NSW State Heritage Inventory form

NSW Heritage Office

C2 Hillview SHI sheet

ITEM DETAILS						
Name of Item	Hillview Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)						
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name						
Street number	1362,1360,1358,1356,1340-1334 Pacific Highway, 8,6,4,2 Kissing Point Road, 1/4,2/4,6 Boyd Street					
Street name	Pacific Highway, Kissing Point Road, Boyd Street					
Suburb/town	Turramurra				Postcode	
Local Government Area/s	Ku-ring-gai					
Property description						
Location - Lat/long	Latitude			Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner						
Current use	Check with Sue					
Former Use	Hillview –Health Retreat, Guest House Commercial Residential – single units					
Statement of significance	The Hillview Heritage Conservation Area displays a layering of history of the North Shore. The precinct is an historical record of the growth of the North Shore, its attractiveness as a retreat from the inner city of Sydney and the building of the Railway which encouraged this growth. The whole records the subdivision of land (Section 3) and the speculative investment by the Port Jackson Land and Investment Company (c1885) in land originally used for farming and orchard use as part of the grant to Thomas Boyd in 1832. The current subdivision pattern of Hillview and surrounding properties display the continued investment by smaller business owners and wealthy businessmen. These latter included Ivan Auprince and Edmund Sheffield Willoughby Paul who purchased Hillview and surrounding land. Hillview operated prior to and during Auprince's time as a Health Resort and was developed by Paul with a new grand Guest House. Other parts of the subdivision included smaller lots than Hillview and fronted the Pacific Highway, Kissing Point Road and Boyd Street. The shopfronts and former Commonwealth Bank on the Pacific Highway record the development of the Pacific Highway (formerly called Lane Cove Road) as a main thoroughfare and the commercial centre of Turramurra that grew around the Railway Station. Kissing					

	Point Road records the residential development with the building of both cottages and larger houses. The building of the "Paisley" flats has diminished this earlier historical record, though it represents the later development of flats in the commercial centres of the North Shore. Boyd Street provides a frontage for Hillview and also records the earlier subdivision of this land into smaller lots. Similarly this has been altered with a later flat development that has diminished the significance. Boyd Street is assessed as retaining adequate significance to represent the historical layers of the development. The whole of the Hillview Conservation Area is significant within Ku-ring-gai as a precinct that displays values such as a mature landscape setting, varied topography that creates vistas and distant views framed by trees and a predominant built form that contributes in scale and form to the streetscape. The buildings within Hillview are significant examples of Federation style architecture from the earlier Queen Anne Federation style with elaborate and decorative details to the simpler garage building. The dominant siting of Hillview for display and to experience panoramic views enhance the architectural significance of these buildings. The mature trees and garden setting that is partially retained today also contributes to the setting and aesthetic significance of the Hillview complex. The Commonwealth Bank is a rare example of an intact Art Deco style bank building. The shopfront on 1360 Pacific Highway is a rare example of an intact shopfront with leadlight windows. is a representative example of a late Victorian and early Federation residence and later Guest House complex. The conservation of a part of the grounds and curtilage of Hillview has conserved its significant setting and siting with views towards Sydney contributing to its representative qualities as a place of retreat. Hillview is used by the community as a health service, its grounds are accessible to the public and it is valued by the local community of Ku-ring-gai.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	
Builder/ maker	various
Physical Description	The following includes a description and assessment of the degree of contribution to the streetscape. Hillview Conservation Area is bounded to the north by the Pacific Highway, to the west by Kissing Point Road, to the south by Boyd Street and to the east by the North Shore Railway Line. The precinct drops to the south and has panoramic views from the northern parts of the Hillview site towards Sydney, Botany and the Kurrajong Mountain Ranges. Hillview Hillview contains a number of buildings that include a residence with a north frontage to the Pacific Highway and extensive views to the south and south-east. The house was built between 1884-1893 and is Federation in style. It is face brick with a terracotta tiled roof and has elements of the Federation style such as P\projecting gables and tall brick chimneys. It has been altered with later additions to the south and decorative details may have been removed. These additions include east and west wings constructed with terracotta blocks. The building is currently used by the Hornsby and Ku-ring-gai Hospital. A larger house is located to the south which was built in c1913. This takes full advantage of views to the south. It Is Federation Queen Anne in style with an impressive Classical portico and is built as two to three storey in face brick with a terracotta roof. Other elements include decorative chimneys turned

timber columns, timber valances, balustrades and brackets on large verandahs and asymmetrical and varied massing with projecting gables.

The garage is located to the west of the site. It was built in c1915 in Federation style to appear similar in form to a coach house and stables. The building includes six garages with a residence on the upper floor. It is built in face brick with a steep pitched terracotta tiled roof. The building is symmetrical in design with a central large gable and two surrounding bays. Each bay contains a garage door opening which have been replaced with roller doors on the two outer bays. The central bay retains timber ledged and braced hinged doors.

The building to the east c1960s and is known as "Rotary Cottage". It is referred to as a Kindergarten facility and is currently used by the Hornsby and Ku-ring-gai Hospital for Occupational Therapy. It is a cream face brick building with a flat metal roof.

The site includes mature trees such as deodars and camphor laurels, the latter which were planted as hedges and have been left to grow. The garden also includes a remnant croquet lawn, and terraced lawn areas and driveways. The original cast iron gates are located in the northern garden area. The stone fence and gateposts have been relocated due to road widening on the Pacific Highway.

