring-gai-dcp-section-b-part-19-heritage-and-conservation-areas-consolidation-19032024.pdf>.



Figure 6. National Trust of Australia map showing the National Trust Urban Conservation Area - Precinct 6 Lindfield with the subject site outlined in red (Source: National Trust of Australia, Robertson and Hindmarsh, 1995, annotated by Heritage 21).

1.4.3 Heritage Items in the Vicinity

As depicted in Figure 5 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the KLEP 2015. Details of the listings follow:

Item Name	Address	Significance	Item Number
Dwelling house	19 Russell Avenue, Lindfield	Local	I49
Dwelling house	31 Middle Harbour Road, Lindfield	Local	I43
Laurabada, dwelling house	9 Middle Harbour Road, Lindfield	Local	I42
Dwelling house	32A Middle Harbour Road, Lindfield	Local	I453
Dwelling house	34 Middle Harbour Road, Lindfield	Local	I452
Dwelling house	26 Chelmsford Avenue, Lindfield	Local	I419

Among the heritage items in the vicinity listed above, the subject site is within the visual catchment of heritage items “Dwelling house” (I49), “Dwelling house” (I43) and “Laurabada, dwelling house” (I42).

The proposed development of the site is not located within the visual catchment of the remainder of heritage items listed above nor is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI.

Accordingly, our discussion regarding the the potential heritage impact of the proposal on heritage items in the vicinity is limited to heritage items “Dwelling house” (I49), “Dwelling house” (I43) and “Laurabada, dwelling house” (I42).

1.5 Purpose

Part of the subject site is located within the boundaries of the Trafalgar Avenue HCA. As a whole, the site is located in the vicinity of three heritage items, all of which are listed under Schedule 5 of the KLEP 2015. This report has been prepared in the context of a SSDA to assess the heritage impact of changes within the subject site.

This SOHI has been prepared in response to the following Secretary’s Environmental Assessment Requirements (SEARs) dated 15 April 2025:

22. Environmental Heritage

- *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.*

1.6 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact* (2023) and *Assessing heritage significance* (2023) published by the NSW Department of Planning and Environment and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.7 Limitations

- This Statement of Heritage Impact (“SOHI”) is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Aboriginal or Torres Strait Islander peoples' associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.

- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

Ku-ring-gai Local Government Area is Darramura-gal Country, bounded by Gamaragal Country to the south.³ Gamaragal lands are said to extend from “the north shore of Port Jackson, from Karabilye (Kirribilli) opposite Warrane (Sydney Cove) to the soaring yellow-brown cliffs of Garungal or Carangle (North Head) and the sandy bay of Kayyeemy (Manly Cove).”⁴ The Lane Cove River and its tributaries provided abundant food resources and freshwater for the Gamaragal and Darramurragal. Stone outcrops were utilised for making tools and sandstone rock shelters provided protection from “extremes of the climate.”⁵ Stone surfaces and walls of shelters were sometimes engraved or painted by Aboriginal people. Evidence of this artwork exists throughout the region, such as the whale engraving at Balls Head, Waverton.

The first known European land usage of the Lindfield area was timber-getting and sawmilling. In the early 1800s, the Lane Cove Sawing Establishment extended their business to the area, situating their sawmilling operation at what is now the intersection of Fiddens Wharf Road, Bradfield Road and Lady Game Drive.⁶ The timber-getters camp was established at the river end of Fiddens Wharf Road in ca. 1805 and accommodated cattle and 48 convicts.⁷ The Lane Cove Sawing Establishment was established by the colonial government with convict labour and provided building materials for the growing colony.⁸ The timber was “transported by jinkers to the Lane Cove River and floated down to Sydney to be used in the rapidly expanding city.”⁹ Timber-getting continued until the 1880s. As land was gradually cleared, it was used for farming, mainly orchards and market gardens. The Lane Cove River was the main transport route during this period.¹⁰

By the 1810s, the government was promising land grants to settlers, with the provision that they would improve the land by clearing the timber prior to farming. One of these settlers was Daniel Dering Mathew, who in 1819 was granted land spanning the present Roseville and Lindfield suburbs, extending along the eastern side of the highway as far north as Tyron Road.¹¹ In 1824, Mathew sold his grant to Richard Archbold, who cleared the native vegetation and established orchards with convict labour.¹² The orchards were active until the death of Archbold’s wife Mary in 1850. In 1858, Archbold’s son Gerard established a cottage, naming it Clanville. The wider estate was inherited by Richard and Mary’s eight children, with each receiving an individual allotment of 50 acres. Much of

³ Ku-ring-gai Council, *Aboriginal Heritage and History within the Ku-ring-gai Local Government Area*, extracted from Aboriginal Heritage Office, *Ku-ring-gai Council Aboriginal Site Management Report, 2015* (Gordon: Ku-ring-gai Council, 2018) p. 4 & 10; Willoughby City Council, *Reflect Reconciliation Action Plan February 2024 – February 2025* (Chatswood: Willoughby Council, 2024), p. 2.

⁴ Barani Sydney’s Aboriginal History, “Gamaragal At Manly Art Gallery”, City of Sydney, accessed 06 September 2024, <https://www.sydneybarani.com.au/gamaragal-at-manly/>.

⁵ Barani Sydney’s Aboriginal History, “Gamaragal At Manly Art Gallery”.

⁶ “Lane Cove Sawing Establishment,” The Dictionary of Sydney, accessed 06 September 2024, https://dictionaryofsydney.org/place/lane_cove_sawing_establishment.

⁷ “Lindfield,” Ku-ring-gai Historical Society, accessed 06 September 2024, <https://khs.org.au/lindfield-local-history/>.

⁸ “Lane Cove Sawing Establishment,” The Dictionary of Sydney.

⁹ “Lane Cove Sawing Establishment,” The Dictionary of Sydney.

¹⁰ “Lindfield,” Ku-ring-gai Historical Society.

¹¹ “Lindfield,” Ku-ring-gai Historical Society.

¹² GML Heritage, *Lindfield Library Site, Lindfield*, Historical Archaeological Assessment, Issue 3, (Sydney: GML Heritage, 3 June 2015), p. 7.

the Archbold family's land continued to be farmed until 1890 when the North Shore railway line opened, resulting in the land being subdivided for residential development (see subdivision plan in Figure 8).¹³ A Parish map from 1897 shows what was remaining of the Clanville estate at this time (see Figure 7).

It was with the opening of the North Shore railway line and station that the suburb was named Lindfield, originating from a cottage of the same name located in the vicinity of the station which was built by Francis John List in 1884.¹⁴ The cottage, transported in two sections, was relocated to Narrabeen in the mid-1900s but has since been demolished.¹⁵

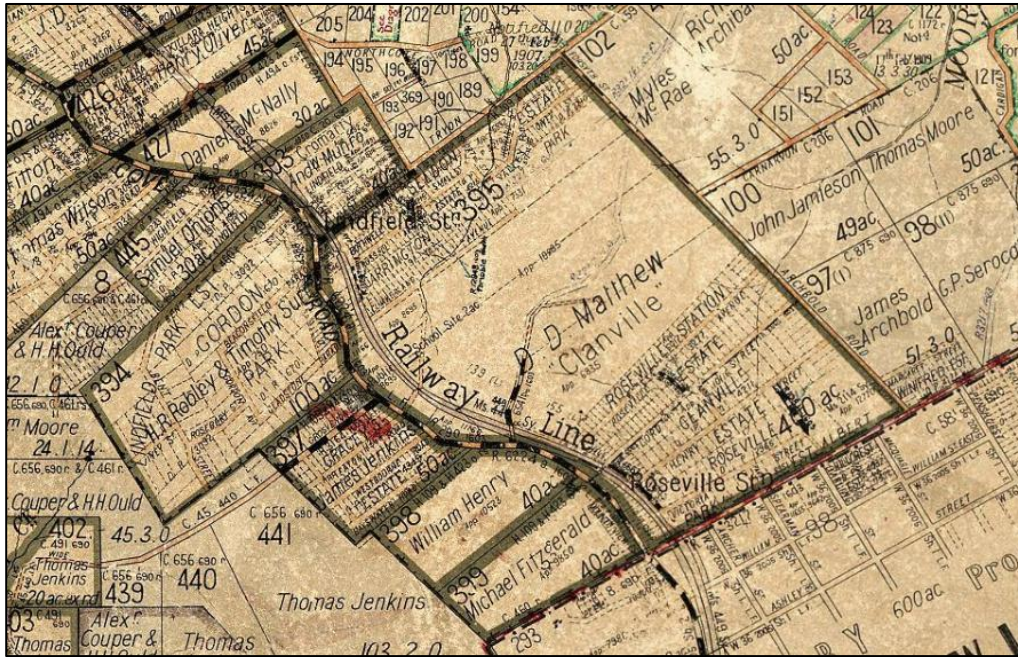


Figure 7. 1897 Parish Map of Gordon showing the remaining portion of the Clanville Estate. The subject site is within Daniel McNally's land at this time (Source: NSW Land Registry Services, "Historical Land Records Viewer," Historical Parish Maps, County Name: Cumberland, Parish name: Gordon, Sheet Reference 1, Edition No. 5, Edition Year: 1897, accessed 05 September 2024).

¹³ GML Heritage, *Lindfield Library Site, Lindfield*, p. 7.

¹⁴ Frances Pollon, ed. *The Book of Sydney Suburbs* (Sydney: Cornstalk, 1996), p. 154.

¹⁵ "Lindfield," Ku-ring-gai Historical Society.



Figure 8. 1899 map entitled “Country Lots, Auction Sale, Crown Lands, Lindfield” (Source: John Alexander Ferguson, National Library of Australia, Call No. MAP LFSP 1338, Folder 91, <http://nla.gov.au/nla.obj-230263318>).

By the early twentieth century, Lindfield was an established suburb, boasting a post office, churches, schools, sporting clubs, commercial businesses and a gentlemen’s chess and whist club.¹⁶ An article published in The Daily Telegraph on 4 February 1922 describes the suburb of Lindfield during this period:

*...a rising suburb, 322 feet above sea level. It possesses numerous handsome dwellings, and its business thoroughfare near the Railway Station contains modern up-to-date shops, etc.*¹⁷

¹⁶ “Lindfield,” Ku-ring-gai Historical Society.

¹⁷ The Daily Telegraph, “Advertising,” 04 February 1922, p. 16, Trove, accessed 05 September 2024, <http://nla.gov.au/nla.news-article246456624>.

The second half of the nineteenth century saw Lane Cove Road, now the Pacific Highway, develop into the dominant transportation route. With the improvement in transportation, “fruit growers diversified their plantings, as it became possible to take soft fruit to market.”¹⁸

The population of Lindfield grew substantially in the Post War years, resulting in the development of apartment blocks along the Pacific Highway. A small increase in population between 1996 and 2001 also resulted in new residential development. Despite this increase in urban development, the suburb still contains many of its original “Federation dwellings in Queen Anne, Arts and Crafts and Bungalow styles, and inter-war California Bungalows”; however, some have been “substantially altered” or replaced with modern houses.¹⁹

2.2 Site Specific History

The subject site formed part of the 400 acres originally granted to Daniel Dering Mathew by Crown Grant on 15 July 1819, which went on to become the Clanville Estate inherited by Richard Archibold’s eight children. As previously mentioned in Section 2.1, much of the Archibold family’s land continued to be farmed until 1890 when the North Shore railway line opened, resulting in the land being subdivided for residential development. In 1888, Lot 7 of the Clanville Estate was purchased by The Anglo Australian Investment Finance and Land Company (see Figure 9). On 6 July 1901, this parcel of land was transferred to The Universal Land and Deposit Bank Limited. By 24 January 1903, Robert Fowler, Camperdown Member of the Legislative Council purchased the land shown in Figure 11. In 1906, additional family members were added to the Certificate of Title – Jane Fowler, Enoch Fowler and Edith Emily Fowler. In the 1910s, the land was subdivided and sold in individual allotments. A photograph from 1908 shows that Middle Harbour Road had been established by this year; however, the gravel road was not yet formalised (Figure 12).

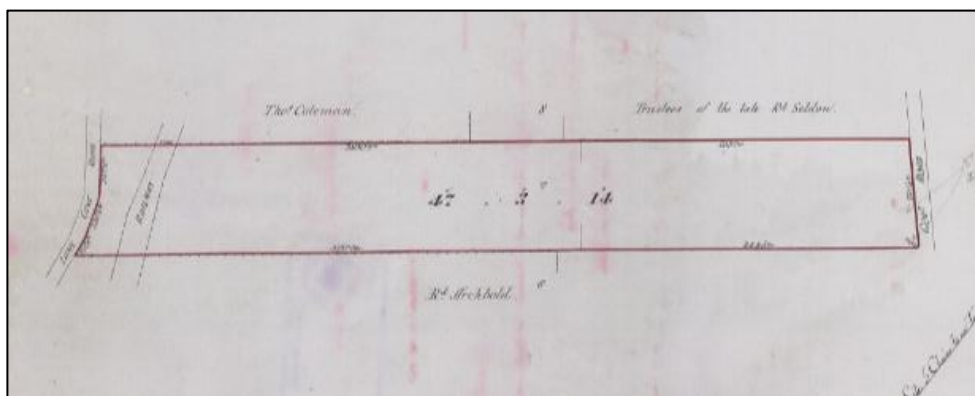


Figure 9. Certificate of Title from 1888 (Source: Land Registry Services, “Historical Land Records Viewer”, Vol. Fol: 896-207).

¹⁸ Zeny Edwards and Joan Rowland, “Lindfield,” *The Dictionary of Sydney*, 2012, accessed 05 September 2024, <https://dictionaryofsydney.org/entry/lindfield>.

¹⁹ Heritage NSW, “Blenheim Road Conservation Area,” State Heritage Inventory, Heritage Item ID: 1882681, accessed 06 September 2024, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882681>.

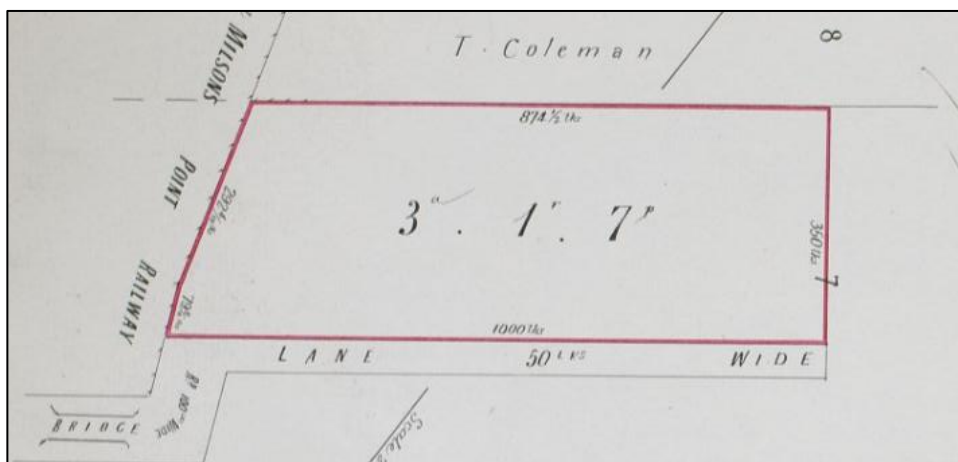


Figure 10. Certificate of Title from 1901 (Source: Land Registry Services, “Historical Land Records Viewer”, Vol. Fol: 1362-36).

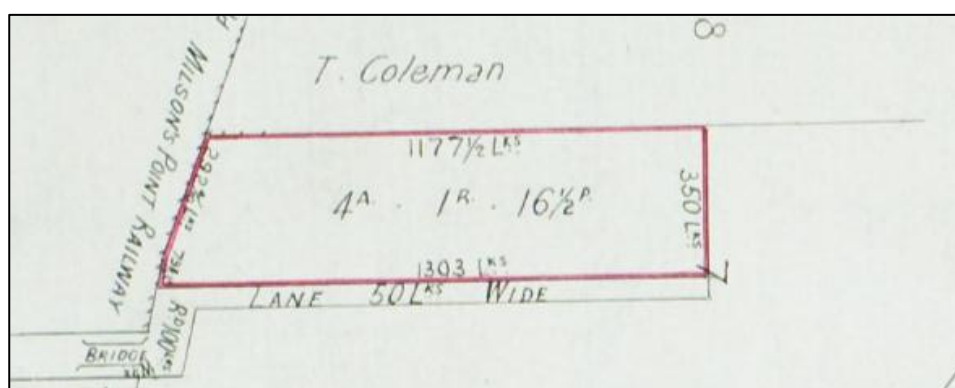


Figure 11. Certificate of Title from 1903 (Source: Land Registry Services, “Historical Land Records Viewer”, Vol. Fol: 1442-226).



Figure 12. Photograph from 1908 entitled Middle Harbour Rd, Lindfield (Source: Ku-ring-gai Library Council Library, Record Number: 299967, accessed 23 April 2025).

28 Middle Harbour Road, Lindfield

On 28 April 1915, Elaine Vanan Banks purchased Lot 16 and part of Lot 15, now known as 28 Middle Harbour Road, from the Fowlers (see Figure 13). The Certificate of Title specifies that it was

... issued subject to the covenant by Elaine Vanan Banks... that any main building be erected upon the said land shall be constructed in a proper and workmanlike manner of brick and stone or brick or stone with slate or tile roof at a cost of no less than three hundred pounds.²⁰

Based on this covenant in the Certificate of Title, it is possible that the land was vacant between 1915 and 1927. The present-day dwelling at 28 Middle Harbour Road does not exhibit characteristics of the Federation architectural period, but rather of the Inter-War period. In 1927, the subject property appears in the Sands Directory records, with “R Friend” residing there. This is consistent with the Certificate of Title, which references the property being transferred to Robert Moreton Friend on 13 August 1925, which could indicate Moreton was ultimately responsible for the construction of the present-day dwelling. In 1925, the subject property was expanded to the west to include most of Lot 15 (see Figure 14).

Historic aerial imagery from 1930 shown in Figure 32 reveals a dwelling situated in the exact spot as the present-day dwelling and with the same roof form; however, other details are difficult to determine due to the low quality of the image. An article published in 1940 exhibits building works had been approved, referencing additions at 28 Middle Harbour Road by “R Friend,” the owner and builder (see Figure 15).²¹ An article published in 1941 invites tenders for “alterations to [a] residence in Lindfield” and that “plans may be obtained from the Occupier, 28 Middle Harbour Rd, Lindfield” (see Figure 16).²² Historical aerial imagery reveals that only a small veranda in the south-western corner of the dwelling existed in 1943 (Figure 33). Sometime between 1943 and 1965 (Figure 34), the veranda had been extended to the west to its present-day size, and it is likely that the double garage below was added at this time. It is possible that the previously cited Construction articles from 1940 and 1941 relate to these works.

The aerial image from 1965 also shows that the rear weatherboard addition with corrugated iron roof sheeting had not yet been constructed by this year. It is difficult to determine from the historic aerial imagery as to when this addition was built, however, it is clearly depicted in the final image from 2022 (see Figure 36).

The Certificate of Title from 1925 displays a stamp from 1927, recording that Ku-ring-gai Shire Council had established an easement for drainage purposes through the allotment of 28 Middle Harbour Road. This easement is demonstrated in blue in Figure 14. The property went through the

²⁰ Land Registry Services, “Historical Land Records Viewer,” Vol. 2570 Fol. 225.

²¹ “Buildings & Works Approved”, Construction, 4 December 1940, p.5, accessed 24 April 2025, <https://trove.nla.gov.au/newspaper/article/222859977/24726658>.

²² Opportunities for Business”, Construction, 8 January 1941, p. 15, accessed 24 April 2025.

subsequent owners displayed in Table 1 with the last ownership recorded on the NSW Land Registry Services being that of Ernest George Rushton.

The Ku-ring-gai Council Development Application Tracker shows that a DA for alterations and additions, including a new pool and cabana, new driveway and turning area, and resurfacing of the existing tennis court, was submitted on 15 March 2022. It was refused and unsuccessfully appealed in the Land and Environment Court.

Table 1. Proprietors and Dates for 28 Middle Harbour Road.

Proprietor	Date
Robert Fowler	24 January 1903
Elaine Vanan Banks	28 April 1915
Anna Ross Campbell Aird	12 December 1918
Sarah Ann Martin	5 May 1920
Robert Moreton Friend	13 August 1925
Percy William Hay and Ethel Hay	16 January 1942
Lawrence James Edmonds	18 June 1947
Ernest George Rushton	17 February 1956

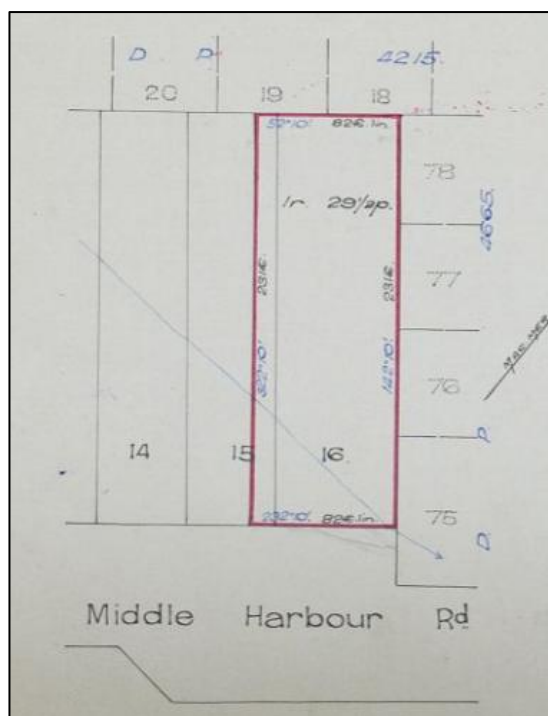


Figure 13. Certificate of Title from 1915 (Source: Land Registry Services, “Historical Land Records Viewer”, Vol. Fol: 2570-225).

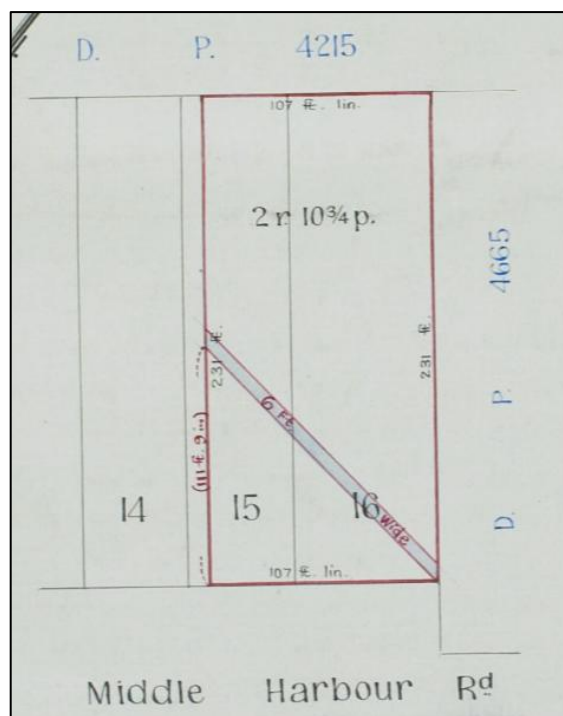


Figure 14. Certificate of Title from 1925 with the blue line demonstrating the easement transferred to Council (Source: Land Registry Services, “Historical Land Records Viewer”, Vol. Fol: 3762-21).

Lindfield—Adds., 57 Grosvenor Rd.—R. Thompson, Highfield Rd., Lindfield, Builder; £60 . . . Adds., 59 Grosvenor Rd.—R. Thompson, Highfield Rd., Lindfield, Builder; £40 . . . Adds., 28 Middle Harbour Rd.—R. Friend, 28 Middle Harbour Rd., Lindfield, Owner/Builder.

Figure 15. Article published in the Construction newspaper in 1940 displaying the approved works at 28 Middle Harbour Road (Source: National Library of Australia, “Buildings & Works Approved”, Construction, 4 December 1940, p. 5).

Tenders are invited for alterations to residence at Lindfield. Plans may be obtained from the Occupier, 28 Middle Harbour Rd., Lindfield.

Figure 16. Article published in the Construction newspaper in 1941 inviting tenders for alterations to a residence at Lindfield (Source: National Library of Australia, “Opportunities for Business”, Construction, 8 January 1941, p. 15).

24 and 26 Middle Harbour Road, Lindfield

On 21 December 1910, William Henry Sadleir purchased Lot 13, now known as 24 Middle Harbour Road, from the Fowlers. The dwelling first appears in Sands Directory records as “Mornington” occupied by “W.H. Sadleir” in 1912, indicating that the dwelling was likely constructed in 1911.

On 12 April 1911, James Martin purchased Lot 14, now known as 26 Middle Harbour Road, from the Fowlers. The dwelling first appears in Sands Directory records as “Woodlands” occupied by James Martin in 1915, indicating that the dwelling was constructed sometime between 1911 and 1915.

