

# Heritage Impact Statement

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*Residential Development with  
In-fill Affordable Housing –  
Edward Street and Rosedale Road,  
Gordon NSW*

*1 & 1a Edward Street and 25 & 27 Rosedale Road,  
Gordon NSW*

*Significant Development Application No. SSD-  
85549710*

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02 9/12/2025 Final

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

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# Contents

<b>Executive Summary</b>	<b>6</b>	<b>7</b>	<b>Impact Assessment</b>	<b>64</b>	
<b>1</b>	<b>Introduction</b>	<b>9</b>	7.1	Ku-Ring- Gai Local Environmental Plan 2015 64	
1.1	Background and Purpose	9	7.2	Ku-Ring- Gai Development Control Plan 2015 66	
1.2	Methodology and Limitations	9	7.3	Heritage NSW Guidelines	73
1.3	Author Identification	9	7.4	Cumulative Impact Assessment	75
<b>2</b>	<b>Site Description</b>	<b>11</b>	<b>8</b>	<b>Conclusions and Recommendations</b>	<b>78</b>
2.1	Site Location	11	<b>9</b>	<b>Bibliography and References</b>	<b>79</b>
2.2	Site Setting	12	<b>Disclaimer</b>	<b>80</b>	
2.3	Visual Context, Relationship with Heritage Items and Sensitive Interfaces	13			
2.1	Subject Site Description	14			
<b>3</b>	<b>Historical Overview</b>	<b>23</b>			
3.1	Area History	23			
3.2	Subject Site History	24			
3.3	Property Ownership History	25			
3.4	Construction Date (1 Edward Street, Gordon) 32				
3.5	Property Ownership History	32			
3.6	Alterations and Additions (1 Edward Street, Gordon)	33			
3.7	Construction Date (1A Edward Street, Gordon) 34				
3.8	Construction Date (25 Rosedale Road, Gordon)	37			
3.9	Alterations and Additions (25 Rosedale Road, Gordon)	37			
3.10	Construction Date (27 Rosedale Road, Gordon)	44			
3.11	Alterations and Additions (27 Rosedale Road, Gordon)	44			
<b>4</b>	<b>Heritage Significance</b>	<b>50</b>			
4.1	What is Heritage Significance?	50			
4.2	What is Heritage Significance?	50			
<b>5</b>	<b>Significance Assessment</b>	<b>54</b>			
5.1	Significance – Discussion	59			
<b>6</b>	<b>The Proposal</b>	<b>62</b>			

## Figures

Figure 1 Aerial view of the site, outlined in red.....	11
Figure 2 View of the Rosedale Road and Park Avenue intersection, facing northeast.....	12
Figure 3 View toward the Edward Street and Rosedale Road intersection, facing northeast.....	12
Figure 4 View toward Edward Street, facing south.....	13
Figure 5 View toward the subject site, facing southeast.....	13
Figure 6 View of the rear façade 1 Edward Street, Gordon.....	14
Figure 7 View of the southern portion of the primary façade of 1 Edward Street, Gordon.....	14
Figure 8 View of the southern elevation and verandah of 1 Edward Street, Gordon.....	15
Figure 9 View of the landscaped front yard of 1 Edward Street, Gordon, facing northwest.....	15
Figure 10 View of the western portion of the primary façade of 1 Edward Street, Gordon.....	15
Figure 11 View of primary living room, facing west.....	15
Figure 12 View of recreation room, facing southwest.....	16
Figure 13 View of bedroom, facing east.....	16
Figure 14 View of bedroom, facing east.....	16
Figure 15 View of living room, facing east.....	16
Figure 16 View of family room, facing east.....	16
Figure 17 View of family room, facing east.....	16
Figure 18 Street presentation of 1A Edward Street, Gordon.....	17
Figure 19 View of rear façade of 1A Edward Street, Gordon.....	17
Figure 20 View of northern yard space and part of the primary façade of 1A Edward Street.....	17
Figure 21 View of rear yard of 1A Edward Street, Gordon.....	17
Figure 22 View of primary façade of 25 Rosedale Road, Gordon.....	18
Figure 23 View of southern elevation of 25 Rosedale Road, Gordon.....	18
Figure 24 View of primary access point to 25 Rosedale Road, Gordon.....	19
Figure 25 View of rear façade of 25 Rosedale Road, Gordon.....	19
Figure 26 View of southern yard space and carpark of 25 Rosedale Road, Gordon.....	19
Figure 27 View of rear yard space of 25 Rosedale Road, Gordon.....	19
Figure 28 View of primary façade and car parking space of 27 Rosedale Road, Gordon, facing northwest.....	20
Figure 29 View of primary façade of 27 Rosedale Road, Gordon, facing north.....	20
Figure 30 View of front car parking space, facing west.....	20
Figure 31 View of entryway front doors, facing south.....	20
Figure 32 View of primary living room, facing east.....	20
Figure 33 View of bathroom.....	20
Figure 34 View of internal hallway.....	21
Figure 35 View of bedroom, facing south.....	21
<i>Figure 36 1835 Gordon Parish Map (subject area outlined in red).....</i>	<i>26</i>
<i>Figure 37 1850's map of Gordon (subject area as outlined in red).....</i>	<i>26</i>
<i>Figure 38 Extract of 1892 Langfrother Estate – Elizabeth Street and Edwards Street (subject site as outlined in red).....</i>	<i>27</i>
<i>Figure 39 1930 aerial photograph (subject area as outlined in red).....</i>	<i>27</i>
<i>Figure 40 1941 aerial photograph (subject area outlined in red).....</i>	<i>28</i>
<i>Figure 41 1970 aerial photograph (subject area outlined in red).....</i>	<i>29</i>
<i>Figure 42 1982 aerial photograph (subject area as outlined in red).....</i>	<i>29</i>
<i>Figure 43 1991 aerial photograph.....</i>	<i>30</i>
<i>Figure 44 2010 aerial photograph (subject area outlined in red).....</i>	<i>30</i>
<i>Figure 45 2014 aerial photograph (subject area as outlined in red).....</i>	<i>31</i>
Figure 46 Ground floor plans of 1 Edward Street, Gordon.....	33

Figure 47 Primary façade.....	35
Figure 48 Western and Northern elevations. ....	35
Figure 49 Northern elevation and rear addition....	35
Figure 50 Rear façade.....	35
Figure 51 Rear façade.....	35
Figure 52 Rear façade and garage.....	35
Figure 53 Primary access point. ....	36
Figure 54 Original cottage entry way. ....	36
Figure 55 Living room fireplace. ....	36
Figure 56 Living rooms.....	36
Figure 57 Dining room with sealed opening. ....	36
Figure 58 Kitchen.....	36
Figure 59 Bathroom 1.....	37
Figure 60 Laundry room in basement level.....	37
Figure 61 Garage.....	37
Figure 62 Basement level storeroom.....	37
Figure 63 Extract of proposed alterations and additions dated to c. 1976. ....	39
Figure 64 Extract of site plans dated to c.1994. ....	40
Figure 65 Extract of site plan dated to c.2019.....	41
Figure 66 Extract of existing ground floor plans dated to c. 2018 .....	41
Figure 67 Extract of first floor plans dates to c.2018 .....	42
Figure 68 Extract of section A plans dated to c.2018. ....	42
Figure 69 Extract of north elevation plans dated to c.2018 .....	43
Figure 70 Extract of plans detailing new fence work dated to c. 1981.....	45
Figure 71 Extract of plans detailing proposed alterations and additions dated to c. 1981. ....	46
Figure 72 Extract of location plans dated to c. 1985. ....	46
Figure 73 Extract of survey plans dated to c.1994.....	47
Figure 74 Extract of c.2013 ground floor plans for the subject dwelling.....	48
Figure 75 View of demolished pool.....	48
Figure 76 View of the rear façade and yard of 27 Rosedale Road, facing north. ....	48

Figure 77 Heritage map detailing the heritage context of the subject site as outlined in yellow....	51
Figure 78 Render – eastern façade.....	62

## Tables

Table 1 SEARs Requirements .....	6
Table 2 Legal description of the site .....	11
Table 3. Land title information .....	25
Table 4. Land title information – 1 Edward Street, Gordon.....	32
Table 5 Alterations & Additions.....	33
Table 6. Land title information – 1A Edward Street, Gordon.....	34
Table 7 Alterations & Additions .....	37
Table 8. Land title information – 27 Rosedale Road, Gordon.....	44
Table 9 Alterations & Additions.....	44
Table 10 Statutory Heritage Listings.....	50
Table 11 Assessment of Heritage Significance.....	55
Table 12 Heritage Items in the Vicinity – Statements of Significance.....	59
Table 13 Impact assessment against the relevant clauses of the Ku-ring-gai LEP 2015 .....	64
Table 14 Impact assessment against the relevant controls of the Ku-rin-gai DCP .....	66
Table 15 Impact assessment against the relevant Heritage NSW Guideline Considerations .....	73

# Executive Summary

This Heritage Impact Statement accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP & A Act), in support of a State Significant Development Application (SSDA) for the construction of the proposed residential flat buildings at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon, reference SSD- 85549710.

The proposal involves the demolition of the existing dwellings and the construction of two x nine storey residential flat buildings at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon, comprising of:

- 119 residential units, including affordable housing apartments.
- Basement levels, and,
- Associated infrastructure.

Further details of the proposed works are included in Section 6.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

*Table 1 SEARs Requirements*

SEARs Requirement	Section of Report where response is provided
<p>22. Environmental Heritage</p> <p>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.</p>	<p>Refer assessment in Section 7 of this report and the archaeological assessment under separate cover.</p>

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the *Roberts Grant Conservation Area* (C13) and heritage items located within the vicinity of the subject site.

A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report. The proposed development has been assessed to have an acceptable impact on the vicinity heritage items. Key aspects of the proposal assessment are listed below:

- While 3 buildings on the site contribute in a limited way to the heritage character of the conservation area, they are restrained examples of their types, with some having changes that somewhat diminish their historic integrity. The section of the conservation area in which they are located is less intact than areas to the east, and the building styles represented are common across the wider local government area. The area's defining heritage character is more strongly expressed through individually significant/listed properties elsewhere. On this basis, their demolition would have minimal impact on the overall heritage values of the conservation area and would allow the site to be used more effectively to assist in meeting housing targets.
- It is noted that the proposed development would be of a different scale and typology than that which currently exists. However, the proposal exists in a legislative context which will facilitate significant uplift of the same type. Rosedale and Edward Street are both anticipated for uplift under the recently gazetted LMR Housing Policy. The LMR provisions apply to areas outside the LMR exclusion zone, including along the eastern side of Rosedale Road, Nelson Street and McIntosh Street where building heights of up to 28.6m may be achieved. It is noted that the site opposite to the north, at 2A-4 and 29-33 Rosedale Road, is also a saved site and proposed for uplift (however are restricted to 9.5 metres plus 30% additional uplift).

- Although the subject site has some visual and contextual connections to nearby heritage items and contributory elements within the Roberts Grant Heritage Conservation Area (HCA), the overall visual effect of the proposed development is considered acceptable. The site's relationship with heritage items on Edward and Nelson Streets is limited by distance, intervening lots, mature vegetation and roadways, although the increased building mass will form a new built form backdrop in some views. Along Rosedale Road, the site is in the same streetscape as the Bradfield Memorial Garden and 10 Rosedale Road, which remain visually connected in views north however are being separated by distance, roads and vegetation. The visibility of higher density development in the broader context of views of and from the proximate heritage items is expected given the above point, and is acceptable given the strategically planned uplift for the area.
- Deviation from a strict interpretation of the KDCP provisions is acknowledged in this report as is some visual impact given the notable difference in scale between the currently existing dwellings in the surrounding HCA and the proposed development. However, measures to moderate the difference in scale and maintain some architectural dialogue with the surrounding area have been included in the proposal as outlined in Section 6 to minimise heritage impacts on the adjacent listed item, heritage items within the vicinity and the HCA. Key points are as follows:
  - Façade planters and substantial boundary planting would soften the interfaces with the context.
  - The development this broken up into two building which are each expressed as two definable forms separated by a central recessed entry into each building. This assists in modulating and breaking up the visual bulk of the development.
  - A four storey podium would moderate the different in scale between the development and the surrounding buildings. Above the podium the slabs are expressed and create modulated vertical edges to the development which visually softens the silhouette of the development against the sky.
  - The building features light brick, utilising a traditional material, evident in the conservation area, in a contemporary way.

For the reasons stated above, the proposed works are acceptable from a heritage perspective.

*I **Alexandria Cornish** confirm this **Heritage Impact Statement (HIS)** addresses the requirements of SEAR No. **22** and relevant State and local legislation, policies, and guidelines. I further confirm that none of the information contained in the **Heritage Impact Statement (HIS)** is false or misleading.*



# 1 Introduction

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# 1 Introduction

## 1.1 Background and Purpose

This Heritage Impact Statement accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP & A Act), in support of a State Significant Development Application (SSDA) for the construction of the proposed residential flat buildings at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon, reference SSD-85549710.

Further details of the proposed works are included in Section 6.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the Roberts Grant Conservation Area (C13). A detailed impact assessment of the proposed works has been undertaken in Section 7 of this report.

## 1.2 Methodology and Limitations

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

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

## 1.3 Author Identification

The following report has been prepared by Alexandria Cornish (Associate Director) and Hayley Campbell (Assistant).

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

# 2 Site Description

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# 2 Site Description

## 2.1 Site Location

The subject site is located at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon NSW. The legal description of the site is provided below in Table 1.

Table 2 Legal description of the site

Address	Lot	Area
1 Edward Street	Lot A in DP 189351	1843sqm
1a Edward Street	Lot C in DP 334965	1710sqm
25 Rosedale Road	Lot B in DP 334965	850.7sqm
27 Rosedale Road	Lot A in DP 334965	1542sqm

The subject site is located within the Ku-ring-gai Local Government Area (LGA), approximately 18km north of Sydney's Central Business District and around 350m northeast of Gordon Train Station. The site has a total area of approximately 5,945.7 square metres.

The site is located on the corner of Edward Street and Rosedale Road and is surrounded by detached residential dwellings. The site is rectangular in shape and is currently occupied by four dwelling houses and associated development such as swimming pools and gardens.

The site is located within the Roberts Grant Heritage Conservation Area.



Figure 1 Aerial view of the site, outlined in red.

Source: Nearmap 2025

## 2.2 Site Setting

The area surrounding the subject site is characterised by low-rise residential buildings of one to two storeys that have been variously constructed throughout the twentieth century. The character of Rosedale Road and Edward Street is therefore stylistically mixed. Both streets are lined with substantial mature vegetation. Edward Street is of a quiet residential nature, with minimal vehicular traffic. Rosedale Road serves as a thoroughfare throughout suburban Gordon, with heavier traffic. East along Edward Street lies a newly constructed retirement village, Anglicare Gordon Quarter. Further east lies a cul-de-sac that abuts dense bushland. To the west of the subject site, the Pacific Highway and North Shore railway line run parallel to each other and connect Gordon to the adjacent suburbs of Pymble to the north and Killara to the south.

