

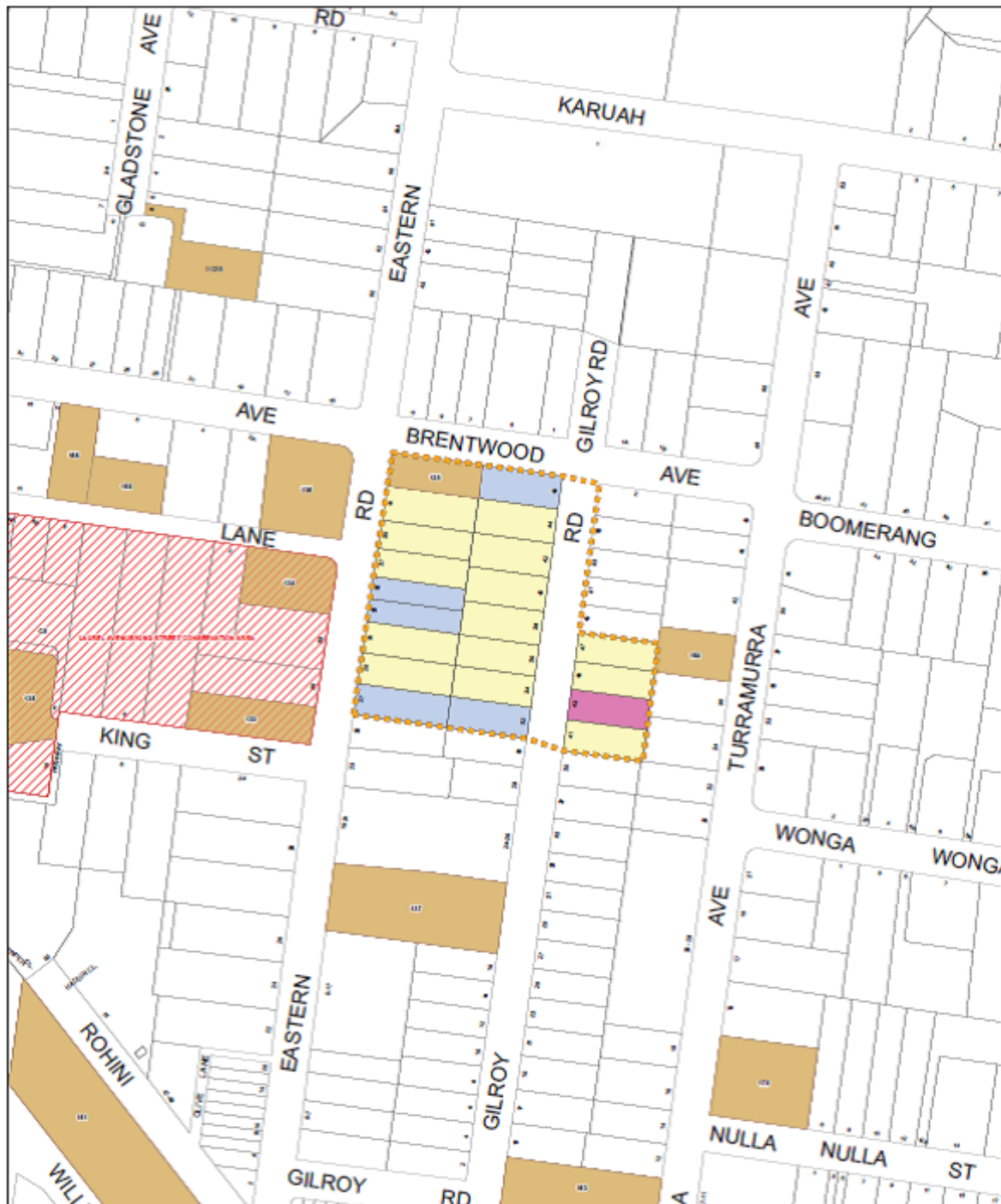
**GILROY ROAD DRAFT HERITAGE CONSERVATION
AREA
C42**

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1. Maps

1.1 Exhibited ratings map for draft Gilroy Road HCA



LEGEND

- Contributing
- Detracting
- Neutral
- Gazetted Conservation Area - General
- Heritage Item - General

Cadastral

- Cadastral: 22/11/2018
- © Land and Property Information (LPI)

Date: 22/11/2018

Draft Heritage Conservation Area
Gilroy Road Conservation Area
Turramurra

C42



2. Comment

The exhibited proposed Gilroy Road Heritage Conservation Area (HCA) contains 21 properties. As part of the public exhibition process, objections were received from 11 properties or 52% of properties. This includes a group submission prepared by City Plan Services on behalf of 11 properties. A further submission by Architectural Projects was received on behalf of the owners of 32 Gilroy Road. Submissions raised concerns with impacts on the potential of the area to be rezoned and redeveloped for high density residential housing in the future as has occurred closer to Turramurra railway station. Concerns were also raised over the potential for the proposal to impact on Council's ability to meet its housing obligations. Submissions also noted that buildings have been altered and modified and should no longer be considered heritage. Individual submissions are responded to below.