Hillview forms an historical complex with aesthetic and architectural significance. The buildings are a dominant element within the site and as viewed from the Pacific Highway and Boyd Street. The gardens and mature trees further enhance the Hillview site itself and views from outside the site. The two former residences, garage, stone fence, garden and terraces,remant croquet lawn and mature trees are assessed as contributing to the streetscape of the Pacific Highway and Boyd Street, the Hillview complex and the Hillview Heritage Conservation Area.

Pacific Highway
The section of the Pacific Highway within the Hillview Heritage Conservation Area includes Hillview (described above) and number 1362, 1360,1358 and 1356. Numbers 1360 to 1340 form a typical hard-edge shop frontage to the Highway.

1362 Pacific Highway
This is a two-storey building setback from the Pacific Highway and located on the corner of the Highway and Kissing Point Road and has a frontage to both streets. It is a Federation style building with painted brick walls, terracotta roof and angled projecting gable bay, timber shingle gable infill, exposed eaves and timber casement windows.

The house retains its form and style and is an imposing corner building with its projecting gable bay. The double garage and steel fence should be removed. The house and the mature garden and jacaranda trees contribute to the streetscape.

1360 and 1358 Pacific Highway
These buildings form an attached shopfront built in face brick with a slate roof and decorative brick and plastered chimneys. The brick is tuck pointed with horizontal contrasting brick courses and plastered parapets to each gable end. Number 1360 retains its original shopfront with leadlight glass highlight windows above a bronze shopfront window. The shopfronts are Federation style with the decorative elements including, shopfront windows and highlights, brickwork banding, tuck pointing, render work, engaged piers and rendered banding on chimneys.

The shopfronts numbers 1360 and 1358 contribute to the streetscape of the Pacific Highway as Federation shopfronts that retain elements of this building type including the original shopfront windows on number 1360.

1356 Pacific Highway
The Commonwealth Bank is a rendered masonry building in the inter-War Art Deco style built in c

1930. It displays elements of this style including the stepped parapet roof, horizontal and vertical banding, the latter which form fins and stepped recesses. The building is currently used as a Salon and Spa.

The Commonwealth Bank contributes to the streetscape of the Pacific Highway in its style and building type as an early and representative example of the inter-War Art Deco style used by the Commonwealth Bank. It records the commercial growth of Turramurra.

Kissing Point Road
2 Kissing Point Road
This is a detached single storey dwelling built in brick with a tiled roof. The house is a Federation Queen Anne style building with a projecting gable and tall brick chimney. The building has been altered with painted brickwork, new tiled roof, enclosed verandah and hard paved carparking to entire street frontage.

The house at 2 Kissing Point Road contributes to the streetscape in form and style. The alterations are assessed as reversible and the enclosed verandah and hard paved carparking should be removed.

6 Kissing Point Road
"Paisley" Flats
This is a two-storey unit development built with cream face brick and concrete tiled roof, with projecting balconies. The roof is hipped form. The parking is located below ground with a garden frontage and setback from the street. The flats were built in c1970s and replaced two earlier cottages.

The flats are assessed as neutral within the streetscape. The garden setting, setback from the street, discrete carparking below ground, two-storey height and the hipped roof form all mitigate the potential detracting scale and style of this development.

Boyd Street
1 Boyd Street / 8 Kissing Point Road
This is a two-storey detached house built with brick and terracotta tiled roof. The house is Federation style built in c1900 with projecting gables and has been altered with additions to the upper floor and a carport and painted brickwork. The mature trees and high timber fence obscure the visibility of the house from the street.

The house, though altered is assessed as contributing to the streetscape of Kissing Point Road and Boyd Street in style and scale. The fence, mature garden and discreet carport all contribute to the street.

2 and 4 Boyd Street
This is a single-storey and two-storey duplex built in brick with a terracotta tiled roof. The duplex has been altered with painted brickwork. It is a Federation style building with projecting gables, timber shingles to gables, exposed eaves and grouped casement windows and little decorative detail. The carparking is discreetly sited to the rear and the street frontage includes mature trees and garden.

The duplex is assessed as contributing to the streetscape of Boyd Street in style and scale. The garden and mature trees and discreet carparking all add to the positive impact of this building in the streetscape of Boyd Street.

6 Boyd Street
Three- storey flat building with face brick walls and projecting balconies. Built c1970s it replaced an earlier cottage that was built to the rear of the site. The building is setback from the street with a garden frontage and driveway and garages to the east side boundary.

The building is assessed as neutral in the streetscape of Boyd Street. Its height, setback from the

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	street, narrow driveway and discreet garages minimise the potential negative impact of this building. Hillview Refer above for description and assessment.
Physical condition and Archaeological potential	

Construction years	Start year	na	Finish year	na	Circa	☐

Modifications and dates	The site is layered group of buildings and the dates and modifications to the site have been included in the History.
Further comments	The site is layered group of buildings and the dates and modifications to the site have been included in the History.