The areas to the east and west of the railway line are primarily residential, the lots situated along the Pacific Highway have been largely developed to accommodate retail, hospitality, commercial and community facilities that service the suburb of Gordon. Along both sides of the Pacific Highway and to the west and south are residential lots of higher density that accommodate apartment blocks of three to four storeys from the late twentieth century onwards in addition to Ravenswood School for Girls. To the south of the subject site, streets such as McIntosh Road, connects to Werona Avenue, that connects to neighbouring suburbs.

Dwellings of similar character to the subject site populates the broader Gordon suburb, which lies approximately 12 kilometres northwest of the Sydney Central Business District. The suburb is bordered to the west by Blackbutt Creek and to the east by Stony Creek.



*Figure 2 View of the Rosedale Road and Park Avenue intersection, facing northeast.*

Source: Urbis, 2025



*Figure 3 View toward the Edward Street and Rosedale Road intersection, facing northeast.*

Source: Urbis 2025



Figure 4 View toward Edward Street, facing south.

Source: Urbis 2025



Figure 5 View toward the subject site, facing southeast.

Source: Urbis 2025

## 2.3 Visual Context, Relationship with Heritage Items and Sensitive Interfaces

The subject site is located towards the centre of the western edge of the Roberts Grant Heritage Conservation Area (HCA). It is located at the western end of Edward Street; the eastern end of the street is characterised by 4 heritage items. The heritage items are separated from the subject site by multiple unlisted lots, though they are within the HCA. The existing buildings on the subject site are not easily viewed in the same context as the heritage items on Edward Street given the distance between them and because two of the items are located on the opposite (north) side of the road.

Heritage items are also located on the north site of Nelson Street. When viewed straight on, the subject site is not visible in the backdrop to these items. Further, the items are located a sufficient distance away that there is no existing visual relationship between the sites.

However, it is noted that the increase bulk in the proposed scheme will mean that it is more easily visible in the context of the heritage items than the existing dwellings on the site. Matters considered in this report are therefore summarised at the end of this section.

The subject site is located proximity to 4 other heritage items to the west. Only two of these items directly relate to Rosedale Road/the same streetscape as the subject site including the Bradfield Memorial Garden at the intersection with Park Avenue and the dwelling at 10 Rosedale Road. These items are visually and physically separated from the subject site by the road and some large gum trees however are legible in the same context in views north up Rosedale Road.

The subject site is located adjacent and opposite to early single storey dwellings that are within and characterise the HCA. The visual relationship between the sites is somewhat obscured by mature vegetation.

The subject site has little direct relationship with the HCA opposite (west of Rosedale Road) as it is in closest proximity to the HCAs northwest corner and the lots to this corner are not oriented to Rosedale Road.

Notwithstanding the observations above, the proposed development will be greater in bulk, height and overall mass than the existing houses on the site. Therefore, the following matters warrant consideration in this context and are addressed in the impact assessment in this report:

- The potential for a new built form 'backdrop' to the Robert Grants Conservation Area and the heritage items east of the site on Edward Street and Nelson Street.
- The interface between the proposed development and the adjoining items which may be contributory items in the HCA.

- The effect of new built form on the Rosedale Street streetscape and specifically the heritage items on that street.
- The permissibility of Residential Flat Buildings at the site, which are anticipated by the TODD SEPP and in some areas surrounding the site which is variously anticipated by the TODD SEPP and the Low-mid-rise housing policy.”

All interfaces between the proposed development and the surrounding context are sensitive.

## 2.1 Subject Site Description

The multiple subject sites, located at 1 and 1A Edward Street and 25 and 27 Rosedale Road, Gordon are all regular rectangular lots, accessed from their respective main street frontages, Edward Street and Rosedale Road, which have a gradual northerly slope.

### 2.1.1 1 Edward Street, Gordon

The residential dwelling on subject site 1 Edward Street, Gordon is of the Federation period and features elements of the Federation bungalow style dating the construction of the dwelling to prior to c.1930. The front perimeter of the subject site’s front garden is lined by mature vegetation at varying heights. The structure presents to the streetscape with a verandah to the western portion of the primary façade supported by timber posts with ornate side brackets. Two prominent gables with timber gable screens are present. A timber paned bay window sits to the eastern portion of the façade. The overall form of the dwelling is of a painted brick construction, with the roof being of standard terracotta tiling. One chimney stack with terracotta chimney pot is present to the eastern portion.

The dwelling’s original footprint is likely contained within the front few rooms of the structure, particularly the primary living rooms. The spaces, however, contain little to no original fabric as the timber flooring, ceilings skirting boards and cornices have been updated. A large second storey addition has obscured the original roof form to the rear.



Figure 6 View of the rear façade 1 Edward Street, Gordon.

Source: Urbis 2025



Figure 7 View of the southern portion of the primary façade of 1 Edward Street, Gordon.

Source: Urbis 2025



Figure 8 View of the southern elevation and verandah of 1 Edward Street, Gordon.

Source: Urbis 2025



Figure 9 View of the landscaped front yard of 1 Edward Street, Gordon, facing northwest.

Source: Urbis 2025



Figure 10 View of the western portion of the primary façade of 1 Edward Street, Gordon.

Source: Provided by owner, 2025



Figure 11 View of primary living room, facing west.

Source: Provided by owner, 2025



Figure 12 View of recreation room, facing southwest.  
Source: Provided by owner, 2025



Figure 13 View of bedroom, facing east.  
Source: Provided by owner, 2025



Figure 14 View of bedroom, facing east.  
Source: Provided by owner, 2025



Figure 15 View of living room, facing east.  
Source: Provided by owner, 2025



Figure 16 View of family room, facing east.  
Source: Provided by owner 2025



Figure 17 View of family room, facing east.  
Source: Provided by owner, 2025

## 2.1.2 1A Edward Street Gordon

The residential dwelling on subject site 1A Edward Street, Gordon is of the Interwar period with a gentle slope to the rear. The original dwelling house is a modest, single storey brick cottage presentation to the street with two storeys to the rear. The front perimeter of the subject site fronting the streetscape is lined with mature, landscaped vegetation. The structure is setback from the streetscape with the primary façade presenting multipaned windows and an entry portico supported by brick columns. The present fenestration arrangement constitutes earlier modest timber multi paned ashes to the rear façade and lower basement level. Contemporary aluminium windows frames have been incorporated in parts of the primary façade. Topographically, the subject site slopes to the east which is accounted for with a garage and basement level. The overall form of the dwelling is of a blonde brick construction, with the roof being of hip and valley and a standard terracotta tiling, rising to the point of a central chimney. The grounds are heavily vegetated with a tennis court to the rear.

A detailed analysis of the status of extant original internal fabric was not undertaken as a site inspection to the interior spaces of the subject site did not occur.



Figure 18 Street presentation of 1A Edward Street, Gordon.

Source: Googlestreetview



Figure 19 View of rear façade of 1A Edward Street, Gordon.

Source: Urbis 2025



Figure 20 View of northern yard space and part of the primary façade of 1A Edward Street.

Source: Urbis 2025



Figure 21 View of rear yard of 1A Edward Street, Gordon.

Source: Urbis 2025

## 2.1.1 27 Rosedale Road, Gordon

The residential dwelling on subject site 27 Rosedale Road, Gordon is a standard example of Interwar construction, dwelling is dated to c. 1940. The front perimeter of the subject sites fronting Edward Street is lined by a low-profile brick boundary fence. The structure presents to the streetscape with a small, paved patio with white trim French doors to the eastern portion. Multi-paned windows flank French doors to the western portion. The façade fronting the Rosedale Road streetscape comprises an entry portico. The northern elevation features a contemporary addition that comprises a skillion roof and single paned windows. Driveway access is obtained via Edward Street and Rosedale Road. The overall form of the dwelling is of a red brick construction, with the roof being of hip and valley and a standard terracotta tiling.

A detailed analysis of the status of extant original internal fabric was not undertaken as a site inspection to the interior spaces of the subject site did not occur. A Development Application dated to 2013, details modifications that occurred to the internal spaces of the structure only, inclusive of the construction of walls and openings.



Figure 22 View of primary façade of 25 Rosedale Road, Gordon.

Source: Urbis 2025



Figure 23 View of southern elevation of 25 Rosedale Road, Gordon.

Source: Urbis 2025



Figure 24 View of primary access point to 25 Rosedale Road, Gordon.

Source: Urbis 2025



Figure 25 View of rear façade of 25 Rosedale Road, Gordon.

Source: Urbis 2025



Figure 26 View of southern yard space and carpark of 25 Rosedale Road, Gordon.

Source: Urbis 2025



Figure 27 View of rear yard space of 25 Rosedale Road, Gordon.

Source: Urbis 2025

## 2.1.1 25 Rosedale Road, Gordon

The residential dwelling on subject site 25 Rosedale Road, Gordon dates the construction of the dwelling to c. 1970–1982. The front perimeter of the subject sites front garden is lined by a painted timber fence. The structure presents to the streetscape with an entry portico framed by painted concrete columns. Multipaned windows flank the portico of the primary façade. Two prominent gables with timber gable screens are present. A timber paned bay window sits to the eastern portion of the façade. The overall form of the dwelling is of a rendered brick construction, with the roof being of standard terracotta tiling. Three multipaned dormer windows are situated on the primary façade, each with a flat tiled roof and multipaned windows. A double garage with roller door is present to the eastern portion of the primary façade. The front yard is primarily devoid of vegetation and features a brick paved car parking space.

The interior of the dwelling has been largely modified for increased amenity and style. The ground floor spaces have been clad in cream tile whilst the second storey comprises timber floorboards.



Figure 28 View of primary façade and car parking space of 27 Rosedale Road, Gordon, facing northwest.

Source: Urbis 2025



Figure 29 View of primary façade of 27 Rosedale Road, Gordon, facing north.

Source: Urbis 2025



Figure 30 View of front car parking space, facing west.

Source: Urbis 2025

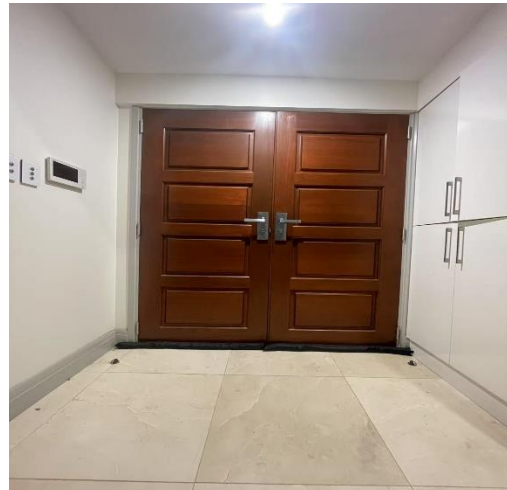


Figure 31 View of entryway front doors, facing south.

Source: Provided by owner, 2025



Figure 32 View of primary living room, facing east.

Source: Provided by owner, 2025



Figure 33 View of bathroom.

Source: Provided by owner, 2025



Figure 34 View of internal hallway.

Source: Provided by owner, 2025



Figure 35 View of bedroom, facing south.

Source: Provided by owner, 2025

# 3 Historical Overview

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# 3 Historical Overview

## 3.1 Area History

The following area history for the suburb of Gordon has been excerpted from the Dictionary of Sydney:<sup>1</sup>

Gordon is a suburb of Ku-ring-gai, the traditional land of the Aboriginal people who had lived here for thousands of years. Gordon lies in the centre of Ku-ring-gai Municipality and was the earliest settlement in the area. It is 15 kilometres north of Sydney and 379 hectares in area. Formerly known as part of Lane Cove, the name given indiscriminately to the area, the parish of Gordon was gazetted in 1835.

The name Gordon, adopted for the suburb in 1879, is derived from Gordondale Estate, the estate owned by Robert McIntosh and honours Sir James Willoughby Gordon, Quartermaster-General of the Horse Guards in London in the 1830s.

### Early development

A school was built in 1816 by Governor Macquarie on land that is now the grounds of St John's Anglican Church on the Pacific Highway at Gordon. The first land grants were in 1821. Land in the area was used mainly for timber-getting until the 1840s. After 1840, with the clearing of the valuable timber, orchards and farms were established. In the early days of settlement around the Gordon area timber-getters and orchardists built rough slab and bark huts.

By 1860 a post office known as Lane Cove Post Office was built in Gordon. It operated from a private residence called Iolanthe, constructed and occupied by the Edwards family until 1928. Miss Elizabeth (Elisa) Edwards served as postmistress until 1894. Iolanthe was purchased by Ravenswood Girls School in 1955 and has been used as a caretaker's residence. In January 1901 the first Headmistress, Miss Mabel Fidler, commenced classes in a schoolroom erected on the block adjacent to her home, Ravenswood, in Henry Street, Gordon.

Gordon Public School constructed in 1875, is the earliest public building in Gordon. It closed in 1989 and is now the home of the local historical society. The main branch of Ku-ring-gai Library and the police station adjoin the old school building. There are two public schools in Gordon: East Gordon Public School on Rosedale Road and West Gordon Public School on Ryde Road.

### Rail and subdivision

The coming of the railway in the 1890s increased land values. Gordon Station was opened in 1890 and is now listed on the State Heritage Register. Early development in the shire followed the railway lines and ridge tops. The first subdivisions occurred between 1879 and 1900 when paddocks and orchards were sold to real estate agents. The size of the blocks varied. Some were small, meant for cottages or shops. In the Gordon Heights estates, small timber houses were built for tradesmen while sites in other areas were up to two acres (8093 square metres). These usually had fine vistas of the surrounding countryside side with room for tennis courts and stables. The high elevation and clean air attracted businessmen who wanted family homes in a rural setting with easy access to the city.

The first meeting of Ku-ring-gai Shire Council on 8 December 1906 was held in the Parish Hall of St John's Anglican Church, Gordon. In 1911 a small Shire Council building was built on what is now the Pacific Highway at Gordon with the result that Gordon has become the administrative centre of Ku-ring-gai. A council works department was established in 1924 and in 1928 the original section of the present council chambers opened.

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<sup>1</sup> Edwards, Zeny, Rowland, Joan, *Gordon*, Dictionary of Sydney, 2008, <https://dictionaryofsydney.org/entry/gordon>, viewed 13 Aug 2025

The community's varied recreational interests at this time are suggested by the opening of the Empire Picture Theatre in 1924 and local involvement in the establishment of the Lane Cove National Park, particularly that of Christopher Bowes Thistlethwayte, who was Shire President in the second half of the 1920s.

In the late 1920s, as new subdivisions were made and the population increased, St Johns Avenue, earlier Fox Street, became the first paved road in the municipality. Excellent examples of styles popular during the Federation and interwar periods (single-storey and 1920s and 1930s bungalows) characterise the streetscapes of Gordon and can best be seen in St Johns Avenue and Spencer and Cecil streets. Housing in the area consists predominantly of houses on medium to large lots. Gordon has two houses listed on the State Heritage Register: Eryldene in the Colonial Revival style and the Arts and Crafts style Tulkiyan.