Following the public exhibition process, the rating of each property within the draft HCA was reconsidered. The re-assessment of each property is included below. Overall, the proportion of buildings considered to be rated Contributory remains high at 67% following re-assessment. It is noted that changes have occurred within the precinct, including painting of brick facades and the introduction of carports. However, it is considered that the character of the area has been retained and is still legible from the public domain. The commonality and repetitiveness of building form and materials are highly visible makes for a pleasing streetscape as seen in images 1 and 2.

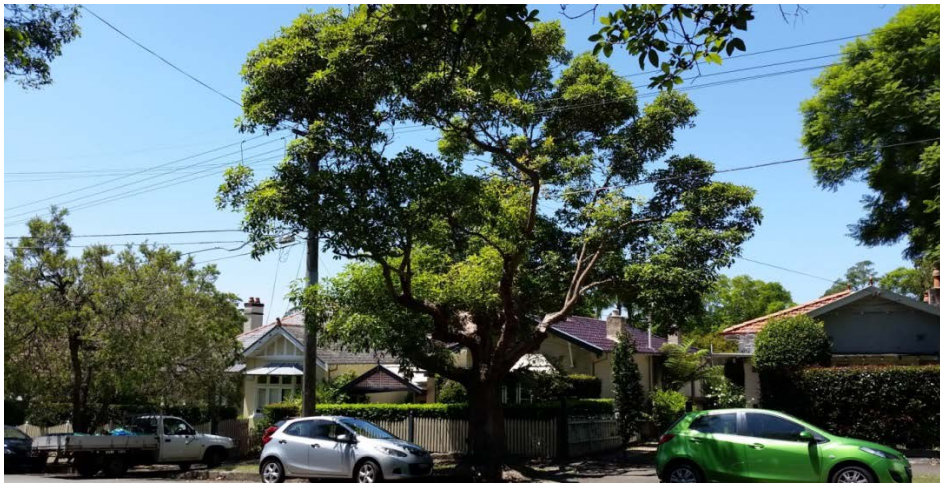


Image 1: Eastern Road streetscape



Image 2: Gilroy Road streetscape

It is evident that Eastern Road and the southern side of Gilroy Road were developed as part of the same subdivision (being the Gilroy Estate) which was originally advertised for sale in 1901 but re-subdivided and re-advertised for sale in 1912 as Deposited Plan 6494. The majority of allotments within the HCA retain this original Deposited Plan from 1912.

In order to increase the legibility and integrity of the HCA, it is recommended that the 2 Neutral buildings at the southern edge of the exhibited draft HCA (being nos. 27 Eastern Road and 32 Gilroy Road) be removed from the HCA boundaries.

The exhibited draft HCA boundaries also included a smaller group of 4 building located on the eastern side of Gilroy Road (nos. 41-47). These properties are located in the middle of Gilroy Road and properties to the north and south of the road have been excluded. These properties were part of land eventually subdivided as the Fifeshire Estate in 1918. Only 2 the 4 properties on this side of Gilroy Road contained within the exhibited HCA can be considered to be Contributory buildings. See images 3 to 6 for details. As a consequence, it is recommended that the boundary of the HCA be amended to remove 41-47 Gilroy Road.

Heritage significance is embodied in an area's fabric, setting and historical records. The area's high degree of intactness, remnant original fabric and documentation around its historical development all add to the heritage significance of this area. It remains obvious that the vast majority of buildings were constructed around the same period and retain many of the same original features. It is noted that the southern areas of Gilroy Road and Eastern Road have been rezoned for increased residential densities and have, consequently, undergone significant change. Therefore, they have been excluded for assessment as part of this current process. Despite this, it evident that the area contained within the revised HCA boundaries of Gilroy and Eastern Roads have heritage significance for the Ku-ring-gai local government area and should be retained and protected into the future.