The names “Mornington” and “Woodlands” continue to be recorded in the Sands Directory until the 1930s. The dwelling at 26 Middle Harbour Road still displays a “Woodlands” plaque to this day (see Figure 58). An advertisement for “apartments, board and residence” was published on 27 February 1937 referencing “Woodlands, 26 Middle Harbour Road” as containing a garage and tennis court by this year (see Figure 21). The historic aerial image from 1943 (Figure 33) shows a large tennis court in the rear half of this property and the garage to the north-east of the dwelling, with a driveway extending to it from Middle Harbour Road. The 1943 image shows that 24 Middle Harbour Road contained an expansive garden at this time and contained a small shed or garage to the north-east of the dwelling.

The Ku-ring-gai Council Development Application Tracker provides the following information regarding modifications to the two dwellings.

Table 2. Applications for 24 Middle Harbour Road

Application	Works
BA 97/01611	First Floor addition and alterations
BA 96/01270	Outbuilding- gazebo
BA 83/00123	Swimming pool
BA 83/00274	Outbuilding- carport

Table 3. Applications for 26 Middle Harbour Road

Application	Works
21/04/2020	Alterations and additions incorporating first floor addition
CCPCA0391/08	Pergola addition

MOD0043/08	Modification of DA0222/07 proposing changes to pergola roof and floor
DA0222/07	Dwelling Development pergola
95/01387	Alterations and additions to create a dwelling in excess of 7 metres
94/01244	Inground pool
358/96/TT	Amendment to DA 4678/95 relocation of garage
95/01387A 4678/95A	Alterations and additions to create a dwelling in excess of 7 metres
11/01/1995	Gazebo

The photographs shown in Section 3.4 reflect the modifications that have occurred to the dwellings, both internally and externally. As indicated in Table 2 above, a First Floor addition was added to the dwelling, impacting the original roof form and modifying part of the internal layout of the dwelling. The photographs in Section 3.4 as well as historic aerial imagery also show that the rear Ground Floor of the dwelling was extended.

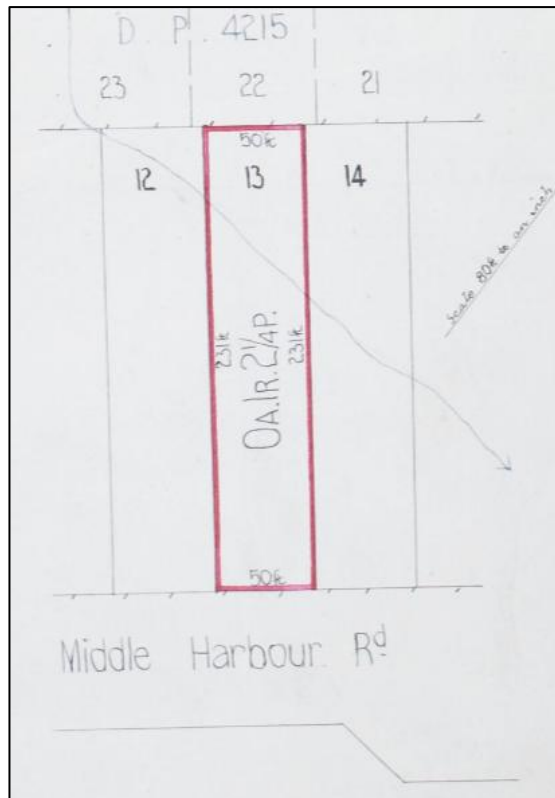


Figure 17. Certificate of Title from 1910 for 24 Middle Harbour Road (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 2112-27).

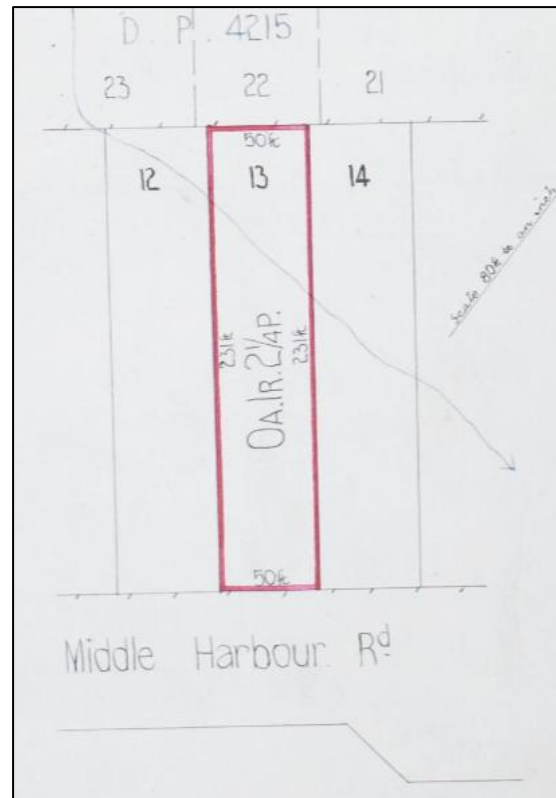


Figure 18. Certificate of Title from 1910 for 24 Middle Harbour Road (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 7420-213).

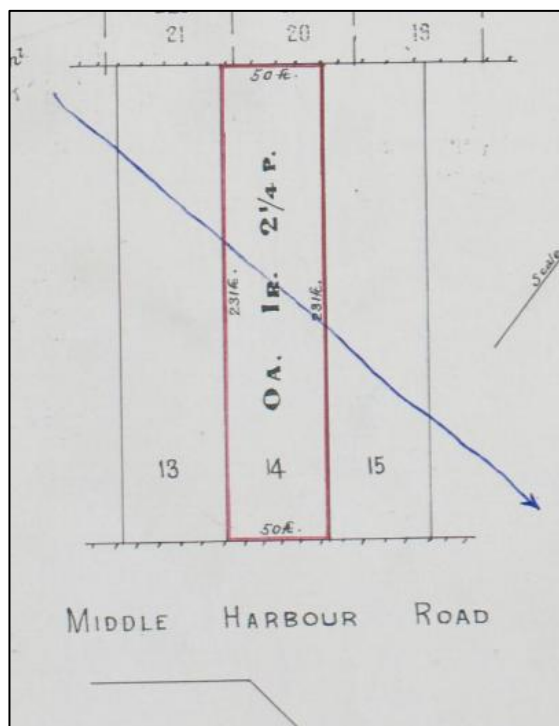


Figure 19. Certificate of Title from 1911 for 26 Middle Harbour Road (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 2139-71).

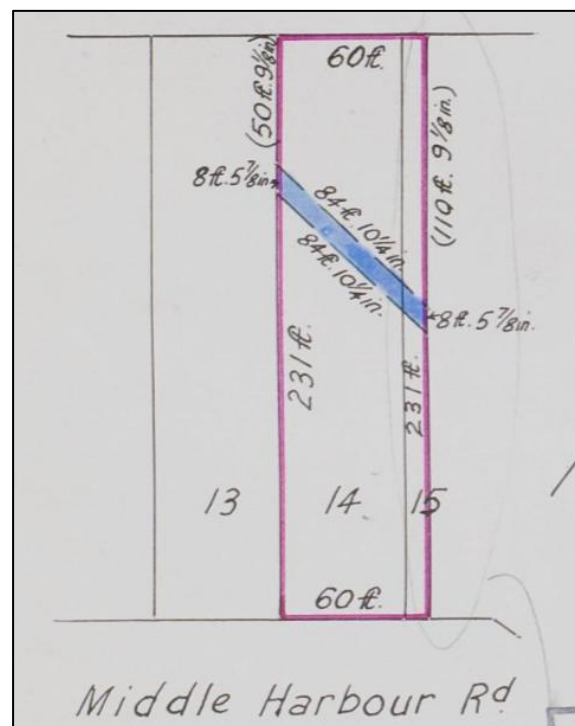


Figure 20. Certificate of Title from 1925 for 26 Middle Harbour Road (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 7420-213).

LINDFIELD.—Woodlands, 26 Middle Harbour Rd., 4 minutes station. Liberal table, cleanliness, attention, garage, tennis, B grade players. JW1663.

Figure 21. Article published in The Daily Telegraph in 1937 advertising 26 Middle Harbour Road for rent or board (Source: National Library of Australia, "Advertising", The Daily Telegraph, 27 February 1937, p. 14).

2.2.1 Sands Directory Records

North side
 Lord Charles T., "Kelvin"
 Nock Harold Thomas, "Merriwa"
 Wilkinson Walter, "Biralee"
 Sutherland Alexander, "Verona"
 Anstiss W. J., "Lidsdale"
 Burns William
 Swan, W. A., "Kent"
 Lockley Robert, draughtsman

Figure 22. Record from the Sands Directory for 1911 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136248, annotated by Heritage 21).

North side
 Lord Charles T., "Kelvin"
 Hutka Mrs. F., "Kia Ora"
 Easy William, "Marbeen"
 Sadleir W. H., "Mornington"
 Nock Harold Thomas, "Merriwa"
 Wilkinson Walter, "Biralee"
 Murray Robert, "Ellbank"
 Sutherland Alexander, "Verona"
 Anstiss W. J., "Lidsdale"
 Gray William, "Myrtle"
 Swan, W. A., "Kent"
 Lockley Robert, draughtsman

Figure 23. Record from the Sands Directory for 1912 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136247, annotated by Heritage 21).

Easy William, "Marbeen"
 Sadleir W. H., "Mornington"
 Nock Harold Thomas, "Merriwa"
 Wilkinson Walter, "Biralee"
 Campbell Dugald, "Ellbank"
 Sutherland Alexander, "Verona"
 Waltes Thomas, "Lidsdale"
 Stain Thomas W., "Burrage"
 Gray William, "Myrtle"
 Swan, W. A., "Kent"
 Lockley Robert, draughtsman

Figure 24. Record from the Sands Directory for 1913 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136246, annotated by Heritage 21).

Campbell D, "Ellbank"
 Easy William, "Marleen"
 Sadleir W. H., "Mornington"
 Martin James, "Woodlands"
 Nock Harold Thomas, "Merriwa"
 Wilkinson Walter, "Biralee"
 Blackett-Smith A., "Wylam"
 Sutherland Alexander, "Verona"
 Knowles B.
 Mackay John, "Strathaven"
 Turnbull A. A., "Illaroo"
 Waltes Thomas, "Myrtle"
 Stain Thomas W., "Burrage"
 Swan, Mrs. W. A., "Kent"
 Lockley Robert, draughtsman

Figure 25. Record from the Sands Directory for 1915 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136244, annotated by Heritage 21).

North side
 Sands George H., J.P., "Valmal"
 Mitchiner Herbert, "Kia Ora"
 Isles Thomas W., "Illingworth"
 Campbell D., "Ellbank"
 Easy William, "Maroon"
 Sadler W. H., "Mornington"
 Martin James, "Woodlands"
 Neek Harold Thomas, "Merriwa"
 Booth E. H. A., "Dulah"
 Carr F. G., "Lenora"
 McDougall A.
 Sutherland Alexander, "Verona"
 Mackay John, "Strathnaver"
 Farmer F. H., "Utopia"
 Knowles Robert
 Turnbull A. A., "Illaroo"
 Walter Thomas, "Myrtle"
 Stain Thomas W., "Burrage"
 Swan, Mrs. W. A., "Kout"
 Lockley Robert, draughtsman

Figure 26. Record from the Sands Directory for 1917
 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136242, annotated by Heritage 21).

North side
 Hall Percy E.
 McLean Mrs. Clara
 Robinson Reg. S.
 Kleemo Ernest
 Sands Geo. H., J.P.
 Neale Alfred, medical
 practitioner
 Isles Thomas W.
 Campbell D.
 Lumby Walter G., J.P.
 Sadler W. H.
 Martin Mrs. Annie
 Trafalgar avenue

Figure 27. Record from the Sands Directory for 1922
 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136237, annotated by Heritage 21).

North side
 Riley Mrs. E. B., 'Mawatta'
 McLean Mrs. Clara, 'Oban'
 Robinson Reg. S., 'Laro'
 Kleemo E., 'Inglewood'
 Sands G. H., J.P., 'Valma'
 Youdale R. J., 'Halwyn'
 Isles T. W., 'Illingworth'
 Campbell D., 'Ellbank'
 Hanson Mrs. M. S., 'Ournie'
 Sadler W. H., 'Mornington'
 Martin Mrs. A., 'Woodlands'
Trafalgar avenue
 Moore F. C., 'Nirvana'
 Thompson L., 'Glen-Garry'
 Richardson F., J.P., 'Burton'
 Doyle A. J., 'Millencourt'
 Packer A. G., 'Glenleith'

Figure 28. Record from the Sands Directory for 1924
 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136235, annotated by Heritage 21).

North side
 Riley Mrs. E. B., 'Mawatta'
 McLean Mrs. Clara, 'Oban'
 Robinson Reg. S., 'Laro'
 Kleemo E., 'Inglewood'
 Sands G. H., J.P., 'Valma'
 Youdale R. J., 'Halwyn'
 Isles T. W., 'Illingworth'
 Campbell D., 'Ellbank'
 Hanson Mrs. M. S., 'Ournie'
 Sadler W. H., 'Mornington'
 Martin Mrs. A., 'Woodlands'
Trafalgar avenue
 Moore F. C., 'Nirvana'
 Thompson L., 'Glen-Garry'
 Richardson F., J.P., 'Burton'
 Doyle A. J., 'Millencourt'
 Packer A. G., 'Glenleith'

Figure 29. Record from the Sands Directory for 1925
 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136234, annotated by Heritage 21).

North side	
Winda B. G., 'Mawatta'	
McLean Mrs. Clara, 'Ohau'	
Robinson Reg. S., 'Laro'	
Piper Wm. A., 'Inglowood'	
Cadden G. W., 'Valmai'	
Yondale P. J., J.P., 'Halwyn'	
Isles Mrs. T. W., 'Hilling-	
warth'	
Hopkins W. M., 'Elibank'	
Hanson Mrs. M. S., 'Ournie'	
Sadler W. H., 'Mornington'	
Martin Mrs. A., 'Woodlands'	
Friend R.	

Figure 30. Record from the Sands Directory for 1927
(Source: Sands Sydney, Suburban and Country Commercial
Directory, Unique ID: A-01136232, annotated by Heritage
21).

North side	
2 Riley Mrs. J. M.	
4 McLean Mrs. Clara	
6 Robinson Reg. S.	
8 Clarkson Mrs. Charles	
10 Cadden G. W.	
12 Yondale P. J., J.P.	
14 Isles Mrs. T. W.	
16 Hopkins Wm. M.	
18 Fraser Keith A.	
18 McDonald Rev. L. J.	
(O. of E.), 'The Rectory'	
24 Sadler William H.	
26 Hardman Philip C.	
28 Friend R. M.	

Figure 31. Record from the Sands Directory for 1932-33
(Source: Sands Sydney, Suburban and Country
Commercial Directory, Unique ID: A-01136227, annotated
by Heritage 21).

2.2.2 Historic aerial imagery

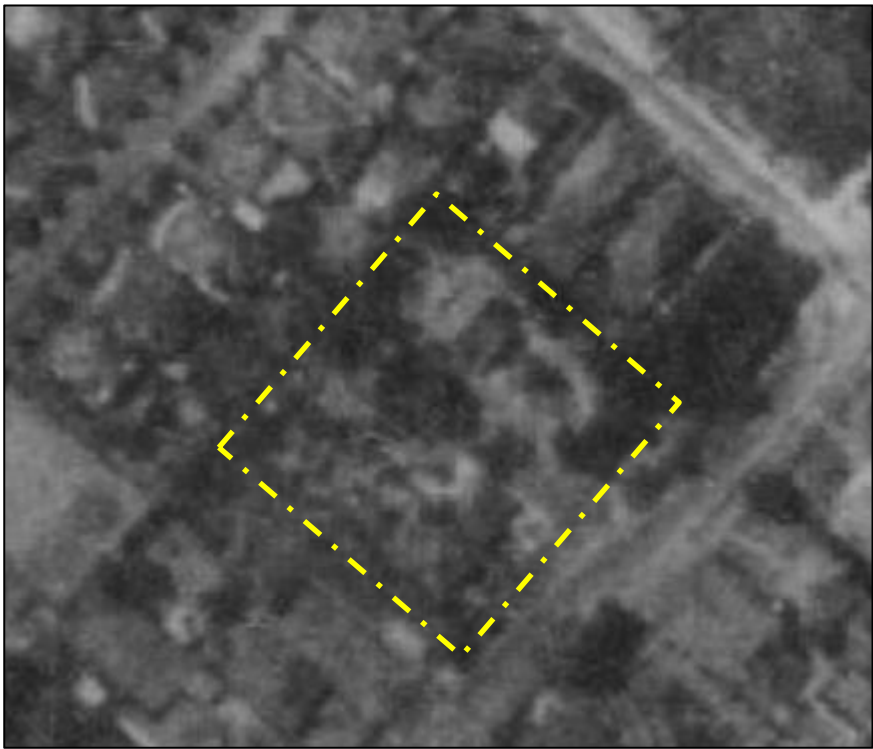


Figure 32. Historic aerial image from 1930 with the subject site dashed in yellow (Source: (Source: NSW Spatial Portal,
Historical Imagery, accessed 22 April 2025, annotated by Heritage 21).



Figure 33. Historic aerial image from 1943 with the subject site dashed in yellow (Source: (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

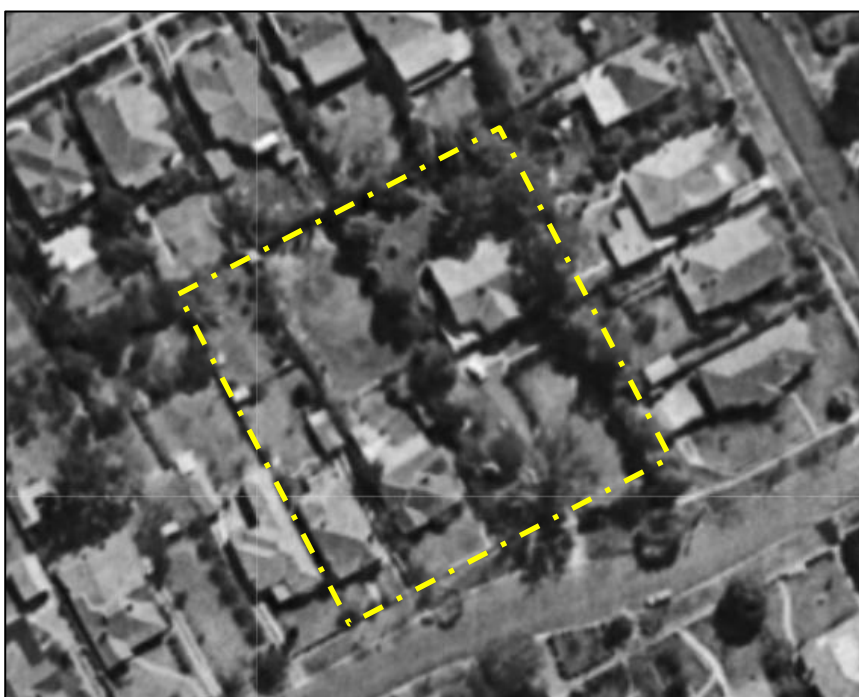


Figure 34. Historic aerial image from 1965 with the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).



Figure 35. Historic aerial image from 1986 with the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).



Figure 36. Historic aerial imagery from 2005 with the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).



Figure 37. Aerial image from 2022 with the subject site dashed in yellow. The rear weatherboard addition to 28 Middle Harbour Road is indicated by the red arrows (Source: NSW Spatial Services, “SIX Maps,” accessed 17 April 2025, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The subject site is located at 24, 26 and 28 Middle Harbour Road, Lindfield. The suburb of Lindfield is located on the Upper North Shore of Sydney and is approximately 13 kilometres north-west of the Sydney Central Business District (“CBD”). The subject site is located on the northern side of Middle Harbour Road and is south of Russell Avenue and west of Trafalgar Avenue. The subject site is located approximately 200m east of the railway line and 275m south-east of the Lindfield railway station.

Part of the subject site is located within the Trafalgar Avenue HCA, which is described as comprising established gardens and mature trees and early and late Federation period dwellings in the Queen Anne, Arts and Crafts and Bungalow styles with some inter-war Old English examples.²³ The Trafalgar Avenue HCA is considered to have local significance for its historical, aesthetic and representative value. Middle Harbour Road comprises residential development and is lined with mature and young trees and landscaped road verges. The subject site is located within the visual catchment of heritage items “Dwelling house” (I49), “Dwelling house” (I43) and “Laurabada, dwelling house” (I42). The heritage items are all described as single-storey Federation period dwellings and are considered to have historical, aesthetic and representative value at a local level.

3.2 Physical Description

One of the three dwellings located within the subject site, is in the boundaries of the Trafalgar Avenue HCA. The following physical description of the Trafalgar Avenue HCA is an extract from the State Heritage Inventory:

The area of Trafalgar Avenue encompasses a small valley along the northern end of Middle Harbour Road, with the street rising up at the northern end to meet Russell Street and the southern end to meet Chelmsford Avenue

The dominant style within the Trafalgar Avenue Conservation Area is early and late Federation period in the Queen Anne, Arts and Crafts and Bungalow styles with some inter-war Old English examples. Many of these houses include established gardens and mature trees. The allotment pattern was fully formed in the 1900s and has undergone very little change since this time.

Original fencing is largely low sandstone walls with either timber pickets or hedging on top. Street tree planting is characteristic of the period of the subdivision and is typically either brushbox or jacaranda.

²³ Heritage NSW, “Trafalgar Avenue Conservation Area,” State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728>.

Detracting elements within the area include obstructive front hedges, enclosed front verandahs, rendered face brick work, painted face brick work and uncharacteristic colour schemes.²⁴

The subject site is located within the boundaries of the Ku-ring-gai Urban Conservation Area Precinct 6 – Lindfield. The following physical description if available for the Precinct and was prepared by Scott Robertson on behalf of the National Trust:

The Ku-ring-gai Urban Conservation Area Precinct 6 – Lindfield consists of an area of single-storey 1920s bungalows. The uniform appearance of the area stems from its development within a single period as well as the almost universal use of face brick.

Housing in the area consists predominantly of 1920s bungalows on medium-sized lots with Federation style houses being located close to the railway line as well as 1920s shops being located in Lindfield Avenue. There are a few unsympathetic alterations or intrusions into the area.

The Lindfield Precinct epitomises the area and era in both the excellent, intact nature of its houses, their gardens and street plantings.²⁵

The three dwellings within the subject site are individually described below.

28 Middle Harbour Road, Lindfield

The subject dwelling presents as two-storey at its primary (southern) façade and single-storey at its rear elevation. The dwelling was likely constructed in c.1925 in the Inter-War period. The dwelling is constructed of face brick masonry and has a large gable with timber shingles presenting to Middle Harbour Road. The primary façade features two large bay windows and a large veranda with a double garage below which extends south-west from the façade. Historic aerial imagery explored in Section 2.2.2 found that this veranda and garage was extended sometime between 1943 and 1965. The primary façade, western elevation and eastern elevation all contain segmented arch lintels with original timber double hung windows.

The dwelling contains a pitched roof form with terracotta tiles. At the rear elevation of the dwelling, corrugated iron roof sheeting covers a later addition of weatherboard cladding and aluminium windows and doors. This weatherboard addition was constructed poorly as it shows signs of damage and deterioration (see Figure 40, Figure 41 and Figure 43). In Figure 50, the original rear elevation of the dwelling is visible within the weatherboard addition. Original timber double hung windows with segmented arch lintels can be seen along this elevation which is now concealed internally.

²⁴ Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728>.

²⁵ National Trust of Australia, Robertson and Hindmarsh, 1995.

Internally, the dwelling largely retains its original layout, however, has undergone some modifications. Renovations have been undertaken to the bathroom and kitchen to modernise these areas. There is evidence that some of the original ceilings and timber floorboards have also been replaced. As previously mentioned, the rear elevation and part of the eastern elevation have been enclosed to create additional bedrooms.

The property contains an expansive garden; however, it is overgrown and has not been maintained. A wide driveway extends from Middle Harbour Road to the dwelling's double garage, and wraps around to the eastern side of the house. A former tennis court which now comprises a grass lawn remains south of the dwelling with a tall fence around it still standing.

26 Middle Harbour Road, Lindfield

The subject building is a single-storey dwelling with a contemporary two-storey rear addition. The dwelling was likely constructed in c.1915 in the late Federation period. The dwelling is constructed of face brick masonry and has a hip roof with terracotta tiles. One gable and a Dutch roof gable present to Middle Harbour Road and feature timber battening and terracotta finials. An additional Dutch roof gable is present on the contemporary addition, to mimic those at the front of the dwelling. The dwelling contains two chimneys with terracotta chimney pots.