Development was rapid in the 1950s, with the opening in 1959 of the Farmer & Company stores, which later became Myer department store. In the 1960s Gordon was a bustling centre. The Council building had further extensions and their shops were redeveloped along the Pacific Highway. However, by the 1970s, nearby Ives was supplanting Gordon as the main business centre in the district.

### **Twenty-first century changes**

A push for dual-occupancy dwellings in more recent years has led to some higher density housing being constructed around the commercial centre and near the railway station. In 2006, Ku-ring-gai Council submitted a Draft Local Environmental Plan and Draft Ku-ring-gai Development Control Plan for Gordon Town Centre. The plans were prepared in response to a direction from the Minister for Planning to provide more housing in and around key commercial centres and to help increase retail and commercial development to cater for the needs of the local community.

Gordon is home to Sydney's largest flying fox colony and the Council in conjunction with the Heritage Council of NSW acquired land in Gordon in 1986 to preserve the existing colony of grey-headed flying foxes. Recently a portion of land adjoining Flying Fox Reserve was acquired by Ku-ring-gai Council to further safeguard the flying foxes, which are now listed as a threatened species.

Gordon has several small parks and reserves including the Annie Forsyth Wyatt Garden which contains a memorial to the Tree Lover's Civic League. The garden itself is a monument to Wyatt as the founder of the National Trust in Australia.

## **3.2 Subject Site History**

### **Phase 1: Early Land Grants (1856–1881)**

While the broader locality had been the subject of land grants since the 1830s (Figure 16) it was not until 1856 that the subject area was surveyed and distributed. Six portions of land just over 25 acres (10ha) were granted to William Roberts, a prominent Sydney solicitor. This would establish the outlines of Park Street (to the northwest), Rosedale Road (originally Elizabeth Street bounding the site to the southwest) and Nelson Street (to the south). It is unclear what activities Roberts may have taken up within his grants, but it is likely that that he cleared them of timber. The region was well known for orcharding, and it is possible that this form of land use may have also taken place within the subject area.

### **Phase 2: Subdivisions and Residential Development (1882–1940)**

In 1882, three of Roberts's grants were purchased by James George Edwards.<sup>2</sup> Edwards was the son of Eliza Edwards, the postmistress of Gordon, and he would come to be the head teacher at of the Gordon Public School (initially Lane Cove Public School), both located in the vicinity of the subject area.<sup>3</sup>

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<sup>2</sup> HLRV Volume 60 Folio 146

<sup>3</sup> Ku-Ring-Gai Historical Society, *Gordon*, accessed 14 August 2025, <https://khs.org.au/gordon-local-history/>

The locality saw an increase in development in the 1880s with the announcement of the construction North Shore Railway Line and the establishment of train station at Gordon opened by 1890. The many paddocks and orchards that dominated the landscape were subdivided and put for sale prior to its opening. Edwards followed the trend and during the 1880s and early 1890s he would come sell his land to various persons. <sup>4</sup> The subject area was located within the dubbed *Langfrother Estate* occupying Lots 23, 24, 25 and 26, as advertised by Thomson Bros in 1887 (Figure 18). Lots 25 and 26 were sold in 1893 to Alfred Bracken and Frances Byrn, respectively. <sup>5</sup> Lot 23 was sold to David Armstrong in 1904. <sup>6</sup> The desktop search did not ascertain to whom and when Lot 24 was sold.

The first evidence of development within the subject area relates to Lot 23 when in 1906 the land was purchased by Arthur Vale. <sup>7</sup> By 1909 he was recorded to be living at the site, having established a residence dubbed '*The Moorings*'.<sup>8</sup> Both Lot 25 and Lot 26 exchanged hands multiple times during the early 20<sup>th</sup> century, however these persons are not listed on the *Sands Directories* as residing on Edwards Street or Elizabeth Street (now Rosedale Road).<sup>9</sup> It is not until 1930 that we can confirm the further residential development took place via an aerial photograph. The image illustrates three residences. The '*Moorings*', now No. 1 Edwards Street, can be seen on the northwestern portion of the subject area with the residence inset from the street front and a back yard including unknown ancillary structures. A large residence occupies the northwestern corner with an ample landscaped rear garden and a smaller house fronting Rosedale Road (now No. 25) with a smaller empty rear yard is depicted on the southwestern corner (Figure 19).

### **Phase 3: Further Subdivision and Residential Alterations (1941–present)**

By 1941 the former Lot 26 had been further subdivided into two lots with the previous residence on the corner of Rosedale Road and Edwards Street has been demolished with two new residences established. A portion of the former corner residence garden remains undeveloped. The corner residence became No. 27 Rosedale Street and the other No. 1A Edwards Street (Figure 20).

Between 1970 and 1971 works were carried out to demolish the original residence at No. 25 Rosedale Road to make way for a new house and excavation works were carried out at 1A Edwards Street leveling the back yard. At No. 1 Edwards Street a likely garage is built on the southwestern corner of the residence (Figure 21).

Pools were added over the following years, one at the rear of No. 25 Rosedale Road by 1982 and another on the side fronting Edwards Street at No. 27 Rosedale Road by 1991 (Figure 23). Further alterations would not occur until the 2010s. Extensive landscaping works were carried out at No. 1 Edwards Street (Figure 24), in 2013, both the front and rear yards and the pool at No. 27 Rosedale Road was covered and made into a hardstand car park bay with the existing dwelling converted into a dental surgery.

## **3.3 Property Ownership History**

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

Table 3. Land title information

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<sup>4</sup> HLRV Volume 977 Folio 165

<sup>5</sup> HLRV Volume 1100 Folio 181 & Volume 1082 Folio 161

<sup>6</sup> HLRV Volume 1577 Folio 60

<sup>7</sup> HLRV 1745 Volume 114

<sup>8</sup> *1909 Part 4 - Suburban Directory - Concord to Lindfield (01/01/1909 - 31/12/1909)*, [A-01137119]. City of Sydney Archives, accessed 14 Aug 2025, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899868>

<sup>9</sup> HLRV Volume 1100 Folio 181 & Volume 1082 Folio 161



Figure 36 1835 Gordon Parish Map (subject area outlined in red).

Source: HLRV



Figure 37 1850's map of Gordon (subject area as outlined in red).

Source: State Library of NSW, call number: FL3731789

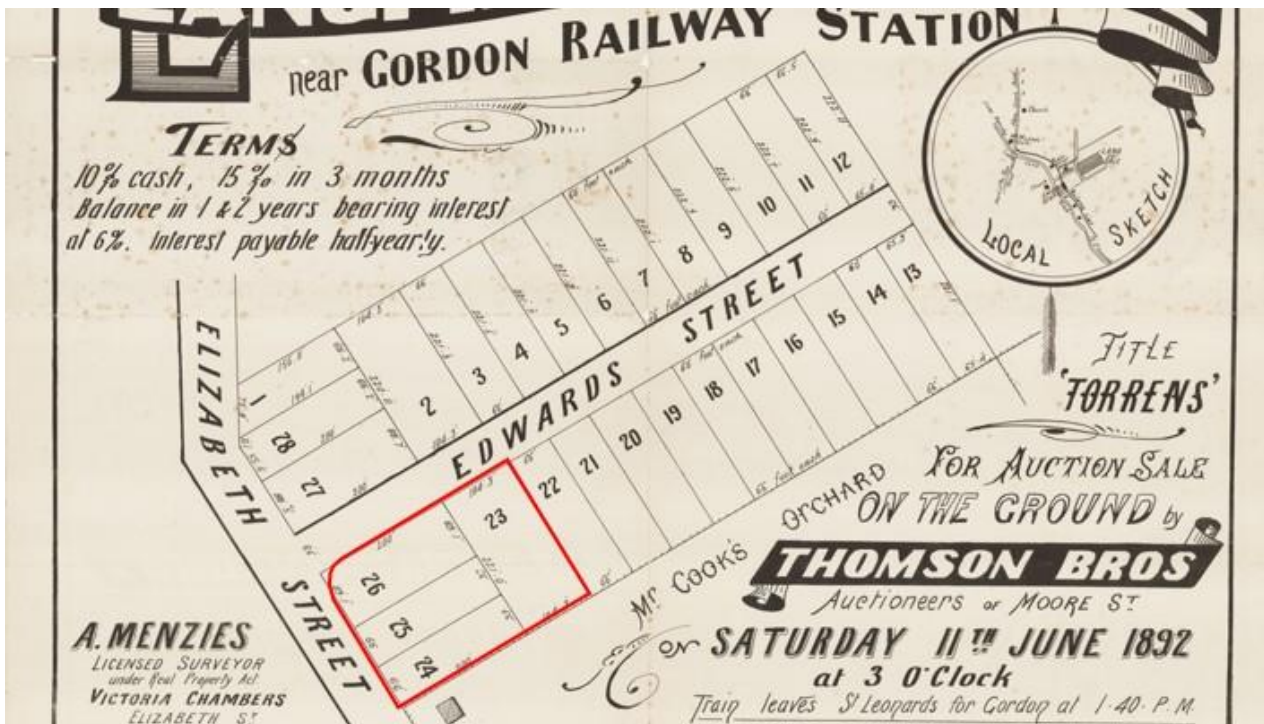


Figure 38 Extract of 1892 Langfrother Estate – Elizabeth Street and Edwards Street (subject site as outlined in red).

Source: State Library of New South Wales, call number: FL8986871



Figure 39 1930 aerial photograph (subject area as outlined in red).

Source: Australian Government, Historical Imagery



*Figure 40 1941 aerial photograph (subject area outlined in red).*

*Source: Australian Government, Historical Imagery*



*Figure 41 1970 aerial photograph (subject area outlined in red).*

Source: Sixmaps, Historical Imagery Viewer



*Figure 42 1982 aerial photograph (subject area as outlined in red).*

Source: Sixmaps – Historical Imagery Viewer



Figure 43 1991 aerial photograph

Source: SixMaps – Historical Imagery Viewer



Figure 44 2010 aerial photograph (subject area outlined in red)

Source: NearMap



Figure 45 2014 aerial photograph (subject area as outlined in red).

Source: NearMap

### 3.4 Construction Date (1 Edward Street, Gordon)

Based on the historical research outlined herein, we have identified the construction date of 1 Edward Street, Gordon to be prior to c.1930, likely during the Federation period. This is substantiated by the historical aerials and the fabric analysis.

### 3.5 Property Ownership History

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

**Table 4.** Land title information - 1 Edward Street, Gordon

<b>Date</b>	<b>Title Information</b>	<b>Reference</b>
<b>1856</b>	Crown Grant William Roberts	Volume 610 Folio 146
<b>1893</b>	Alfred Edwards Bracken	Volume 1100 Folio 181
<b>1902</b>	James George Edwards	Volume 1082 Folio 161
<b>1904</b>	David Henry Armstrong	Volume 1577 Folio 60
<b>22 December 1906</b>	Arthur Vale	Volume 1745 Folio 114
<b>12 January 1916</b>	Rose Elizabeth Maud Greenaway	Vol.2636 Fol.218
<b>22 May 1917</b>	Eleanor Maria Roberts	Vol.2636 Fol.218
<b>15 April 1935</b>	Mary Rosalind Martell	Vol.5030 Fol.118
<b>19 January 1963</b>	Burriga Investments Pty Ltd.	Vol.5030 Fol.118
<b>8 January 1963</b>	Donald Gategood	Vol.5030 Fol.118
<b>22 April 1963</b>	Wilfried Philip McDowell	Vol.5030 Fol.118
<b>14 December 1964</b>	Direction of War Service Homes	Vol.5030 Fol.118

### 3.6 Alterations and Additions (1 Edward Street, Gordon)

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

Table 5 Alterations & Additions

Year/Date	Alterations/Addition	Source
2007	Alterations and Additions to Existing Dwelling, Double Garage and Front Fence.	CC2007/09193

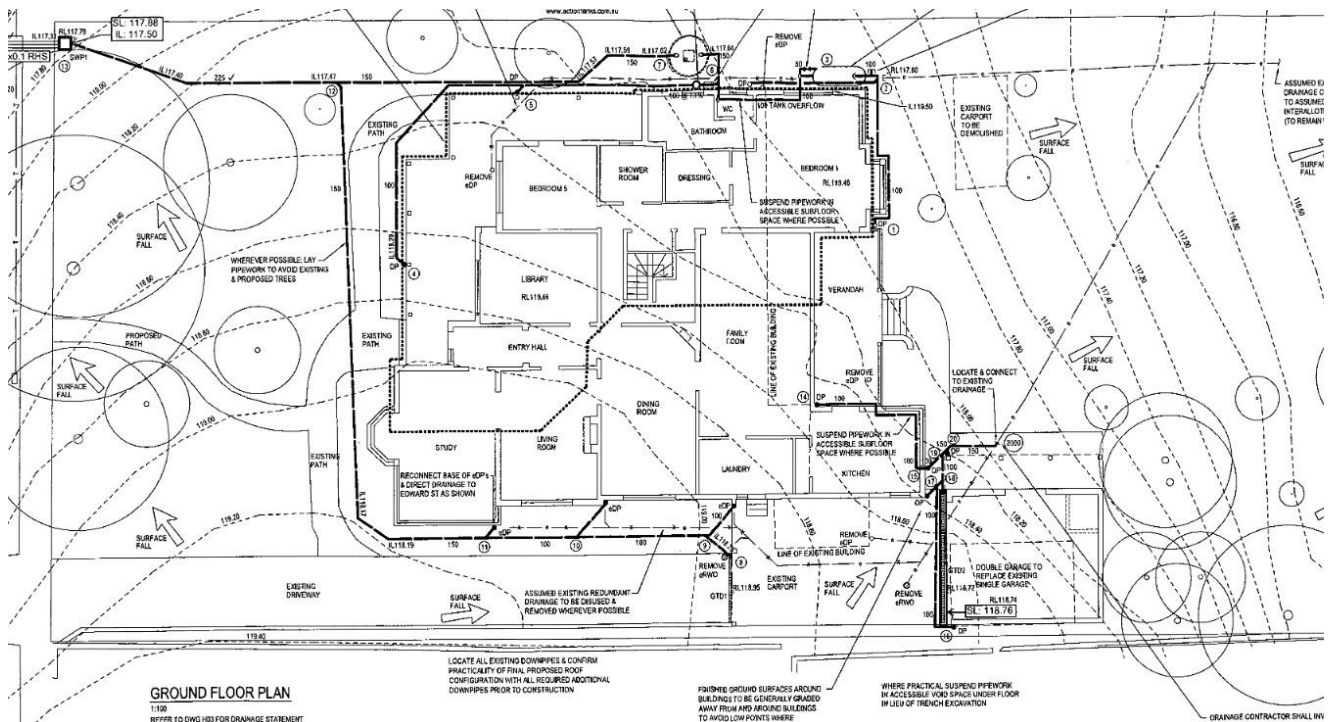


Figure 46 Ground floor plans of 1 Edward Street, Gordon.