HISTORY

Historical notes	History The Hillview Conservation Area is bounded by the Pacific Highway, Kissing Point Road, Boyd Street and the North Shore Railway Line. It is Section 3 of Thomas Boyd's grant and orchard and includes later subdivisions within Section 3 of this estate. Thomas Boyd had served as a Lieutenant in the Royal Veteran's Corp and was granted 100 acres of land in Lane Cove in the parish of Gordon. He called the property "Toulouse Farm" after the battle of Toulouse in which he had fought during the Napoleonic Wars. Thomas cleared the land, built a cottage and developed the land as an orchard and in the 1880s. It became known as "Boyds Orchard." A cottage and stables (now demolished) located on the Government Road to Kissing Point (subdivision Lot 7 now location of "Paisley flats") is evident on the 1900 plans and these may be associated with Thomas Boyd. In 1856 Thomas Boyd transferred ownership of the land to his son James Errol. The original grant was subdivided in 1884 (The CMP 1997 dates this subdivision as 1885). Section 3 of the 1884 subdivsion was bounded by Lane Cove Road (Pacific Highway) and two roads that were later to be named Kissing Point Road and Boyd Street. The major purchaser of Section 3 was the Port Jackson Land and Investment Co. which bought the land in two stages. The dates recorded vary in the sources: in 1884 the Company purchased lots 1 to 6 and then in 1893 Port Jackson Land and Investment Company purchased Lots 6,7,8. (CMP 1997 date these purchases as 1885 and 1902). The upper North Shore's attractions to city workers improved with the opening of the railway on the 1st January 1890 between Hornsby and St Leonards and soon after in 1893 its extension to Milsons Point. In 1893 Ivan Auprince purchased Lots 1 and 2 Section 3 from Port Jackson Land and Investment Co. A part of this land bounded the rail corridor and was later resumed for use of the railway on the boundary of Lots 1,15 and 16 of Section 3. This land included a cottage which later became part of Hillview and is extant on this site. The cottage is likely to have been built by the Port Jackson Land and Investment Co Ltd. This site had extensive views to South Head, Botany Bay and the Kurrajong Mountains. Ivan Auprince had lived in Randwick (1893-1894). He was a Wigmaker and also listed as a Merchant and Dermatologist. In 1899 Auprince purchased Lot 3 from John Boyle and then purchased lots 11-15 in 1902. The first mention of the name "Hillview" is in this year and Mrs E Burton is listed in Sands as operating a health resort. In 1905 Auprince leased Hillview, and its orchard, tennis court and land Nos

1,2, and 3 of Section 3 of Boyd Orchard to Jean Murray for 2 years. (This included the Land on which the existing buildings of "Hillview" now stand.) 1905-1913 Auprince leased to Jean Murray who operated "Hillview" boarding house for 2 and a half years.

In 1907 Edmund Sheffield Willoughby Paul purchased Lots 11 to 15 and in the same year purchased Lots 1 to 3 "Hillview" from Ivan Auprince. ESW Paul continued to consolidate his land and purchased Lot 10 from W.H Watson also in 1907. In 1913 ESW Paul purchased Lots 4 and 9 (a shed known as Weise's shed had been removed from Lot 4 by this date.) ESW Paul was a successful businessman in Sydney and Managing Director of Schweppes Ltd and Chairman of APA Insurance and a member of the Board of Ampol. ESW Paul developed the property building a grand two storey building in c 1913 taking full advantages of the panoramic views. He built a six car garage (1915) that is extant on the property and converting "Hillview" from a Guest House into flats (c1923) and in 1928 Paul took up residence in part of the House. During his residency in the 1920s-1930s the eastern landscape was altered from vegetable gardens, chook runs and cow pasture to terraced garden. In 1935-1936 the DMR resumed land on northern boundary and relocated a portion of the existing fence and gates. E.S.W. Paul died in 1951and the estate passed to his nephew and niece Martyn Threlfall and Annie Paul and in the following year the estate was passed in at auction and Martyn Threlfall became the sole owner.

Martyn Trefall obtained approval in 195l for the subdivision of the Hillview into 6 allotments. This did not proceed and only the residential blocks on the south-eastern corner of the site fronting Boyd Street were sold and houses constructed in 1963-1964. Martin Trelfall died in 1966 and the property passed to his widow and sons Dr Nicholas and Michael Threlfall. The Threlfall family vacated Hillview in 1973.

In 1973 (1974, CMP 1997) Ku-ring-gai Council purchase Hillview and the property was leased to the Health Commission and used as Hillview and Community Health Resource and Information Centre. The gates on the Pacific Highway entrance were removed and relocated within the garden. In 1980 Hillview was purchased by Hornsby and Ku-ring-gai Hospital.

Chronology of Hillview and surrounds:
Boyds Orchard and Hillview
1832 - 24th February Thomas Boyd purchased 100 acres and called this "Toulouse Farm". He built a cottage and planted an orchard. Known as 'Boyds Orchard".
1838- 28th July – applied and received deeds to property
1832- Thomas Boyd 20th February – grant- Hillview is a portion of this original 100 acre grant.
1856- Thomas Boyd conveyance the property to his son James Errol.
1884 (1885 CMP 1997) - subdivided 100 acre grant. Major purchaser was Port Jackson Land and Investment Company. Purchased lots 1 to 6.

1890 1st January – railway service commenced between Hornsby and St Leonards
1893- railway extended to Milsons Point

1900- remaining lots sold and again major purchaser was Port Jackson Land and Investment Company. 1893 or 1900 Port Jackson Land and Investment Company purchase Lots 6,7,8. According to CMP 1997 these remaining lots were bought by Port Jackson Investment Co. in 1902.
1893 – Ivan Auprince purchased Lots 1 and 2 Section 3 from Port Jackson Land and Investment Company. House stood on this land.
1899- Ivan Auprince purchased Lots 3 from John Boyle
1902- Lots 11 to 15 purchased by Mr Auprince from Port Jackson Land and Investment Company
1902-1903 – first mention of the name "Hillview". Operated by Mrs E Burton as Health Resort. Date of operation unknown.
1905- Ivan Auprince leased the house, orchard, tennis court and land Nos 1,2, and 3 of Section 3 of Boyd Orchard to Jean Murray for 2 years. Land on which the buildings of "Hillview" now stand.
1907- April, ESW Paul purchased Lots 11 to 15. October, Edmund Sheffield Willoughby Paul purchased Lots 1 to 3 Hillview from Ivan Auprince. November ESW Paul purchased Lot 10 from W.H