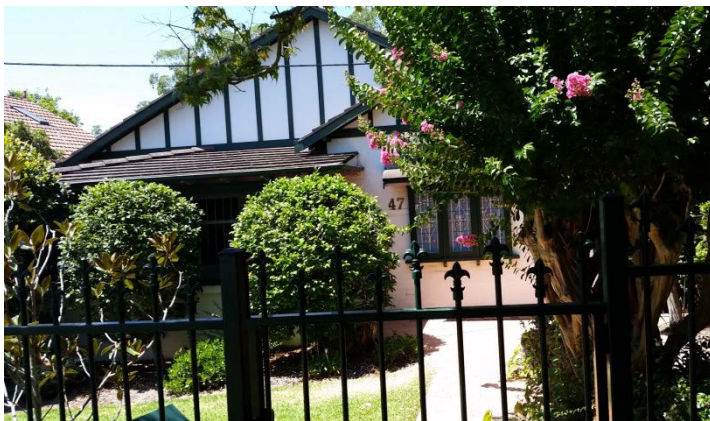
**Image 3: 41 Gilroy Road –
Rated as Neutral (2018)**



**Image 4: 43 Gilroy Road –
Rated as Detracting (2018)**



**Image 5: 45 Gilroy Road –
Rated as Contributory (2018)**



**Image 6: 47 Gilroy Road –
Rated as Contributory (2018)**

3. Statement of Significance

The Gilroy Road HCA has historical representative significance as a remnant example of the ‘Garden Suburb’ philosophy of the early 20th century; being a residential subdivision featuring regular sized allotments with consistent front and side setbacks containing single storey houses sited on their lots to enable ‘natural light’ and ‘fresh air’. Some properties also show evidence of early provision for the motor car with drive way wheel strips and ‘motor homes’ behind the footprint of the house. It is representative of an early example of a more modest subdivision deliberately designed to cater for the evolving upwardly middle class at the beginning of the 20th century.

The Gilroy Road HCA has aesthetic significance as a demonstration of the application of the 'Garden Suburb' philosophy and also architectural pattern books made accessible by major department stores for use by both small builders and home owners. The majority of the buildings are low scale, single storey cottages dating from the late Federation and Inter-War eras. There remains a consistency of materiality and finishes including dark face brickwork and gables roofs featuring decorative embellishments such as battened sheet finishes, vent grilles and terracotta ridge capping. The HCA retains a relatively high degree of intactness and integrity in building detail and materials, allotments, street plantings, character and form.

4. Submissions Table

No	Issue/Concern	Comment
191	<p>Opposed to HCA</p> <ul style="list-style-type: none"> • Submit that the planning proposal should not proceed in its present form as far as the Gilroy Road HCA is concerned, and in any event not until Council has prepared a proper housing strategy that is endorsed by the Greater Sydney Commission as being consistent with the regional plan. • The heritage studies are inconsistent and incomplete, they lack a single complete heritage inventory form and there is no evidence that they consider the degree of change to the individual properties. • The heritage studies have not properly and rationally considered the most appropriate conservation and management strategies given their context, which includes their broader strategic value as a logical location for future urban renewal consistent with the regional and draft district plans; and • There is no evidence that the planning proposal has properly considered the regional plan. • The planning proposal indicates that in November 2013 Council resolved to place this, and 13 other proposed and extended HCAs on non-statutory public exhibition and that the exhibition took place from 7 March 2014 until 7 April 2014. Advised none of the owners recall receiving notification of the proposal or an invitation to comment and owners are concerned that they have been denied procedural fairness. Owners request confirmation from Council of how they were notified of the 	<p>City Plan Services</p> <p>On behalf of the owners of 31, 33 and 39 Eastern Road and 32, 34, 36 42, 46, 41, 43 and 47 Gilroy Road</p> <p>Opposition noted</p> <p>A single Heritage Inventory Form for the Gilroy Road proposed HCA was exhibited between 15 September and 23 October 2017. This form has been updated to reflect the amended boundaries and is included as an attachment to the report.</p> <p>An individual building rating has been allocated to each property within the draft HCAs. Accordingly, each building has been visually inspected and allocated a rating. Highly visible alterations and additions are identified at this time. Further, following the public exhibition staff have re-surveyed all properties within each proposed HCA and amended ratings as required. This process has also involved review of Council property files where required. It is not agreed that changes within properties have not been considered.</p> <p>The aim of the heritage studies was to peer review proposed HCAs, not to proposed ongoing management strategies for these areas. The heritage assessment process requires assessment against criteria gazetted by the NSW Heritage Council, using its guidelines. There is no requirement for heritage assessment to consider conservation management strategies within the context of the site and, therefore, does not negate the findings of the assessment process.</p>