Source: CC2007/09193

### 3.7 Construction Date (1A Edward Street, Gordon)

Based on the historical research outlined herein, we have identified the construction date of 1A Edward Street, Gordon to be c.1940. This is substantiated by the fabric analysis and the historical aerial imagery dated to c.1940 when a structure was first documented on the newly subdivided 1A Edward Street allotment.

**Table 6.** Land title information – 1A Edward Street, Gordon

<b>Date</b>	<b>Title Information</b>	<b>Reference</b>
<b>1856</b>	Crown Grant William Roberts	Volume 610 Folio 146
<b>1893</b>	Alfred Edwards Bracken	Volume 1100 Folio 181
<b>1902</b>	James George Edwards	Volume 1082 Folio 161
<b>1904</b>	David Henry Armstrong	Volume 1577 Folio 60
<b>22 December 1903</b>	Margaret Elizabeth Cook	Vol.1502 Fol.232
<b>29 August 1915</b>	Eva Lucy Bull	Vol.1502 Fol.232
<b>21 June 1937</b>	Margaret Elizabeth Leet	Vol.1502 Fol.232
<b>16 July 1937</b>	Lucy Elizabeth Chisholm	Vol.4856-191
<b>10 May 1949</b>	Margaret Lowrie Morrison	Vol.4856-191
<b>15 August 1958</b>	Elizabeth Geraldine Lowrie Kenway and Gilea Joyce Lindeman	Vol.4856-191
<b>24 January 1962</b>	Arthur Henry Dreverman	Vol.4856-191



Figure 47 Primary façade.

Source: GBA Heritage, 2023



Figure 48 Western and Northern elevations.

Source: GBA Heritage, 2023



Figure 49 Northern elevation and rear addition.

Source: GBA Heritage, 2023



Figure 50 Rear façade.

Source: GBA Heritage, 2023



Figure 51 Rear façade.

Source: GBA Heritage, 2023



Figure 52 Rear façade and garage.

Source: GBA Heritage, 2023

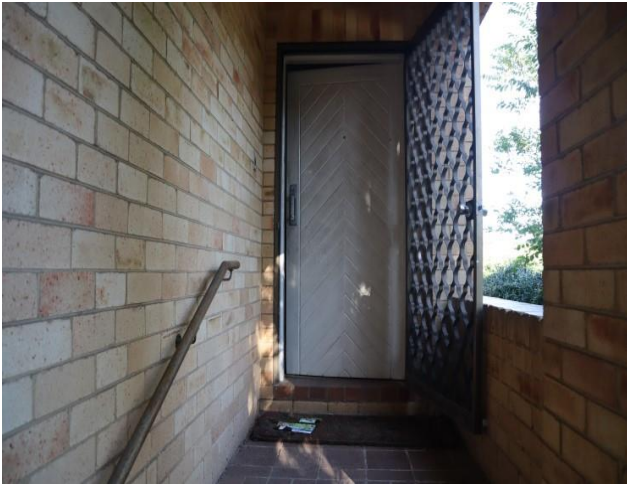


Figure 53 Primary access point.

Source: GBA Heritage, 2023



Figure 54 Original cottage entry way.

Source: GBA Heritage, 2023



Figure 55 Living room fireplace.

Source: GBA Heritage, 2023



Figure 56 Living rooms.

Source: GBA Heritage, 2023



Figure 57 Dining room with sealed opening.

Source: GBA Heritage, 2023



Figure 58 Kitchen.

Source: GBA Heritage, 2023



Figure 59 Bathroom 1.

Source: GBA Heritage, 2023



Figure 60 Laundry room in basement level.

Source: GBA Heritage, 2023



Figure 61 Garage.

Source: GBA Heritage, 2023



Figure 62 Basement level storeroom.

Source: GBA Heritage, 2023

### 3.8 Construction Date (25 Rosedale Road, Gordon)

Based on the historical research outlined herein, we have identified the construction date of 25 Rosedale Road, Gordon to be between c.1970 and c.1980. This is substantiated by historical aerial imagery dated to 1977 and 1982 detailing the demolition and construction of a new dwelling within the 25 Rosedale Road allotment by c. 1982.

### 3.9 Alterations and Additions (25 Rosedale Road, Gordon)

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

Table 7 Alterations & Additions

<b>Year/Date</b>	<b>Alterations/Addition</b>	<b>Source</b>
1975	Alterations and Additions	BA0698/76
2019	Alterations and Additions to the existing dwelling	PCDC0098119

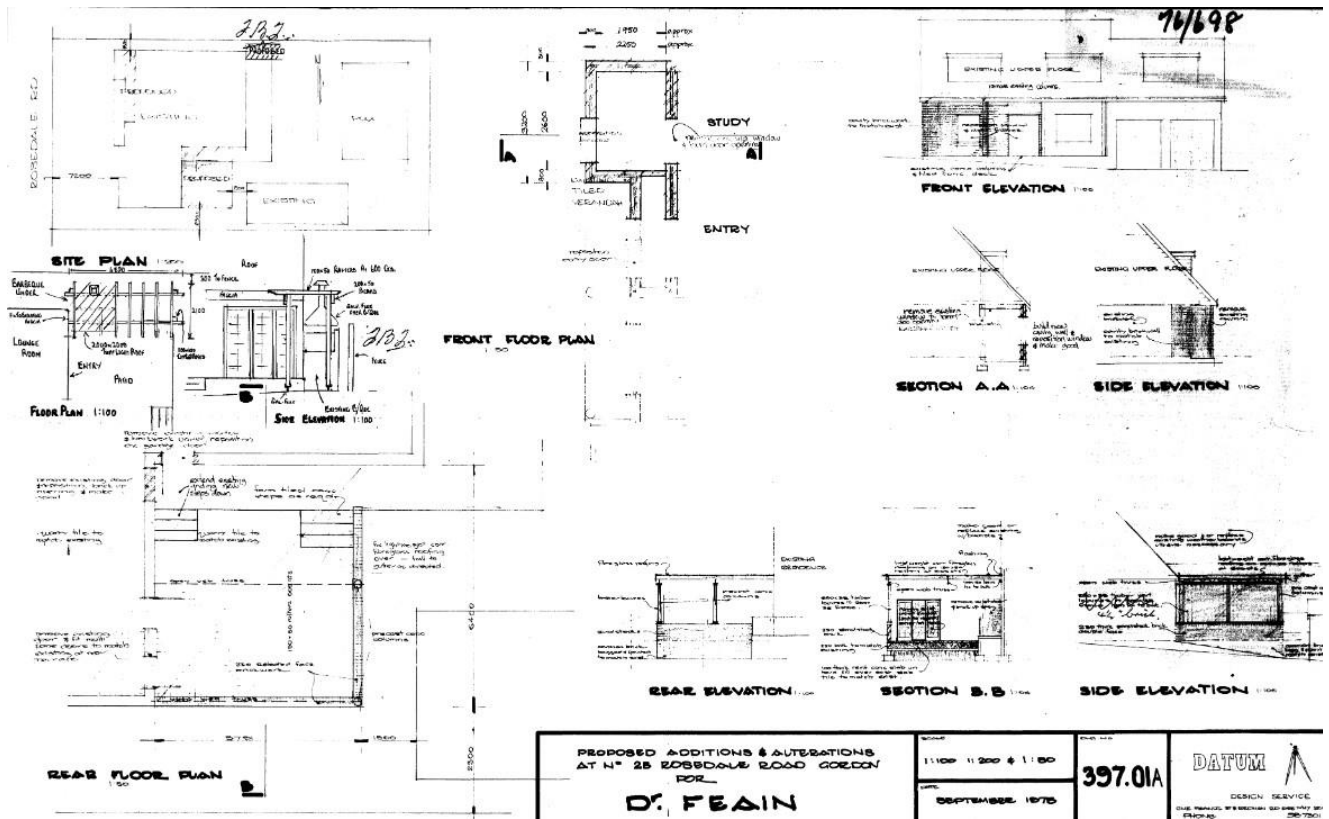


Figure 63 Extract of proposed alterations and additions dated to c. 1976.

Source: BA0698/76

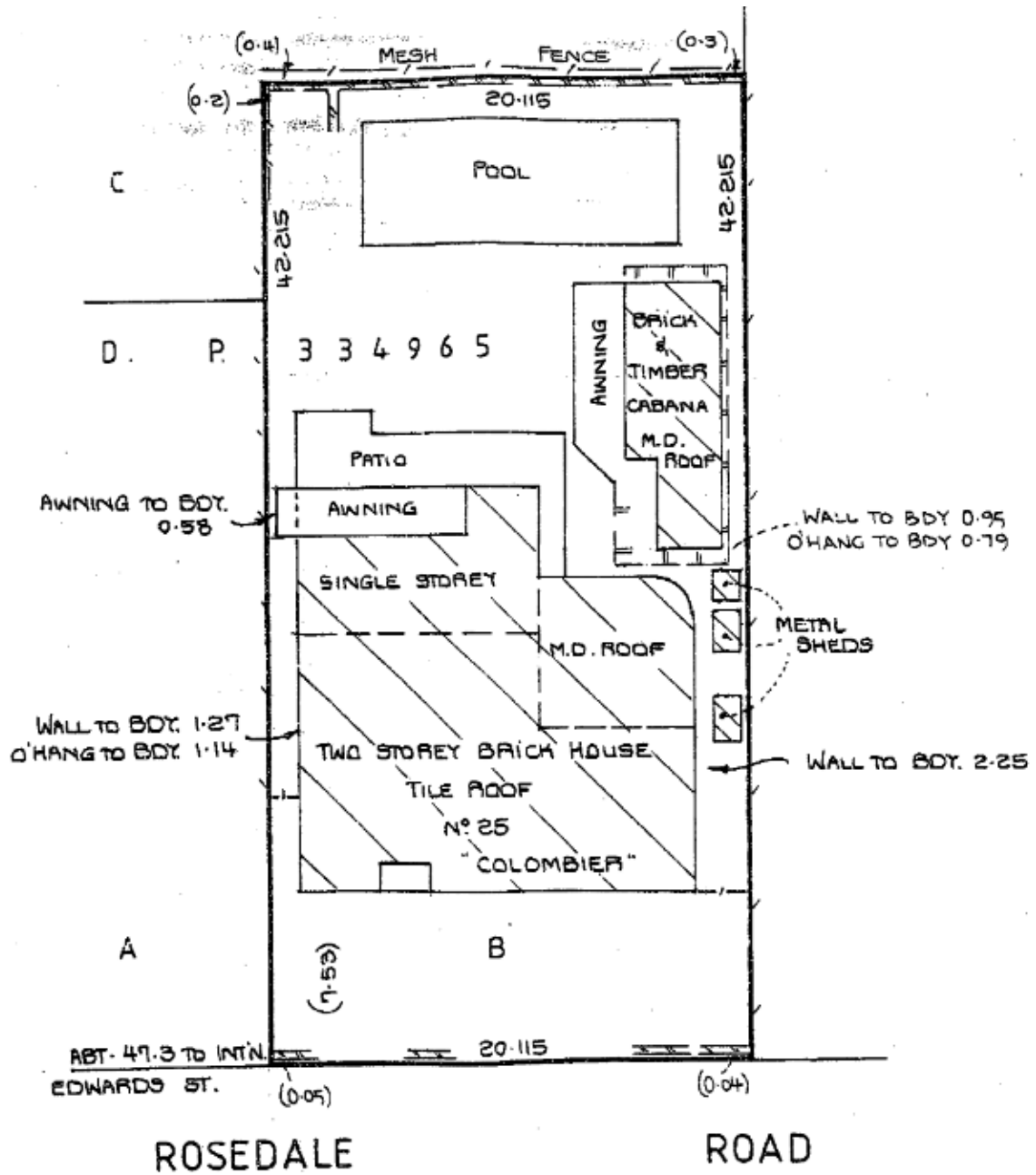


Figure 64 Extract of site plans dated to c.1994.

Source: Building Application 21/2/94

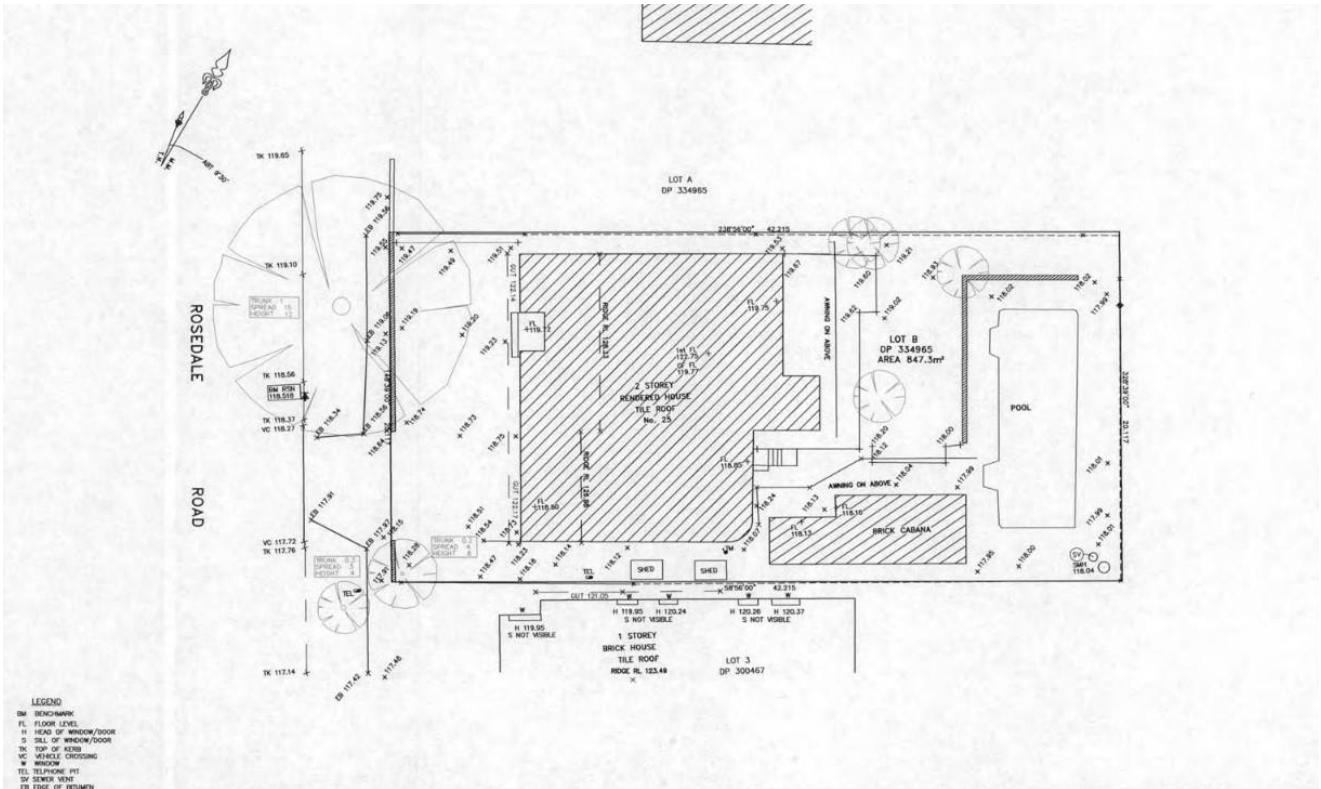


Figure 65 Extract of site plan dated to c.2019.