Watson.
1905-1913 Auprince leased to Jean Murray who operated “Hillview” boarding house for 2 and a half years.
1913-ESW Paul purchased Lots 4 and 9. Weise’s shed had been removed for Lot 4 by this date.
c1913- building of two storey building by ESW Paul behind original cottage
1915-1923 (1924, CMP 1997) – E.S.W.Paul’s land leased to Gertrude Haddy
1915- ESW Paul built six car garage.
1923 (1924, CMP 1997) – E.S.W. Paul converted boarding house into flats
1928- E.S.W. Paul commenced permanent residence at Hillview.
1920s – 1930s eastern landscape altered from vegetable gardens and chook runs and cow pasture to terraced garden.
1935-1936 – DMR resumed land on northern boundary and relocated a portion of the existing fence and gates. (CMP 1997:1931- Fence on Pacific Highway demolished and reconstructed).
1951- E.S.W. Paul died and estate passed to his nephew and niece Martyn Threlfall and Annie Paul
1952- Hillview auctioned but passed in and Martyn Threlfall owner.
1955 – Kur-ring-gai Council approve subdivision of Hillview into 6 allotments.
1963-1964 – Sale of residential blocks on south-eastern corner of site on Boyd Street and houses constructed.
1966 – Martin Trelfall dies and property passed to his widow and sons Dr Nicholas and Michael Threlfall.
1973 – Threlfall family vacate Hillview
1973 (1974? CMP 1997)– 14 December Ku-ring-gai Council purchase Hillview. Property leased to the Health Commission and used as Hillview and Community Health Resource and Information Centre.
1973- Council purchased Hillview and gates removed.
1980- Hillview purchased by Hornsby and Ku-ring-gai Hospital.

Kissing Point Road
1893 or 1900 Port Jackson Investment purchase Lots 6,7,8.
1901 – F.L. Poole and A.L. Holmes purchase Lots 6,7,8
1902- all 5 houses including “Mayfield” existed on Lots on Kissing Point Road between Lane Cove Road and Boyd Street. The chemist of the corner of Lane Cove Road is evident in a c1900 photo. Adjoining house in Kissing Point Rd also evident in c1900 photograph.5 houses on Kissing Point Rd were rented.

1913 – Lots 6,7,8 further subdivided . Lot 6 owner shown Godfrey and Poole. Lot 7 Valentine and Poole. Lot 8 Hurts and McKune.

No 2 Kissing Point Road:
1902-1903 T. Hooper occupant of “Amberley”
1904-1908 Rev. G.D. Hilder (C of E)
1909 C. Peterson
1910 H (M?) Abbot
1911-1912 D.A Clark
1913-1919 Mrs F.M Armstrong occupied “ Mavis”
1918-1919 M.O Callaghan
1921 Mrs A. Schran occupied “Meallough”
1922 A. Brown
1923 R. McEnnally
1925-1933 A. Brown occupied “Poziers”

No 4 Kissing Point Road:
Footprint of cottage on site shown in CMP 1997 figure 1.3.4.
1902-1909 Miss EA Boylon occupant
1910-1933 H.P. Valentine occupant of “Mokoan”

	No 6 Kissing Point Road: Footprint of cottage on site shown in CMP 1997 figure 1.3.4. 1902-1908 J. Berwick occupant 1909 Mrs F. Roberts occupant 1910-1911 J. Smith occupant 1914 C.O. Zeitler occupant 1915-1918 Miss Sweeney occupant 1919-1933 Mrs E.L.Warburton occupant Nos 4 and 6 Kissing Point Road: c1970s- cottages demolished and "Paisley" flats constructed (4 -6 Kissing Point Road). Location of Boyds House and stables – date of demolition unknown. Reference CMP 1997, Figure 1.3.4 No 8 Kissing Point Road "Mayfield": c1900- "Mayfield" built on Lot 8 1905-1907 (1909)- G.Hurst owner of Part of Lot 8. (8 Kissing Point Road) 1910-1933 – Miss Hurst occupies "Mayfield" 1912 A Reid occupant 1913 Miss Hann occupant Boyd Street 1902- the duplex existed by this date and may have been built earlier. 1907- November ESW Paul purchased Lot 10 from W.H Watson. 1913 - ESW Paul purchased Lot 9. Lots 9 and 10 according to photographic evidence appear to have remained undeveloped before purchase by ESW Paul. c1970s -flats constructed in Boyd St No 2 Boyd Street: 1902-1903 K. Vaughan " Mona" 1902-1909 T. Jago 1906—1907 C.D. Clarke, Baker 1908 J.W. Melver , Sadler 1910 D.A Clarke 1911 W MCane 1912 W. Stronach 1913-1915 A.Shortland 1916-1919 C. Risby " Wycombe" 1920 W. J. Taylor " Wycombe" 1921-1924 Mrs Nicholls 1925-1933 Mrs A.! Nichols, "Walmai" No 4 Boyd Street: 1902-1905 J. Nash, Gardener " Nashville" 1907-1909 Mrs Burton " Mona" 1911 B, Gates " Bellaire" 1913 W. McKune 1914-1920 R. Newton " Elba" 1921-1923 Used as Police Station, Constable G. Wright 1924-1930 Constable J.W. McGrath 1931 W. Leonard Pacific Highway