No	Issue/Concern	Comment
	<p>proposal in 2014.</p> <ul style="list-style-type: none"> • The proposal to create the Gilroy Road HCA is informed by two heritage documents: <ul style="list-style-type: none"> - "Gilroy Road, Turramurra, Proposed Heritage Conservation Area Heritage Inventory Form" prepared by Stephen Booker and Sue Jackson Stepowski and dated 3 June 2013 (the Gilroy Road Study); and - "Eastern Road Turramurra Proposed Heritage Conservation Area Summary Report and Heritage Inventory Form" prepared by John Oultram Heritage & Design and dated August 2013 (the Eastern Road Study). • The Gilroy Road Study apparently considers the entire length of Gilroy Road, and recommends that "<i>the Inter War housing in the Gilroy Estate as defined in the attached Figure 5, deserves recognition as a Potential Heritage Conservation Area.</i>" We note, however, that within the Gilroy Road Study placed on public exhibition with the planning proposal, there is no plan of the recommended Potential Heritage Conservation Area in Figure 5. It is therefore not clear what area the Gilroy Road Study was recommending and whether indeed it is consistent with the small subset of properties on Gilroy Road now proposed for inclusion in the HCA. • We also note that of the 12 properties comprising that subset, there is only one property which features in the Figures contained within the Study. None of the other nine properties that are represented in the Figures are 	<p>It is not agreed that the planning proposal has not properly considered relevant regional strategies. It is a requirement of all planning proposals to adequately consider all relevant strategies and this is covered in Part 3(b) of the planning proposal. It is important to note that the Gateway determination issued by the Department of Planning & Environment in May 2017 raised no issues with this content of the planning proposal.</p> <p>Council has confirmed that residents of Gilroy Road and Eastern Road received letters regarding the non-statutory public exhibition held between 7 March and 7 April 2014. Council received several submissions from property owners also the subject of this objection at the time as contained within Appendix N of Council's planning proposal dated March 2017.</p> <p>It is agreed that Figure 5 appears to be missing from the SHI form publicly exhibited. However, the planning proposal includes several maps of the proposed HCA boundary which clearly demonstrate the extent of the area. The draft HCA boundary is not the same as that proposed by the consultants. At its meeting of 6 December 2016, Council considered a report on this matter following the non-statutory exhibition and resolved:</p> <p><i>Gilroy Road, Turramurra</i> <i>There were several submissions against the Gilroy Road HCA proceeding. Many noted the impact of the new residential flat buildings on the dwelling houses and the subsequent loss in value if parts of the street were to be downzoned from R2 to R4. It is</i></p>

No	Issue/Concern	Comment
	<p>proposed for inclusion in the HCA. Finally, we note that there is no discussion regarding the level of management required and how the preferred conservation and management strategies can be implemented</p> <ul style="list-style-type: none"> • Common to both studies is that they do not consider the extent of change that has occurred to the properties contained within the proposed HCA. We are advised that most of properties have experienced substantial alterations and additions. • Because of the limitations of the heritage studies underpinning the planning proposal, and the incompleteness of these studies, we do not consider that they provide a sound or a sufficient basis for making the proposed HCA. • When preparing a planning proposal, Section 75A1 of the <i>Environmental Planning and Assessment Act, 1979</i> (the Act) requires the relevant planning authority to give effect to any district plan applying to the local government area, or if there is no district plan, to any regional plan applying to the region of which the local government area forms a part. • The relevant district plan applying to the Greater Sydney Region is <i>A Plan for Growing Sydney</i> (December 2014). In November 2016 the Greater Sydney Commission published a draft update to <i>A Plan for Growing Sydney</i>, known as <i>Towards Our Greater Sydney 2056</i> • Submit that the planning proposal does not properly consider the regional plan and in particular Goal 2, against which the planning proposal states that the proposal will have no impact on Ku-ring-gai's ability to meet 	<p><i>not recommended to include those areas zoned currently as R4. Instead the boundary will reflect the current zoning and provide a buffer between the R4 zoning and the proposed HCA. The proposed HCA is much reduced in size.</i></p> <p>It is noted that the regional strategy in place at the time of the issuing of the Gateway determination was <i>A Plan for Growing Sydney</i> (December 2014) and <i>Towards Our Greater Sydney 2056</i>; and the <i>Draft North District Plan</i>" (November 2016). The planning proposal responded to all relevant considerations within these documents. It is also important to note that these documents also contain provisions for the protection of heritage assets including <i>Liveability Priority 7: Conserve heritage and unique local characteristics</i>, which requires relevant planning authorities to protect "aboriginal, cultural and natural heritage and places, spaces and qualities valued by the local community".</p> <p>There is no suggestion that Council cannot meet its housing targets as well as identifying and protecting its heritage assets. Indeed, the relevant strategic documents contain objectives and actions relating to both matters. Therefore, Councils are obliged to ensure that it can achieve both outcomes. The current planning proposal contains 21 properties. It is not considered that the creation of an HCA over these properties will impede Council's ability to provide additional housing into the future.</p> <p>It is recommended that the boundaries of the HCA be amended to remove properties 27 Eastern Road, 32 Gilroy</p>