The covered veranda which wraps around to its eastern elevation, has timber decking and a plaque displaying the dwelling's name "Woodlands" beside the front door. An original circular window with stained glass features on the primary façade as well as original casement windows. Consistent with the late Federation and Inter-War period, the dwelling contains a bay window on its primary façade.

The original roof form has been highly modified for the construction of a rear second-storey addition. As displayed in Figure 58, this contemporary rear addition is expansive and features a veranda at its rear elevation. A contemporary garage has been added to the east of the dwelling and was designed with Federation elements to suit the character of the property. A gazebo and swimming pool have been added to the northern extent of the property.

Internally, the contemporary additions have been designed to mimic the original part of the dwelling, resulting in confusion between the old and the new (see Figure 61- Figure 63). The original fireplaces remain in the original part of the dwelling, however, have been updated with Federation-style fabric. Original ceilings and flooring have been replaced.

24 Middle Harbour Road, Lindfield

The subject building was originally single storey, however a contemporary First-Floor was added in 1997, as seen in Figure 64. The dwelling was likely constructed in c.1911 in the Federation period. The dwelling is constructed of face brick masonry and has been painted beige. The covered veranda on the primary façade features timber balustrades and posts and the surface has tessellated tiles. The gable end on the primary façade features a rough cast render with segmented arched lintels. There are timber brackets supporting the eaves and this has been mimicked on the contemporary

First Floor addition. The original roof form of the dwelling has been completely modified and presently features a combination roof form with terracotta roof tiles and terracotta finials on the primary façade. There is one chimney which has a rough cast render and terracotta chimney pot.

As well as the First-Floor addition, the dwelling also contains a contemporary rear extension to incorporate a casual dining room, family room and kitchen. The First-Floor addition is constructed of rendered masonry and the rear extension is constructed of painted face brick masonry. The First-Floor addition comprises three bedrooms, an ensuite and one bathroom. A contemporary garage has been constructed on the eastern elevation and an additional garage with a pool cabana is to the north-east of the dwelling. The garden to the rear of the dwelling features a pool, barbecue area and a gazebo.

Original features remaining internally include decorative fibre plaster ceilings, arches and air vents in the formal lounge, formal dining room, and hallway. Original fireplaces are present in the formal lounge and dining room, however, have been modernised. The original timber flooring has been replaced with contemporary timber floorboards. The original internal layout of the dwelling has been modified to include a large media/rumpus room and a modern bathroom. The original ceilings and flooring in these rooms have been modified.

3.3 Condition and Integrity

The three dwellings are generally in good condition, however they do not retain legibility of their original scale. The rear elevation of each dwelling has been highly modified and as a result, the original scale and character of these elevations have not been retained.

As explored above in Section 3.2, the dwellings at 24 and 26 Middle Harbour Road have been extensively modified both internally and externally which has impacted their original internal layout and roof form and erased original fabric. The dwelling at 28 Middle Harbour Road has been modified both externally and internally, with an unsympathetic weatherboard addition to the rear elevation, a large double garage to the primary façade and the replacement of original elements internally.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 26 March 2025, unless stated otherwise.

28 Middle Harbour Road



Figure 38. 28 Middle Harbour Road which is within the boundaries of the Trafalgar HCA. Facing north-west.



Figure 39. The rear of the dwelling with late-addition weatherboard and corrugated iron roof sheeting. Facing south-east.



Figure 40. Rear weatherboard addition with corrugated metal roof sheeting. Facing south.



Figure 41. Close up of contemporary materials and windows. Facing south.



Figure 42. Facing north-east to the western elevation of 28 Middle Harbour Road.



Figure 43. Facing north-west to later-addition weatherboard.



Figure 44. Facing north to part of the primary (southern) façade.



Figure 45. Facing north to the double garage on the primary (southern) façade.



Figure 46. Low-lying sandstone fence line along the southern boundary of 28 Middle Harbour Road. Facing north-west.



Figure 47. Facing north to the low-lying sandstone fence line at the property.



Figure 48. Enclosed area at rear of dwelling with contemporary materials (Source: REA Property Group, accessed 24 April 2025, <https://www.realestate.com.au/property/28-middle-harbour-rd-lindfield-nsw-2070/>).



Figure 49. Enclosed area at rear of dwelling with contemporary materials (Source: REA Property Group, accessed 24 April 2025, <https://www.realestate.com.au/property/28-middle-harbour-rd-lindfield-nsw-2070/>).

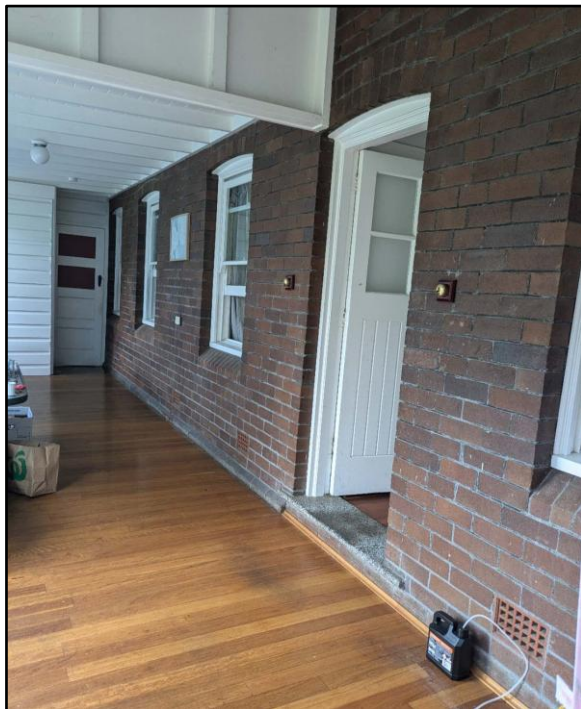


Figure 50. The rear of the dwelling which has been enclosed with later addition flooring and weatherboard.

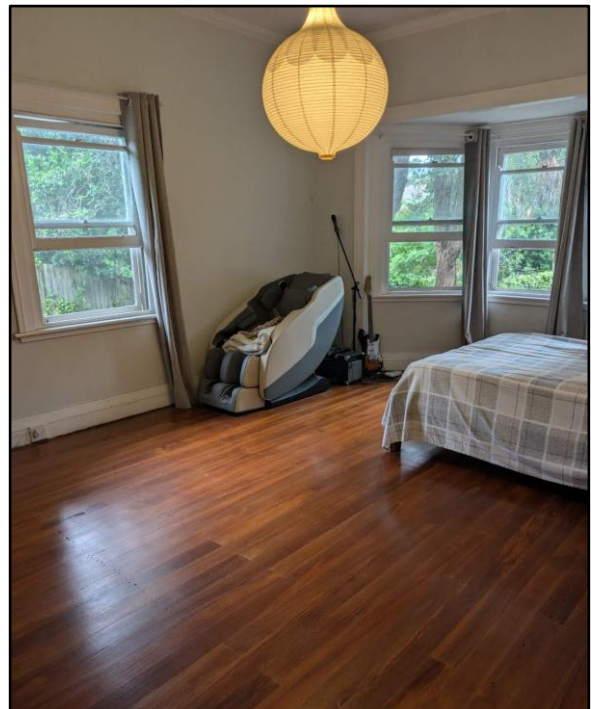


Figure 51. Internal view of bedroom in 28 Middle Harbour Road with original double hung windows.



Figure 52. Dining room at front of dwelling, facing south-west.

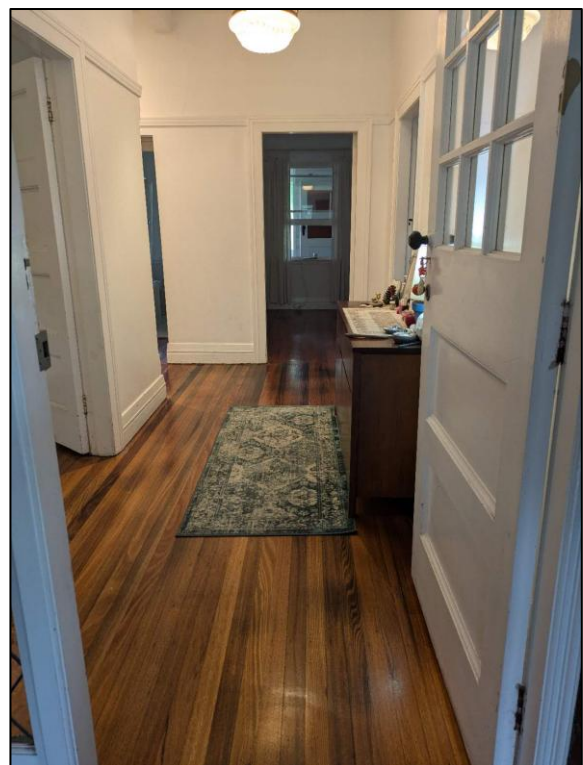


Figure 53. Internal view of dwelling, facing north.



Figure 54. Facing west to large trees on boundary of property.



Figure 55. Facing south to the former tennis court.

26 Middle Harbour Road



Figure 56. The dwelling at 26 Middle Harbour Road, facing north-west.



Figure 57. The rear of 26 Middle Harbour Road with contemporary rear addition and second-storey addition. Facing south-east.



Figure 58. Facing west to 26 Middle Harbour Road. The red box indicates the contemporary additions to the dwelling.



Figure 59. “Woodlands” plaque at 26 Middle Harbour Road commemorating its historical name.



Figure 60. Front bedroom at 26 Middle Harbour Road.

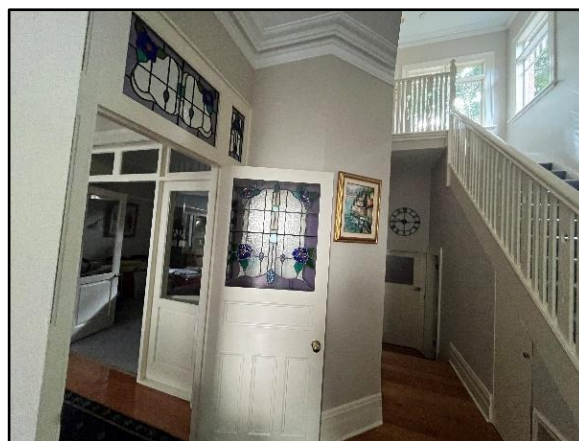


Figure 61. Internal view of contemporary rear addition at 26 Middle Harbour Road.



Figure 62. Internal view of contemporary rear addition at 26 Middle Harbour Road.



Figure 63. Internal view of contemporary addition to 26 Middle Harbour Road.

24 Middle Harbour Road



Figure 64. The dwelling at 24 Middle Harbour Road, facing north-west.



Figure 65. Internal view of original ornate fibre plaster ceilings at 24 Middle Harbour Road.

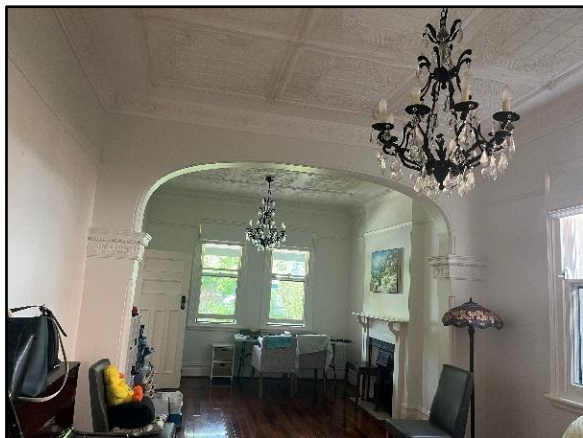


Figure 66. Internal view of original ornate fibre plaster ceilings and front rooms at 24 Middle Harbour Road.



Figure 67. Original hallway archway at 24 Middle Harbour Road.

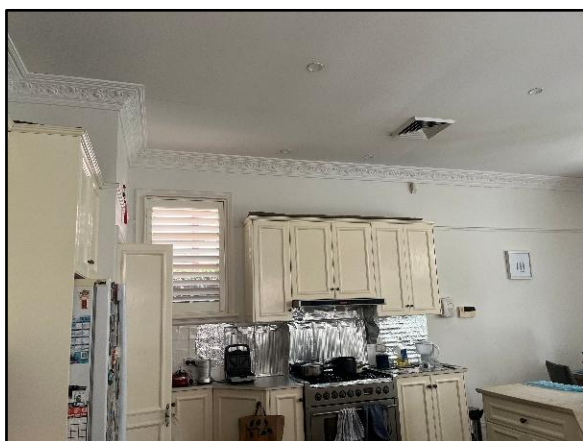


Figure 68. Internal view of contemporary rear addition.

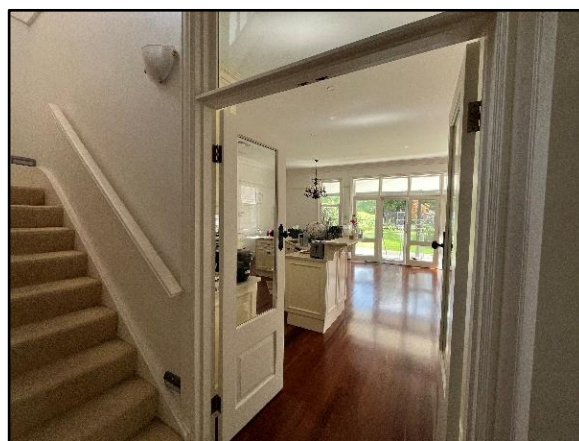


Figure 69. Internal view of contemporary rear addition to dwelling.



Figure 70. Facing south-east to contemporary garage.



Figure 71. Facing south to modified rear of dwelling.



Figure 72. Middle Harbour Road streetscape, facing west.



Figure 73. Middle Harbour Road streetscape, facing south-east.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site, the Trafalgar Avenue HCA (in which part of the subject site is located), and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places.

Accordingly, Statements of Significance for the subject site (refer to Section 4.2.1), the Trafalgar Avenue HCA (refer to Section 4.1.1), and heritage items in the vicinity (refer to Sections 4.1.2) are provided below. The significance of these places will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Trafalgar Avenue HCA

The following Statement of Significance is available for the Trafalgar Avenue HCA on the State Heritage Inventory:

Historically, the area represents the residential development of Lindfield during the nineteenth and twentieth centuries. The construction of the North Shore rail line in 1890 brought about the subdivision of the Clanville Estate to create the Lindfield Grove, Fowler and Bothwell Estates, parts of which form the conservation area.

The area is a largely intact residential precinct of the Federation period, which developed alongside the railway. It includes houses in a variety of styles, dating from the 1900s to the 1920s. Mature trees on public and private land (including remnant native trees) are an integral part of the character of the area.

*The area is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.*²⁶

4.1.2 Ku-ring-gai Urban Conservation Area Precinct 6 – Lindfield

The following Statement of Significance is available for the Ku-ring-gai Urban Conservation Area Precinct 6 – Lindfield by the National Trust:

- 1) *The area possesses streetscape integrity due to the development during one period and the excellent state of preservation of the houses and gardens.*
- 2) *The area has a uniformity of housing style including colour, form and architectural detail that gives the area a harmonious appearance.*

²⁶ Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728>.

- 3) *The predominance of the 1920s bungalow type illustrates the important influence of American housing ideals and styles on Australia.*
- 4) *It reflects the availability of finance enabling the middle class to borrow money and finance the purchase of a house and epitomises the great diversion of funds in Australia from private investment in industry and infrastructure to “non-productive” investment in private housing.*
- 5) *By virtue of the importance of home ownership in Australia, the area embodies the success in successive Australian governments’ political control and subjection of the electorate.²⁷*

4.1.3 Heritage Items in the Vicinity

Dwelling house (I49)

The following Statement of Significance is available for the nearby heritage item on the State Heritage Inventory:

The property has historic significance as part of the early residential development of the easterly section of the suburb of Lindfield. Although having undergone some modifications to the original building, the house remains largely intact externally with its original Federation Period stylistic detailing and has aesthetic significance as a good example of the style.

The mature shrubs at the front of the house tend to hide the building from the street, however, the character of this early twentieth century residence is intact.

The item is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.²⁸

Dwelling house (I43)

The following Statement of Significance is available for the nearby heritage item on the State Heritage Inventory:

The property has historic significance as part of the early residential development of the suburb of Lindfield when the subdivision of the large holdings in the area was at its peak. Although having undergone some modifications to the original

²⁷ National Trust of Australia, Robertson and Hindmarsh, 1995.

²⁸ Heritage NSW, “Dwelling house,” State Heritage Inventory, Heritage Item ID: 1880653, accessed 22 April 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1880653>.

building, the house has aesthetic significance for the age and largely intact original Federation Arts and Crafts stylistic detailing.

The mature gardens at the front of the house and the complimentary picket fence contribute to the streetscape character as the original curtilage to this early twentieth century residence.

The item is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.²⁹

Laurabada, dwelling house (142)

The following Statement of Significance is available for the nearby heritage item on the State Heritage Inventory:

The property has significance as part of the early residential development of the suburb of Lindfield during the second decade of the twentieth century when the subdivision of the larger holdings was at its peak. Although having undergone some modifications to the original building, the house remains largely intact externally with its original Federation Bungalow stylistic detailing. The largely intact and mature gardens at the front of the house contribute to the streetscape character as a significant curtilage to this early twentieth century residence.

The item is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.³⁰

4.2 Assessment of Significance

4.2.1 The Subject Site

In order to make an assessment of whether the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The following assessment is based upon criteria specified by the NSW Department of Planning and Environment.³¹

Criterion	Assessment
(a) Historic significance	The subject site does contain some historic significance at a local level for being part of an intact residential precinct of the Federation and Inter-War period which developed alongside the railway. The subject site also reflects

²⁹ Heritage NSW, "Dwelling house," State Heritage Inventory, Heritage Item ID: 1882464, accessed 22 April 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882464>.

³⁰ Heritage NSW, "Laurabada, dwelling house," State Heritage Inventory, Heritage Item ID: 2421466, accessed XX Month XXXX, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882381>.

³¹ Department of Planning and Environment, *Assessing heritage significance* (Parramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

Criterion	Assessment
<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	the early evolving pattern of subdivision and residential development within the overall suburb of Lindfield.³² As such, the subject site does fulfill the criteria for historic significance at a local level.
(b) Historical association <i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	There is no known significant human occupation of the houses within the subject site, nor did Heritage 21's historical research uncover any important group or event associated with them since their construction. As such, the subject site does not fulfill the criteria for associative significance.
(c) Aesthetic/creative/technical achievement <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</i>	It is Heritage 21's opinion that the subject site does not demonstrate a highly original or influential style, such as an important early work of a major architect, nor is it an example of creative and technical achievement that influenced techniques used within the discipline. In addition, each of the dwellings have been highly modified, therefore impacting their original character and architectural style. Heritage 21 notes that there is some intact notable original fabric in 24 and 26 Middle Harbour Road, including but limited to an original circular window with stained glass, original casement windows and decorative fibre plaster ceilings and hallway arches. These elements demonstrate the style, aspirations and trends of the Federation period. However, Heritage 21 is of the opinion that the individual elements are not unique in the wider heritage context and later unsympathetic alterations to the internal of the dwellings have reduced their significance. Heritage 21 has recommended in Section 7.2.3 that a Salvage Strategy and Schedule be prepared for all three dwellings to identify traditional materials and building elements for salvage prior to demolition. Therefore, the subject site does not meet the criteria for aesthetic significance.
(d) Social, cultural, and spiritual <i>An item has a strong or special association with a particular community or cultural group in NSW</i>	To Heritage 21's knowledge, the subject site has no known association with an identifiable group in the area, nor was it used by a particular community for social, cultural or spiritual purposes.

³² Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728>.

Criterion	Assessment
<i>(or the local area) for social, cultural or spiritual reasons.</i>	Thus, it does not meet the criteria for social significance.
(e) Research potential <i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	There is no evidence to suggest that the buildings within the subject site demonstrate construction techniques other than those commonly employed at the time. Therefore, the subject site does not meet the criteria for social significance.
(f) Rare <i>An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	Dwellings constructed in the Federation and Inter-War era are not currently rare in Lindfield and there are other examples throughout the HCA and wider LGA. In addition, Heritage 21 does not consider the dwellings within the subject site to demonstrate an unusual or distinctive architectural style that is of special interest to the local area/community. Accordingly, the subject site does not attain the requisite standard of significance under this criterion.
(g) Representative <i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</i>	Heritage 21 is of the opinion that the representativeness of the dwellings within the subject site have been lost through their many iterations. Due to the modifications to these dwellings, Heritage 21 does not consider them to be particularly fine, intact or pivotal examples of their type in the local area. As such, Heritage 21 believes that the subject site does not fulfill the criteria for representativeness at a local level.

4.2.2 Statement of Cultural Significance

As previously explored in Section 1.4.1, the subject site is **not** listed as an item of environmental heritage under Schedule 5 of the KLEP 2015, however part of the subject site is located within the Trafalgar Avenue HCA.

Heritage 21 considers the subject site to contain some historic significance at a local level for being part of an intact residential precinct of the Federation and Inter-War period which developed alongside the railway. The subject site also reflects the early evolving pattern of subdivision and residential development within the overall suburb of Lindfield.³³ As such, Heritage 21 is of the opinion that the subject site **does** fulfill the criteria for historic significance at a local level.

³³ Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728>.

Heritage 21 does not consider the subject site to meet the requisite standard of significance for the other criterion.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposal comprises the construction and operational use of a nine (9) storey Residential Flat Building (“RFB”) and ancillary land uses to support the functions intended for the subject site. The proposal will exemplify and showcase a State-of-the-Art and modernised residential development that complements the desired future streetscape character; and builds on the fundamental necessities required to achieve local, regional and state planning/strategic objectives with respect to the shortage of housing opportunities and housing affordability.

Specifically, the proposal seeks consent for the following works:

- Demolition of the existing structures;
- Associated tree removal;
- Associated bulk earthworks involving cut and fill works;
- Construction of a nine (9) storey RFB comprising:
 - 190 parking spaces.
 - 94 residential units.
 - 20 affordable housing units.
 - 32 build-to-rent (BTR) units.
- Associated services and infrastructure installation/augmentation; and
- Associated landscaping works.

5.2 Background

5.2.1 Considerations of Alternatives

Heritage 21 attended a site inspection on 26 March 2025 and, following this inspection, provided a Preliminary Heritage Advice to the client based on a preliminary Concept Plan. Heritage 21 stated that they were in support of the proposed residential development; however, had the following recommendations:

- The proposed new residential building should be compatible with the surrounding heritage context by incorporating suitable materials and finishes.
- Red brick masonry should be considered as well as a white colour scheme for finishes (such as windows, doors and balustrades) of the proposed building, to match the appearance of buildings in the surrounding heritage context.
- Brick tuck pointing should be considered for the base of the proposed residential building.
- Paving around the entry of the proposed residential building could reflect the style of the Inter-War period by including tessellated tiles or Moravian tiles.
- If space permits, the new development should be situated in the centre of the subject site, to create a garden setting consistent with the HCA and general character of Lindfield.

In response to the second recommendation about red brick masonry, on 24 April 2025, the client asked if a “browner/earthy/beige tone brick as opposed to the red” could be supported. Heritage 21 responded that a somewhat brown colour could be supported, but not a deep brown, with Heritage 21’s preference being either a Bowral 76 Gertrudis Brown or Bowral 76 Renovation Gertrudis Brown. It was also recommended that the mortar joints be thin to match the tuckpointing method of the Federation and Inter-War period.

An emailed received by Heritage 21 on 24 April 2025 sent by Deloitte on behalf of DKO Architects, advised that timber decking would be used for paving at the entry of the building rather than tessellated tiles as per Heritage 21’s suggestion. Heritage 21 notes that timber decking would be consistent with the surface of covered verandas of Federation era dwellings in the streetscape, such as that at 26 Middle Harbour Road. As per Heritage 21’s recommendation regarding brick tuck pointing, DKO Architects advised that “to support traditional craftsmanship and detailing, brick tuck pointing [would be] introduced at the base, referencing the historic built form and enhancing material richness at the pedestrian scale”.³⁴

As shown in Section 5.3, Heritage 21’s recommendation for the face brick masonry to be a Bowral 76 Gertrudis Brown or Bowral 76 Renovation Gertrudis Brown has been incorporated into the design, with the Schedule of Materials and Finishes specifying a “Bowral 76 Gertrudis Brown or similar”. A white colour scheme for the upper levels was incorporated as per Heritage 21’s recommendation pertaining to a white colour scheme for the finishes.

Instead of siting the development in the centre of the site with a garden around as recommended by Heritage 21, the proposal would have a central landscaped setting, a north facing central lawn, a terraced sandstone amphitheatre and extensive shrub and tree planting on the western, northern and eastern boundaries for vegetation screening purposes. Heritage deems the proposed landscaping to be acceptable as it incorporates a garden setting with the central landscaping and lawn, and the terraced sandstone amphitheatre. In addition, the extensive shrub and tree plantings on the boundaries would assimilate to the Lindfield’s leafy garden suburb character.