	1340 Pacific Highway: c1900- Herman Weise store evident in plans from this date. 1904-1912 H. Weisse 1913 J. W Reid Storekeeper 1902-1903 H. Butcher Storekeeper 1356 Pacific Highway 1909-1910 C. McPherson ? Estate Agent 1914-1925 Mrs Parkinsons Refeshment Rooms 1926 W.S Murray c1930 - Commonwealth Bank 1358 Pacific Highway: 1911-1920?T. P Swindale Chemist 1917-1920 Govt Savings Bank 1921-1922 A.E Sharpe Chemist 1922-1923 G. A Rose 1924 A. Willis, boot repairer 1925-1926 G.C Purnell Rustic Furnitiure 1928 Wilson Refreshments 1929-1933 Misses Scheitzer Refreshments 1360 Pacific Highway: 1912-1916 C Brack Upholsterer 1917 Mrs M Roden ,Refreshment Rooms 1918 C. A White 1919 Mrs F. J. Simpson , Refreshment Room 1920-1922 J Priest, Confectioner 1923 W. Freestone 1924-1926 Mrs A. Hudson, Confectioner 1929-1931 Murphy's Pharmacy 1932-1933 Jay's Millinery and Mrs M. Tod, Dressmaker 1362 Pacific Highway: 1902-1911, 1918-1933 – O.P. Godfrey occupant as Chemist and residence "Bonnie Brae" 1912- Mrs E.P. Bobbards occupant 1914- John Gwinne occupant 1917- Mrs A. Carrig occupant 1924-1932 Dr E. H. Besic, Dentist - occupant The history and chronology has been compiled primarily by reference to: Hudson, Jill, The History of Hillview 1832-1983, July 1983 and the CMP 1997 prepared by Design 5 Architects in 1997.

THEMES	
National historical theme	
State historical theme	

APPLICATION OF CRITERIA	

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Historical significance SHR criteria (a)	
Historical association significance SHR criteria (b)	The Hillview Heritage Conservation Area displays a layering of history of the North Shore. The precinct is an historical record of the growth of the North Shore, its attractiveness as a retreat from the inner city of Sydney and the building of the Railway which encouraged this growth. The whole records the subdivision of land (Section 3) and the speculative investment by the Port Jackson Land and Investment Company (c1885) in land originally used for farming and orchard use as part of the grant to Thomas Boyd in 1832. The current subdivision pattern of Hillview and surrounding properties display the continued investment by smaller business owners and wealthy businessmen. These latter included Ivan Auprince and Edmund Sheffield Willoughby Paul who purchased Hillview and surrounding land. Hillview operated prior to and during Auprince's time as a Health Resort and was developed by Paul with a new grand Guest House. Other parts of the subdivision included smaller lots than Hillview and fronted the Pacific Highway, Kissing Point Road and Boyd Street. The shopfronts and former Commonwealth Bank on the Pacific Highway record the development of the Pacific Highway (formerly called Lane Cove Road) as a main thoroughfare and the commercial centre of Turramurra that grew around the Railway Station. Kissing Point Road records the residential development with the building of both cottages and larger houses. The building of the "Paisley" flats has diminished this earlier historical record, though it represents the later development of flats in the commercial centres of the North Shore. Boyd Street provides a frontage for Hillview and also records the earlier subdivision of this land into smaller lots. Similarly this has been altered with a later flat development that has diminished the significance. Boyd Street is assessed as retaining adequate significance to represent the historical layers of the development.
Aesthetic significance SHR criteria (c)	The whole of the Hillview Conservation Area is significant within Ku-ring-gai and as a precinct that displays values such as a mature landscape setting, varied topography that creates vistas and distant views framed by trees and a predominant built form that contributes in scale and form to the streetscape. The buildings within Hillview are significant examples of Federation style architecture from the earlier Queen Anne Federation style with elaborate and decorative details to the simpler garage building. The dominant siting of Hillview for display and to experience panoramic views enhance the architectural significance of these buildings. The mature trees and garden setting that is partially retained today also contributes to the setting and aesthetic significance of the Hillview complex.
Social significance SHR criteria (d)	Hillview is used by the community as a health service, its grounds are accessible to the public and it is valued by the local community of Ku-ring-gai.
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	The Commonwealth Bank is a rare example of an intact Art Deco style bank building. The shopfront on 1360 Pacific Highway is a rare example of an intact shopfront with leadlight windows.
Representativeness SHR criteria (g)	Hillview is a representative example of a late Victorian and early Federation residence and later Guest House complex. The conservation of a part of the grounds and curtilage of Hillview has conserved its significant setting and siting with views towards Sydney contributing to its representative qualities as a place of retreat.

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Integrity	

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Article	Hudson, Jill, July 1983	The History of Hillview 1832-1983	1983	
Report	Design 5 Architects	Hillview Garages and Historic Precincts, Conservation Plan	1997	Department of Urban Affairs and Planning. Design 5 Architects

RECOMMENDATIONS	
Recommendations	The indicative sketch plan prepared by carste STUDIO attached in images indicates areas for potential future development within Hillview. It allows for the constraints and opportunities identified in the Conservation Plan (Hillview Garages and Historic Precincts, Conservation Plan, prepared by Design 5 Architects, 1997.) These include the significant views, significant buildings, trees and hedges, terraced areas, driveways and garden areas that are shown in the sketch plan. The Conservation Plan should be referred to for significant views and identification and ratings of these elements (relevant plans in the Conservation Plan include: Figure 4.1,4.2, Figure 5.1, Figure 3). The sketch plan shows all those areas identified in the Conservation Plan for future development though it differs from the Conservation Plan in the addition of the area to the east of the site on which is located a 1960s building, "Rotary Cottage". This site and building appears to have little significance and and appropriate development should be allowed that does not detract from significant views. The footprint, scale and height of any new development should be assessed in a Statement of Heritage Impact for each potential site shown on the indicative sketch plan.