Source: PCDC0098119

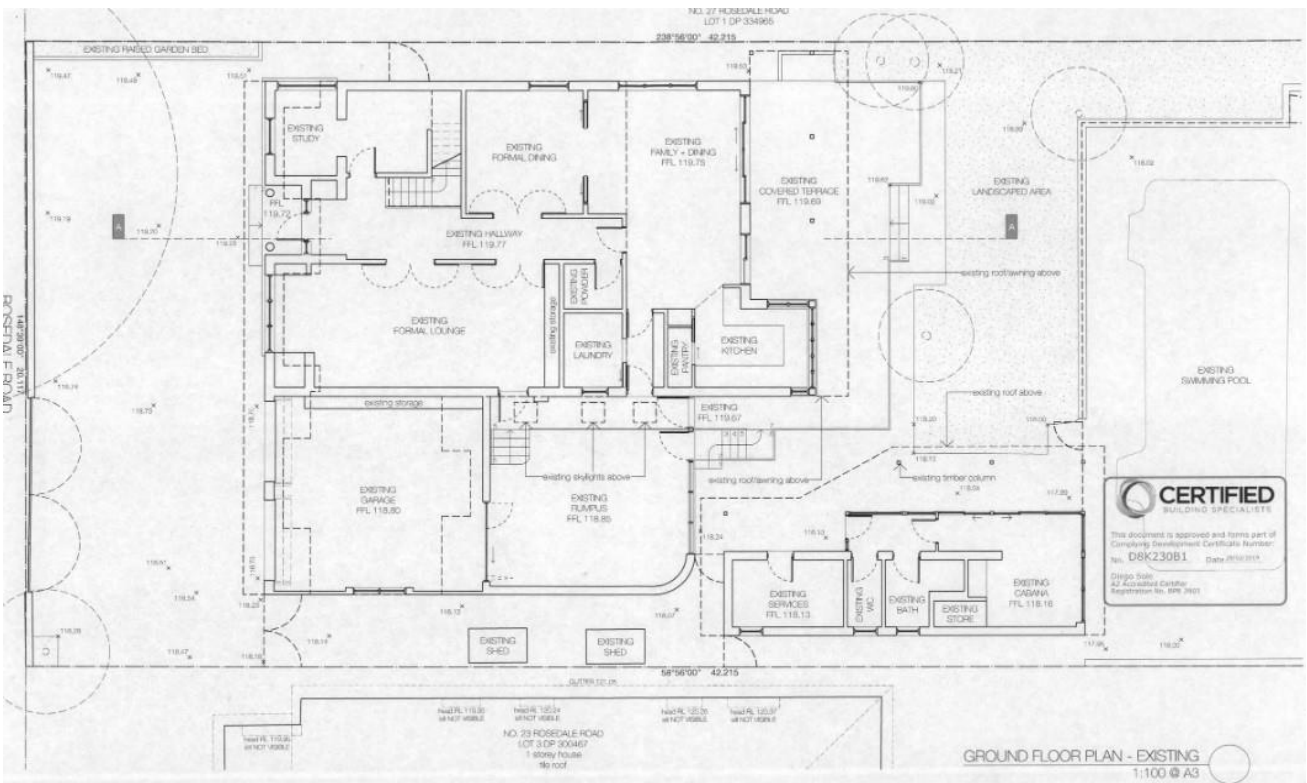


Figure 66 Extract of existing ground floor plans dated to c. 2018

Source: PCDC0098119





Figure 69 Extract of north elevation plans dated to c.2018

Source: PCDC0098119

### 3.10 Construction Date (27 Rosedale Road, Gordon)

Based on the historical research outlined herein, we have identified the construction date of 27 Rosedale Road to be c.1940. This is substantiated by historical aerial imagery dated to c.1930 and c.1940 detailing demolition and subdivision works to this allotment and the construction of a new dwelling by c.1940.

**Table 8.** Land title information – 27 Rosedale Road, Gordon

Date	Title Information	Reference
1856	Crown Grant	Volume 610
	William Roberts	Folio 146
1893	Alfred Edwards Bracken	Volume 1100 Folio 181
1902	James George Edwards	Volume 1082 Folio 161
22 December 1903	Margaret Elizabeth Cook	Vol.1502 Fol.232
29 August 1915	Eva Lucy Bull	Vol.1502 Fol.232
1 June 1937	Public Trustee	Vol.4845-Fol.130
16 June 1937	Herbert Langley Tress	Vol.4849-Fol.46
16 April 1943	Elsie Violette Tress	Vol.4849-Fol.46
8 January 1981	Francis Broughton Tress, Helen Lilian Marshall, John Owen Maddox	Vol.4849-Fol.46
9 March 1981	Dale Thomas Goodman	Vol.4849-Fol.46
11 July 1984	Custom Credit Corporation	Vol.4849-Fol.46
19 December 2012	Richard Yee and Linda Yee	S.149D Building Application Certificate.

### 3.11 Alterations and Additions (27 Rosedale Road, Gordon)

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

*Table 9 Alterations & Additions*

Year/Date	Alterations/Addition	Source
1981	New fence work.	BA81/628A
1981	Alterations and Additions to existing dwelling.	BA81/628
1985	Construction of an addition to the dwelling.	BA/85/1147

Year/Date	Alterations/Addition	Source
1987	Construction of a Swimming Pool	CC87/1039
2013	Convert existing dwelling to professional consulting rooms and dwelling, including demolition of swimming pool.	DA/0219/13

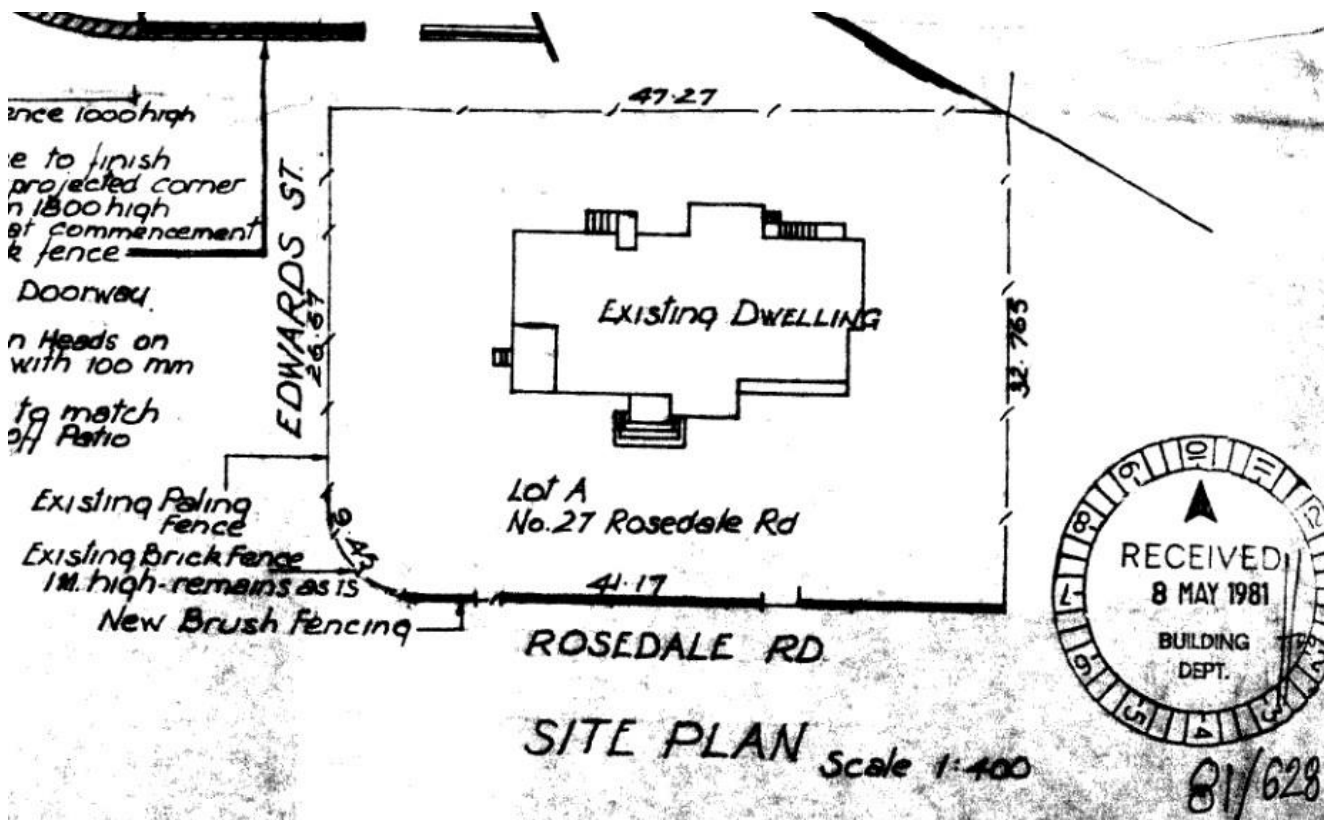


Figure 70 Extract of plans detailing new fence work dated to c. 1981.

Source: BA81/628

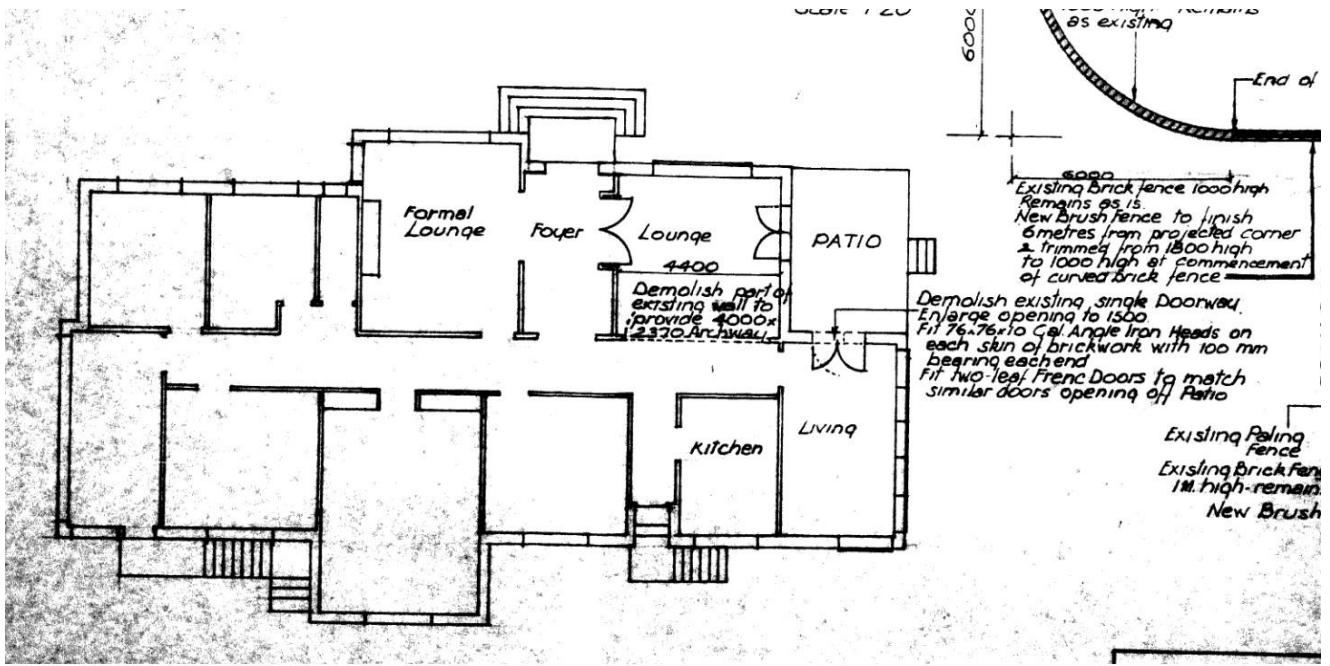


Figure 71 Extract of plans detailing proposed alterations and additions dated to c. 1981.

Source: BA81/628

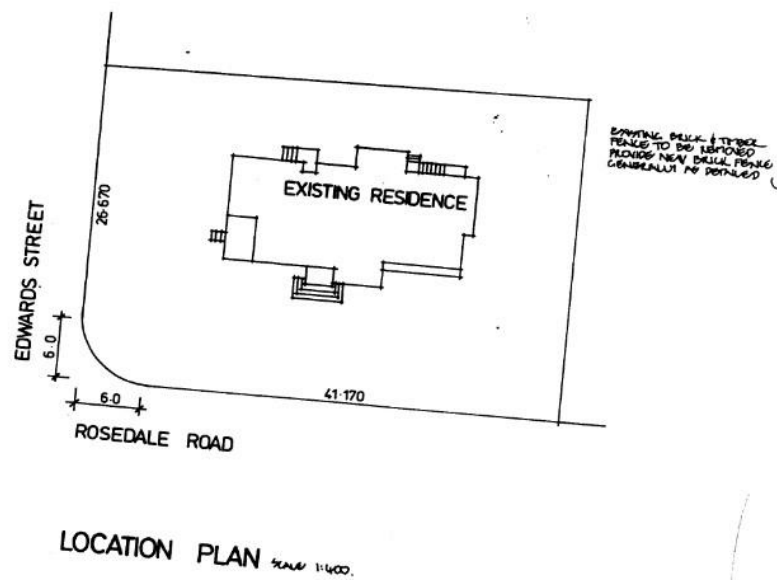


Figure 72 Extract of location plans dated to c. 1985.

