



**Canterbury Bankstown
Development Control
Plan 2021**

Heritage Guide

DRAFT December 2020





HERITAGE GUIDE—DEVELOPMENT APPLICATION REQUIREMENTS AND MINOR WORKS

Introduction

This Guide deals with documentation that is required as part of lodging a Development Application for a place of heritage significance. It also describes the requirements for minor works and maintenance exemptions.

General Development Application Requirements

Along with the other documentation ordinarily required, a heritage management document is also required to be submitted with a development application relating to:

- (a) an existing or draft heritage item
- (b) a building in an existing or draft heritage conservation area
- (c) a property included in an Interim Heritage Order
- (d) a property included in a State Government Heritage Register under section 170 of the Heritage Act, 1977.

The heritage management document may take the form of a Heritage Impact Statement, Heritage Assessment, or Conservation Management Plan depending on the extent of works and significance of the item.

A structural condition report is also required for an application that proposes the demolition of a place of heritage significance, or a contributory building in an existing or draft conservation area.

Where relevant, demonstration in the statement of environmental effects submitted with a development application that the proposed development meets the conservation incentives clause of the LEP.

For Archaeological Sites and Aboriginal Places of Heritage Significance an archaeological assessment is required.

More information is contained about these heritage management documents below.

Please contact Council's Heritage Advisor to confirm application requirements before lodgement of any application to Council.

To assist applicants, a list of heritage practitioners able to provide advice and assistance for heritage projects can be found on the website:

[http://www.environment.nsw.gov.au/topics/heritage.](http://www.environment.nsw.gov.au/topics/heritage)



Heritage Impact Statement

A heritage impact statement provides an assessment of the impact a proposed development is likely to have on a place of heritage significance. This assessment can only be made if there is a clear understanding of why the place is significant and what needs to be conserved to maintain this significance.

A heritage impact statement will ordinarily be required with an application for a place of heritage significance unless Council requires a more detailed heritage document as required in a heritage assessment or conservation management plan.

The heritage impact statement is to be structured according to the three stages of the conservation process: investigate, assess, and then manage significance. It is to address the following matters:

- (a) Identify the location of the place of heritage significance.
- (b) Describe the place of heritage significance and its setting.
- (c) Summarise the historical development of the place of heritage significance and its setting.
- (d) Assess the condition and integrity of the fabric of the place of heritage significance.
- (e) State the heritage significance of the place (a statement of significance).
- (f) Describe the proposed development.
- (g) Describe how the proposed development does or does not comply with other development controls in this DCP.
- (h) State what the impact of the development would be on the place of heritage significance including both positive and negative impacts.
- (i) Describe any other development options that were considered and the reasons for choosing the preferred option.
- (j) If applicable, describe measures intended to mitigate any non-compliances or negative impacts.

Ordinarily a Heritage Impact Statement is to be prepared by a suitably qualified heritage consultant and is to follow the methodology set out by guidelines produced by the Heritage Division of the NSW Office of Environment and Heritage. However a heritage impact statement may be prepared by the applicant if the proposed development is minor work and likely to have little or no impact on the heritage significance of the place or heritage conservation area.

If Council is of the opinion that a heritage impact statement prepared by an applicant has not satisfied the provisions of this Part, Council may request in writing a revised heritage impact statement, prepared by a conservation architect or other heritage consultant.



Council's Heritage Advisor can provide guidance on whether the applicant or a professional consultant should prepare the heritage impact statement.

Heritage Assessment

A Heritage Assessment may be requested by Council in instances where more detailed information and investigation is required than a heritage impact statement can provide. This includes circumstances where a proposal may affect the heritage values of a heritage item that is considered to have high heritage value, or for a contributory building within a HCA where major change is proposed.

A heritage assessment is to be prepared in accordance with the three stages of the conservation process: investigate, assess and then manage significance. It is required to be lodged with development applications that affect the following:

- (a) A local heritage item considered to have high heritage value.
- (b) A contributory building within a HCA where major change is proposed to the building.
- (c) If requested in writing by Council.