5.3 Drawings

Our assessment of the proposal is based on the following drawings by DKO Architects dated 02 May 2025 and received by Heritage 21 on 05 May 2025 and landscape plans by Land and Form Studios dated 01 May 2025 and received by Heritage 21 on 05 May 2025. These are reproduced below for reference only; the full set of drawings accompanying the SSDA should be referred to for any details.

³⁴ Gabrielle Chidiac, email message to author, April 24, 2025.



Apartment Schedule B1a Properties Adjacent						
Level	Apartment Number	Type	Solar Access (HCA)	Cons. Area (HCA)	Unit Type	Location / Address
GROUND	A-01-01	3B+	>90% SOLAR	YES	Master	-
	A-01-02	3B+	>90% SOLAR	NO	Master	YES YES
	A-01-03	2B+	>90% SOLAR	YES	Master	YES YES
	A-01-04	2B+	>90% SOLAR	YES	Master	YES YES
	A-01-05	2B+	>90% SOLAR	YES	Master	-
LEVEL 1	A-01-01	3B+	>90% SOLAR	YES	Master	-
	A-01-02	3B+	>90% SOLAR	NO	Master	YES YES
	A-01-03	2B+	>90% SOLAR	YES	Master	YES YES
	A-01-04	2B+	>90% SOLAR	YES	Master	YES YES
	A-01-05	2B+	>90% SOLAR	YES	Master	-
LEVEL 2	A-02-01	3B+	>90% SOLAR	YES	Master	-
	A-02-02	3B+	>90% SOLAR	NO	Master	YES YES
	A-02-03	2B+	>90% SOLAR	YES	Master	YES YES
	A-02-04	2B+	>90% SOLAR	YES	Master	YES YES
	A-02-05	2B+	>90% SOLAR	YES	Master	-
LEVEL 3	A-03-01	3B+	>90% SOLAR	YES	Master	-
	A-03-02	3B+	>90% SOLAR	NO	Master	YES YES
	A-03-03	2B+	>90% SOLAR	YES	Master	YES YES
	A-03-04	2B+	>90% SOLAR	YES	Master	YES YES
	A-03-05	2B+	>90% SOLAR	YES	Master	-
LEVEL 4 (DETACHED)	A-04-01	3B+	>90% SOLAR	YES	Master	-
	A-04-02	3B+	>90% SOLAR	NO	Master	YES YES
	A-04-03	2B+	>90% SOLAR	YES	Master	YES YES
	A-04-04	2B+	>90% SOLAR	YES	Master	YES YES
	A-04-05	2B+	>90% SOLAR	YES	Master	-
LEVEL 5	A-05-01	3B+	>90% SOLAR	YES	Master	-
	A-05-02	3B+	>90% SOLAR	NO	Master	YES YES
	A-05-03	2B+	>90% SOLAR	YES	Master	YES YES
	A-05-04	2B+	>90% SOLAR	YES	Master	YES YES
	A-05-05	2B+	>90% SOLAR	YES	Master	-
LEVEL 6	A-06-01	3B+	>90% SOLAR	YES	Master	-
	A-06-02	3B+	>90% SOLAR	NO	Master	YES YES
	A-06-03	2B+	>90% SOLAR	YES	Master	YES YES
	A-06-04	2B+	>90% SOLAR	YES	Master	YES YES
	A-06-05	2B+	>90% SOLAR	YES	Master	-
LEVEL 7	A-07-01	4B	>90% SOLAR	YES	Master	-
	A-07-02	4B	>90% SOLAR	NO	Master	YES YES
	A-07-03	4B	>90% SOLAR	YES	Master	YES YES
	A-07-04	4B	>90% SOLAR	YES	Master	YES YES
	A-07-05	4B	>90% SOLAR	YES	Master	-

Apartment Schedule B1b Properties Adjacent						
Level	Apartment Number	Type	Solar Access (HCA)	Cons. Area (HCA)	Unit Type	Location / Address
GROUND	B-01-01	1B	>90% SOLAR	YES	BTB	-
	B-01-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-01-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-01-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-01-05	2B+	>90% SOLAR	YES	BTB	-
LEVEL 1	B-01-01	1B	>90% SOLAR	YES	BTB	-
	B-01-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-01-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-01-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-01-05	2B+	>90% SOLAR	YES	BTB	-
LEVEL 2	B-02-01	1B	>90% SOLAR	YES	BTB	-
	B-02-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-02-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-02-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-02-05	2B+	>90% SOLAR	YES	BTB	-
LEVEL 3	B-03-01	1B	>90% SOLAR	YES	BTB	-
	B-03-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-03-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-03-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-03-05	2B+	>90% SOLAR	YES	BTB	-
LEVEL 4 (DETACHED)	B-04-01	1B	>90% SOLAR	YES	BTB	-
	B-04-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-04-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-04-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-04-05	2B+	>90% SOLAR	YES	BTB	-
LEVEL 5	B-05-01	1B	>90% SOLAR	YES	BTB	-
	B-05-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-05-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-05-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-05-05	2B+	>90% SOLAR	YES	BTB	-
LEVEL 6	B-06-01	1B	>90% SOLAR	YES	BTB	-
	B-06-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-06-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-06-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-06-05	2B+	>90% SOLAR	YES	BTB	-
LEVEL 7	B-07-01	1B	>90% SOLAR	YES	BTB	-
	B-07-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-07-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-07-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-07-05	2B+	>90% SOLAR	YES	BTB	-
LEVEL 8	B-08-01	1B	>90% SOLAR	YES	BTB	-
	B-08-02	2B+	>90% SOLAR	NO	BTB	YES YES
	B-08-03	2B+	>90% SOLAR	YES	BTB	YES YES
	B-08-04	2B+	>90% SOLAR	YES	BTB	YES YES
	B-08-05	2B+	>90% SOLAR	YES	BTB	-

DA002 03

Figure 76. Apartment Schedule.



Figure 77. Site Analysis Plan.

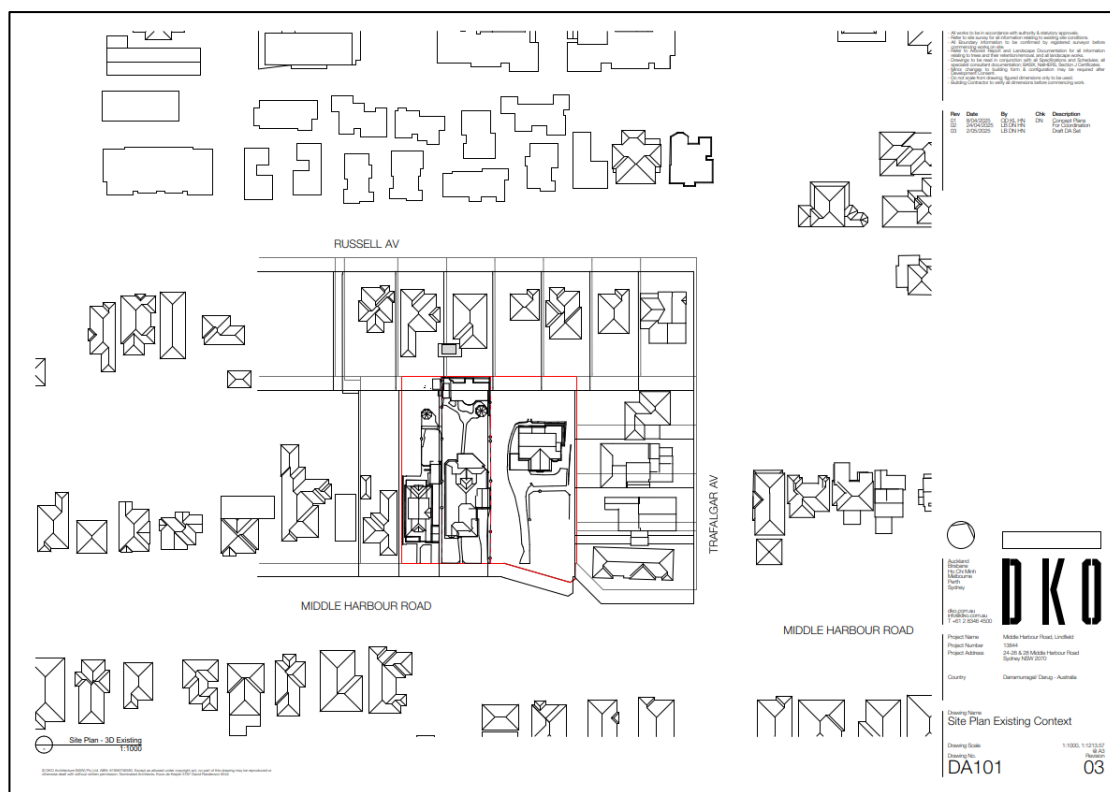


Figure 78. Site Plan Existing Context.

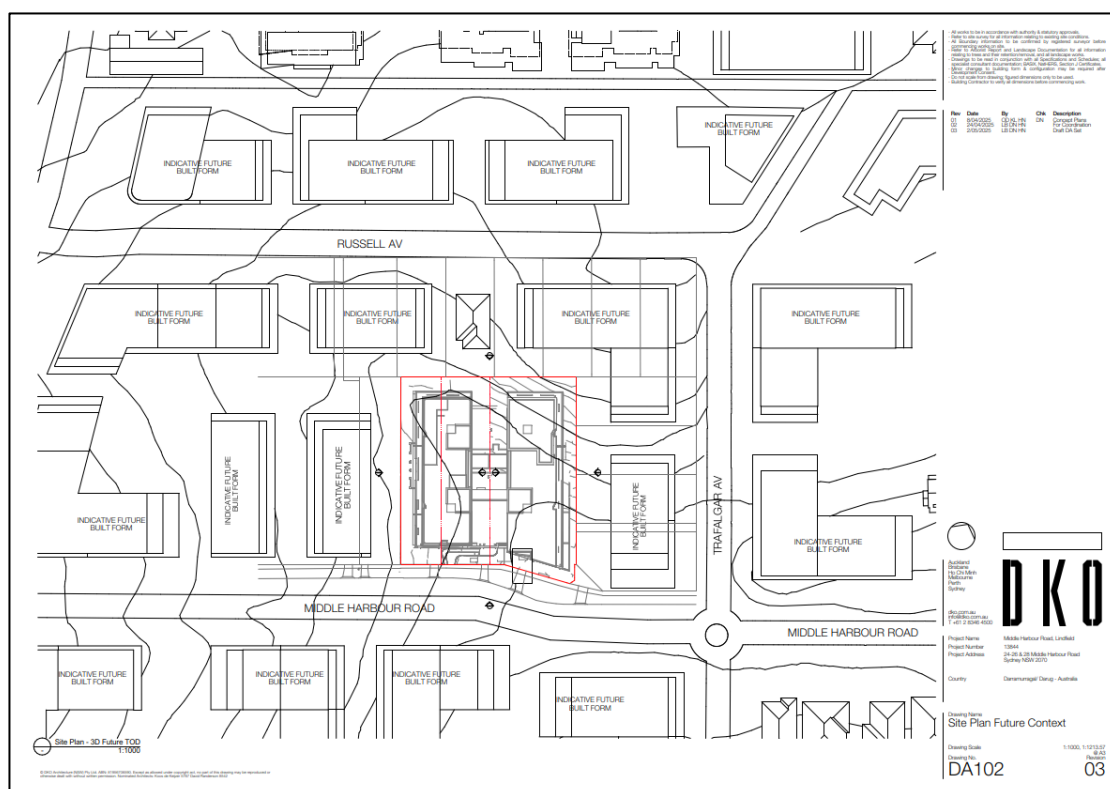


Figure 79. Site plan Future Context.



Figure 80. Demolition Plan.



Figure 81. Basement 03.



Figure 82. Basement 02.

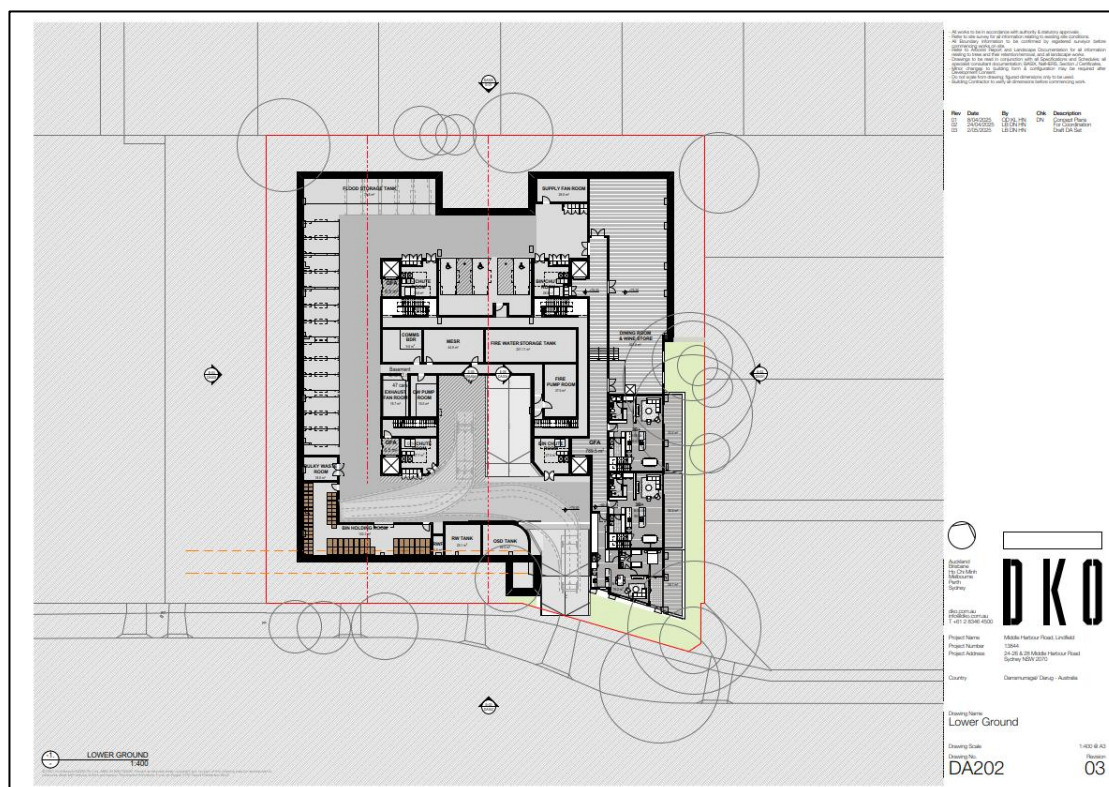


Figure 83. Lower Ground.

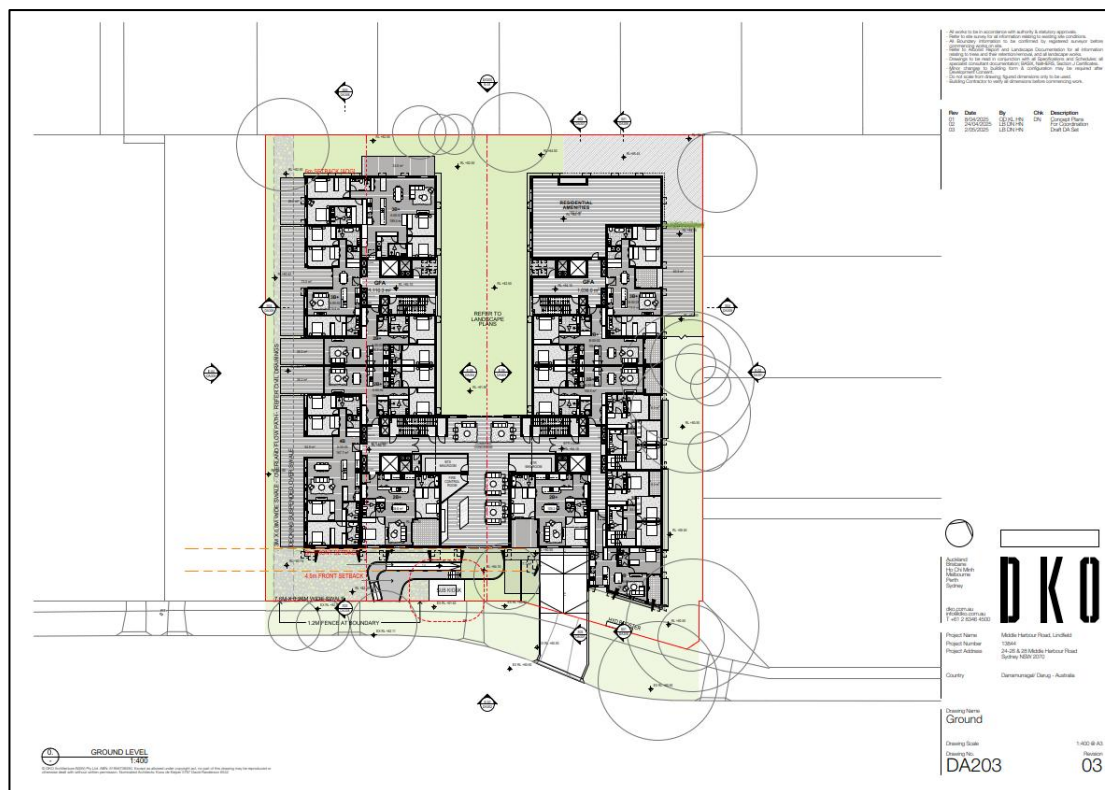


Figure 84. Ground.

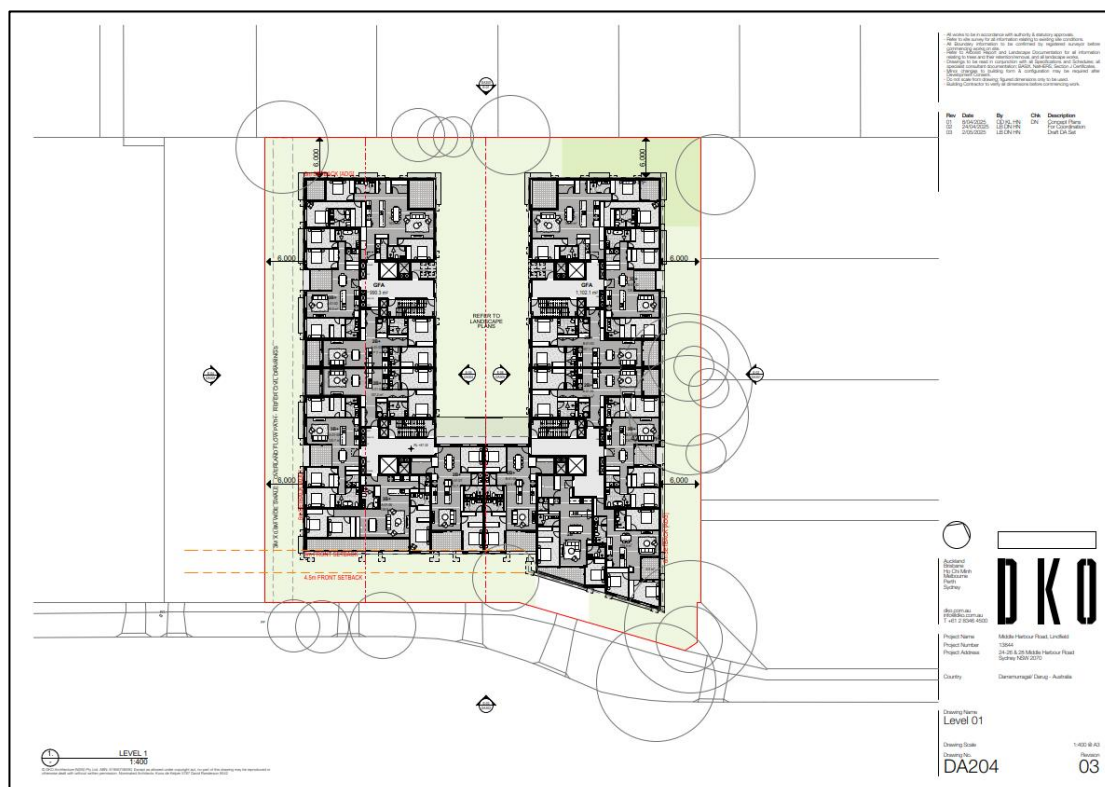


Figure 85. Level 01.

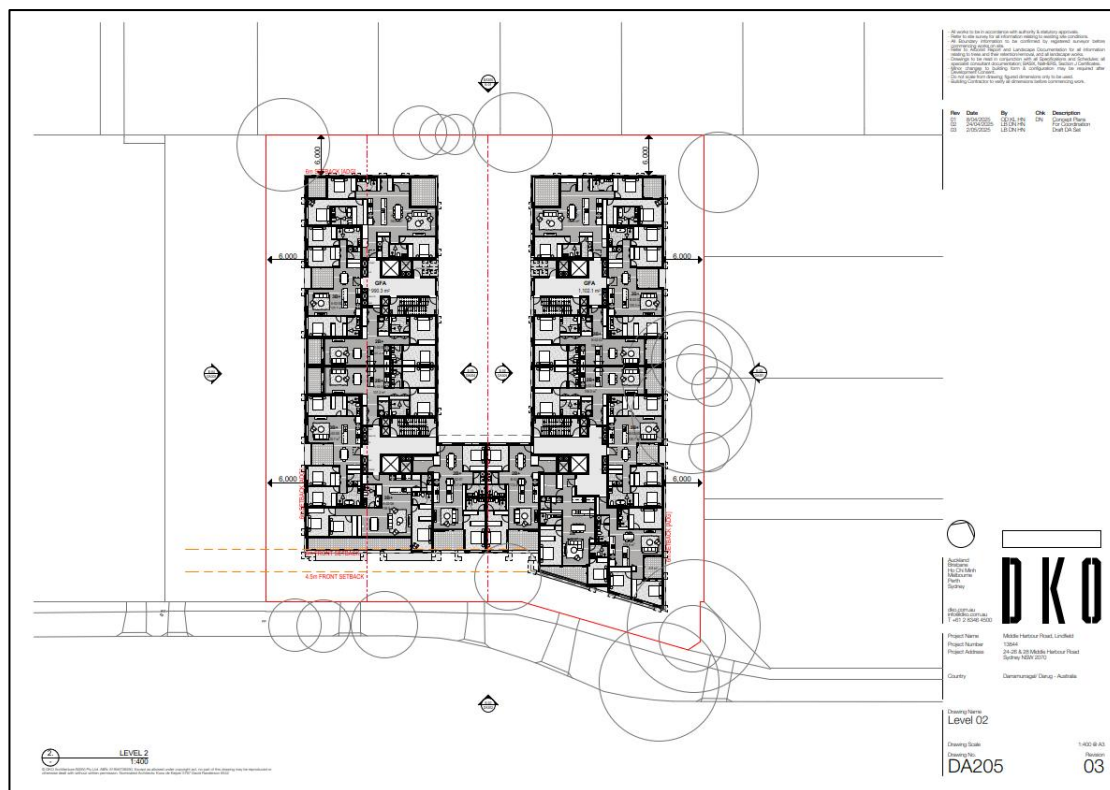


Figure 86. Level 02.

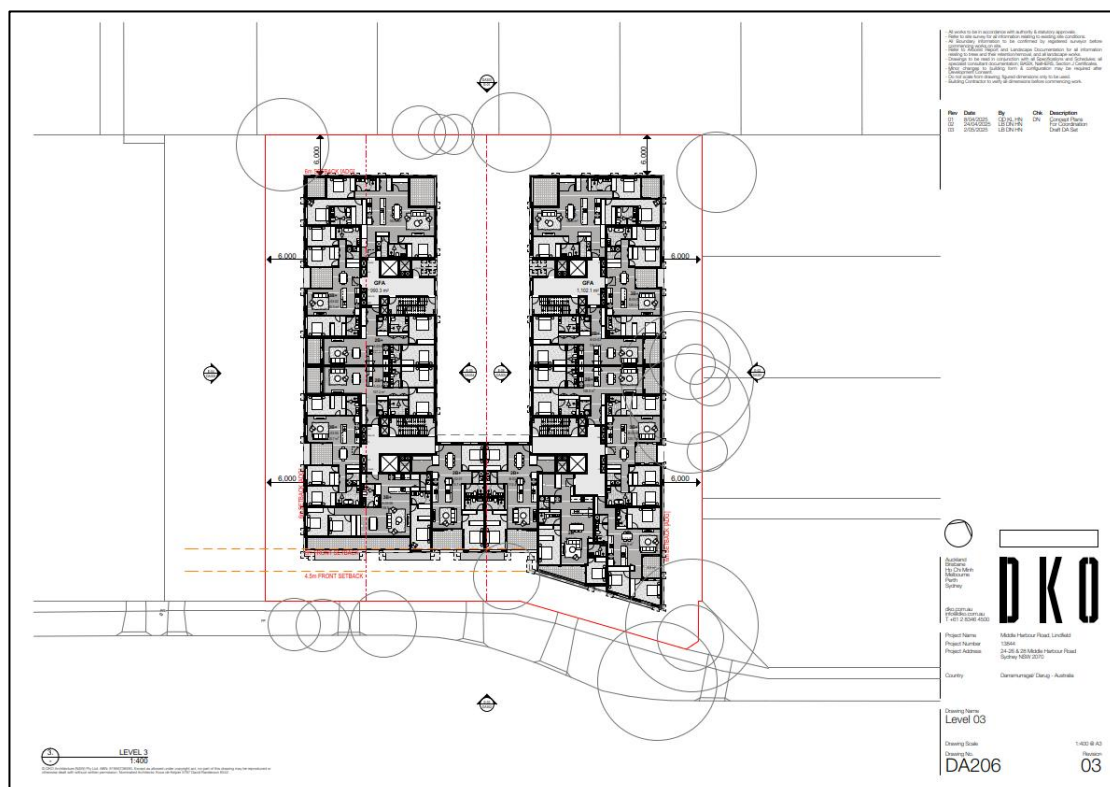


Figure 87. Level 03.