No	Issue/Concern	Comment
	<p>the housing and employment targets.</p> <ul style="list-style-type: none"> Also do not consider that the proposal should proceed until there has been a proper consideration of the most appropriate conservation and management strategy given the "moderate" level of heritage significance area the broader regional strategic importance of the land; and certainly not until Council has prepared a long-term housing strategy for the local government area in accordance with the regional and district plans. 	<p>Road and 41-47 Gilroy Road due to the limited contribution they make to the HCA.</p>
191.1	Duplicate of above	See above response
31	<p>Opposed to HCA.</p> <p>We believe Council is rushing to create the conservation area to prevent further 5 storey multi-level apartments being constructed in Gilroy and Eastern Roads.</p> <p>Alterations and additions done to dwelling that make it out of character.</p> <p>Should Council proceed with this conservation area and include our house, we will strenuously fight this in the courts to have our house removed as it is "out of character" based on the Heritage Checklist which follows plus it is even acknowledged as "out of character"</p>	<p>Opposition noted.</p> <p>This process has been ongoing since 2013. The zoning contained within the area was adopted under the Local Centres LEP from 2012. The area proposed for the HCA is zoned R2 and multi-level apartment buildings are not permissible on this land.</p> <p>An individual building rating has been allocated to each property within the draft HCAs. Accordingly, each building has been visually inspected and allocated a rating. Highly visible alterations and additions are identified at this time. Further, following the public exhibition staff have re-surveyed all properties within each proposed HCA and amended ratings as required. This process has also involved review of Council property files where required. It is not agreed that changes within properties have not been considered.</p> <p>It is recommended that the boundaries of the HCA be amended to remove properties 27 Eastern Road, 32 Gilroy Road and 41-47 Gilroy Road due to the</p>

No	Issue/Concern	Comment
		limited contribution they make to the HCA.
72	<p>Opposed to HCA.</p> <p>Opposed because renovations have taken place, inconsistent and lack of credibility in identification processes, and restrictions that will arise.</p> <p>In the Minutes of the Ordinary Meeting of the Council on December 6, 2016 (Appendix L of the draft HCA), it mentioned that the draft Gilroy HCA was intended to “reflect the current zoning and provide a buffer between the R4 zoning and the proposed HCA”, suggesting that the spirit of the draft HCA is to ensure no further high density zoning is granted on the remaining parts of the street.</p>	<p>Opposition noted.</p> <p>An individual building rating has been allocated to each property within the draft HCAs. Accordingly, each building has been visually inspected and allocated a rating. Highly visible alterations and additions are identified at this time. Further, following the public exhibition staff have re-surveyed all properties within each proposed HCA and amended ratings as required. This process has also involved review of Council property files where required. It is not agreed that changes within properties have not been considered.</p> <p>The amended boundaries of the HCA reflect the current zoning of the land. It is agreed that high density zoning is not suitable for land identified as having heritage significance.</p> <p>It is recommended that the boundaries of the HCA be amended to remove properties 27 Eastern Road, 32 Gilroy Road and 41-47 Gilroy Road due to the limited contribution they make to the HCA.</p>
110	<p>Opposed to HCA.</p> <p>Property modified significantly through approved works. Of the eight properties proposed to be listed in the HCA on the Eastern Road frontage, six (6) have been modified significantly or rebuilt over the years.</p> <p>The HCA strategy is to quarantine these areas from future development and the creep of higher density housing.</p> <p>Issues surrounding Due Process and</p>	<p>Opposition noted.</p> <p>An individual building ratings has been allocated to each property within the draft HCAs. Accordingly, each building has been visually inspected and allocated a rating. Highly visible alterations and additions are identified at this time. Further, following the public exhibition staff have re-surveyed all properties within each proposed HCA and amended ratings as required. This process has also involved review of</p>

No	Issue/Concern	Comment
	<p>Notification of Residents for 2013/14 proposal.</p> <p><i>Can you advise what public consultation was sought in 2013 and what notification was provided to residents to provide feedback and comment prior to submission to the Dept. of Planning.</i></p>	<p>Council property files where required. It is not agreed that changes within properties have not been considered.</p> <p>The amended boundaries of the HCA reflect the current zoning of the land. It is agreed that high density zoning is not suitable for land identified as having heritage significance.</p> <p>As discussed, all residents were notified of the non-statutory exhibition and submissions were received from properties within the current proposed HCA boundaries. Appendix N of the planning proposal includes submissions and responses as part of the non-statutory exhibition process.</p> <p>It is recommended that the boundaries of the HCA be amended to remove properties 27 Eastern Road, 32 Gilroy Road and 41-47 Gilroy Road due to the limited contribution they make to the HCA.</p>
133	<p>Opposed to HCA.</p> <p>Houses are not heritage significant. Zoning and development housing demand concern.</p>	<p>Opposition noted.</p> <p>Professional heritage studies have concluded that the area does have heritage significance and should be protected.</p> <p>Providing additional housing at the expense of heritage properties is not a good or reasonable response to strategic planning.</p> <p>It is recommended that the boundaries of the HCA be amended to remove properties 27 Eastern Road, 32 Gilroy Road and 41-47 Gilroy Road due to the limited contribution they make to the HCA.</p>