SOURCE OF THIS INFORMATION			
Name of study or report	The History of Hillview 1832-1983 Hillview Garages and Historic Precincts, Conservation Plan	Year of study or report	1983 1997
Item number in study or report			
Author of study or report	Hudson, Jill, Design 5 Architects		
Inspected by	Elizabeth Evans		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form	Elizabeth Evans	Date	July 2012

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completed by			

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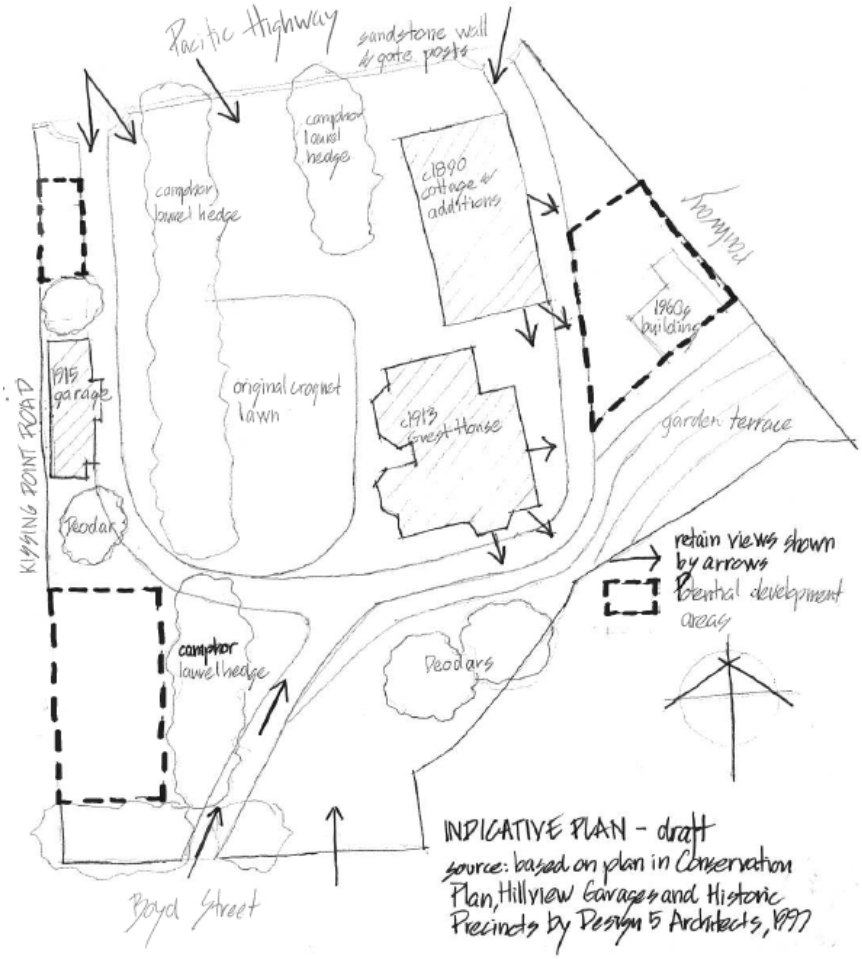
IMAGES - 1 per page

Image caption	Hillview House site mud map showing current boundaries, elements and view lines Indicative draft plan showing views recommended to be retained and potential development areas. 0163_001.pdf				
Image year		Image by		Image copyright holder	



carste STUDIO pty ltd
t/a
stephen booker architect
34 Clarke Street
WALLSEND NSW 2287

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Image caption	Map of the Reviewed Area of Hillview and surrounds.				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

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Image caption	1362 Pacific Highway (cnr of Pacific Highway and Kissing Point Road) (IMG_4271.jpg)				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

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Image caption	2 and 4 Boyd Street. Federation style duplex. (IMG_4277.jpg)				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

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Image caption	1 Boyd Street / 8 Kissing Point Road (IMG_4276.jpg)				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

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Image caption	*Hillview* viewed from Boyd Street (IMG_4281.jpg)				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

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Image caption	*Hillview* viewed from Boyd Street (IMG_4290.jpg)				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

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Image caption	*Hillview* viewed from the Pacific Highway (IMG_4293.jpg)				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

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Image caption	1356 (former Commonwealth Bank) 1358 and 1360 Pacific Highway (IMG_4301.jpg)				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

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Image caption	*Hillview* garage building (IMG_4310.jpg)				
Image year	2012	Image by	Elizabeth Evans	Image copyright holder	carste STUDIO

Hillview Study Area

The Hillview study area presents as a different scenario to that of the Pymble study areas.