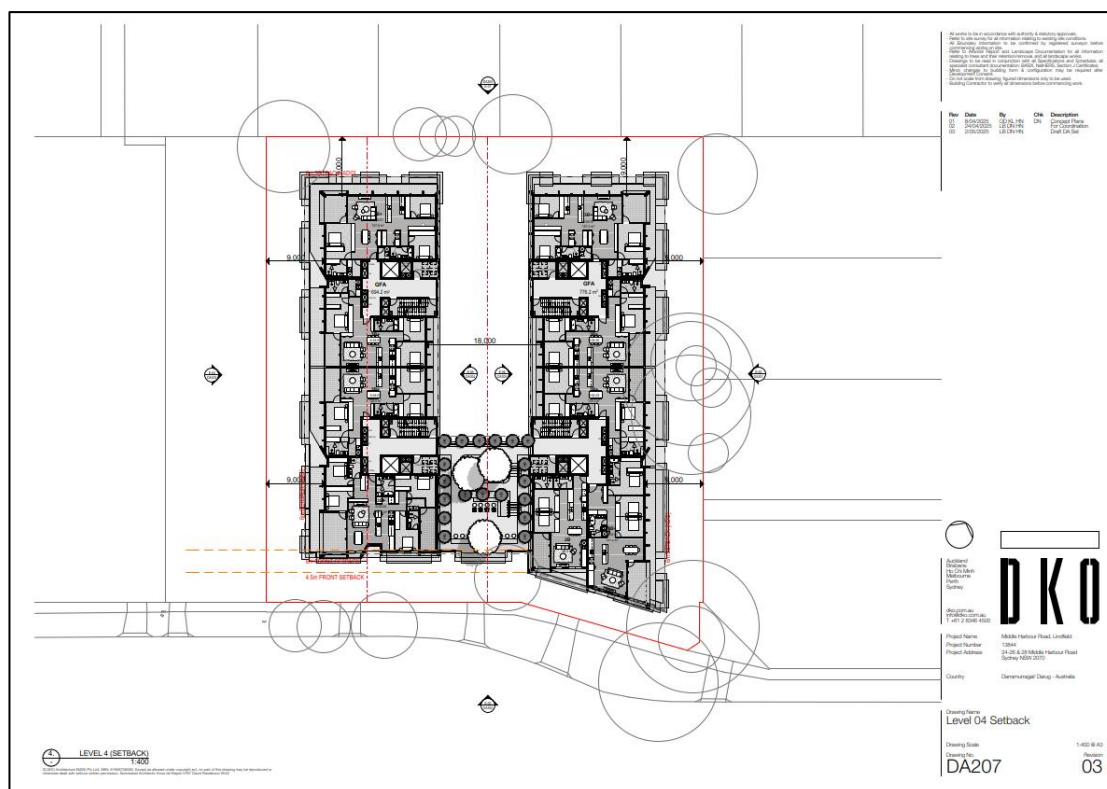


Figure 88. Level 04 Setback.

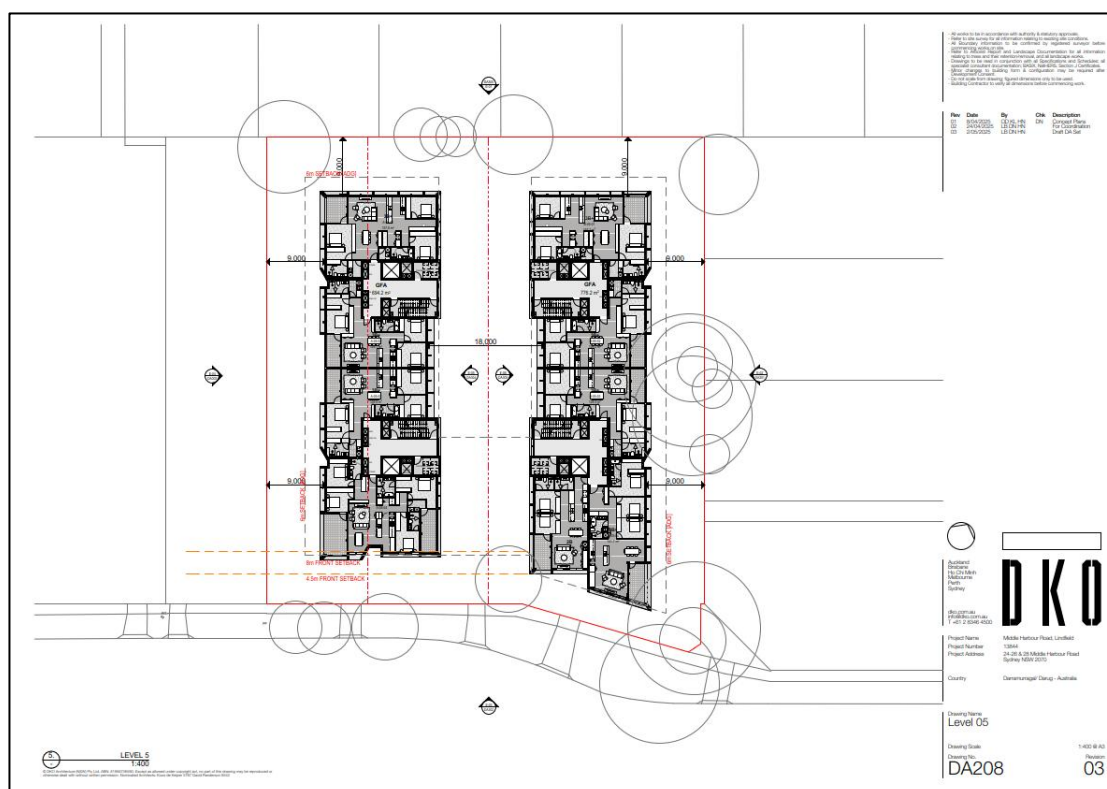


Figure 89. Level 05.

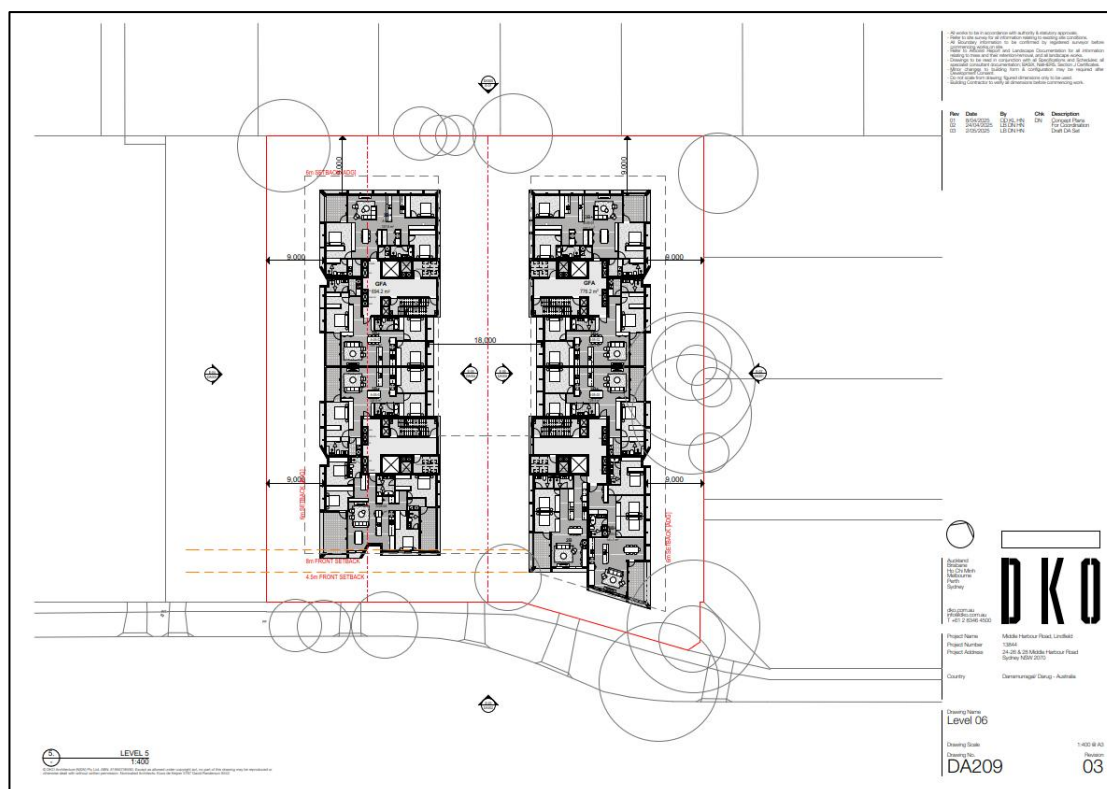


Figure 90. Level 06.

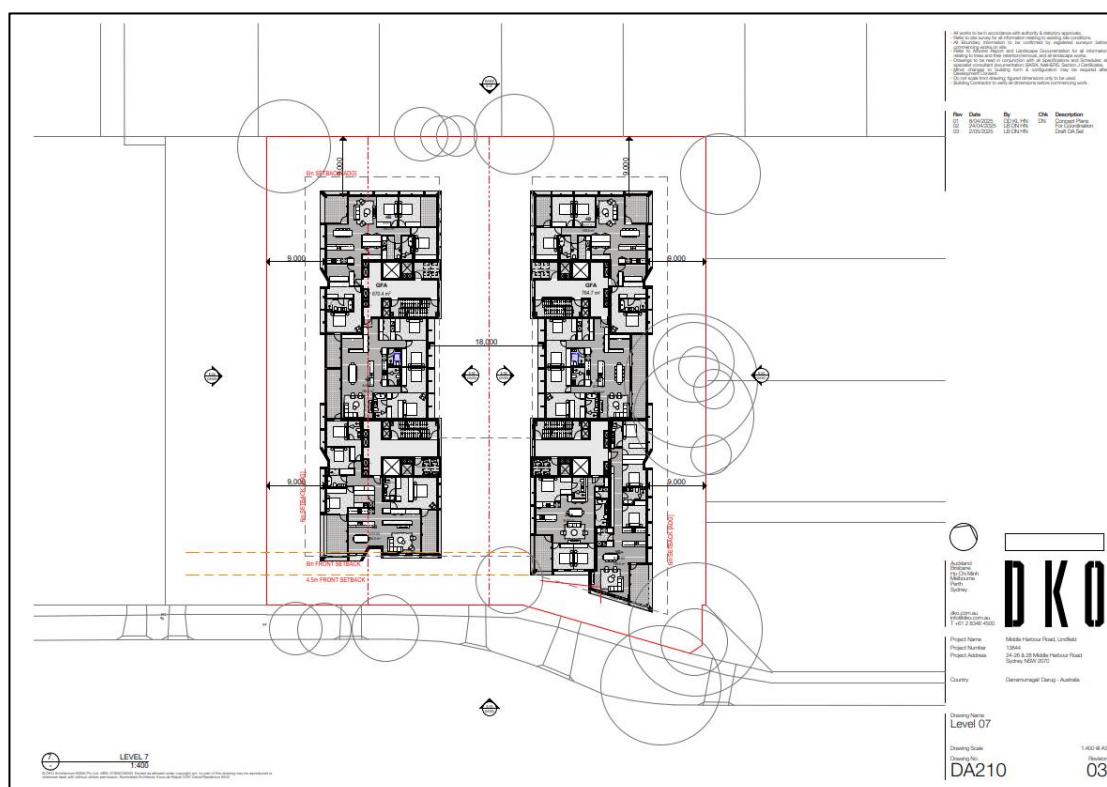


Figure 91. Level 07.

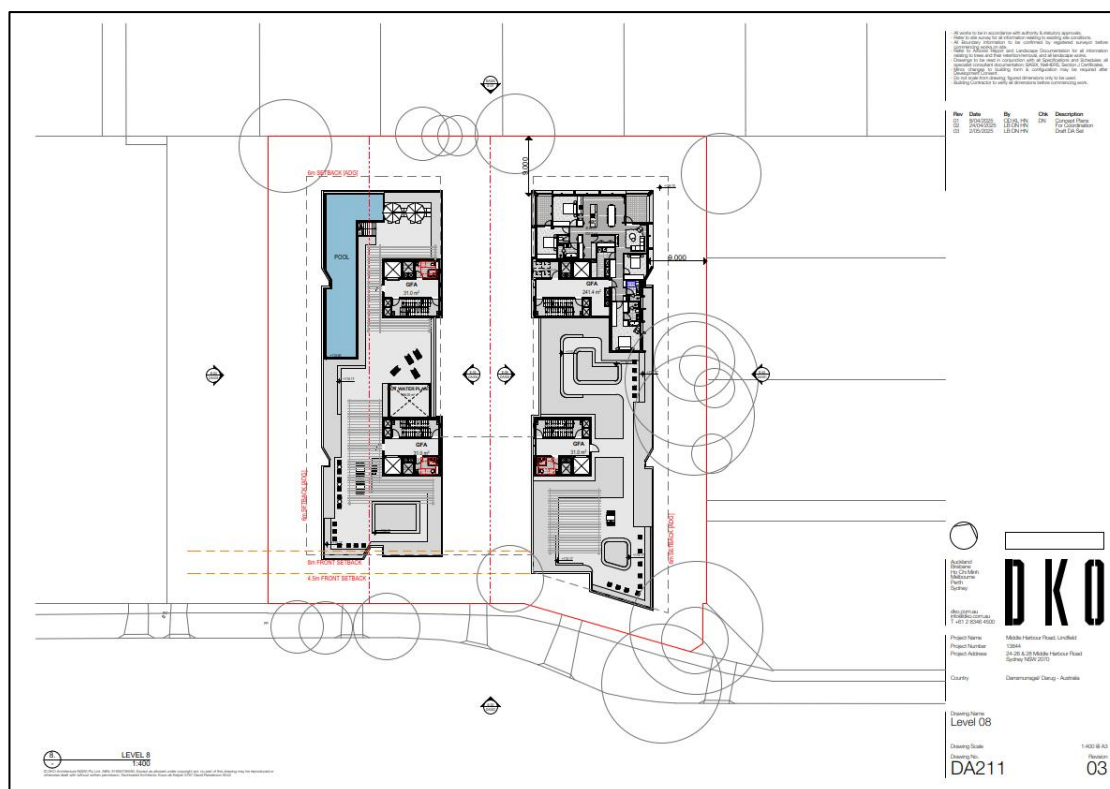


Figure 92. Level 08.

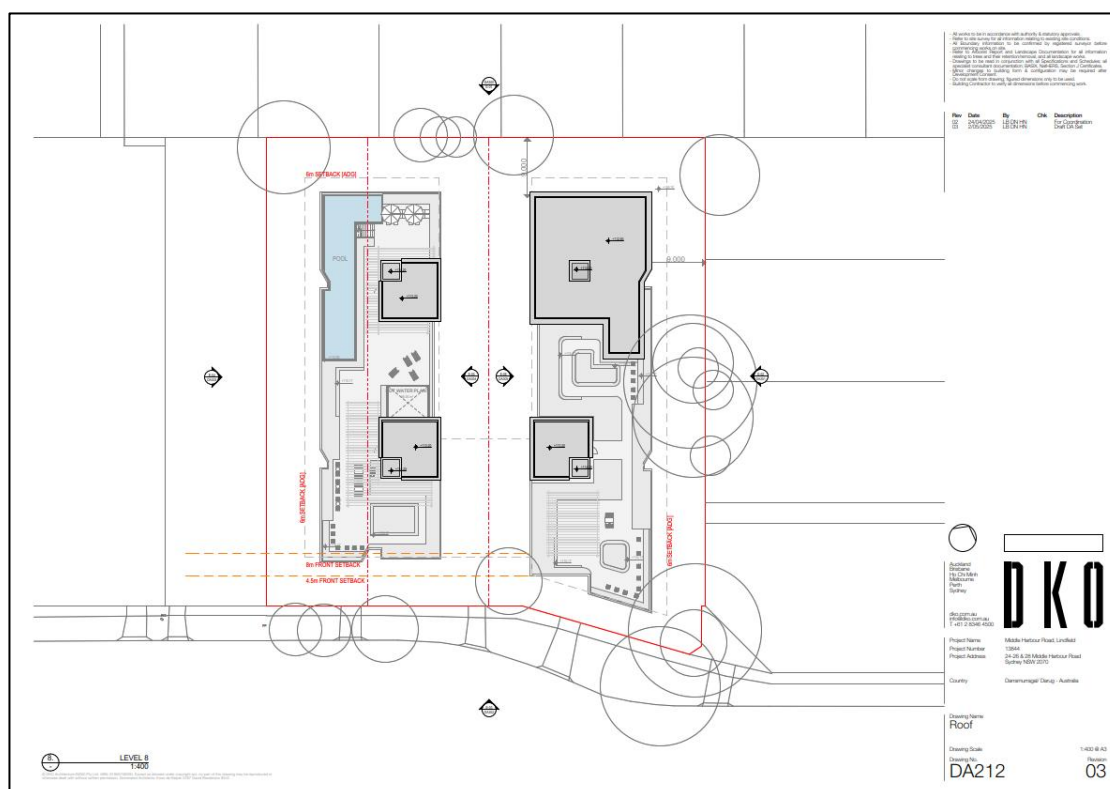


Figure 93. Roof.



Figure 94. North Elevation.



Figure 95. East Elevation.



Figure 96. South Elevation.



Figure 97. West Elevation.

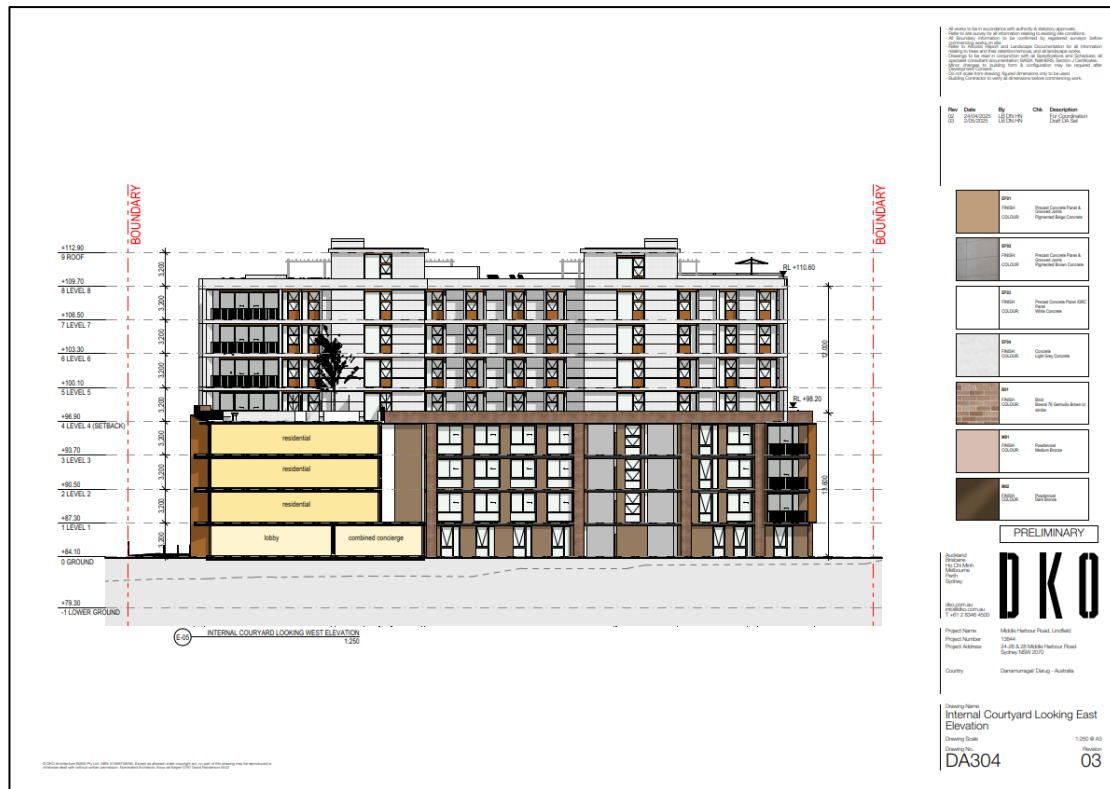


Figure 98. Internal Courtyard Looking East Elevation.

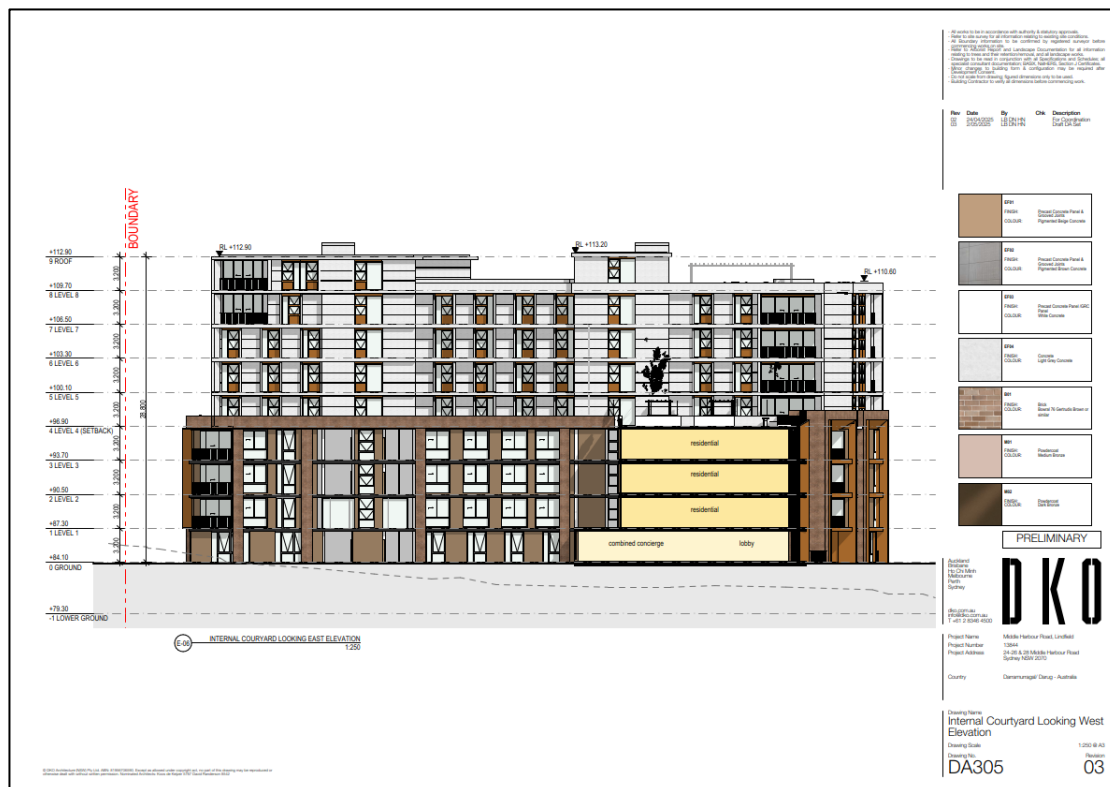


Figure 99. Internal Courtyard Looking West Elevation.