No	Issue/Concern	Comment
208	<p>Opposed to HCA.</p> <p>Strongly, we feel the inclusion of the properties 41-47 Gilroy is a pure land grab by council to stop the natural extension of high density living that local and Sydney resident desperately require in this prime located area with proximity to the station (>400m). These properties with their isolation to the other properties in the DHCA by the road and lack of heritage significance should not be included. Noting that the property is on the edge of the DHCA area map and lacks heritage significance.</p>	<p>Opposition noted.</p> <p>Providing additional housing at the expense of heritage properties is not a good or reasonable response to strategic planning.</p> <p>Professional heritage studies have concluded that the area does have heritage significance and should be protected.</p> <p>It is recommended that the boundaries of the HCA be amended to remove properties 27 Eastern Road, 32 Gilroy Road and 41-47 Gilroy Road due to the limited contribution they make to the HCA.</p>
212	<p>32 page detailed report prepared by Architectural Projects with specific reference to 32 Gilroy Road, Turramurra. The report includes the following contents:</p> <ol style="list-style-type: none"> 1. Introduction 2. History of reports regarding Gilroy Road Turramurra Area significance 3. History of Gilroy Road 4. Significance of Gilroy Road 5. Methodology for defining Conservation Area boundaries 6. Historical Research <ol style="list-style-type: none"> 6.1. National Trust Inter-War Study, Godden Mackay Logan studies historical research 6.2. Additional research 7. Review of fieldwork 8. Background to assessing contributory properties within a HCA <ol style="list-style-type: none"> 8.1. Land & Environment Court Precedents 9. Methodology 10. Background to listing 11. Recommendations 	<p>The submission discusses the Gilroy Road HCA proposal with specific reference to 32 Gilroy Road, Turramurra. The submissions states that '<i>an independent assessment by Architectural Projects indicates that many of the buildings identified as contributing components of the original Gilroy Road, Turramurra Conservation Area in 2013 have large detracting additions in the style of the original, which transform the building from contributing to detracting.</i>' However, this independent assessment is not included within the report. It is also important to note that the 2013 version of the HCA was not what was publicly exhibited. In 2016, Council resolved to adopt smaller boundaries for the draft HCA to remove land zoned R4. It was these boundaries which were placed on public exhibition in 2017.</p> <p>Council's 2018 reassessment of the publicly exhibited HCA boundaries concludes that 14 out of 21 properties (or 67%) are considered as contributory</p>

No	Issue/Concern	Comment
	<p>The preliminary subdivision mapping indicates that Gilroy Road, Turramurra Heritage Conservation Area as originally proposed reflects the history of the subdivision of the Interwar as the Gilroy Estate. In its reduced form, its ability to present these aspects of its history is limited. An independent assessment by Architectural Projects indicates that many of the buildings identified as contributing components of the original Gilroy Road, Turramurra Conservation Area in 2013 have large detracting additions in the style of the original, which transform the building from contributing to detracting. On the basis of this mapping we have identified a lower percentage of contributing buildings within the streetscape and therefore are not on the opinion that the streetscape of the original Gilroy Road, Turramurra Conservation Area in 2013 reaches the threshold for listing.</p> <p>The total number of contributory buildings has to be at least greater than 50% for the area to be considered for inclusion in a Heritage Conservation Areas due to building alterations, demolitions and new development. The original study area does not meet this threshold.</p> <p>The lack of a rigorous review of borderline examples has inflated the number of contributory and neutral components and provided a false impression of the integrity of the area.</p> <p>Recent material on Council's website suggests a proposal to list smaller groups of buildings within the conservation area. The listing of a smaller group is usually based on a higher level of integrity than buildings within a conservation area.</p>	<p>buildings. Therefore, it is not agreed that the reduced area has limited ability to demonstrate the history of the subdivision of the Gilroy Estate. The majority of buildings within the proposed HCA retain values and features associated with their era of development and have been rated accordingly.</p> <p>The 2013 Jackson-Stepowski & Carste assessed an areas containing Nos. 15-55 Gilroy Road, 2 Brentwood Avenue & 2-46 Gilroy Road. This area contains 42 properties and 28 (or 67%) were identified as Contributory. There is no requirement that HCAs must contain at least 50% contributory properties to be gazetted. A HCA is more than a collection of individual properties. Rather it is an area which contains enough original elements and material to tell a story of how the area came to be. This can include other streetscape elements such as subdivision pattern, building materials, garden setting and plantings.</p> <p>The original study area is not what was publicly exhibited but a much smaller area. All properties within this revised area have been reassessed and ratings amended accordingly.</p> <p>This would be true were Council to seek listing of the properties as a group of Heritage Items. However, this is not the case and the proposal is still to list the area as a HCA.</p> <p>In relation to HCAs, Council's DCP states: <i>The demolition of Heritage Items and contributory properties within HCAs is not supported.</i> It is the practice to retain building considered Contributory but for those considered Neutral or</p>