The precinct has natural 'barriers' confining its boundaries being,

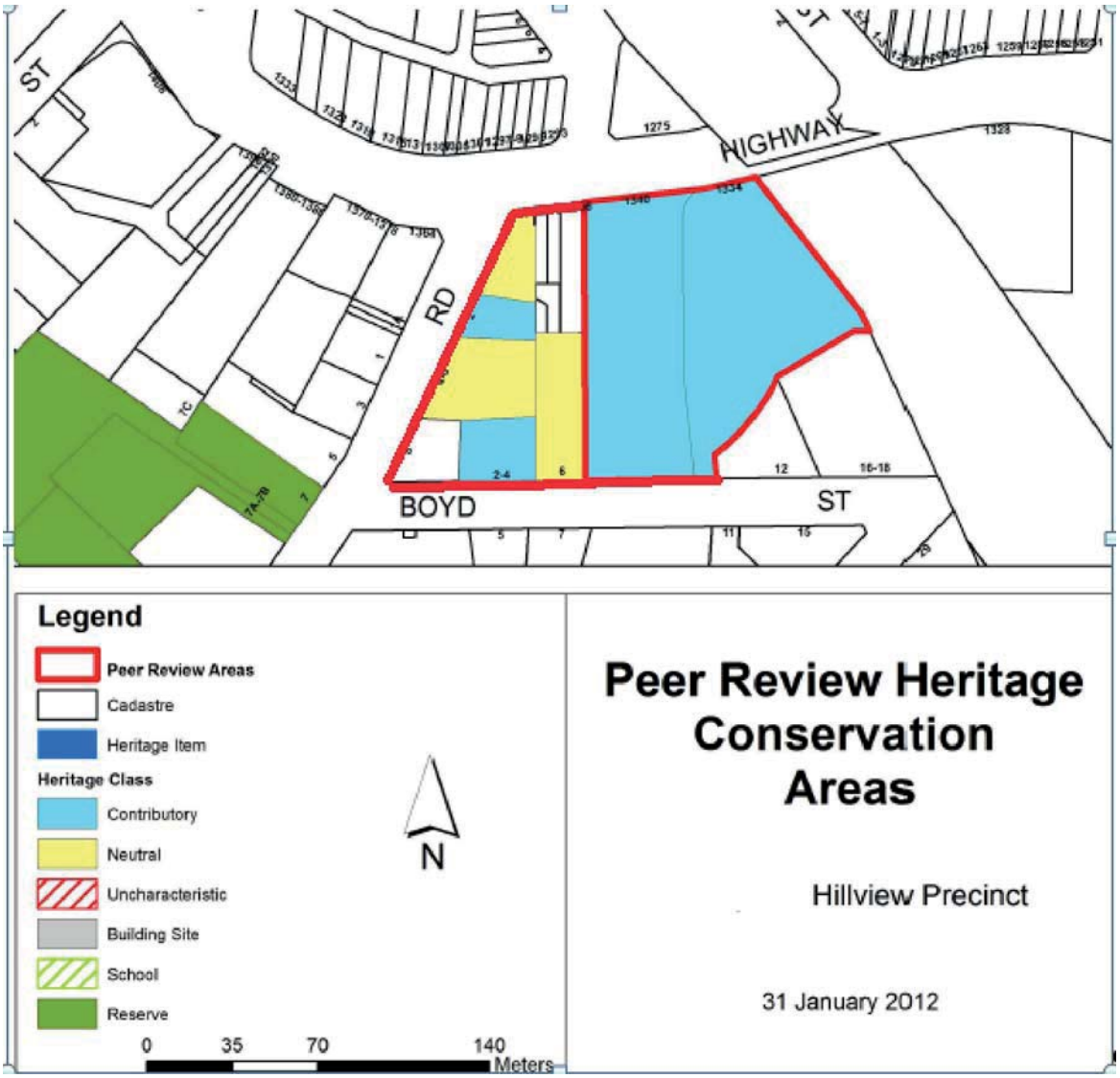
- The railway line to the east
- The steep topography to the south
- Kissing Point Road to the west
- Pacific Highway to the north

Extensive studies have been undertaken for the house 'Hillview', its garage and remnant grounds.