Source: BA/85/1147

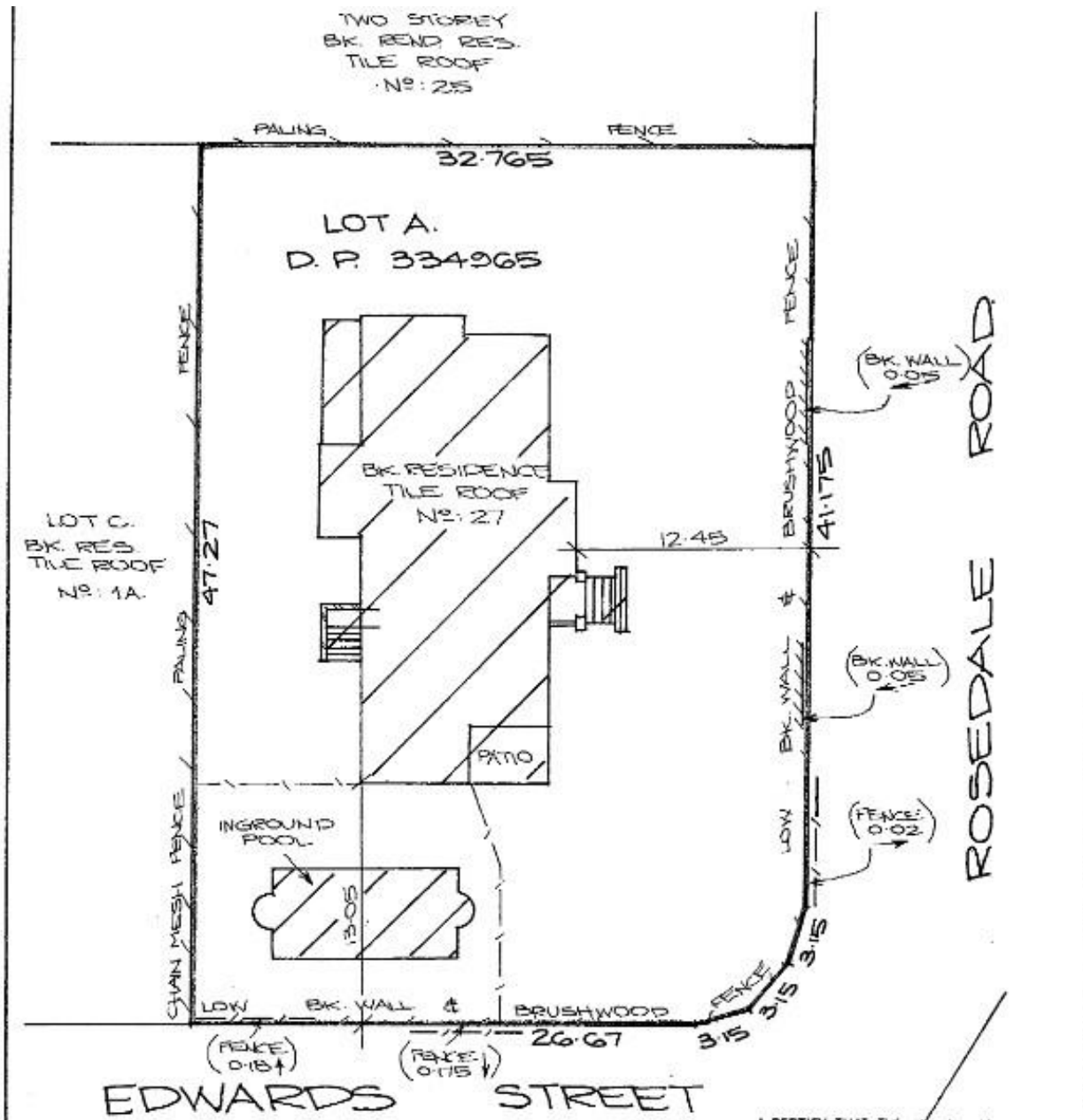
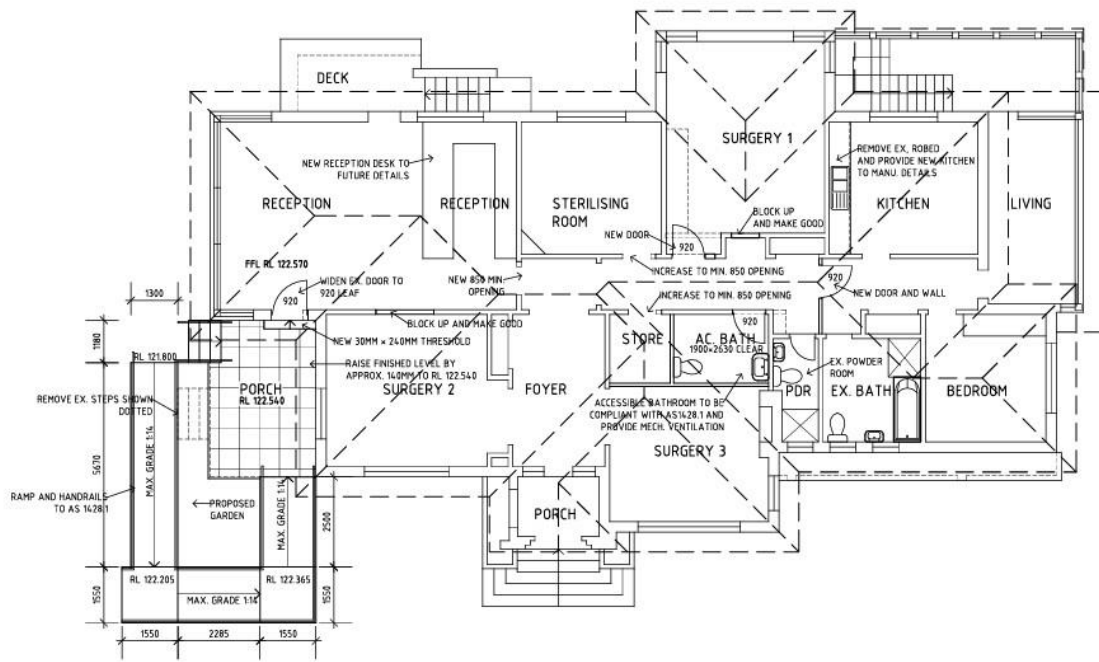


Figure 73 Extract of survey plans dated to c.1994.

Source: Building Certificate Application 147346



GROUND FLOOR PLAN

Figure 74 Extract of c.2013 ground floor plans for the subject dwelling.

Source: Kur-ring-gai Council, DA0219/13.



Figure 75 View of demolished pool.

Source: Kur-ring-gai Council, DA0219/13.



Figure 76 View of the rear façade and yard of 27 Rosedale Road, facing north.

Source: Kur-ring-gai Council, DA0219/13.

# 4 Heritage Significance

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# 4 Heritage Significance

## 4.1 What is Heritage Significance?

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

## 4.2 What is Heritage Significance?

### 4.2.1 Subject Site Heritage Listings

The subject site is included within the locally listed *Roberts Grant Heritage Conservation Area* (C13) listed under Schedule 5 of the *Ku-ring-gai LEP 2015*. The site is in proximity to:

- Lady Gowrie Retirement Village (formerly known as Burnham Thorpe) (I189).
- Dwelling House, 15 Edward Street (I190)
- “Denholm”, dwelling house and interior, 17A Edward Street (I1114)
- Dwelling House, 23 Park Avenue (I73)
- Dwelling House, 10 Rosedale Avenue (I26)
- “Gowanlea”, dwelling house, 22 Nelson Street (I205)
- “Theace”, dwelling house, 26 Nelson Street (I207)
- “Trewayr”, dwelling house, 28 Nelson Street (I209)
- Intersection of Park Avenue and Rosedale Road (I1102)

The following heritage listings apply to the subject site.

*Table 10 Statutory Heritage Listings*

Heritage List	Item Name	Item Number
<i>Ku-ring-gai Local Environmental Plan 2015, Schedule 5</i>	Roberts Grant Conservation Area	C13
NSW State Heritage Register under the <i>Heritage Act 1977</i>	N/A	N/A
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i>	N/A	-
Commonwealth Heritage List under the <i>Cwth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-

Heritage List	Item Name	Item Number
Australia's National Heritage List under the Cwlth Environment Protection and Biodiversity Conservation Act 1999	N/A	-
UNESCO World Heritage List (incl Buffer Zones)	N/A	-

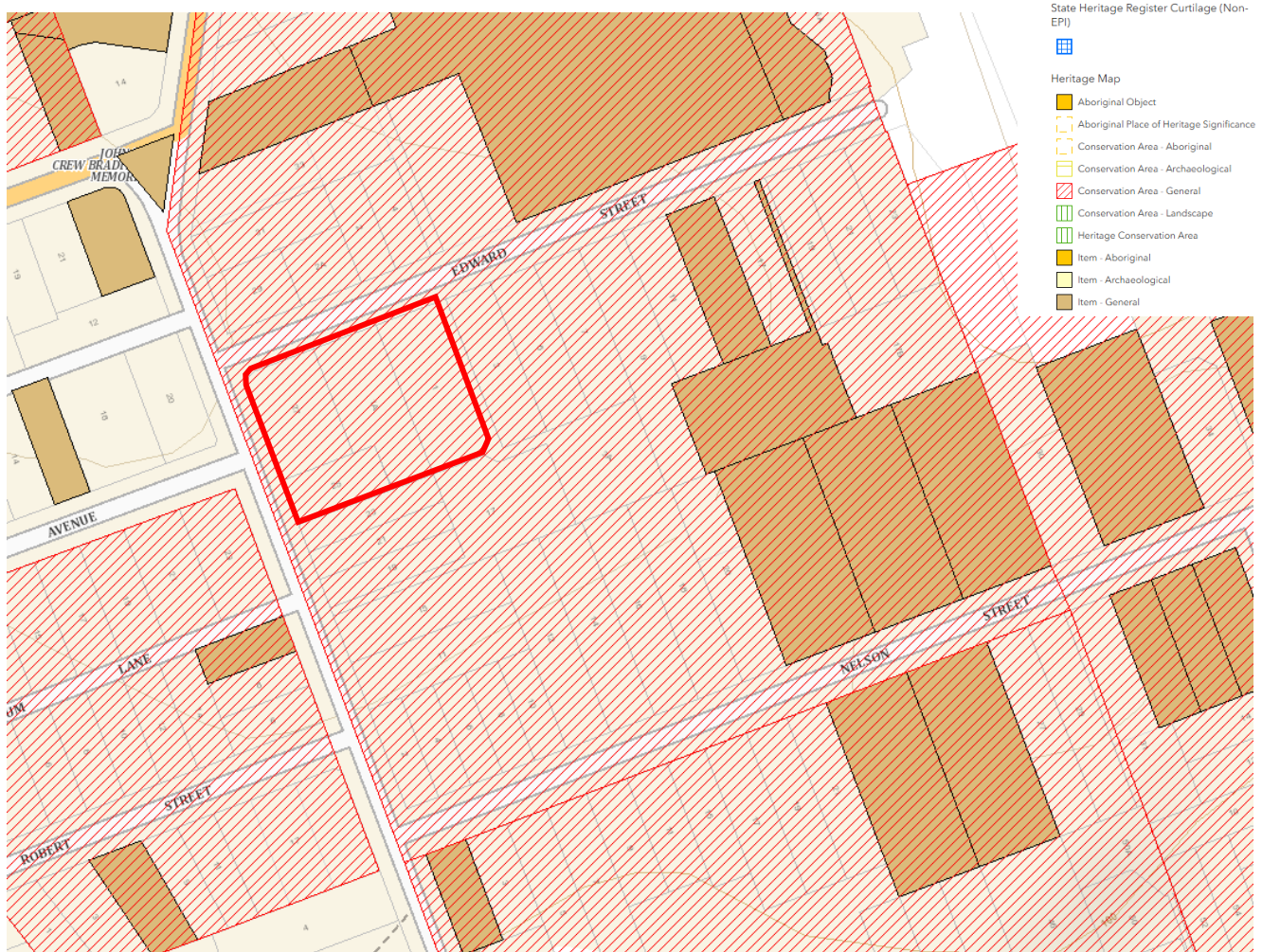


Figure 77 Heritage map detailing the heritage context of the subject site as outlined in yellow.

Source: NSW Planning Portal ePlanning Spatial Viewer

#### 4.2.1 Statement of Significance – Roberts Grant Conservation Area (C13)

Roberts Grant Conservation Area is historically significant as an intact portion of the Roberts' 1856 25-acre land grant whose boundaries are evident through the following streets: Nelson, Melkin End, and Rosedale Road. The Conservation Area has aesthetic significance for the large number of intact Federation and

*Interwar houses with some good examples of mid to late 20th century development. The setting of the houses is complemented by the substantial gardens, and significant native and introduced trees<sup>10</sup>.*

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<sup>10</sup> Kur-ring-gai DCP 2015  
Heritage Impact Statement

# **5** **Significance Assessment**

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## 5 Significance Assessment

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

Table 11 Assessment of Heritage Significance

<b>Subject Site Address</b>	<b>Criterion A – Historic Significance</b>	<b>Criterion B – Historical Association</b>	<b>Criterion C – Aesthetic/Creative/Technical</b>	<b>Criterion D – Social, Cultural and Spiritual</b>	<b>Criterion E – Research Potential</b>	<b>Criterion F - Rare</b>	<b>Criterion G - Representative</b>
<b>1 Edward Street, Gordon</b>	The subject dwelling represents the Federation phase of development in the HCA. It does not have individual historic significance.	The subject dwelling holds no historical association to any important or influential person or groups within the broader Gordon region.	The subject dwelling is not visible to the general streetscape due to the addition of extensive landscaping within its street front presentation. The dwelling features some architectural elements representative of the Federation period. The primary façade, although altered in colour conveys a relatively accurate federation presentation with its original footprint of the front rooms, fenestration and gabled roof pattern.	The subject dwelling does not possess any identified social, cultural or spiritual significance – from its inception, the structure was utilised and constructed as a private family residence and bears no special significance to the local community.	Refer to accompanying archaeological report.	The subject dwelling features common elements reflective of the Federation dwelling typology, no unique or rare elements have been identified.	The subject dwelling is representative of the type.
<b>1A Edward</b>	The subject dwelling represents the Interwar phase	The subject dwelling holds no historical association to any	The dwelling features some architectural elements representative of the	The subject dwelling does not possess any identified social,	Refer to accompanying	The subject dwelling features common elements reflective of the	The subject dwelling is representative of the type.

<b>Street, Gordon</b>	of development in the HCA. It does not have individual historic significance, particularly due to its restrained style.	important or influential person or groups within the broader Gordon region.	Interwar period. However, the style is very restrained, and it is not considered to be a particularly good example of its type.	cultural or spiritual significance – from its inception, the structure was utilised and constructed as a private family residence and bears no special significance to the local community.	archaeological report.	Interwar dwelling typology, no unique or rare elements have been identified.	
<b>25 Rosedale Road, Gordon</b>	The subject dwelling does not represent a key phase of development in the area, being constructed in the late 20 <sup>th</sup> century.	The subject dwelling holds no historical association to any important or influential person or groups within the broader Gordon region.	The subject dwelling does not possess any characteristics of architectural excellence. It is a common example of a dwelling constructed in the late 20 <sup>th</sup> century.	The subject dwelling does not possess any identified social, cultural or spiritual significance – from its inception, the structure was utilised and constructed as a private family residence and bears no special significance to the local community.	Refer to accompanying archaeological report.	The subject dwelling was constructed in the period between 1970 and 1982 and possesses common features typical of dwellings constructed at this time. Therefore, no unique or rare elements have been identified.	The subject dwelling is not representative of an important phase of development or architectural style.
<b>27 Rosedale Road, Gordon</b>	The subject dwelling represents the Interwar phase	The subject dwelling holds no historical association to any	The dwelling features some architectural elements representative of the	The subject dwelling does not possess any identified social,	Refer to accompanying archaeological report.	The subject dwelling was constructed in the period between	The subject dwelling is representative of the type.

