

## Descriptions of Wahroonga Urban Conservation Areas

### UCA 26 – Mahratta, Wahroonga – map available on FOKE web site

- The Ku-ring-gai Urban Conservation Area (Mahratta Precinct) consists of an area of large single-storey 1920s, 1930s and 1940s houses with some post World War 2 houses in the centre of the precinct. The precinct is named after the large red brick, interwar mansion, Mahratta, constructed at the corner of the Pacific Highway and Fox Valley Road.
- The uniform appearance of the area stems from its well established landscape.

### UCA 27 – Wahroonga (East side) – map available on FOKE web site

This precinct is graded as of State significance.

- The Ku-ring-gai Urban Conservation Area (Wahroonga Precinct) consists of an area of large single-storey and two storey 1920s, 1930s and 1940s houses, many of which were designed by prominent architects including Howard Joseland, B J Waterhouse, F Glynn Gilling, L'Anson, Bloomfield and McCulloch and H V Vernon.
- The houses are built on large landscaped lots with well maintained mature trees and botanical gardens, some designed by Paul Soderson. The mature tree plantings along Burns Road make it one of the most picturesque in Ku-ring-gai. Fine fences appropriate to the period also contribute to the rustic character of the precinct.
- The significance of this precinct is largely due to the setting in which the houses are placed, the principal elements in the area being the successful correlation between buildings and its extensive gardens and natural landscape.

This UCA is of outstanding streetscape significance for its concentration of large Federation period houses set in expansive garden settings on tree-lined streets. Burns Road is an important street of landmark value, which together with Cleveland Street and Water Street, contains the highest concentration of large Federation period houses. The high visual quality of the area is enhanced by its vegetation, through dramatic visual effects and the continuous lush character generated by the combination of individual specimen trees, avenue plantings and well-incorporated indigenous vegetation.

The area provides historic evidence of the subdivision pattern of the "Big Island Estate" into large suburban lots with a semi-rural character prompted by the laying of the Hornsby to St Leonards railway in 1890. The way of life for a community on the Upper North Shore, prominent in the professions, industry and commerce, is reflected in these well-crafted detached houses with picturesque gardens, many still sited on large allotments.

The architectural fashions and urban design theories evident in this area can be traced to contemporaneous movements in England and the United States. Adaptations for climate are evident in most of the houses.

The collection of large Federation period houses is complemented by many more modest Federation period houses as well as Inter-War buildings of various sizes.

### UCA 28 – Wahroonga (Extension to Precinct 27)

- This extension to Wahroonga Precinct 27 consists of an area of large single-storey 1920s bungalows and large single and double storey 1930s and 1940s houses with some post World War 2 houses.
- The uniform appearance of the area stems from its well established landscape.
- Housing in the area consists predominately of houses on medium to large-sized lots. There are few unsympathetic alterations or intrusions into the area.
- The epitomises the area and era in both the excellent, intact nature of its houses, their gardens and street plantings.

### UCA 28a – Wahroonga (Extension to Precinct 28)

This extension to Precinct 28 was suggested by residents and was not recommended in 1996 by the National Trust as a UCA. It was reviewed by Council, but not recommended for establishment as a separate precinct. However, parts of it were recommended for inclusion in Precincts 27 & 28.

- The precinct is similar to UCA 28 but contains even greater diversity, including some Victorian period houses, a number of large Federation mansions and a number of Inter War houses on medium to large lots. Most of these are designed in the Californian Bungalow style.
- The precinct has some intrusions and unsympathetic alterations.