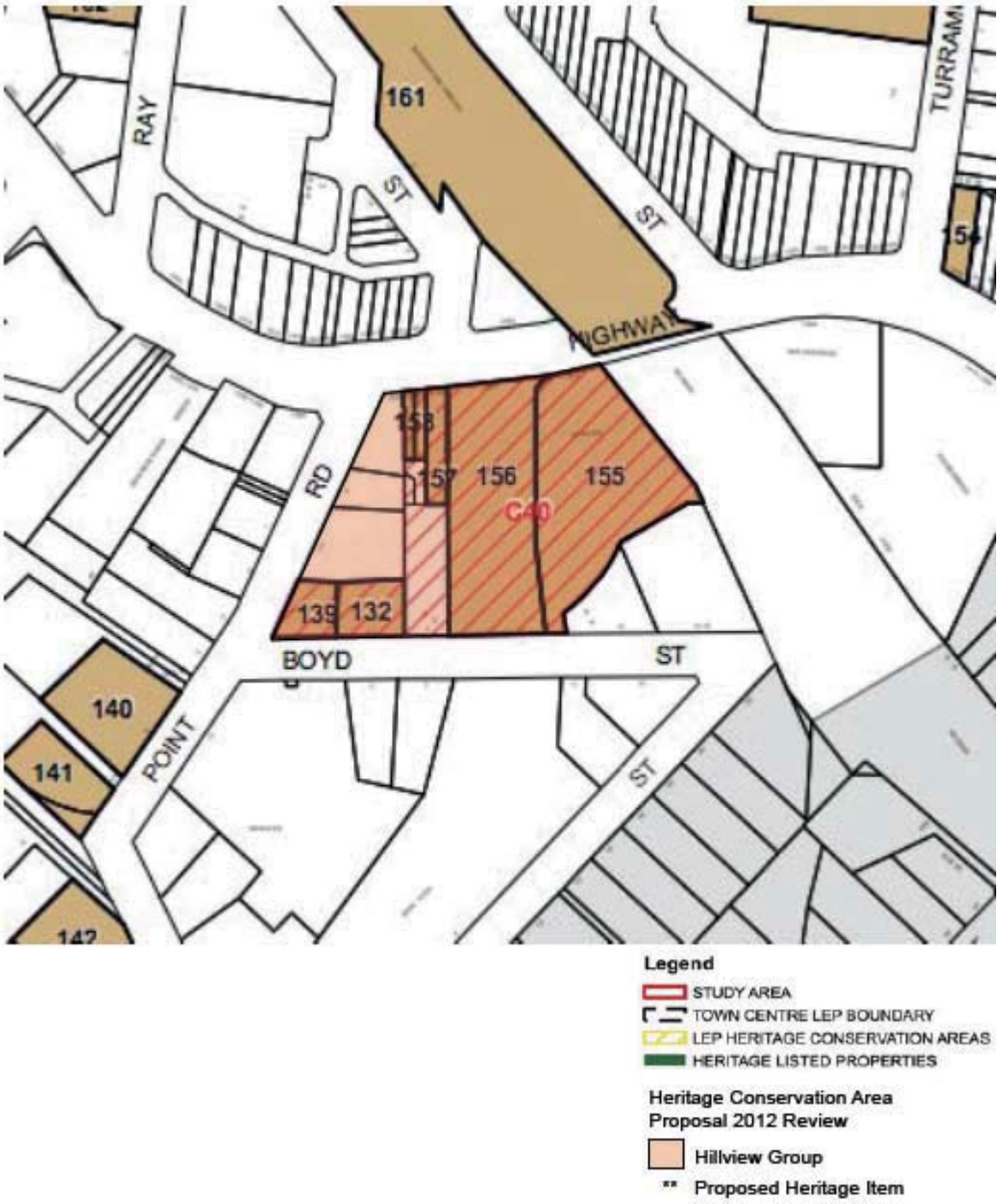
Within the study area are the former lands of the "Hillview Estate", buildings having historic association with the Estate, and places having other forms of significance. These include, for example, the former Commonwealth Bank, an early 20th century shop retaining its original shop front and Edwardian era houses.

Hillview Study Area Brief map

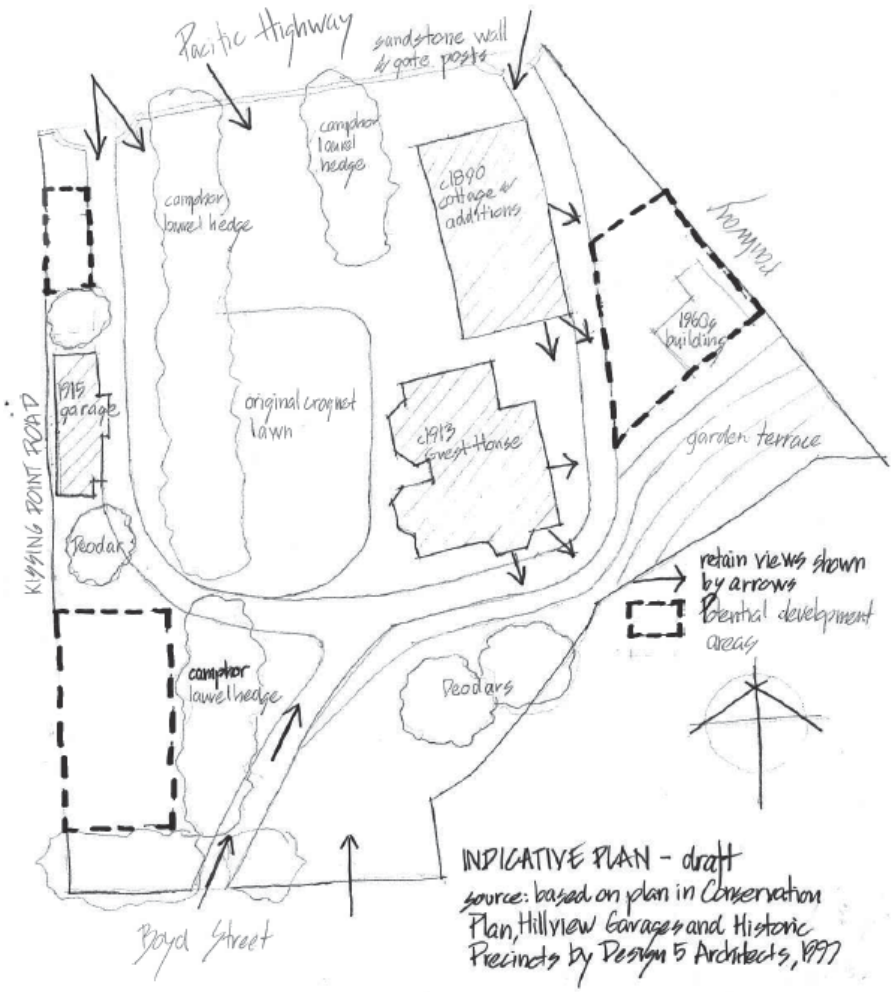
The Brief required assessment of the areas outlined in red in the following map supplied by Council.



Hillview Conservation Area recommended boundary



Hillview draft plan showing views recommended to be retained and potential development areas



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