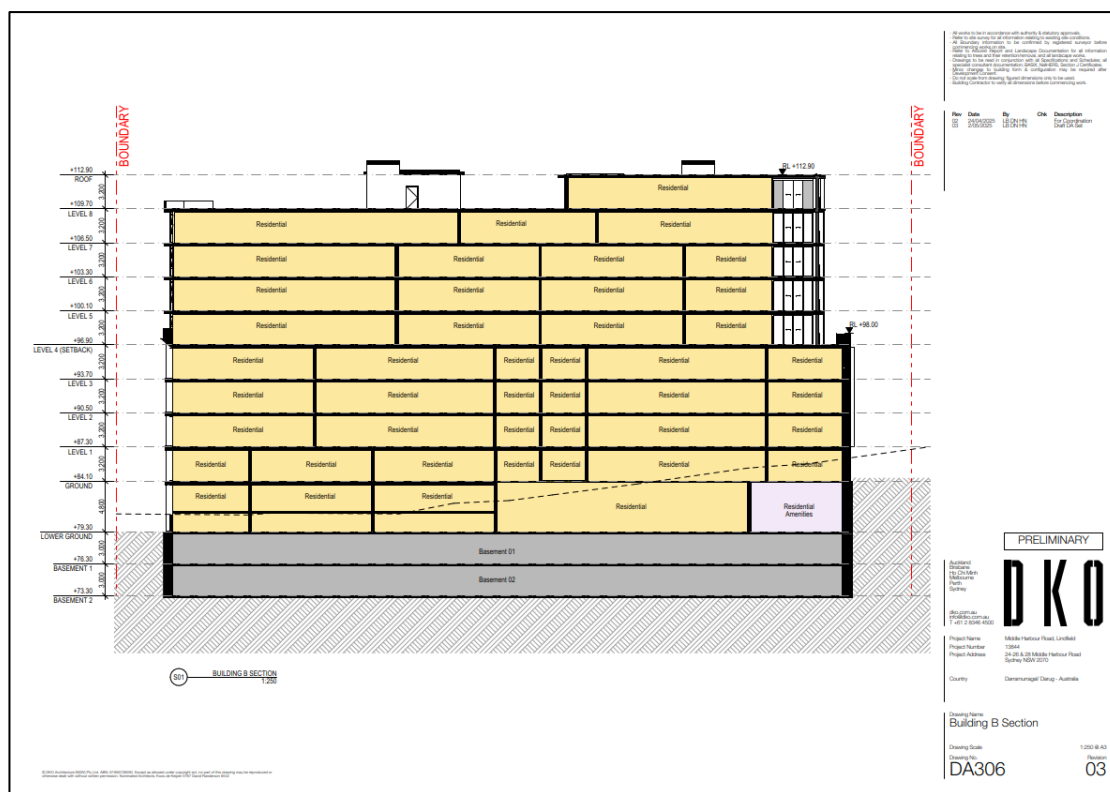


Figure 100. Building B Section.

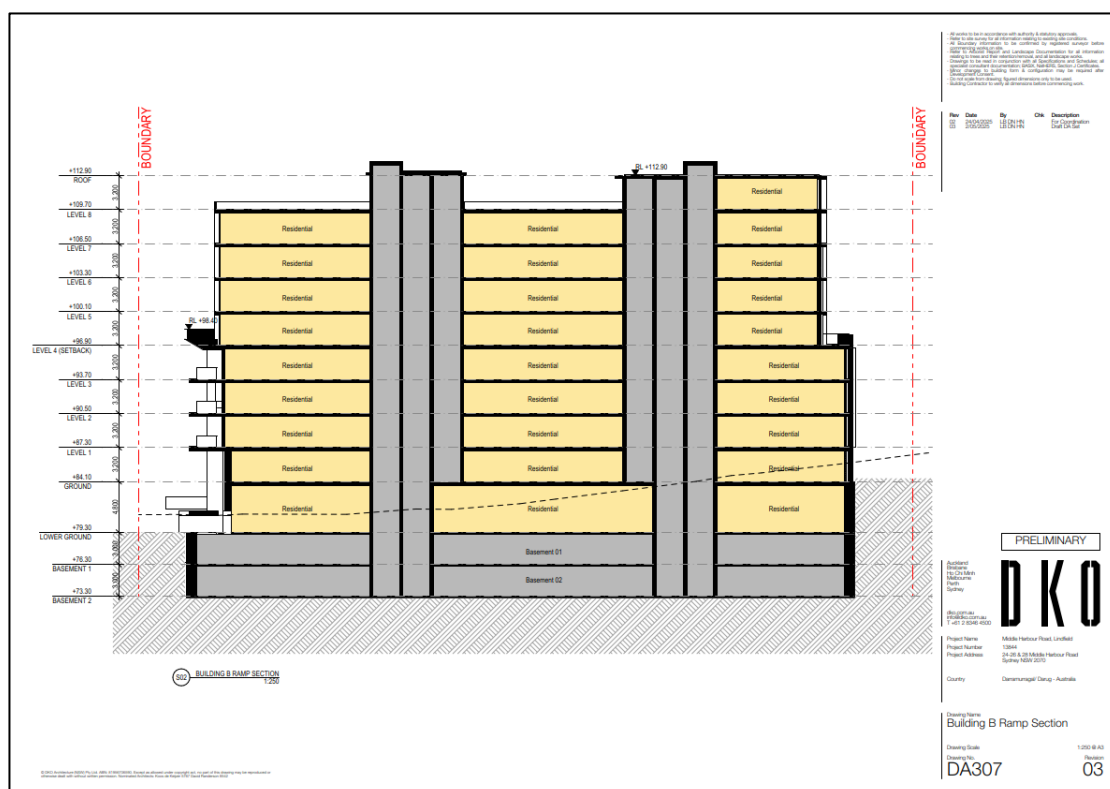


Figure 101. Building B Ramp Section.

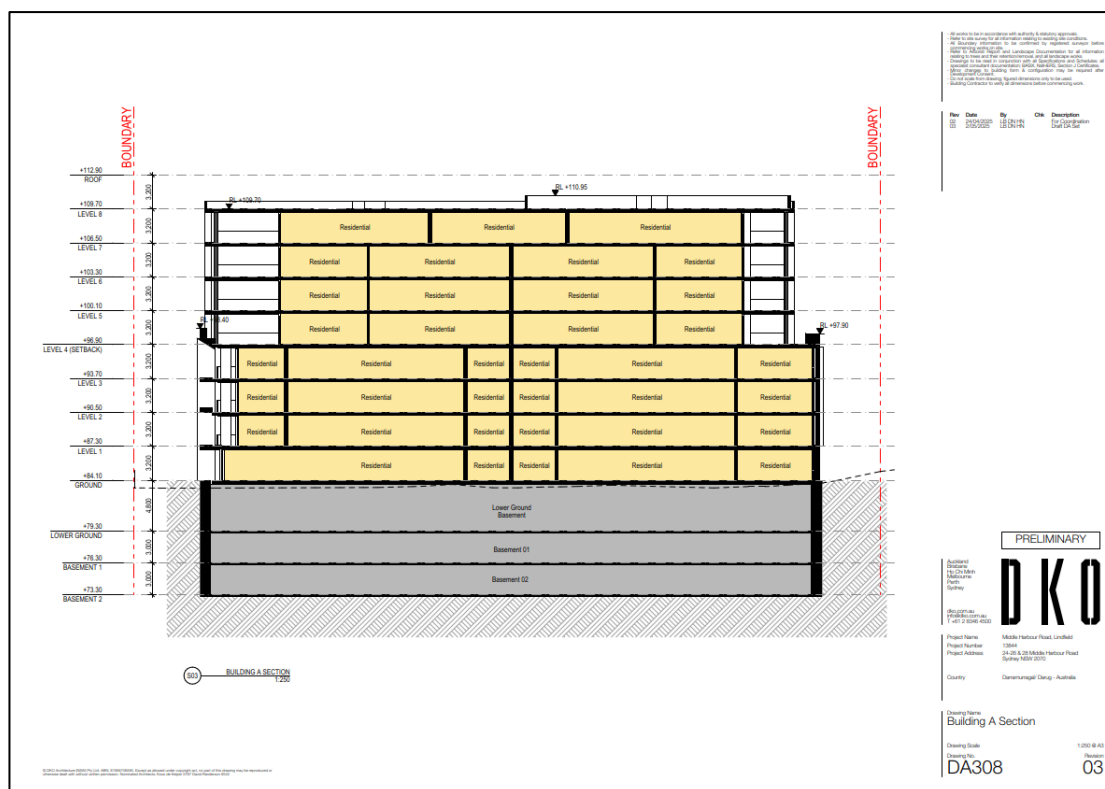


Figure 102. Building A Section.

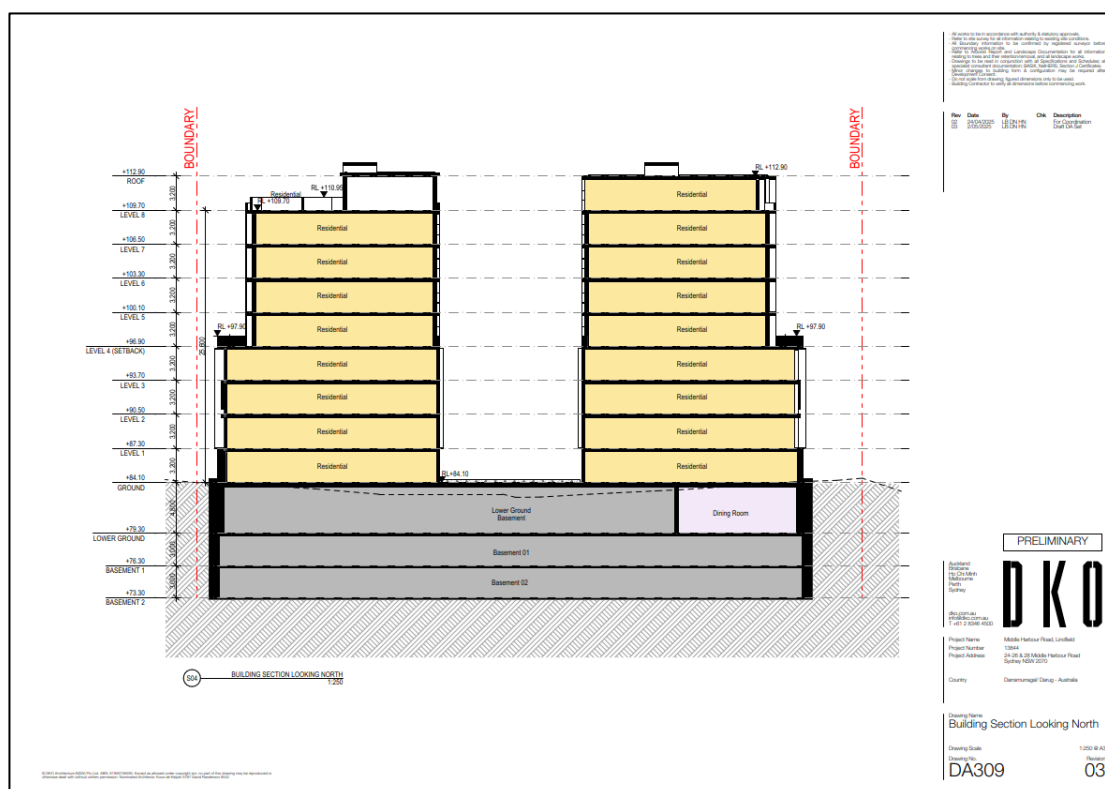


Figure 103. Building Section Looking North.



Figure 104. Perspective.

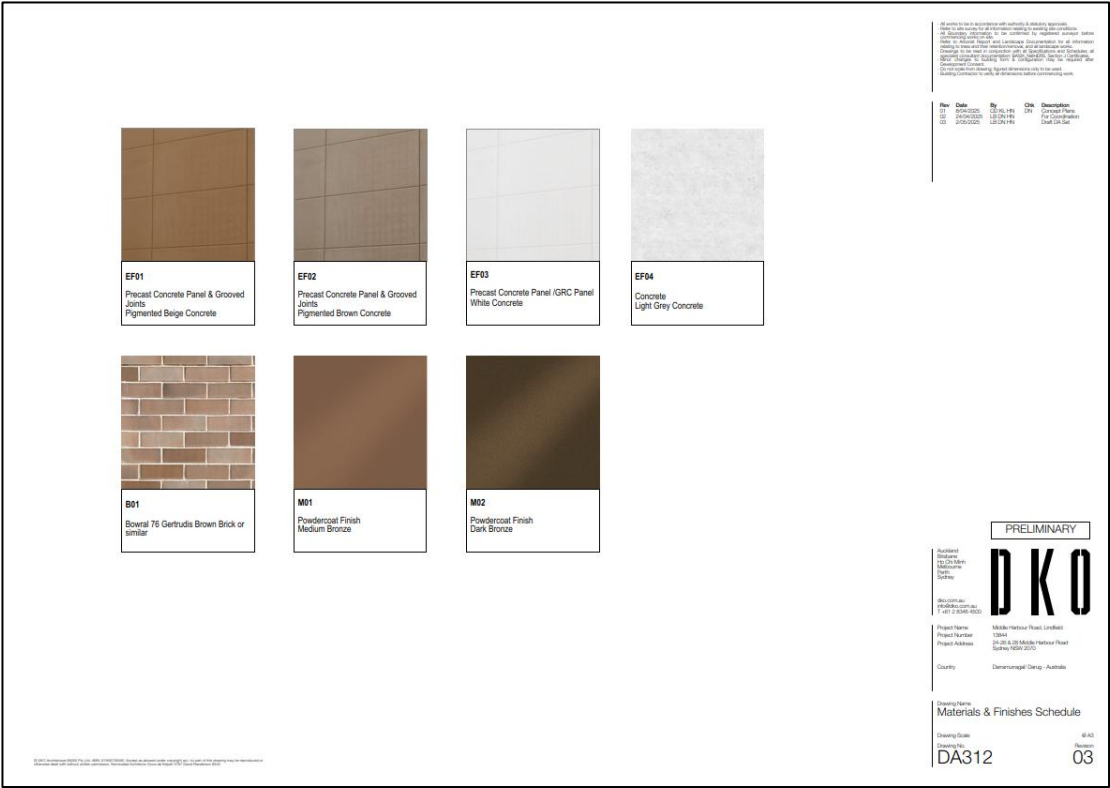


Figure 105. Materials and Finishes Schedule.



Figure 106. Shadow Diagrams – June 21.



Figure 107. EOTS Existing Context.

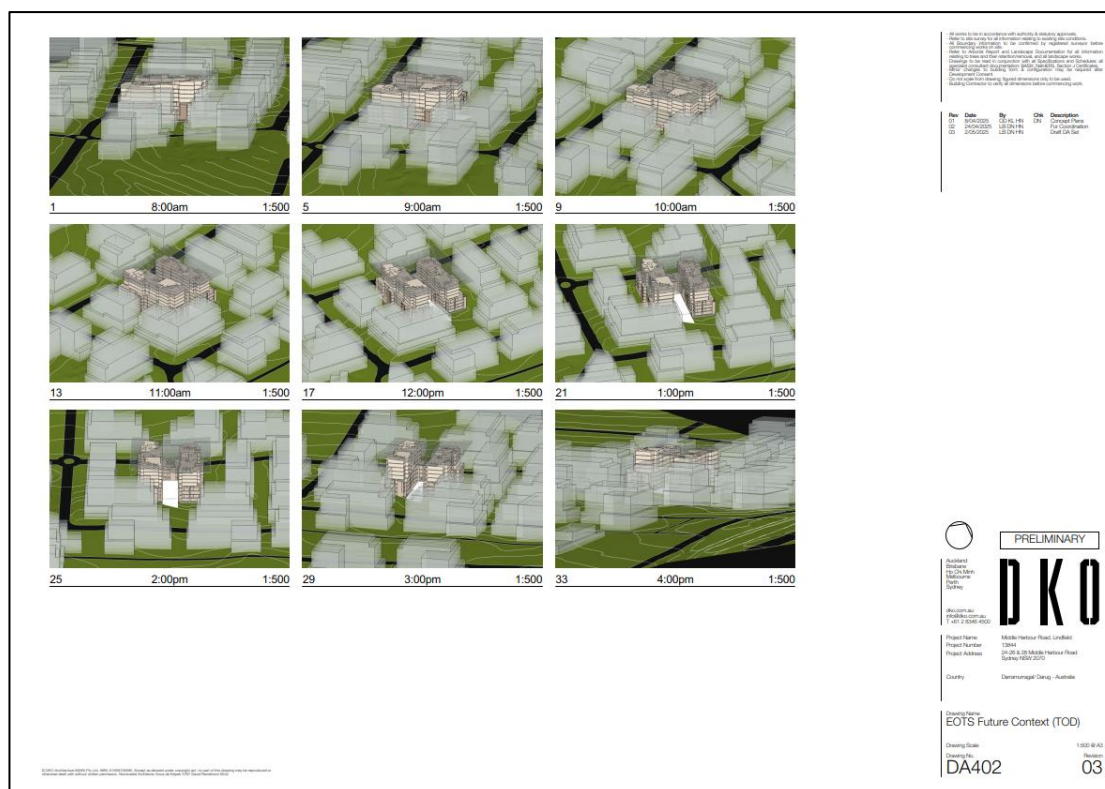


Figure 108. EOTS Future Context (TOD).



Figure 109. GFA Diagrams.



Figure 110. Apartment Mix.



Figure 111. Affordable Housing Allocation.



Figure 112. Solar Access Diagrams.



Figure 113. Cross Ventilation Diagrams.



Figure 114. Deep Soil Diagrams.



Figure 115. Communal Open Space.



Figure 116. Adaptable and Liveable Apartments.



Figure 117. Adaptable and Liveable Apartments.



Figure 118. Adaptable and Liveable Apartment Layout.

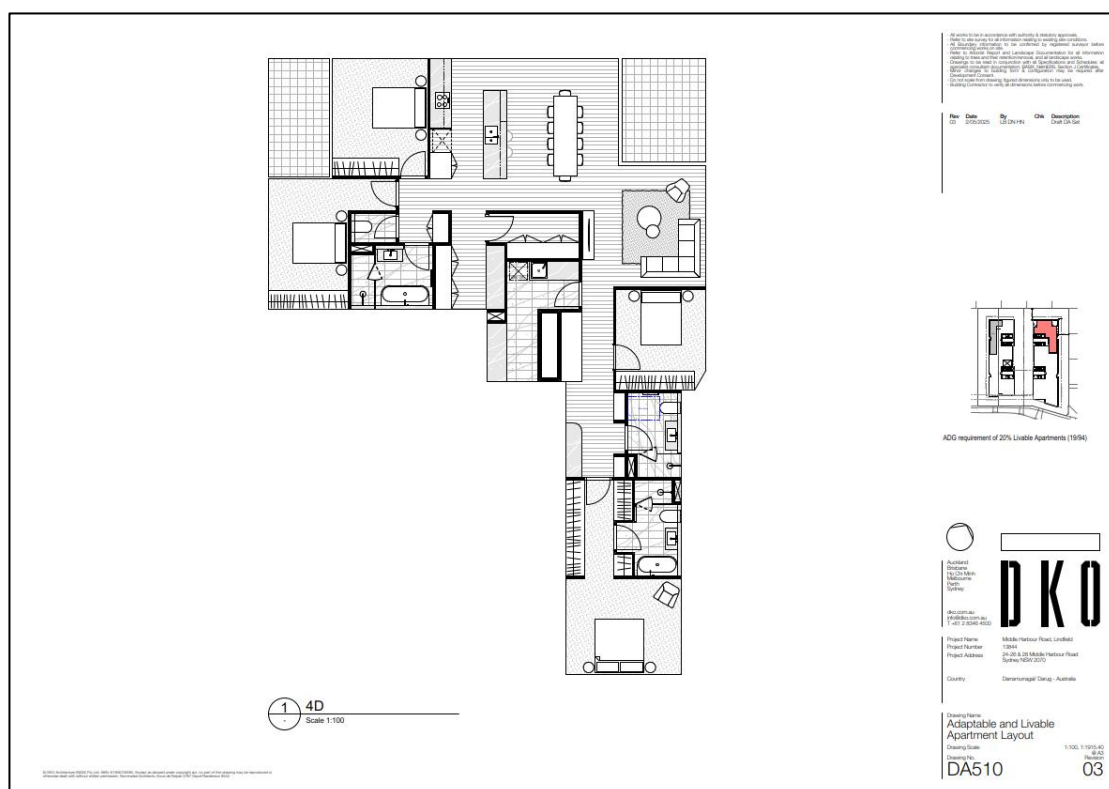


Figure 119. Adaptable and Liveable Apartment Layout.

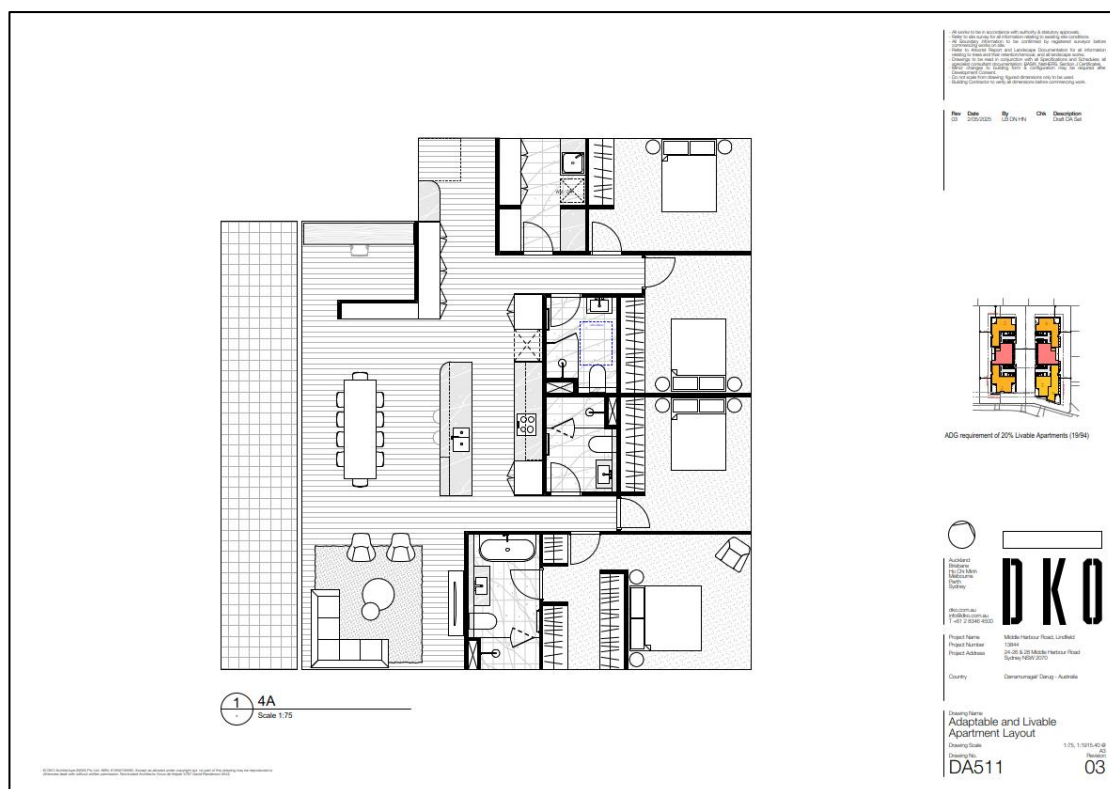


Figure 120. Adaptable and Liveable Apartment Layout.



Figure 121. Storage Compliance Diagrams.

Apartment Storage Schedule Sub A				
Level	Apartment Number	Type	Internal Storage (m³)	Compliance
GROUND	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes
LEVEL 1	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes
LEVEL 2	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes
LEVEL 3	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes
LEVEL 4 (RETRACT)	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes
LEVEL 5	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes
LEVEL 6	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes
LEVEL 7	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes
LEVEL 8	A-01-01	2B+	17.76	Yes
	A-01-02	2B+	17.76	Yes
	A-01-03	2B+	17.76	Yes
	A-01-04	2B+	17.76	Yes
	A-01-05	2B+	17.76	Yes

Apartment Storage Schedule Sub B				
Level	Apartment Number	Type	Internal Storage (m³)	Compliance
GROUND	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes
LEVEL 1	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes
LEVEL 2	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes
LEVEL 3	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes
LEVEL 4 (RETRACT)	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes
LEVEL 5	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes
LEVEL 6	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes
LEVEL 7	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes
LEVEL 8	B-01-01	2B+	18.51	Yes
	B-01-02	2B+	18.51	Yes
	B-01-03	2B+	18.51	Yes
	B-01-04	2B+	18.51	Yes
	B-01-05	2B+	18.51	Yes

To achieve compliance -
 Min 2m² of internal storage for 1 bedroom Apt
 Min 4m² of internal storage for 2 bedroom Apt
 Min 5m² of internal storage for 3 bedroom Apt

Drawing Name: Storage Schedule
 Drawing Scale: 1:1 @ A3
 Drawing No: DA513
 Revision: 03

Figure 122. Storage Schedule.



Figure 123. Height Plane.