The following matters are to be addressed in the heritage assessment:

- (a) All matters specified above for a heritage impact statement but in greater detail.
- (b) An assessment of the relative significance of individual components of the item.
- (c) The opportunities and constraints which are relevant to the item.
- (d) A statement of conservation policy which addresses the following:
 - i. Fabric and setting
 - ii. Use
 - iii. Interpretation
 - iv. Management
 - v. Control of intervention in the fabric
 - vi. Constraints on investigation
 - vii. Future developments

A conservation architect or heritage consultant must prepare the heritage assessment.

Note: Council's Heritage Advisor can provide advice as to whether a heritage assessment is required. Guidance for preparing a heritage assessment can be found in the NSW Office of Environment, Heritage website and in the Burra Charter available from Australia ICOMOS.



Conservation Management Plan

A Conservation Management Plan (CMP) documents the heritage significance of a place, and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

It is to be prepared in accordance with the three stages of the conservation process: investigate, assess and then manage significance, and will be required to be lodged with development applications that affect the following:

- (a) Place entered on the State Heritage Register.
- (b) Any other place of heritage significance that is either of high heritage value or major change is proposed.

The following matters are to be addressed in the CMP:

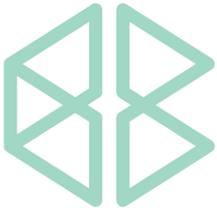
- (a) All matters specified above for a heritage impact statement but in greater detail.
- (b) An assessment of the relative significance of individual components of the item.
- (c) The opportunities and constraints which are relevant to the item.
- (d) A statement of conservation policy which addresses the following:
 - i. Fabric and setting
 - ii. Use
 - iii. Interpretation
 - iv. Management
 - v. Control of intervention in the fabric
 - vi. Constraints on investigation
 - vii. Future developments
 - viii. Adoption and review of the heritage conservation management plan

Where a CMP exists or is required a proposed development is to be consistent with its conservation policies. In the case of a plan in existence prior to the proposed development, Council may require a revision to or a new CMP to be prepared. This is particularly if the plan is not a recent document and/or has not envisaged the type of development that is proposed.

A conservation architect or other heritage consultant must prepare the CMP.

Note: Council's Heritage Advisor can provide advice as to whether a heritage conservation management plan is required.

Guidance for preparing a CMP can be found in the NSW Office of Environment, Heritage website and in the Burra Charter available from Australia ICOMOS.



Council may waive the requirement for a CMP, if requested by the applicant in writing, if Council agrees that the proposed development is minor work and has little or no detrimental impact on the heritage significance of the place.

Archaeological Sites and Aboriginal Places of Heritage Significance

In NSW, non-Aboriginal archaeological relics are protected under the *Heritage Act 1977* and Aboriginal objects are protected under the *National Parks and Wildlife Act 1974*. The disturbance of archaeological relics requires an excavation permit issued by the Heritage Branch of the NSW Office of Environment and Heritage. The disturbance of Aboriginal objects requires an aboriginal heritage impact permit issued also by the NSW Office of Environment and Heritage. Archaeological sites or sites of Aboriginal heritage are listed in the LEP.

Council is required to consider the impact of a proposed development on any archaeological relics or Aboriginal objects known or likely to be present as part of any development application.

The purpose of an Archaeological Assessment is to assess the archaeological potential of a place, the heritage significance of any archaeological relics or Aboriginal objects known or likely to be present, and the impact of the proposed development on any such relics or objects. It will also recommend an appropriate management strategy and identify whether an excavation permit or aboriginal heritage impact permit is required.

An archaeological assessment is required to be lodged with development applications that affect any of the following:

- (a) Archaeological site.
- (b) Aboriginal heritage site.
- (c) Potential archaeological site if requested in writing by Council.
- (d) Potential Aboriginal heritage site if requested in writing by Council.

The following matters are required to be addressed in an archaeological assessment:

- (a) Identify the location of the item.
- (b) Describe the item and its setting.
- (c) Summarise the historical development of the item and its setting.
- (d) Assess the archaeological potential of the item.
- (e) State the heritage significance of the item (a statement of significance).
- (f) Describe the proposed development.
- (g) State what the impact of the development would be on the archaeological potential of the place including both positive and negative impacts.
- (h) State what the impact of the development would be on the heritage significance of the place including both positive and negative impacts.



- (i) Describe any other development options which were considered and the reasons for choosing the preferred option.
- (j) If applicable, describe measures intended to mitigate any negative impacts that have been identified.
- (k) State whether or not an excavation permit or an Aboriginal Heritage Impact Permit is required.