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of development in the HCA. It does not have individual historic significance, particularly due to its restrained style and changes to the north facade.

important or influential person or groups within the broader Gordon region.

Interwar period. However, the style is very restrained and has changes to its Edward Street frontage, and it is not considered to be a particularly good example of its type. The subject dwelling has been extensively modified internally for its commercial utilisation, with an addition constructed to the northern portion of the structure further modifying the internal original footprint. The key cornerstone block context that defines the dwelling within the streetscape and broader conservation area has been substantially altered through its commercial use and inclusion of a hardstand car park surrounding the dwelling itself.

cultural or spiritual significance – from its inception, the structure was utilised and constructed as a private family residence. From the 21<sup>st</sup> century, the structure has been modified and utilised for commercial purposes and therefore bears no special significance to the local community.

1930 and 1940 and presents as typical of the Interwar period architectural typology. The dwelling

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Further modifications  
such as ramps,  
balustrades and the  
contemporary  
addition no longer  
qualify the structure  
as a fine  
representative  
example of an  
Interwar period  
dwelling.

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## 5.1 Significance – Discussion

All buildings within the subject site, except for that at 27 Rosedale Avenue, are representative of their types and a historic phase of development within the HCA and have some value in that sense. However, all are particularly restrained examples of their type, particularly that at 1A Edward Street. Further, the buildings at 25 Rosedale Avenue and 1 Edward Street have been altered. In the case of 25 Rosedale Avenue, it is a corner site with two frontages which has had notable changes to its Edward Street frontage, degrading the historic quality of that corner. 1 Edward Street has a large roof addition which has obscured its original roof form.

This section of the HCA is particularly restrained and variously altered, with the area to the east more intact. The type of buildings within the subject site are examples of Federation and Interwar development that is found throughout the LGA.

While it is acknowledged that three of the buildings within the subject site contribute to the heritage values of the HCA, this contribution is limited. The defining character of the HCA is more strongly expressed through properties of individual heritage significance, many of which are individually listed. These sites play a principal role in shaping the overall heritage identity of the area than the buildings within the subject site.

### 5.1.1 Heritage Items in the Vicinity – Statements of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 12 Heritage Items in the Vicinity – Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Roberts Grant Conservation Area (C13)	<i>Roberts Grant Conservation Area is historically significant as an intact portion of the Roberts' 1856 25-acre land grant whose boundaries are evident through the following streets: Nelson, Melkin End, and Rosedale Road. The Conservation Area has aesthetic significance for the large number of intact Federation and Interwar houses with some good examples of mid to late 20th century development. The setting of the houses is complemented by the substantial gardens, and significant native and introduced trees. <sup>11</sup></i>
Robert Street/Khartoum Avenue Conservation Area (C39)	<i>The Robert Street/Khartoum Avenue Heritage Conservation Area is significant as an intact portion of the Gordondale subdivision developed after 1883, illustrative of 1890s post-railway development in Gordon. It has a predominant Federation to Interwar period character, with some good examples of mid to late 20th century development. The heritage item</i>

<sup>11</sup> Roberts Grant Conservation Area – C13, Ku-ring-gai DCP 2015

Vicinity Heritage Item	Established Statement of Significance
	<i>Rosebank at 10 Rosedale Road falls within the area<sup>12</sup>.</i>
Lady Gowrie Retirement Village (formerly known as Burnham Thorpe) (I189)	<i>Reasons for listing; historic, cultural, social, architectural, State significance. Note: important grounds and garden<sup>13</sup>.</i>
Dwelling House (I190)	<i>Reasons for listing; historic, Municipal significance<sup>14</sup>.</i>

<sup>12</sup> Robert Street/Khartoum Avenue Conservation Area – C39, Ku-ring-gai DCP 2015

<sup>13</sup> 'Lady Gowrie Retirement Village', State Heritage Inventory, NSW Government, accessed 28 July 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1880442>

<sup>14</sup> Dwelling house, State Heritage Inventory, NSW Government, accessed 28 July 2025,

# 6 The Proposal

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# 6 The Proposal

The proposal involves the demolition of the existing dwellings and the construction of two x nine storey residential flat buildings at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon, comprising of:

- 119 residential units, including affordable housing apartments
- Basement levels, and,
- Associated infrastructure.

Urbis has been provided with drawing documentation prepared by PMDL. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full



Figure 78 Render – eastern façade.

Source: PMDL

# 7 Impact Assessment

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# 7 Impact Assessment

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

## 7.1 Ku-Ring- Gai Local Environmental Plan 2015

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

Table 13 Impact assessment against the relevant clauses of the Ku-ring-gai LEP 2015

Clause	Response
<p><b>(1) Objectives</b></p> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to conserve the environmental heritage of the Ku-ring-gai,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>a) b) No works to the nearby heritage listed items within the HCA are proposed. Further, none of the dwellings within the subject site are of heritage significance warranting retention, despite making some contribution to the character of the HCA. The proposed basement works require excavation works. It is expected that appropriate vibration management measures will be necessary to mitigate potential dilapidation impacts on the adjoining items in the HCA. Therefore, the environmental heritage of the area will not be physically impacted.</p> <p>Although the subject site has some visual and contextual connections to nearby heritage items and contributory elements within the Roberts Grant Heritage Conservation Area (HCA), the overall visual effect of the proposed development is considered acceptable. The site's relationship with heritage items on Edward and Nelson Streets is limited by distance, intervening lots, mature vegetation and roadways, although the increased building mass will form a new built form backdrop in some views. Along Rosedale Road, the site is in the same streetscape as the Bradfield Memorial Garden and 10 Rosedale Road, which remain visually connected in views north however are being separated by distance, roads and vegetation. The visibility of higher density development in the broader context of views of and from the proximate heritage items is expected given the above point, and is acceptable given the strategically planned uplift for the area.</p>
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including,</i></p>	<p>The subject site is located within a Heritage Conservation Area (HCA), identified as the Roberts Grant Conservation Area (C13) under part 2 of Schedule 5 of the Ku-ring-gai Local Environmental Plan (LEP) 2015). The subject site is also in the vicinity of the following heritage items:</p>

Clause	Response
<p><i>in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<ul style="list-style-type: none"> <li>▪ Lady Gowrie Retirement Village (formerly known as Burnham Thorpe) (I189).</li> <li>▪ Dwelling House, 15 Edward Street (I190)</li> <li>▪ “Denholm”, dwelling house and interior, 17A Edward Street (I1114)</li> <li>▪ Dwelling House, 23 Park Avenue (I73)</li> <li>▪ Dwelling House, 10 Rosedale Avenue (I26)</li> <li>▪ “Gowanlea”, dwelling house, 22 Nelson Street (I205)</li> <li>▪ “Theace”, dwelling house, 26 Nelson Street (I207)</li> <li>▪ “Trewayr”, dwelling house, 28 Nelson Street (I209)</li> <li>▪ Intersection of Park Avenue and Rosedale Road (I1102)</li> </ul> <p>Therefore, approval is required for the proposed works as the proposal involves erecting a building on land that is within a heritage conservation area.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>A detailed heritage impact assessment has been undertaken in the following sections of this report. The proposed development has been assessed to have an acceptable impact on the HCA and the heritage items located in the vicinity.</p>
<p><b>(5) Heritage assessment</b></p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the</p>

Clause	Response
<p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>proposed works. This heritage impact statement satisfies the requirement under this clause.</p>

## 7.2 Ku-Ring- Gai Development Control Plan 2015

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

Table 14 Impact assessment against the relevant controls of the Ku-rin-gai DCP

Control	Response
<b>19B.1 Demolition within HCAs</b>	
<p><i>1 In accordance with the Ku-ring-gai Local environmental plan, development consent is required for demolishing or moving a building, work, relic, or tree within a conservation area.</i></p>	<p>This Heritage Impact Statement has been prepared to accompany a full documentation set for Development Application lodgement for the proposed development.</p>
<p><i>2 The demolition of Heritage Items and contributory properties within HCAs is not supported.</i></p>	<p>The significance of each building to be demolished has been assessed in this report. While 3 of the 4 buildings on the site contribute in a limited way to the heritage character of the conservation area, they are restrained examples of their types, with some having changes that somewhat diminish their historic integrity. The section of the conservation area in which they are located is less intact than areas to the east, and the building styles represented are common across the wider local government area. The area's defining heritage character is more strongly expressed through individually significant/listed properties elsewhere. On this basis, their demolition would have minimal impact on the overall heritage values of the conservation area and would allow the site to be used more effectively to assist in meeting housing targets.</p>
<p><i>Whole demolition of buildings, structures and landscape features (including significant trees) is generally not supported unless the applicant can satisfactorily demonstrate:</i></p> <p><i>i) Demolition will not result in any adverse impacts on HCA character or streetscape.</i></p> <p><i>ii) retention and stabilisation of the building or structure is unreasonable;</i></p> <p><i>iii) all alternatives to demolition have been considered with reasons provided why the alternatives are not acceptable;</i></p>	

Control	Response
<p>iv) <i>the replacement building is compatible with the identified significance and character of the streetscape and the HCA as a whole.</i></p>	
<p><b>19C Development within HCAs – Alterations and Additions and New Buildings</b></p>	
<p><b>19C.1 Local Character and Streetscape</b></p>	
<p>2. <i>Where an HCA is characterised by a mix of one and two storey buildings, proposed works to contributory properties are to:</i></p> <p>i) <i>retain the original character of a building;</i></p> <p>ii) <i>match the scale and forms of the existing buildings within the streetscape (see Figure 19C.1-2).</i></p>	<p>The HCA is currently characterised by a mix of one and two storey building. However, it is noted that the subject site and the site opposite benefits from the ‘savings’ provisions allowing application of the original TOD controls, the area east of Rosedale Road benefits from the Low- and Mid-Rise Housing provisions and that the area to the west benefits from the TOD SEPP. Therefore, there is a strategically acceptable position that this area will not be only characterised by low density housing the future. It is proposed to remove the buildings of this typology on the subject site and replace them with a high-density development as permitted under the Housing SEPP.</p> <p>However, it is anticipated that the heritage items in the vicinity of the subject site will be retained and therefore that some of the original scale of the area will be conserved. The proposal is therefore required to consider this as discussed further below.</p>
<p>4.</p> <p><i>The scale and massing of new buildings is to be integrated into the established character of the HCA and respect the scale, form and character of adjacent or nearby development. They are to incorporate design elements such as the roof forms, facade and parapet heights, door, window and verandah proportions of contributory properties in the HCA, particularly neighbouring buildings from the same key development period.</i></p>	<p>While the proposed scheme has a contemporary character and massing that differs to the early 20th century character and single-double storey scale of the dwellings in the surrounding HCA, the design incorporates elements which allow the proposal to respond to the established character of the HCA. The proposed design features a podium level on its primary frontages to Edward Street and Rosedale Avenue to relate to the human scale of the surrounding locally listed item.</p> <p>Further, the integration of a central connecting courtyard will break up the massing of the proposal. The form of the development is also softened through the proposal’s balcony protrusions. The material palette selection responds to the heritage character of the surrounding heritage items within the vicinity and the broader HCA dwellings through incorporation of light brick, utilising a traditional material in a contemporary way.</p>

Control	Response
<p>5. The design and character of any new buildings are to be informed by the:</p> <p>i) Date and style of contributory properties:</p> <p>ii) Scale and form of contributory properties:</p> <p>iii) Street and subdivision patterns:</p> <p>iv) Setbacks of neighbouring contributory properties:</p> <p>v) Materials, Building techniques and details used in the HCA:</p> <p>vi) Views vistas and skylines</p>	<p>i. The proposed design features a contemporary architectural style as opposed to the older Federation styles which characterise the HCA. This architectural approach is in line with the anticipated future redevelopment within the vicinity of the subject site and the planned future character of the area arising from the Housing SEPP.</p> <p>ii. The proposed footprint and vertical scale is larger than the one-two storey dwellings characterising the HCA, however the increased scale of the development addresses the increased local demand for affordable residential options and is in line with planned future higher density character of the area arising from the housing SEPP. The use of a podium partly moderates the difference in scale between the development and its surrounds.</p> <p>iii. The increased footprint of the proposal will result in the amalgamation of existing lots along Edward Street and Rosedale Road into one consolidated lot which will depart from the historic estate subdivision pattern of the area. This is partly offset by the separation of the development into two buildings which are again identifiable as two distinct halves given the inclusion of the central recessed entries.</p> <p>iv. The proposed development would have some relationship with the setbacks of the early building adjacent on both street frontages. However, the would be minimally decreased such that view corridors to the adjacent dwellings are somewhat narrowed. Note however that neither of these dwellings are heritage listed.</p> <p>v. Contemporary application of traditional building materials has been incorporated through the podium levels with the use of brick materiality.</p> <p>vi. It is acknowledged that there would be some visual effect on the HCA as a result of the development's vertical scale, specifically, that the new building would form a new backdrop to the HCA and the heritage items on the east side of Edward and Nelson</p>

Control	Response
	<p>Streets. However, it is recognised that this is in line with the new legislative context of the area and some change in the broader context of these items is anticipated. Further, the visual effect of these new buildings is softened by the substantial modulation, and the intervening plantings, fences and hedging which exist on adjacent sites (and as outlined in the Design Report).</p> <p>The proposal has been developed to retain some extant plantings and supplement with new plantings particularly around the street interface to soften and obscure the mass of the development. Further, separating the development into two buildings and limiting the podium to 4 storeys will serve to break up the visual bulk of the development particularly along Edward Street and to soften the interfaces with adjacent dwellings.</p>
<p><i>6. Facades of new buildings are to be modulated to break down the scale of new development.</i></p>	<p>The proposed design features a modulated street-facing façade. The upper levels of the scheme are further set-back from the podium level to establish a visually broken up contribution to the streetscape and avoid monolithic massing.</p>
<p><i>7. The height of new buildings is not to be higher than contributory properties.</i></p>	<p>The height of the proposal is higher than the height of the surrounding one-two storey contributory dwellings. However, it should generally be appreciated that the proposed development will respond to the planned future context of the area which is variously anticipated by the TODD SEPP and the Low-mid-rise housing policy. The contributory properties in the area will therefore exist in the context of developments of a greater height than what exists today and this (and future) proposed developments will be required to provide transitional design elements which moderate the different in scale between development sites and their surrounds. Measures outlined above in this report have been applied to visually break down the bulk of the development.</p>
<p><i>8. New building roofs visible from the street are to reflect the size, shape, pitch, eaves and ridge heights, and bulk of contributory properties and roofs. They are to respect the complexity and patterns of predominant roof shapes and skylines of the HCA.</i></p>	<p>The proposed scheme has a flat roof which is a departure from the more complex pitched roof forms found within the HCA. Similarly, the proposal does not convey the eaves and ridge heights found within the surrounding context. This is appropriate given the proposal is of a different topology compared to the existing context and the HCA will exist in the</p>