No	Issue/Concern	Comment
	<p>Despite the DCP noting that contributing components can be demolished the practice is to retain buildings identified as contributory, those from the key period of significance.</p>	<p>Detracting owners may seek to apply for a suitable replacement.</p> <p>It is recommended that the boundaries of the HCA be amended to remove properties 27 Eastern Road, 32 Gilroy Road and 41-47 Gilroy Road due to the limited contribution they make to the HCA.</p>
230	<p>Opposed to HCA.</p> <p>The dwelling is of no heritage significance. It is a plain house with no special features and contributes nothing to the HCA.</p> <p>Houses of similarly plain appearances in the vicinity of our house have already been rightfully excluded from consideration of a heritage conservation area.</p>	<p>Opposition noted</p> <p>Agreed that the house at 46 Gilroy Avenue is not from the key development period and is therefore rated Neutral.</p> <p>The site is part of the original subdivision and is adjoining a heritage item so it is recommended it be retained within the HCA. However, the owner may seek to replace the building with a more suitable structure.</p> <p>It is recommended that the boundaries of the HCA be amended to remove properties 27 Eastern Road, 32 Gilroy Road and 41-47 Gilroy Road due to the limited contribution they make to the HCA.</p>



5. Rating Assessment


Gilroy Road HCA - Initial Jackson Stepowski/Oultram 2013; February 2018 re-assessment

RATING (revised boundary)	SJS/Oultram 2013	2018
Contributory	15 (71%)	25 (45.5%)
Neutral	5 (24%)	25 (45.5%)
Detracting	1 (5%)	5 (9%)
TOTAL	21	12


Rating: N – Neutral, C – Contributory, D – Detracting, Item – Existing Heritage Item


Address	Rating Jackson Stepowski/Oultram 2013	Rating 2018 re-assessment	Comments
27 Eastern Road	N	N	Post 1943 two storey brick dwelling house, unsympathetic fence and awning over front entrance obscuring original entranceway. Not from key development period. It is recommend re-aligning draft HCA boundaries to remove this property and 32 Gilroy Road from the area.
29 Eastern Road	C	N	Gable front Federation bungalow? With likely painted face brick and integrated garage forward of front building alignment impacting on its legibility from the street.


Address	Rating	Rating	Comments
	<p>Jackson Stepowski/ Oultram 2013</p>	<p>2018 re-assessment</p>	 <p>It is recommended that the rating for this property be amended to Neutral due to intrusive enclosed garage forward of front building alignment</p>
<p>31 Eastern Road</p>	<p>C</p>	<p>C</p>	<p>Lovely Federation style cottage featuring slate roof with terracotta ridge capping, front gable, front verandah with timber posts, face brick façade. Carport to side of dwelling does not detract from appearance.</p>
<p>33 Eastern Road</p>	<p>N</p>	<p>C</p>	<p>Modest pre-1943 cottage, prob late Fed/early Inter-War, single storey, painted face brick, hipped roof with original front projecting front gable featuring window frame with awning.</p> 

Address	Rating Jackson Stepowski/ Oultram 2013	Rating 2018 re- assessment	Comments
			It is recommended that the rating for this property be amend to Contributory. It retains key architectural features from its period of construction and is clearly discernible as a late Federation/Early Californian cottage.
35 Eastern Road	N	C	<p>Partner to 33 Eastern Road, also painted face brick, garage integrated into building with open carport forward of front building alignment. Alts behind main roof line</p>  <p>It is recommended that the rating for this property be amend to Contributory. It retains key architectural features from its period of construction and is clearly discernible as a late Federation/Early Californian cottage.</p>
37 Eastern Road	C	C	Federation style cottage, painted face brick, alterations behind front building elevation not visible from street, slate roof with terracotta ridge capping.
39 Eastern Road	C	C	Late Fed/early Inter-War appears substantially intact, painted façade, attached carport to building façade but does not obscure façade.
41 Eastern	C	C	Pre 43 appears substantially intact late Fed/early Inter-War cottage painted façade

