

Descriptions of Roseville Urban Conservation Areas

UCA 1 – East Roseville

- The East Roseville Precinct consists of an area of single-storey 1920s and 1930s bungalows in the west section close to Babbage Road and two-storey 1930s and 1940s houses in the eastern part of the precinct. The uniform appearance of each of the parts within the area stems from their development within a single period. There are few unsympathetic alterations or intrusions into the area comprising demolition of the original houses.
- The precinct epitomises the areas era in both the excellent, intact nature of its houses, their gardens and street plantings.

UCA 2 – Roseville (East)

- The Roseville East Precinct consists of an area of single-storey 1920s bungalows. The uniform appearance of the area stems from its development within a single period as well as the almost universal use of face brick.
- Housing in the area consists predominately of 1920s bungalows on medium-sized lots. There are few unsympathetic alterations or intrusions into the area.
- The precinct epitomises the area and era in both the excellent, intact nature of its houses, their gardens and street plantings.

UCA 3 – Roseville (East side) – map available on FOKE web site

- The Roseville East side Precinct consists of an area of single-storey 1920s bungalows. The uniform appearance of the area stems from its development within a single period as well as the almost universal use of face brick.
- Housing in the area consists predominantly of 1920s bungalows on medium-sized lots with Federation style houses and interwar flats being located close to the railway line as well as 1920s shops being located in Hill Street. There are few unsympathetic alterations or intrusions into the area.
- The precinct epitomises the area and era in both the excellent, intact nature of its houses, their gardens and street plantings.

The precinct is an area of outstanding streetscapes of Federation and Interwar period housing, complemented by shops, community buildings and a small number of Inter-War flats and enhanced by gardens and street planting.

The area is visually distinctive in its overall cohesiveness and consistency of high-quality, mainly single-storey houses from the Federation and Inter-War periods complemented by a small number of flats and is remarkable for the high proportion of contributory items. These buildings combine with large mature private gardens and significant avenue plantings, which help create substantially harmonious streetscapes. The cohesiveness of the area is reinforced by the consistent and generally regular gridded settlement pattern, with buildings on similarly-sized allotments and set back uniformly from the street behind low fences.

UCA 4 – West Roseville – map available on FOKE web site

- The West Roseville Precinct consists of an area of single-storey and some two-storey 1920s houses with some Federation period houses. The uniform appearance of the area stems from its development within a single period as well as the almost universal use of face brick.
- Housing in the area consists predominately of 1920s bungalows on medium-sized lots with Federation style houses and interwar flats being located on the Pacific Highway. There are few unsympathetic alterations or intrusions into the area.
- The precinct epitomises the area and era in both the excellent, intact nature of its houses, their gardens and street plantings.

The area is a notable precinct of mixed housing and commercial development that retains important evidence of the development of Ku-ring-gai in the decades following the coming of the railway in 1890. The layout of the streets and lots as well as much of the building stock provides cohesive evidence of the late nineteenth and early twentieth century subdivisions and development of the area's original land grants and in particular the growth spurts in the pre-World War 1 and interwar periods.

The area is characterised by a predominance of Federation and Interwar period residential development comprising freestanding houses in established gardens. These houses are major contributors to the area's numerous attractive streetscapes and while varied in architectural character, they feature a compatibility of form, massing materials and detailing.

The siting of houses within informally landscaped gardens set back from the street behind low fences/walls and/or hedges and featuring tall trees contributes to the significant aesthetic values of the streetscapes.