Control	Response
	future in the context of more developments similar to the proposed. However, as discussed elsewhere in this report, other devices have been adopted to reduce impacts on the context.
<p>9. <i>New buildings may be contemporary in design, however, their scale, form and detail is not to detract from the scale, form, unity, cohesion and predominant character of streetscape elements around</i></p>	<p>The simplistic design of the proposed scheme's formal arrangement and lower level of façade detail does not detract from contributory items within the area. The building has been designed to be well articulated to break down the visual bulk but to be of a simple materiality to not dominate the context.</p>
<p>10. <i>Where an HCA is characterised by single-storey development, single-storey development on infill sites is preferred. New two-storey houses will only be permitted where the upper floor is designed within the roof and where the new building is in keeping with the height, mass and proportions of contributory properties in the vicinity.</i></p>	<p>It is appreciated that the development is not in accordance with this provision. The development responds to the permissible heights under the TODD SEPP and the planned future character of the area as variously facilitated by the TODD SEPP and the LMR.</p>
<p><b>19C.2 Setbacks and Building Separation</b></p>	
<p>1 <i>The siting of alterations, additions and new buildings are to maintain the established streetscape pattern, including principal dwellings, garages, carports and garden structures.</i></p>	<p>The setbacks along the south side of Edward Street are fairly uniform. The proposed scheme has some relationship with the setback of the adjacent buildings within the HCA. Note that neither of the two buildings adjacent to the subject site are listed heritage items and some narrowing of view corridors to the buildings is acceptable.</p>
<p>2. <i>Where there is a uniform building setback within streets, alterations and additions and new buildings are to respect the established pattern and not be located forward of adjacent buildings. Where variations in setback exist, the larger set back will apply. Side set backs are to be consistent with historic patterns.</i></p>	
<p>3. <i>Where variations in setbacks exist within the immediate vicinity and the streetscape, the larger setback will apply.</i></p>	
<p>4. <i>New buildings are not orientated across sites contrary to the established alignment pattern.</i></p>	<p>The building would be orientated across the existing sites. There would be some impact on an understanding of the original lot layout/alignment pattern. It is acknowledged that this is a small part of the broader area and that the lot layout reflects a standard suburban residential layout which is represented on a large scale across the LGA.</p>
<p>5. <i>The location of new buildings is to ensure that significant views to and from places within the HCA are retained.</i></p>	<p>The proposed building is orientated across various sites to achieve the objectives of the development in accordance with the TOD SEPP. The proposed</p>

Control	Response
	development's frontages have been aligned to compliment the established alignment pattern along.
<b>19C.3 Gardens and Landscaping</b>	
<p><i>1. The established landscape character (height of the tree canopy, early gardens, remnant trees, historic tree plantings) that contributes to the significance of the streetscape and the HCA as a whole are to be retained and conserved in any new development. The reinstatement of original planting, where known, is encouraged.</i></p>	<p>It is understood that existing vegetation of significance located on the subject site is to be retained and incorporated into the proposal to retain the established landscape character of the HCA.</p>
<p><i>2. Original garden features such as gates, paths, stonework, garden terracing, tiling, cement crazy paving, walling and garden edging are to be retained and conserved.</i></p>	<p>Extant gardens appear to date from contemporary renovations, however there are early elements including palisade and brick boundary fences remnant which would be removed to accommodate the contemporary development and to have a cohesive street interface. The removal of these elements would change the character of the streetscape however the boundary fences/walls to be removed are not remarkable and as a group are of a mixed character. The replacement boundary treatment which is heavily vegetated would be sympathetic to the character of the conservation area.</p>
<p><i>3. New paving and hard surfacing, particularly to front setbacks is to be limited.</i></p>	<p>The front setback of the development would be heavily landscaped and would screen the ground floor of the building from the street. This is appropriate as the proposed development will be contemporary and is not required to be visible to maintain the character of the conservation area. It is considered that the proposed softening of the street interface through landscaping is appropriate in maintaining consistency with the landscaped character of the remainder of the street and providing a transition to more traditional dwellings elsewhere in the HCA.</p>
<p><i>4. Front gardens are to avoid screening buildings from the street.</i></p>	
<p><i>5. Materials for new garden paving or pathways are to be appropriate to the architectural style for the HCA, such as gravel for Federation style and sandstone flagging for inter-war styles. Plain or stencilled concrete is not acceptable.</i></p>	<p>The landscaping materials would relate to the contemporary character of the development.</p>
<p><i>6. New driveways are to provide landscaping on side boundaries.</i></p>	<p>All side boundaries have allowance for deep soil planting. Therefore, landscaping on side boundaries is allowed for.</p>

Control	Response
<p>7. <i>New, traditionally designed gardens that enhance historic and aesthetic character of the streetscape and the HCA as a whole are encouraged.</i></p>	<p>The proposed garden is in line with the contemporary character of the scheme.</p>
<p><b>19C.4 Access and Parking</b></p>	
<p>4. <i>New parking areas, garages and driveways are to be designed carefully so that they do not dominate the principal elevations or detract from the immediate streetscape and incorporate provisions for landscaping.</i></p>	<p>The establishment of underground carparking facilities and associated hard-stand driveway will minimise visual obstruction to the street-facing elevation. The driveway is discreetly located to the eastern edge of the development and behind (east of) a substantial mature tree.</p>
<p>5. <i>The siting of new driveways are to be consistent with the established pattern in the immediate streetscape and the HCA as a whole.</i></p>	<p>The proposed driveway does not directly relate to the established patterns of driveways in the HCA as it relates to a substantial contemporary building. However, it is discreetly located as noted above.</p>
<p><b>19C.5 Building Design</b></p>	
<p>3. <i>Natural and recessive colour schemes are encouraged for rendered and painted finishes, especially on sites rated as neutral or uncharacteristic.</i></p>	<p>The proposed material palette as a whole has been informed by the prevailing materiality (specifically brick) of nearby heritage items within the vicinity and the broader HCA whilst including contemporary elements so as to not mimic the heritage character of the surrounding streetscape.</p>
<p>4. <i>Contemporary materials are permitted for new work where the detailing, proportions, texture and colour range blend with the existing character of the HCA.</i></p>	<p>The development features a predominantly brick podium. The colour of the brick (and concrete) responds to the neutral colour range of the existing character of the HCA. However, the use of bricks also maintains some dialogue with the traditional materials in the vicinity.</p>
<p>8. <i>Materials used for new buildings are to be similar to, or compatible with, the original buildings in the HCA</i></p>	
<p>9. <i>Development applications for new buildings are to provide a material board and details of colour scheme and finishes.</i></p>	<p>A material and colour board (digital) is to be provided within the submission of this Development Application to comply with this provision.</p>
<p>10. <i>New buildings are to incorporate architectural language such as massing, proportions, coursing lines, materials and finishes, which are sympathetic to and complement the predominant character of the HCA.</i></p>	<p>The use of the podium element will visually break down the proposed bulk and lessen the visual effect on the streetscape. The upper levels would be recessed to further this effect. The façade projections of the building are undulating and avoid presenting to the streetscape as a singular monolithic mass. The top level of the building is further recessed to reduce the appearance of its vertical scale in its presentation to the streetscape.</p> <p>There would be an effect on the setting of the conservation areas, and the nearby heritage listed</p>

Control	Response
	<p>items within the vicinity as a result of the massing of the building. All significant and contributory items would be read in the context of higher density than what exists today. Some heritage impact is anticipated in order to fulfil the objectives of the TOD SEPP and housing targets more broadly. While this location is appropriate for uplift given the diminished significance of the extant subject properties, the considered architectural resolution of the development, application of informed materials and finishes application and massing high-level articulation of the façade treatment will soften the visual effect of the development on the surrounding streetscape.</p>
<p><i>11. New building colour schemes are not to detract from colour schemes in the streetscape and not to be in visual contrast with the colours of the contributory properties in the HCA. Recessive colours and traditional materials are preferred.</i></p>	<p>The colour scheme would be characterised by light brick. The materiality would be lighter than the traditional tones in the conservation area however the materiality, brick, allows for a contemporary interpretation of early fabric.</p> <p>The earth tones complement the native garden planting within the development and in the area.</p>
<p><b>19C.8 Fencing</b></p>	
<p><i>5. New front fencing, pedestrian and vehicular access gates are to match the architectural style of the house and the character of the immediate streetscape.</i></p>	<p>The proposed fencing is in keeping with the contemporary style of the development. The fencing is simple metal fencing with planting. The street interface treatment prioritises softening the transition between the development and the street through planting with the fencing not being a prominent feature of these interfaces.</p>

## 7.3 Heritage NSW Guidelines

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

Table 15 Impact assessment against the relevant Heritage NSW Guideline Considerations

Provision	Response
<p><i>Will the proposed works be the best conservation solution for the heritage item?</i></p>	<p>The proposed development scheme is an acceptable solution for the subject site considering its proximity to the North Shore railway line and the consequent rising need for higher density residential complexes within the area. The proposed scheme involves the construction of a 9 level structure which is in line with future higher density character of</p>

Provision	Response
	'saved' sites within the area arising from the updated TOD Preferred Scenario
<i>Will the works promote the ongoing use and upkeep of the item?</i>	The extant four dwellings are proposed for demolition as a result of the development. The proposal seeks to construct a residential development with an affordable housing component within the proximity of the local railway corridor which is in line with future higher density character of 'saved' sites within the area arising from the updated TOD Preferred Scenario.
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	N/A. It is proposed to demolish four existing dwellings.
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	The proposed development impacts the existing setting of subject site by removing low density houses and developing two residential flats with in-filled affordable housing. The proposed development is appropriate for the broader context of Gordon given the increased need for affordable housing. The impact on views to the heritage items in the vicinity would not be notably directly impacted by the development given the separation between the sites, however it is noted that the new proposal would have an effect on their settings as the development would be visible in the broader setting of the item given the increased scale. This effect is acceptable for the reasons outlined in this report.
<i>Are the proposed works part of a broader scope of works?</i>	The proposed scheme is a part of a broader legislative context which will facilitate the revitalisation of and uplift in areas within the vicinity of public transport corridors. The proposed scheme involves the construction of a 9 level structure which is in line with future higher density character of 'saved' sites within the area arising from the updated TOD Preferred Scenario The cumulative impacts of these developments has been included in this report.
<i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i>	The proposed scheme in addition to further planned residential developments of a similar nature planned within the vicinity will serve to provide in demand residential accommodation solutions that are within the proximity of public transport options such as the North Shore railway corridor.
<i>If the proposed works are to a local heritage item, are the requirements of the development control</i>	Yes, refer to the impact assessment included in this report.

Provision	Response
<i>plans or any local design guidelines that may apply to the site considered?</i>	
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	While it is acknowledged that there would be some visual effect on the HCA as a result of the development's vertical scale, the proposal has been developed to retain some extant plantings and supplement with new plantings particularly around the street interface in an effort to soften and obscure the mass of the development. Further, separating the development into two buildings will serve to break up the visual bulk of the development particularly along Edward Street.
<p><b>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</b></p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	The proposed development will not result in unacceptable adverse heritage impact to the HCA or the proximate heritage items. As discussed above, detailed analysis has identified that the subject site's ability to contribute to the HCA is limited.

## 7.4 Cumulative Impact Assessment

The development scheme proposed for the subject site will establish a needed source of high-density residential living opportunities within the vicinity of multiple public transport corridors as per the provisions in the Housing SEPP for identified sites. Since lodgement, DPHI have turned off the TOD provisions for new DAs except for a list of nominated 'saved' sites, including the subject site. The TOD provisions therefore still apply to the subject SSDA.

Mediation between Council and DPHI resolved in the adoption of Council's alternative TOD scenario (option 3B). This outcome was formalised with Council's alternative scenario, with amendments made by DPHI, published on 14 November 2025. Furthermore, as part of these reforms, the Low and Mid Rise (LMR) housing provisions (in chapter 6 of the Housing SEPP) no longer apply to the area west of the site.

Notwithstanding, increased density is still anticipated in the area surrounding the subject site based on the below:

- The LMR provisions apply to areas outside the LMR exclusion zone, including along the eastern side of Rosedale Road, Nelson Street and McIntosh Street where building heights of up to 9.5m (with a 30% bonus) may be achieved.
- Council has introduced local planning controls which will encourage an uplift in density for properties between the site and the Gordon Railway Station. The area to the west of the subject site is subject to TOD provisions (to 9.5 metres with a 30% bonus).
- The site at No 29 Rosedale Road is a 'saved' TOD site.

In the context of these recent planning reforms, the site and its surroundings are likely to transition towards a medium to high density area, enabling delivery of much needed housing in well located areas and supporting the Department's goal of delivering more housing across NSW. While the cumulative impacts of developments of this type in the immediate vicinity will be moderated by the adoption of Council's TOD Preferred Scenario and the LMR Exclusion area to the west, some increase in density around the subject site is expected. This outcome is consistent with the legislative context and reflects the planned intent for well-connected locations.

# 8 **Conclusions and Recommendations**

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## 8 Conclusions and Recommendations

The existing buildings on the site contribute only modestly to the heritage character of the conservation area, with some alterations diminishing their historic integrity. They are restrained examples of their types and are located in a section of the conservation area that is less intact than areas to the east. Given that similar building styles are common across the wider local government area, their removal is expected to have minimal impact on the overall heritage values. Redevelopment of the site is consistent with the strategic direction set by the recently gazetted LMR Housing Policy and TOD SEPP, which supports significant uplift in specific areas, including increased building heights. Comparable sites nearby are also earmarked for similar redevelopment, reinforcing the policy context for change.

The proposed development will be of a larger scale and different typology than the existing dwellings, but its visual relationship with nearby heritage items is limited. Distance, intervening lots, mature vegetation and roadways reduce direct visual connections, although the increased building mass will form a new backdrop in some views. Along Rosedale Road, the site shares a streetscape with the Bradfield Memorial Garden and 10 Rosedale Road, but separation by distance, roads and vegetation helps moderate the impact. The visibility of higher-density development in the broader context of views to and from heritage items is anticipated under the planned uplift and is considered acceptable within this strategic framework.

To address potential visual impacts and maintain some architectural dialogue with the surrounding conservation area, the design incorporates several measures. Façade planters and substantial boundary planting will soften the interface with the context. The development is broken into two buildings, each expressed as two definable forms separated by recessed entries, which helps to modulate and break up visual bulk. A four-storey podium provides a transition in scale between the new development and surrounding buildings, while the upper levels are articulated with expressed slabs and vertical edges to soften the silhouette against the sky. The use of light brick references traditional materials found in the conservation area, applied in a contemporary way to balance heritage cues with modern design.

On this basis, the proposal is considered acceptable from a heritage perspective. The limited heritage value of the existing buildings, the alignment with strategic planning policy, and the inclusion of design strategies to moderate scale and integrate with the surrounding context all support the conclusion that the development will have an acceptable impact on nearby heritage items and the conservation area as a whole.

# 9 Bibliography and References

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

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