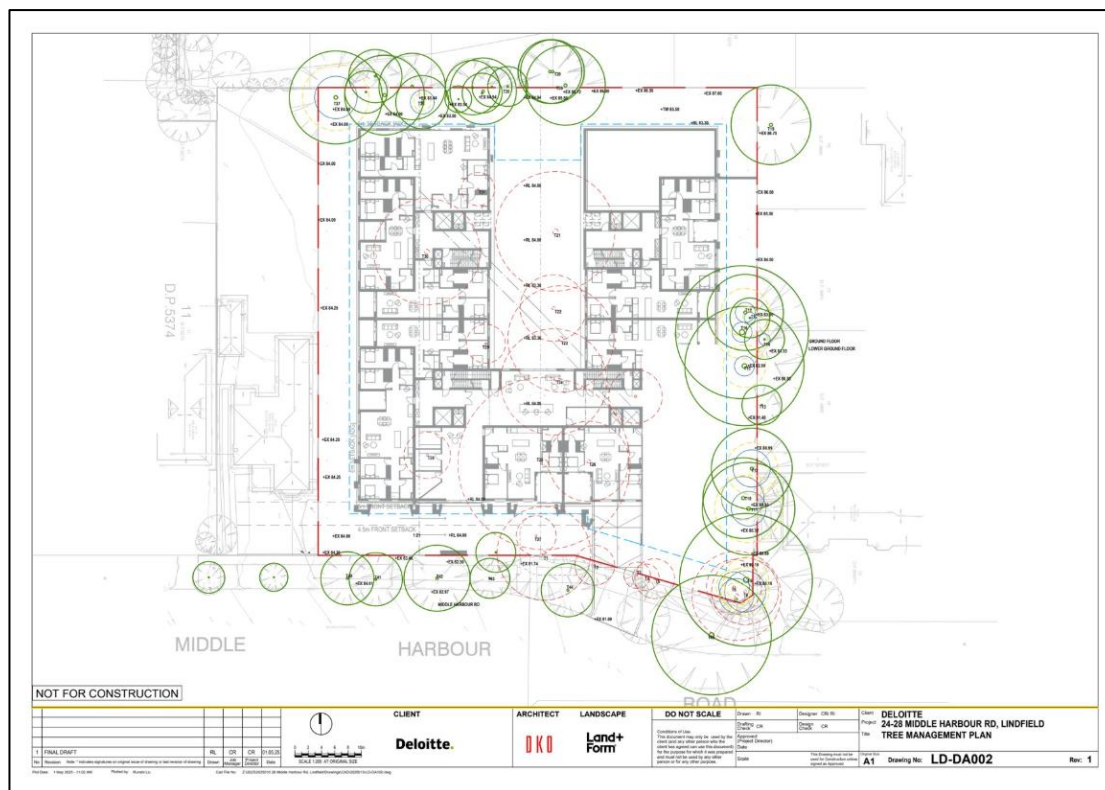


Figure 126. Tree Management Plan.

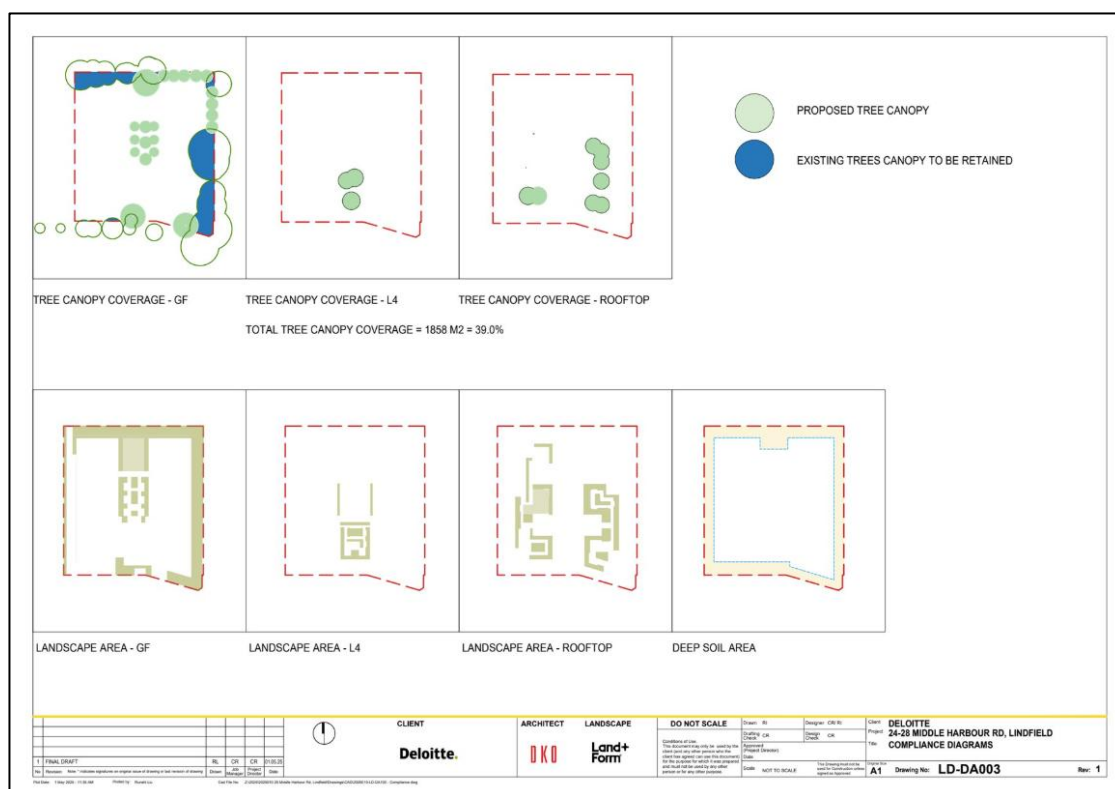


Figure 127. Compliance Diagrams.

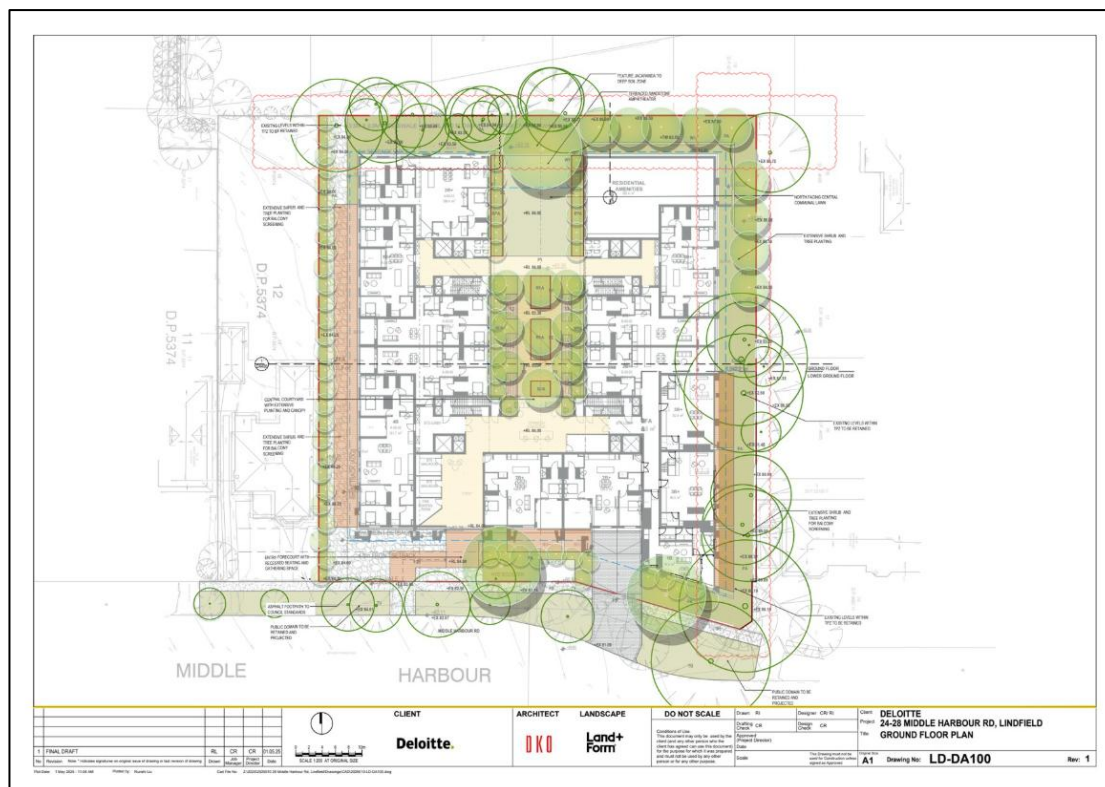


Figure 128. Ground Floor Plan.



Figure 129. Level 4 Communal Open Space Plan.

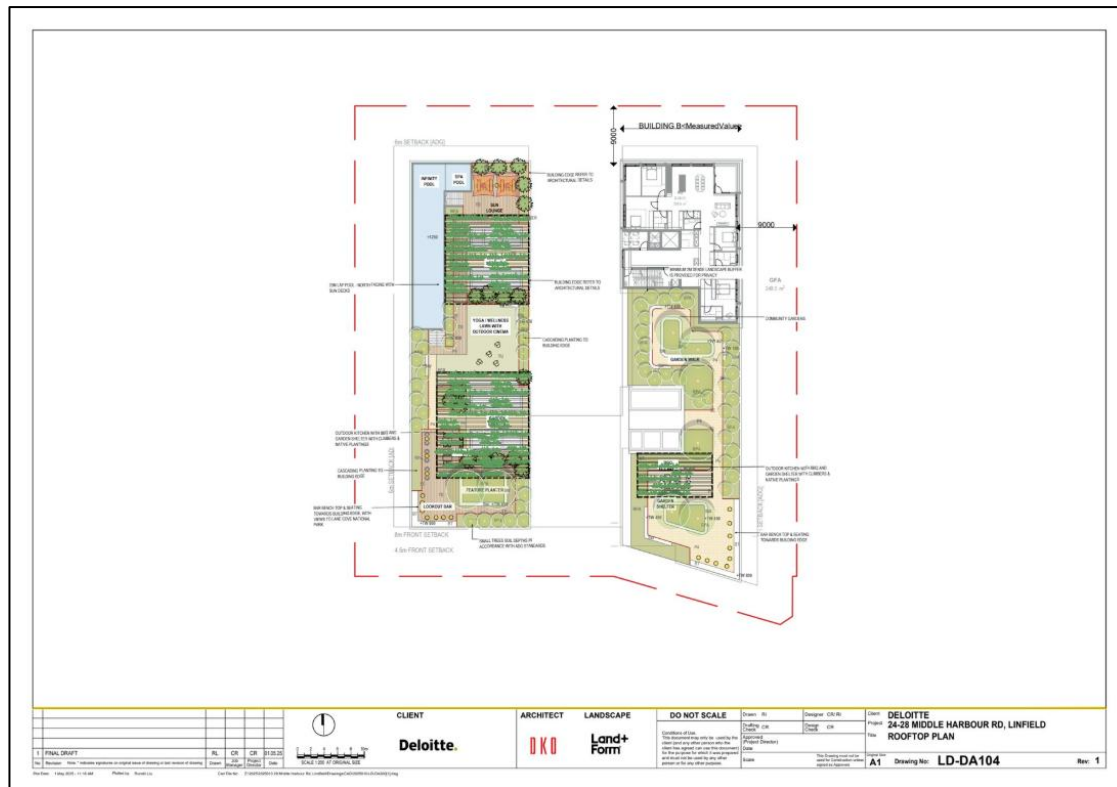


Figure 130. Rooftop Plan.

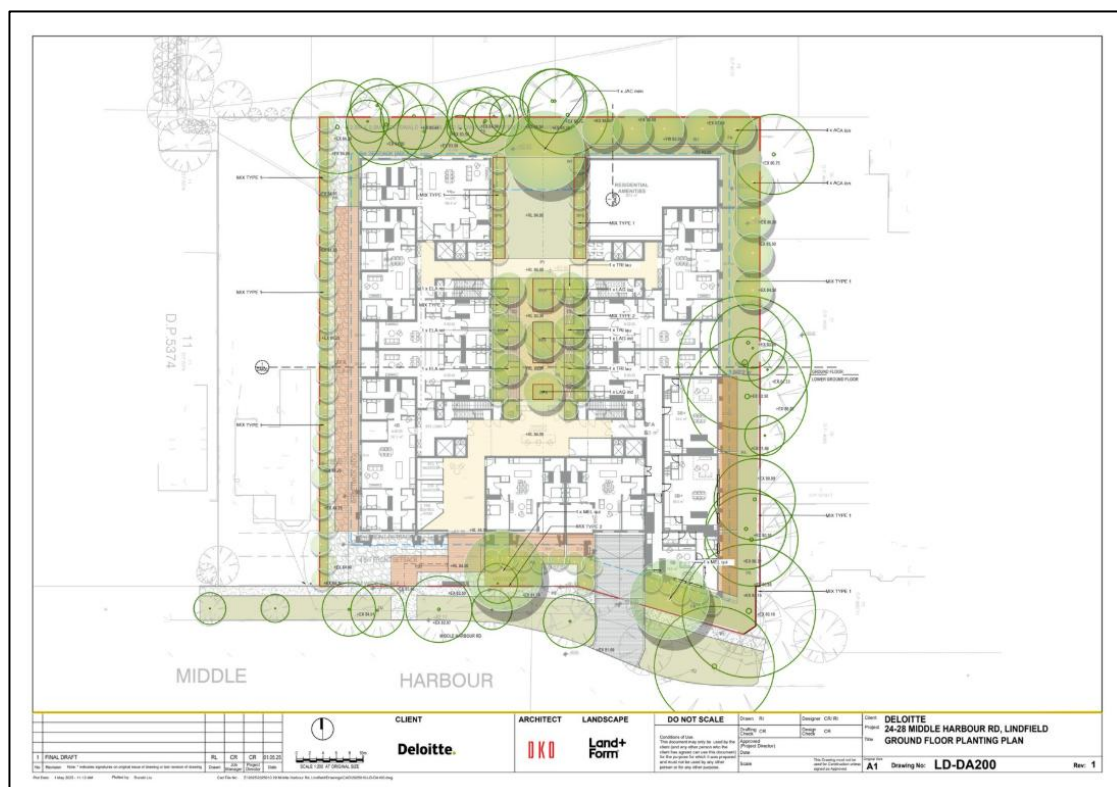


Figure 131. Ground Floor Planting Plan.

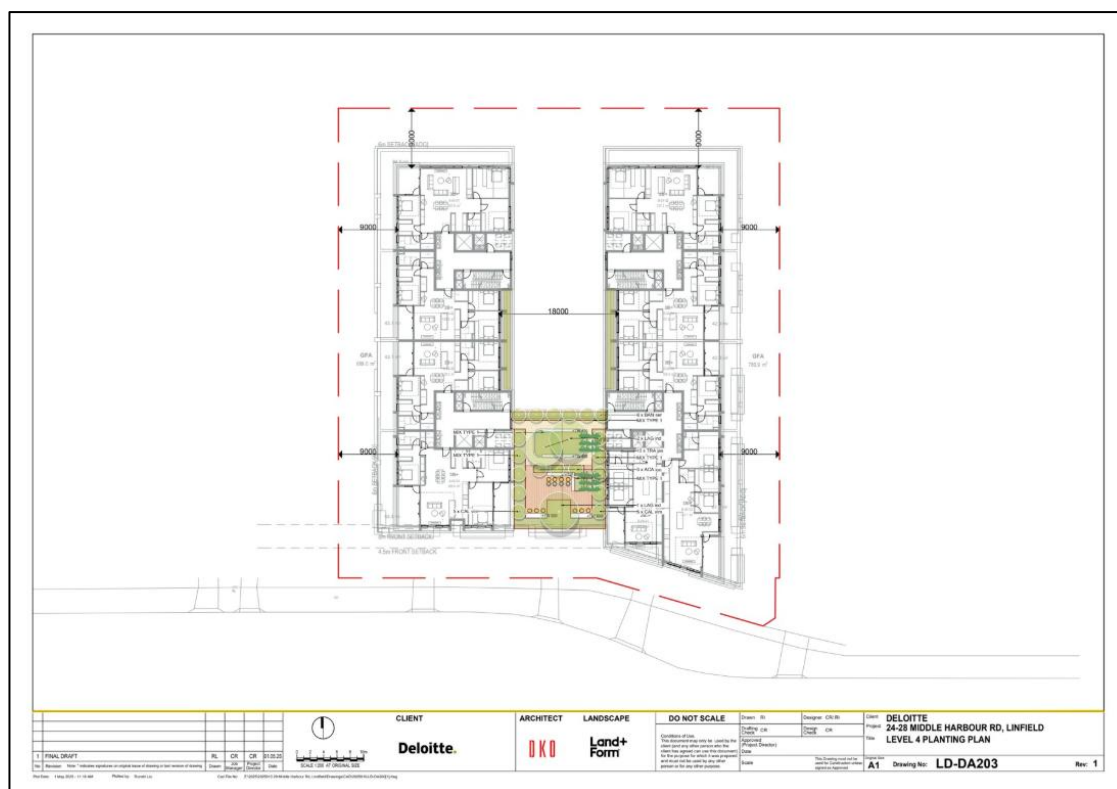


Figure 132. Level 4 Planting Plan.



Figure 133. Rooftop Planting Plan.

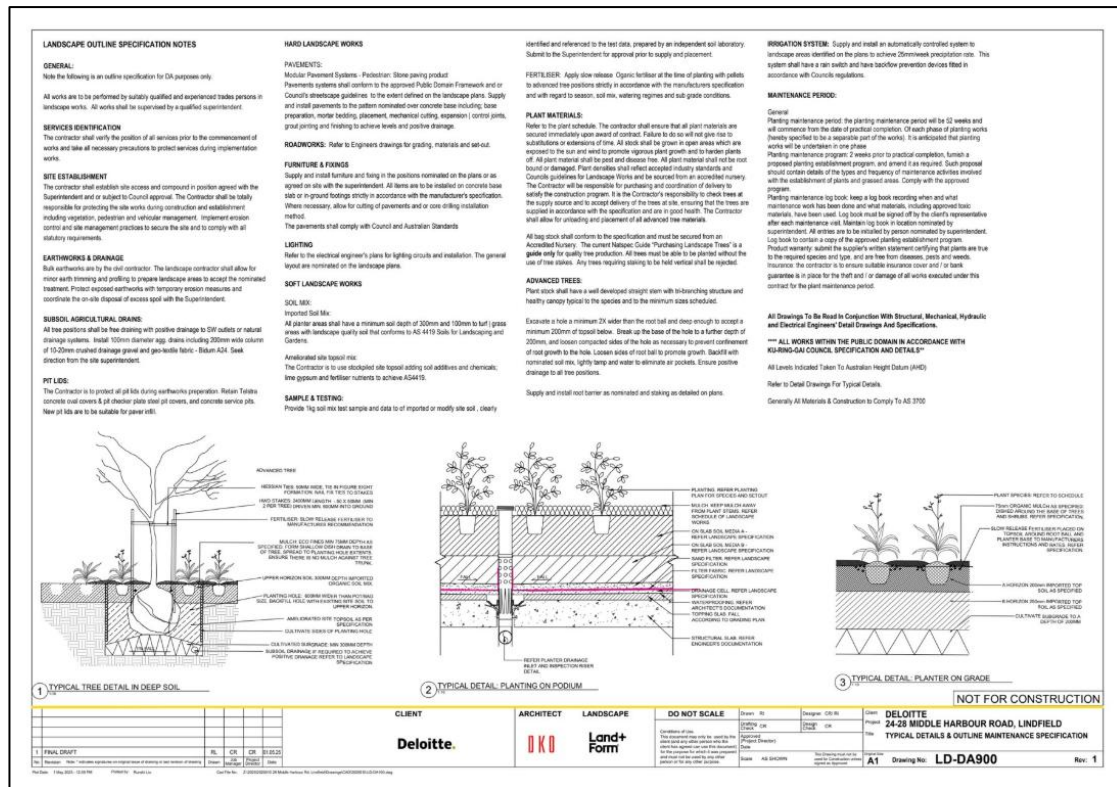


Figure 134. Typical Details & Outline Maintenance Specification.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Ku-ring-gai Local Environmental Plan 2015

The statutory heritage conservation requirements contained in Section 5.10 of the *Ku-ring-gai Local Environmental Plan 2015* ("KLEP") are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) *Objectives*
- (4) *Effect of proposed development on heritage significance*
- (5) *Heritage assessment*

6.1.2 Ku-ring-gai Development Control Plan 2024

Our assessment of heritage impact also considers the heritage-related sections of the *Ku-ring-gai Development Control Plan 2024* ("KDCP") that are pertinent to the subject site and proposed development. These include:

PART 19A - Subdivision and Site Consolidation

19B Demolition

19B.1 Demolition within HCAs

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

19C.1 Local Character and Streetscape

19C.2 Setbacks and Building Separation

19C.3 Gardens and Landscaping

19C.5 Building Design

PART 19F – Development in the vicinity of Heritage Items or HCAs

19F.1 Local Character and Streetscape

19F.2 Building Setbacks

19F.3 Gardens and Landscaping

Note – The KDCP 2024 does not strictly apply to State Significant Development by virtue of Section 2.10(a) of the State Environmental Planning Policy (Planning Systems) 2021.

6.1.3 Recommended Management

The following recommended management for the Trafalgar Avenue HCA has been extracted from the State Heritage Inventory:

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

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

Limit alterations to historic features to maintenance and repair.

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

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

Prepare a heritage impact statement for development applications.

Refer to the heritage provisions in Ku-ring-gai Council's Development Control Plan for more detailed development guidelines within a conservation area.³⁵

6.1.4 NSW Department of Planning and Environment Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.³⁶ These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

New landscape works and features

- *How has the impact on the heritage significance of the existing landscape been minimised?*
- *Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?*
- *Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?*

³⁵ Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728>.

³⁶ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Paramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.

- *Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?*
- *Do the proposed works impact views to, from and within adjacent heritage items?*

Tree removal or replacement

- *Does the tree proposed to be removed contribute to the heritage significance of the heritage item?*
- *Why is the tree being removed?*
- *Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?*
- *Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?*
- *Is the tree being replaced? Where will it be replaced and with what species? Why?*

Interpretation

- *Will the proposed works contribute to a continued understanding of the heritage item's history and significance?*
- *Can interpretive features be integrated into the design?*

Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*
- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the Trafalgar Avenue HCA in which part of it is located, and the heritage items in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the Trafalgar Avenue HCA and the relevant heritage items situated in the vicinity of the site (refer to Sections 1.4.3 and 4.1.2).

6.2.1 Introduction

The subject site is located at 24-28 Middle Harbour Road, Lindfield, and part of which is located within the Trafalgar Avenue HCA, which is listed under Schedule 5 of the KLEP 2024. The surrounding heritage context of the subject site is representative of residential development of Lindfield during the nineteenth and twentieth centuries. The Trafalgar HCA in particular is described as a largely intact residential precinct of the Federation and Inter-War period, which developed alongside the railway.³⁷ As explored in Section 1.4.2, Heritage 21 **does not** consider the modified Inter-War dwelling at 28 Middle Harbour Road, Lindfield to be a contributory property within the Trafalgar Avenue HCA. It is Heritage 21's opinion that the dwelling no longer presents to the Middle Harbour Road streetscape in a way that it would have previously. Its garden setting and tennis court have not been maintained or nurtured, and unsympathetic alterations have been carried out to the dwelling, therefore minimising its contribution to the Trafalgar Avenue HCA. The subject site is within the visual catchment of locally listed heritage items "Dwelling house" (I49), "Dwelling house" (I43) and "Laurabada, dwelling house" (I42). The subject site contains three dwellings, two of which date from the Federation period, and one from the Inter-War period. All of the dwellings have been modified to incorporate contemporary alterations and additions.

The proposal as outlined in Section 5, would involve the demolition of all three dwellings and the construction of a nine-storey residential flat building ("RFB"). The RFB would comprise in-fill affordable housing and Build-to-Rent housing and would seek to provide a range of diverse housing types to meet the needs of the wider community. The proposed redevelopment of the subject site would aim to:

- Deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai's growing population.
- Provide convenient access to jobs while aligning with the locality's strategic goals.
- Revitalise the area, enhancing its contribution to the community's long-term growth and sustainability.

³⁷ Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728>.

Heritage 21 has been involved in providing heritage advice to the design team, since the project concept design phase. Heritage 21 is of the opinion that the design team, through a detailed design process, have made reasonable efforts to balance the requirements of heritage management by maintaining the heritage significance of the subject site and heritage items in the vicinity while accommodating the growing population of the Ku-ring-gai LGA. Individual aspects of the proposal and their heritage impacts have been discussed below.

6.2.2 Proposed new Residential Flat Building

Height, Scale and Massing

The proposed new RFB would comprise nine storeys and would follow a U-shaped layout with a central communal space for the residents. The communal space would comprise a central landscaped setting, a north-facing lawn and a sandstone amphitheatre. The high-rise scale of the building would be set on a bulky base which appears like a podium, highlighted in warm colours and materiality, and configured using bold geometric forms. The upper storeys of the building have a lighter appearance with cantilevered slabs, and a recessed vertical fenestration pattern striking a balanced solid to void ratio.

Heritage 21 acknowledges that the design team has made efforts to minimise the visual impact through their proposed use of sympathetic materiality, articulated facades, and sophisticated elevation design. The visual impact of the building's scale has been minimised by the setback of the upper levels from the building's frontage. This sympathetic massing would reduce visual bulk, and in Heritage 21's opinion, make the RFB a contemporary yet sympathetic addition within its immediate context.