A qualified archaeologist must prepare the archaeological significance assessment.

In cases where development consent is required for development on a property which is not listed as a heritage item but which is considered to be a potential archaeological site or a potential Aboriginal site, then Council will also take into consideration the potential impact on archaeological relics or Aboriginal objects.

Notes: Council's Heritage Advisor can provide further advice as to whether an Archaeological Significance Assessment is required.

Guidelines for preparing a non-Aboriginal Archaeological Assessment and related sources of information are available from the NSW Office of Environment and Heritage.

Information relating to Aboriginal archaeology, including the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales, is available from the NSW Office of Environment and Heritage website.

Structural Condition and Pest Inspection Report

In order to adequately assess development applications that propose demolition on the basis of poor condition, Council requires information that describes the present condition of the item, explains the reasons for this condition, and describes the works that would reasonably be required to conserve the item. This information must be provided in a structural condition report. If the poor condition of the place is due to termite damage, then a pest inspection report must also be included.

The following matters must be addressed in a structural condition report:

- (a) Describe the manner of construction and the materials present in the structure.
- (b) Identify any components of the place that were not inspected and the reasons why.
- (c) Identify defects including:
 - i. Existing structural defects
 - ii. Conditions conducive to structural defects
 - iii. Defects in secondary elements and finishes



- (d) Assess the overall condition of the place according to the following categories:
 - i. Above average condition
 - ii. Average condition
 - iii. Below average condition
- (e) Assess the potential for undetected defects according to the following categories:
 - i. High potential
 - ii. Moderate potential
 - iii. Low potential
- (f) Assess the proportion of significant fabric that would require replacement in order to rectify any defects identified above or in order to reduce the potential for any undetected defects identified.

Note: These matters are consistent with the requirements of Australian Standard AS4349.3 that regulates building inspection reports by licensed building contractors.

A pest inspection report must be included in a structural condition report if the poor condition of the place is wholly or substantially due to termite activity.

The following matters are to be addressed in the pest inspection report:

- (a) Describe the manner of construction and the materials present in the structure.
- (b) Identify any elements of the place which were not inspected and the reasons why.
- (c) Identify evidence of termite damage according to whether it is caused by present or prior termite activity.
- (d) Identify any evidence of previous termite treatment and assess its effectiveness.
- (e) Provide treatment recommendations.
- (f) Assess the proportion of significant fabric, if any, which would require replacement in order to implement the treatment recommendations identified in (e) above.

A licensed building contractor must prepare a structural condition report or pest inspection report.

Note: These matters are consistent with the requirements of Australian Standard AS4349.1 that regulates pest inspection reports by licensed building contractors.



Information Requirements for Conservation Incentives

Clause 5.10 (10) of the LEP provides conservation incentives provisions that may be used in situations where the permitted uses within the applicable land use zone do not provide sufficient incentive or reward to result in the conservation of a heritage item. If these incentives are proposed to be used then the following requirements will apply:

- (a) Where an application proposes to use the conservation incentives clause of the LEP, the clause is to be addressed in the statement of environmental effects submitted with the development application.
- (b) In addition to addressing the incentives clause of the LEP, the following must be demonstrated in the statement of environmental effects in order for consent under the conservation incentives clause to be considered:
 - i. The heritage item is a building that requires a substantial amount of conservation work to make it habitable or commercially viable.
 - ii. The conservation work required is not routine maintenance and repair.
 - iii. The current land use zoning is preventing a use that would deliver the financial return necessary to conserve the heritage item.
- (c) The following matters are to be addressed in order to demonstrate that the above controls in (i), (ii) and (iii) can be met:
 - i Identify the works necessary to conserve the heritage item and estimate their cost.
 - ii Estimate the financial return from a permissible development.
 - iii Estimate the financial return from the proposed development under the conservation incentives clause.
 - iv On the basis of a cost comparison between the above scenarios, demonstrate how the applicable land use zone adversely affects the conservation of the heritage item.

Minor Works and Maintenance

Clause 5.10 (3) of the LEP allows where work or development to a heritage item or to a building, relic, or place in a heritage conservation area is considered by Council to be maintenance or of a minor nature, that development consent may not be required.