Address	Rating Jackson Stepowski/ Oultram 2013	Rating 2018 re- assessment	Comments
Road			featuring roughcast
43 Eastern Road	Item C	C	
32 Gilroy Road	N	N	New build
34 Gilroy Road	C	C	Inter-War cottage with projecting front gable, on 1943 aerial, painted façade, sandstone foundations
36 Gilroy Road	C	C	Extended single storey pre-1943 cottage, face brick with symmetrical façade, double chimneys, corrugated iron roof
38 Gilroy Road	C	C	Modified early Inter-War cottage with double front gables, painted façade, side entranceway, garage to side of building present in 1943.
40 Gilroy Road	C	C	Face brick Inter-War single storey cottage, no significant modifications on file but has been amended, original glass windows to façade verandah, newer carport adjoining front of building
42 Gilroy Road	C	N	Californian bungalow, domineering and poorly proportioned upper floor addition.

Address	Rating	Rating	Comments
	<p>Jackson Stepowski/Oultram 2013</p>	<p>2018 re-assessment</p>	 <p>It is recommended that the rating for this property be amended to Neutral as a result of unsympathetic alterations.</p>
<p>44 Gilroy Road</p>	<p>C</p>	<p>C</p>	<p>Intact Inter-War cottage, extended to rear from 1943 aerial, dominant front gable and face brick façade intact featuring bay and casement windows, space for car and side garage added post 1943.</p>
<p>46 Gilroy Road</p>	<p>N</p>	<p>N</p>	<p>Post 1943 single storey dwelling house, no significant applications on file. Not from key development period.</p>
<p>41 Gilroy Road</p>	<p>C</p>	<p>N</p>	<p>Extensively modified late Fed/early Inter-War cottage, amendment to façade including infilled front verandah? Loss of original fabric including windows and doors, amended roof line.</p>

Address	Rating	Rating	Comments
	<p>Jackson Stepowski/Oultram 2013</p>	<p>2018 re-assessment</p>	 <p>It is recommended that the rating for this property be amended to Neutral due to unsympathetic modifications.</p> <p>Nos. 41-47 Gilroy Road are not part of the Gilroy Estate subdivision from 1912 (DP6494). They were created via the Fifeshire Estate (DP9301) in 1918. Two of the four properties proposed for inclusion within the draft HCA are rated either Neutral or Detracting. As a result, only 2 properties on the eastern side of Gilroy Road are considered contributory. Consequently, it is recommended that this side of Gilroy Road be removed from the boundaries of the HCA.</p>
<p>43 Gilroy Road</p>	<p>D</p>	<p>D</p>	<p>Unsympathetic second storey addition dominating original structure. Carport forward of front building alignment.</p>

Address	Rating Jackson Stepowski/ Oultram 2013	Rating 2018 re- assessment	Comments
			 <p data-bbox="738 952 1356 1368">Nos. 41-47 Gilroy Road are not part of the Gilroy Estate subdivision from 1912 (DP6494). They were created via the Fifeshire Estate (DP9301) in 1918. Two of the four properties proposed for inclusion within the draft HCA are rated either Neutral or Detracting. As a result, only 2 properties on the eastern side of Gilroy Road are considered contributory. Consequently, it is recommended that this side of Gilroy Road be removed from the boundaries of the HCA.</p>
45 Gilroy Road	C	C	<p data-bbox="738 1422 1356 1570">Lovely single storey face brick late Fed/early Inter-War with return integrated front verandah. Minor extension to rear but substantially intact from 1943 aerial.</p> <p data-bbox="738 1601 1356 1975">Nos. 41-47 Gilroy Road are not part of the Gilroy Estate subdivision from 1912 (DP6494). They were created via the Fifeshire Estate (DP9301) in 1918. Two of the four properties proposed for inclusion within the draft HCA are rated either Neutral or Detracting. As a result, only 2 properties on the eastern side of Gilroy Road are considered contributory. Consequently, it is recommended that this side of Gilroy Road be removed from the</p>

Address	Rating Jackson Stepowski/ Oultram 2013	Rating 2018 re- assessment	Comments
			boundaries of the HCA.
47 Gilroy Road	C	C	<p>Painted face brick late Fed/early Inter-War cottage, extended to rear. Unsympathetic front fence.</p> <p>Nos. 41-47 Gilroy Road are not part of the Gilroy Estate subdivision from 1912 (DP6494). They were created via the Fifeshire Estate (DP9301) in 1918. Two of the four properties proposed for inclusion within the draft HCA are rated either Neutral or Detracting. As a result, only 2 properties on the eastern side of Gilroy Road are considered contributory. Consequently, it is recommended that this side of Gilroy Road be removed from the boundaries of the HCA.</p>