Although in general the RFB would be of a larger scale and bulk in comparison to the existing built landscape, Heritage 21 is of the opinion that the design of the new built form has considered the context and history of the area, as well as the architectural features of the surrounding heritage dwellings.

Materials and Finishes

As outlined in Section 5.2.1, Heritage 21 provided recommendations during the design process for the proposed materials and finishes, which have been incorporated into the architectural plans shown in Section 5.3. As per Heritage 21's recommendations, face brick masonry has been incorporated into the lower levels of the building's design and brick tuck pointing has been introduced at the base of the building, referencing the historic built form and supporting traditional craftsmanship and detailing. A white colour scheme has been included in the upper levels of the building, which in Heritage 21's opinion, would blend into the surrounding heritage context. As shown in the landscape plans in Section 5.3, timber decking has been proposed for external floor surfaces. Heritage 21 deems this material to be suitable for these areas, as timber is a feature common on the thresholds of Federation era dwellings in the locality.

Heritage 21 considers sandstone material to be a suitable inclusion to the landscaping design. In Heritage 21's opinion, this detail would respond to the surrounding heritage context where sandstone is present on historic low-lying masonry fence lines and at the base of dwellings. There is an existing low-level sandstone masonry fence line at the entrance to 28 Middle Harbour Road. In line with Part 19C.3 *Gardens and Landscaping* of the KDCP 2024 and Part 19F.4 *Fencing* of the KDCP 2024 Heritage 21 has recommended in Section 7.2.1 that this fence line be retained, and if it cannot be retained, that the sandstone masonry be incorporated into the design of the proposal's landscaping, such as in the amphitheatre, a retaining wall or garden bed.

It is Heritage 21's opinion that the proposed materials and colours would comply with the objectives of Part 19C *Development within HCAs* of the KDCP 2024, in that the contemporary materials and colour range would blend with the existing character of the HCA and would be compatible with the original buildings in the HCA. Heritage 21 also believes that the proposed materials outlined above would ensure a clear articulation of the old from the new, as per Article 22 of The Burra Charter, whilst incorporating traditional elements that would assimilate to the surrounding heritage context.

6.2.3 Demolition of 24 and 26 Middle Harbour Road

The proposal would involve the demolition of two dwellings located at 24 and 26 Middle Harbour Road to accommodate the new development. These dwellings are not individually heritage listed items, nor are they located within a HCA listed under Schedule 5 of the KLEP 2012. As explored in Section 2.2 of this report, the two Federation era dwellings have been highly altered, leading to a loss of representativeness through their many iterations. Notwithstanding the initial construction of these dwellings as part of the general historic development of the locality for residential purposes, there are no criteria against which the subject dwellings can be considered to hold heritage significance.

The preparation and implementation of key mitigation measures to ensure the proposed development follows general principles of heritage management that have been recommended by Heritage 21 in Section 7.2, including but not limited to a Photographic Archival Record (PAR), Salvage Strategy and Interpretation Strategy, are considered essential to both the amelioration of any impacts caused by the proposed demolition and redevelopment and ensuring maximum conservation of the subject site.

6.2.4 Demolition of 28 Middle Harbour Road

The proposal would involve the demolition of a dwelling at 28 Middle Harbour Road to accommodate the new development. This property is located within the Trafalgar Avenue HCA, which is listed under Schedule 5 of the KLEP 2024. As previously mentioned, Heritage 21 does not consider the subject dwelling to be a contributory property within the HCA, namely due to the fact that unsympathetic alterations have been carried out to the dwelling, and the garden setting has not been retained and nurtured. As a result, Heritage 21 does not believe that retention and stabilisation of the building would be reasonable as part of the proposal. Due to the purposeful design of the RFB, which would include face-brick masonry, white painted elements, the recessed upper levels and the

centralised garden setting, Heritage 21 believes that the replacement of the dwelling would be compatible with the identified significance and character of the streetscape and the HCA as a whole. The proposed materials and finishes would respond to the heritage character of the neighbourhood and in Heritage 21's opinion would not have an adverse impact on the streetscape of character of the HCA. Therefore, Heritage 21 believes that the proposal would generally comply with the objectives of *Part 19.B.1 Demolition within HCAs* of the KDCP 2024.

Also, in line with Objective 2 of *Part 19B.1 Demolition within HCAs* of the KDCP 2024, Heritage 21 has recommended in Section 7.2 that a Photographic Archival Record ("PAR") be undertaken prior to demolition of the subject dwelling to ensure maximum conservation of the subject site.

6.2.5 Landscaping

Heritage 21 believes that the proposal has acknowledged the importance of reinforcing a garden setting and the heritage significance of garden settings within the wider locality and Trafalgar Avenue HCA. The proposed RFB would have a central courtyard with extensive plantings and canopy, a north facing central lawn and a terraced sandstone amphitheatre, therefore creating a garden setting in the centre of the site. Extensive shrub and tree plantings are also proposed for the western, northern and eastern boundaries which would provide vegetation screening, create a leafy environment and mitigate views to the subject site from the neighbouring properties and nearby heritage items. There are mature and semi-mature trees proposed for retention on the northern and eastern boundaries of the site, which would retain existing vegetation screening at the subject site.

Contemporary garden settings are also proposed to include a communal open space on Level 4 and rooftop open spaces comprising community gardens area with a garden walk, two outdoor kitchen areas with barbecues and garden shelters with climbers and native plantings and a yoga/wellness lawn with outdoor cinema.

Heritage 21 is of the opinion that the proposed landscaping would reinforce a traditional garden setting on the ground floor by incorporating the central courtyard, central lawn and terraced sandstone amphitheatre and a contemporary garden setting on Level 4 and the rooftop by incorporating communal open spaces. In Heritage 21's opinion, the plethora of proposed green spaces would contribute to the residents' wellbeing and would provide a connection to the natural environment. In addition, the extensive shrub and tree plantings on the boundaries of the subject site, as well as the retained trees, would reinforce vegetation screening and would allow the proposal to assimilate to Lindfield's leafy garden suburb character. Therefore, Heritage 21 considers the proposed landscaping to be in line with *Part 19C.3 Gardens and Landscaping* of the KDCP 2024.

Part 19C.3 Gardens and Landscaping of the KDCP 2024 also advises that original stonework be retained and conserved and *Part 19F.4 Fencing* of the KDCP 2024 advises that original and early fences are to be retained and conserved. Heritage has recommended in Section 7.2.1, that efforts be made to retain the low-level sandstone masonry fence at 28 Middle Harbour Road and if it cannot be retained, that any viable sandstone masonry from the fence line be repurposed in the landscaping of the proposal, such as the amphitheatre, a retaining wall or garden bed.

6.2.6 Impact of the proposed development on the heritage items located in the vicinity of the site

The below table outlines the impact of the proposed development on the heritage items located in the vicinity of the subject site. For the reasons outlined below, Heritage 21 believes that the proposal would generally comply with the objectives of *Part 19F Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)* of the KDCP 2024.

Heritage Item Located in the Vicinity	Heritage Impact Assessment
Dwelling house - I49	This heritage item is located northerly adjacent to the subject site. The heritage dwelling has frontage to Russell Avenue and the rear of the dwelling which contains an enclosed veranda, faces the subject site. The proposal has incorporated an ample landscaped setback from the northern boundary of the site to include extensive shrub and tree plantings. Existing mature trees lining the norther boundary are also proposed for retention and would therefore continue to provide vegetation screening between the two properties. Heritage 21 is of the opinion that the unique U-shaped design of the RFB, and the inclusion of the large open space at the rear elevation would aid in lessening the bulk of the rear elevation and would soften views from the adjacent heritage item to the subject site. The rear elevation has also incorporated recessed upper levels to mitigate the bulk of the building facing this heritage item. For these reasons, Heritage 21 believes that the proposal would not result in a negative visual impact to the proposed development from the adjacent heritage item Dwelling house (I49).
Dwelling house - I43	Due to the vegetated road verges of Middle Harbour Road and the proposed landscaping on the eastern boundary of the subject site, the proposal would be largely concealed by vegetation from this heritage item. The eastern elevation of the RFB has incorporated a recessed upper level, which would further soften views to the proposal from the nearby heritage item. The proposed materials and finishes have been purposefully chosen to assimilate to the surrounding heritage context and to not detract from the heritage items in the streetscape. For these reasons, Heritage 21 is of the opinion that the proposed redevelopment would not have a negative visual impact on the nearby heritage item Dwelling house (I43).
Laurabada, dwelling house - I42	Due to the vegetated road verges of Middle Harbour Road, the proposed landscaping on the western boundary of the subject site and the positioning of this heritage item to the western extent of the streetscape, it is likely that views to the proposed RFB from this heritage item would be largely concealed. As detailed on the architectural plans, the western elevation of the RFB has incorporated a recessed upper level which would soften views to the proposal from this heritage item. In addition, the sympathetic materials and colour scheme, would allow the RFB to seamlessly blend into the streetscape. For these reasons, Heritage 21 is of the opinion that the proposed redevelopment would not have a negative visual impact on the nearby heritage item Dwelling house (I42).

6.2.7 Impact Assessment Against the KLEP 2015

The statutory heritage conservation requirements contained in Section 5.10 of the *KLEP 2015* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives <i>(a) to conserve the environmental heritage of Ku-ring-gai,</i> <i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i> <i>(c) to conserve archaeological sites,</i> <i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i>	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the <i>KLEP 2015</i>. It is our general assessment that the proposed height, scale, massing and materials proposed (as detailed in Section 6.2.2) would not engender a negative impact on the heritage significance of the heritage items located in the vicinity of the site, including their contributory fabric and general setting.
(4) Effect of proposed development on heritage significance <i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the 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>	This Statement of Heritage Impact accompanies the Application in order to enable the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the subject site, the HCA it is partially within, and the heritage items located in the vicinity.
(5) Heritage assessment <i>The consent authority may, before granting consent to any development—</i> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <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>	

6.2.8 Recommended Management

Heritage 21 believes that the proposal is compliant with the recommended management of the Trafalgar Avenue HCA, and this has been assessed in the table below.

Recommended Management	H21 Response
<i>Retain and conserve historic buildings and settings that contribute to the conservation area.</i>	As previously stated in this report, Heritage 21 does not consider the subject dwelling at 28 Middle Harbour Road to be a contributory building within the Trafalgar Avenue HCA, namely due to the fact that unsympathetic alterations have been carried out to the dwelling, and the garden setting has not been retained and nurtured. Therefore, Heritage 21 does not consider the subject dwelling to be a historic building that contributes to the HCA.
<i>Conserve original or significant early features that contribute to the conservation area.</i>	As previously mentioned, Heritage has recommended in Section 7.2.1, that efforts be made to retain the low-level sandstone masonry fence at 28 Middle Harbour Road, as an original early feature of the HCA. If it cannot be retained, it is recommended that any viable sandstone masonry from the fence line be repurposed in the landscaping of the proposal, such as the amphitheatre, a retaining wall or garden bed. Heritage 21 has also provided mitigation measures such as a Photographic Archival Record ("PAR"), Salvage Schedule and Interpretation Strategy to ameliorate any impact caused by the proposed redevelopment, and to ensure maximum conservation of the site.
<i>Limit alterations to historic features to maintenance and repair.</i>	The proposal would not entail alterations to historic features.
<i>Design additions to respect the form and style, without visually dominating, historic buildings in the conservation area.</i>	The proposal has been purposefully designed to soften the overall massing of the new building and ensure that it integrates into the existing character and scale of the streetscape. This has been achieved by introducing articulated facades, detailed brickwork, recessed upper levels and landscaped setbacks.
<i>Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.</i>	Not applicable.
<i>Prepare a heritage impact statement for development applications.</i>	This SOHI has been prepared in the context of a State Significant Development Application.

<i>Refer to the heritage provisions in Ku-ring-gai Council's Development Control Plan for more detailed development guidelines within a conservation area.</i>	Heritage 21 confirms that they have assessed the proposal against Ku-ring-gai Council's DCP throughout this section.
--	--

6.2.9 Impact Assessment Against the NSW Department of Planning and Environment Guidelines

As acknowledged in Section 6.1.4, the NSW Department of Planning and Environment has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
New landscape works and features	
<i>How has the impact on the heritage significance of the existing landscape been minimised?</i>	The proposed RFB would have a central courtyard with extensive plantings and canopy, a north facing central lawn and a terraced sandstone amphitheatre, therefore creating a garden setting in the centre of the site. In addition to this, extensive shrub and tree plantings would line the western, northern and eastern boundaries which would provide vegetation screening, therefore creating a leafy environment and mitigating views to the subject site from the neighbouring properties and nearby heritage items. For these reasons, Heritage 21 believes that the proposal has considered the heritage significance of garden settings in the locality and Trafalgar Avenue HCA and therefore would not have a negative impact on the existing landscape.
<i>Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?</i>	The proposed works to the landscape or pathways would comply with the access requirements of the Disability Discrimination Act 1992.
<i>Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?</i>	Archival evidence of previous landscape work has not been investigated, however it is evident that the original garden settings of the three properties within the subject site have not been retained and have been modified over time. The proposal would retain mature vegetation on the northern and eastern boundaries and would incorporate a central garden setting.
<i>Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?</i>	An archaeological assessment is beyond the scope of this report. Heritage 21 does however note that archaeological reports were prepared by Austral Archaeology and these reports accompany the application.

Question	Assessment
<i>Do the proposed works impact views to, from and within adjacent heritage items?</i>	Extensive shrub and tree plantings would line the western, northern and eastern boundaries which would provide vegetation screening, therefore creating a leafy environment and mitigating views to the subject site from the neighbouring properties and nearby heritage items. Therefore, it is Heritage 21's opinion that the proposed landscaping works would not have a negative impact on views to, from and within the adjacent and nearby heritage items.
Tree removal or replacement	
<i>Does the tree proposed to be removed contribute to the heritage significance of the heritage item?</i> <i>Why is the tree being removed?</i> <i>Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?</i> <i>Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?</i> <i>Is the tree being replaced? Where will it be replaced and with what species? Why?</i>	A qualified arborist has been sought for the proposal and an Arboricultural Impact Assessment ("AIA") has been prepared as part of the EIS. There are several trees proposed for retention and removal, and these have been outlined in the AIA. Any trees determined to be mature native trees having significance in the landscape have been nominated for retention and protection. The final landscape plans should be referred to for the proposed replacement trees and their species.
Interpretation	
<i>Will the proposed works contribute to a continued understanding of the heritage item's history and significance?</i>	The proposal would ensure that the historic use of the subject site for residential purposes is continued. Heritage 21 is of the opinion that the installation of interpretation to the RFB would contribute to a continued understanding of the subject site's history and the wider heritage context. Heritage 21 has recommended in Section 7.2 that an Interpretation Strategy be prepared to identify key users of the site, develop themes and key messages for the identified audience, and proposed options for communication of heritage values to visitors and users of the site.
<i>Can interpretive features be integrated into the design?</i>	Heritage 21 is of the opinion that interpretive features should be integrated into the design and has recommended that an Interpretation Strategy be prepared for the site, see Section 7.2.
Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)	
<i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i>	As explored in Section 6.2.6, extensive shrub and tree plantings would line the western, northern and eastern boundaries which would provide vegetation screening, therefore creating a leafy environment and mitigating views to the subject site from the neighbouring properties and nearby heritage items. In addition, the proposed design of the RFB incorporates face brick masonry on the lower levels and recessed upper levels, therefore lessening
<i>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</i>	

Question	Assessment
<i>Will the proposed works impact on the integrity or the streetscape or the heritage conservation area?</i>	the overall bulk of the building. For these reasons, Heritage 21 is of the opinion that the proposed works would not have a negative impact on the heritage significance of the heritage items in the vicinity. As previously stated, the proposal has incorporated face brick masonry in a Gertrudis Brown or similar colour, and a white colour palette for the finishes of the upper levels, both of which are materials and colours seen in the streetscape. Extensive shrub and tree plantings would line the boundaries of the site, therefore assimilating to the leafy character of the Lindfield suburb. As such, Heritage 21 is of the opinion that the proposal would not have a negative impact on the streetscape or the Trafalgar Avenue HCA.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Department of Planning and Environment's guidelines require the following aspects of the proposal to be summarised.³⁸

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site, the Trafalgar Avenue HCA and the heritage items in the vicinity:

- The proposal would involve the introduction of a new Residential Flat Building. The proposed new building would include a high-quality design, which has considered the immediate heritage context, and it would complement the heritage context in form and materiality.
- The proposed new Residential Flat Building would comprise contemporary architectural forms and would be readily identifiable as new work in accordance with Article 22 of The Burra Charter.
- The incorporation of face brick masonry for the lower levels and a white colour scheme for the upper levels of the building, as well as timber decking for external floor surfaces would ensure that the new building blends with the existing character of the HCA and would be compatible with the original buildings in the HCA.
- The proposal has acknowledged the importance of reinforcing a garden setting and the heritage significance of garden settings within the wider locality and Trafalgar Avenue HCA. Heritage 21 is of the opinion that the proposed landscaping would reinforce a traditional garden setting by incorporating the central courtyard, central lawn and terraced sandstone amphitheatre as well as a contemporary garden setting on Level 4 and the rooftop by incorporating communal open spaces. In addition, the extensive shrub and tree plantings on the boundaries of the subject site would allow the proposal to assimilate to Lindfield's leafy garden suburb character.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site, the Trafalgar Avenue HCA and heritage items in the vicinity. The neutral impacts of the proposal have been addressed above in Section 7.1.1. Recommendations are provided in Section 7.2 below as further mitigation measures.

³⁸ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

7.2 Mitigation Measures/Recommendations

To ensure maximum conservation of the significance of the subject site, the Trafalgar Avenue HCA and heritage items in the vicinity, Heritage 21 also recommends the following.

7.2.1 Sandstone Masonry Fence

Heritage 21 recommends that the low-rise sandstone masonry fence on the southern boundary of 28 Middle Harbour be retained. If it cannot be retained, Heritage 21 recommends the following options:

- Any viable sandstone masonry from this fence line be repurposed in the landscaping of the proposal, such as the amphitheatre, a retaining wall or garden bed.
- The fence be reassembled elsewhere within the subject site and incorporated into the landscaping.

If one of the above options are chosen, Heritage 21 recommends that an interpretation sign accompany the sandstone masonry's new location to detail their relocation and provide a description, photograph and historical summary. This would be established in conjunction with the recommendation provided in Section 7.2.4.

7.2.2 Photographic Archival Record

A Photographic Archival Record of each dwelling should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site.

The report must consist of an archival standard photographic record of the site and the subject building, including the existing character of the streetscape, the exterior and interior of the subject building, the landscape and curtilage area and general views to and from the site.

The recording shall be undertaken in accordance with the guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006) prepared by the NSW Office of Environment & Heritage. Copies should be retained in the Council's Archives and Local Studies collection.

7.2.3 Salvage Strategy and Schedule

A salvage strategy and schedule should be prepared for the three dwellings that are proposed for demolition as part of the proposed development. The salvage strategy and schedule should focus on the salvage of traditional materials and building elements such as windows, doors, fireplaces, internal and external joinery, stone, masonry, and/or tiles. These traditional materials are to be dismantled, salvaged and sold to an established dealer like Chippendale Restorations dealing in second-hand heritage building materials. The potential reuse of some of the materials should form part of the interpretation strategy.

7.2.4 Interpretation Strategy

A detailed Interpretation Strategy should be prepared and implemented. This strategy should be consistent with the Heritage Interpretation Policy contained in the NSW Office of Environment and Heritage, Heritage Information Series: Interpreting Heritage Places and Items Guidelines, as endorsed by the Heritage Council of NSW in August 2005. It should be prepared in accordance with the principles contained in the ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites, 2008 (known as the 'Ename Charter') and the most recent addition of the Australian ICOMOS Burra Charter 2013.

This would identify key users of the site, develop themes and key messages for the identified audience, and proposed options for communication of heritage values to visitors and users of the site. This may be in the form of a graphic display, art installations, design features or other interpretive media.

7.2.5 Architectural Drawings

In order to more accurately record the three dwellings prior to demolition, detailed architectural drawings should be prepared including plan, elevation and section views. This would be submitted to Ku-ring-gai Council for deposit in the Ku-ring-gai Library Local History Collection.

7.3 General Conclusion

The proposed redevelopment of the subject site would deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai's growing population. The proposal would be strategically positioned near key transport links and services and would provide convenient access to jobs while aligning with the locality's strategic goals. The proposal would aim to revitalise the area, enhancing its contribution to the community's long-term growth and sustainability. For these reasons, Heritage 21 believes that the proposed residential development would be a positive proposal and a necessity to accommodate the needs of Ku-ring-gai's growing population.

The preparation and implementation of key mitigation measures including, but not limited to, a Photographic Archival Record ("PAR"), Salvage Schedule and Interpretation Strategy are essential to, in part, ameliorate any impact caused by the proposed development, and to ensure maximum conservation of the site.

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would not engender a negative impact on the heritage significance of the subject site, the Trafalgar Avenue HCA and the heritage items in the vicinity. We therefore recommend that the Department of Planning and Environment view the application favourably on heritage grounds.

8.0 SOURCES

- [Lindfield Subdivision Plans]. "Heart of Lindfield Estate, Lindfield." State Library of NSW, Call No. Z/SP/L9.
<https://collection.sl.nsw.gov.au/record/74Vvdy04owed/K2ZZR6P4AVEB0>.
- "Opportunities for Business", Construction, 8 January 1941.
<https://trove.nla.gov.au/newspaper/article/222860207>.
- Australia ICOMOS. "The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance." 2013.
- Barani Sydney's Aboriginal History. "Gamaragal At Manly Art Gallery." City of Sydney. Accessed 06 September 2024,
<https://www.sydneybarani.com.au/gamaragal-at-manly/>.
- City of Sydney Archives. *Sands Sydney, Suburban and Country Commercial Directory*. 1858 – 1932-33.
<https://archives.cityofsydney.nsw.gov.au/nodes/view/495003>.
- City Plan Heritage. *345 Pacific Hwy, Lindfield NSW 2070*. Statement of Heritage Impact. Revision 03. Sydney: City Plan Heritage, 05 October 2023.
- Department of Planning and Environment. *Assessing heritage significance*. Parramatta: Department of Planning and Environment, NSW Government, 2023.
<https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.
- Department of Planning and Environment. *Guidelines for preparing a statement of heritage impact*. Parramatta: Department of Planning and Environment, NSW Government, 2023.
<https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.
- Ferguson, John Alexander. *Loose-leaf Ferguson sales plans [cartographic material]*. 1881-1969. National Library of Australia, MAP LFSP, Folder 1 – Folder 206.
<https://nla.gov.au/nla.obj-2131475812>.
- GML Heritage. *Lindfield Library Site, Lindfield*. Historical Archaeological Assessment. Issue 3. Sydney: GML Heritage, 3 June 2015.
- Greenup, Lawrie. "Photographic Recording of Heritage Items Using Film or Digital Capture" in *Heritage Information Series*. Parramatta: Heritage Office, Department of Planning, 2006.
- Heritage NSW. State Heritage Inventory. n.d.
<https://www.hms.heritage.nsw.gov.au/App/Item/SearchHeritageItems>.
- Ku-ring-gai Council. "Aboriginal Heritage and History within the Ku-ring-gai Local Government Area." Extracted from Aboriginal Heritage Office. *Ku-ring-gai Council Aboriginal Site Management Report, 2015*. Gordon: Ku-ring-gai Council, 2018.
- Ku-ring-gai Council. "Ku-ring-gai Development Control Plan 2024."
<https://www.krg.nsw.gov.au/Planning-and-development/Planning-policies-and-guidelines/Ku-ring-gai-Development-Control-Plan>.
- Ku-ring-gai Historical Society. "Lindfield." Accessed 06 September 2024,
<https://khs.org.au/lindfield-local-history/>.
- National Library of Australia. "Trove". n.d.

<https://trove.nla.gov.au/>.
NSW Land Registry Services. "Historical Land Records Viewer." n.d.
<https://hlrv.nswlrs.com.au/>.
NSW Government. *Ku-ring-gai Local Environmental Plan 2015*.
<https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2015-0134>.
NSW Spatial Services. "Historical Imagery Viewer." n.d.
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccddda8075238cb>.
NSW Spatial Services. "SIX Maps." n.d.
<http://maps.six.nsw.gov.au/>.
State Library of NSW. "The Dictionary of Sydney". n.d.
<https://dictionaryofsydney.org/>.
Willoughby City Council. *Reflect Reconciliation Action Plan February 2024 – February 2025*.
Chatswood: Willoughby City Council, 2024.
NSW Land Registry Services. Historical Land Records Viewer. n.d. <https://hlrv.nswlrs.com.au/>
NSW Spatial Services. "SIX Maps." n.d. <http://maps.six.nsw.gov.au/>.