However, Council has to be notified of the proposal and a written response obtained from Council advising that consent is not required before development can commence.

Applicants need to provide details of the proposed development so that Council can be satisfied the works are maintenance or minor in nature and will not adversely impact on heritage significance. Further information can be found on Council's website using the following link:

<https://www.cbccity.nsw.gov.au/development/planning-for-the-city/heritage>



It is recommended applicants consult with Council's Heritage Advisor prior to lodging to confirm if works are considered minor or if unsure of documentation requirements.

Written confirmation that the works do not require development consent under the LEP does not provide exemption from another type of consent, approval or permit required from the Council or another authority. For example, minor works and maintenance to heritage items that are also listed on the State Heritage Register (SHR) may require consent under the *Heritage Act 1977*. Non-Aboriginal archaeological relics are also protected under the *Heritage Act 1977* and Aboriginal objects are protected under the National Parks and Wildlife Act 1974.

As a general guide, Council will consider development that is specified as exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* but which is excluded from or limited in some way in that Policy due to it either being a heritage item or located within a heritage conservation area.

Minor works may include, but are not limited to the following:

External work:

- Plastering or rendering of surfaces traditionally treated in that manner.
- Painting of a traditionally painted surface.
- Repointing of brick or sandstone walls in a traditional manner.
- Reinstatement of a damaged verandah or porch including friezes, fretwork and other non-structural elements with similar materials and designs, based on traditional details.
- Replacement of non-traditional windows and doors with windows and doors of traditional size and materials.
- Repair or partial reconstruction of a fence or gate using traditional proportions, details and materials (new fences require a DA).
- Repair of chimneys or dormers using traditional materials that do not result in the size or detail being altered.
- Installation of skylights.
- Replacement of gutters and downpipes.
- Replacement of damaged roof tiles with like for like (replacing materials to an entire roof requires a DA).

Internal work:

- Replacement or renovation of a doorway, cupboard, wardrobe or shelving.
- Repair or replacement of small sections of timber floorboards with like for like.
- Installation of services such as ducted air conditioning.
- Replacement or renovation of a non-original bathroom or kitchen (this applies to residential properties only and does not include the relocation of plumbing, electrical services and the like).



Whilst each type of development listed above may be minor on an individual basis, the scale, location and cumulative impact of that development will be taken into consideration by Council when it determines whether the development is minor or if it will have an adverse impact on the heritage significance on the heritage conservation area or heritage item.

As a general guide the following will not be considered as minor works:

- Development that is currently the subject of a Development Application (DA) or a notice or order under various Acts, for example the *Environmental Planning and Assessment Act 1979*, *Local Government Act 1993*, or the *Heritage Act 1977*.
- Development that contravenes a DA or CDC condition.
- Development that has already been carried out.
- Complete demolition of any built element.
- Underpinning (in part or in full) of any part of a building.
- Construction of carports, garages or outbuildings.
- Construction of swimming pools.



**Canterbury Bankstown
Development Control
Plan 2021**

**Heritage
Conservation Area
Character Statements**

DRAFT December 2020





SECTION 1—HERITAGE CONSERVATION AREA CHARACTER STATEMENT: ASHBURY HERITAGE CONSERVATION AREA – CANTERBURY HOUSE ESTATES PRECINCT

Statement of significance

The Canterbury House Estates Precinct in the Ashbury Heritage Conservation Area is of *local* heritage significance.

The precinct is of local *historical* significance as an area developed from the final, 1928 and 1929 Canterbury House Estate subdivisions (offered for sale respectively as “Canterbury House” Goodlet’s Estate Ninth Subdivision on 10 March 1928, and “Goodlet’s “Canterbury House” No. 2 Estate on 25 May 1929, which were the remaining land of Canterbury House and led to its demolition).

The precinct is of local *aesthetic* significance for its relatively uniform subdivision pattern and development of late 1920s-1930s single storey dark brick Inter War period bungalows, and 1920s-1940s freestanding single storey brick housing in a variety of other Inter War period architectural styles, on generous allotments with side driveways and set in wide north-south streets.

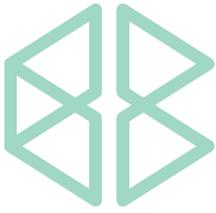
The housing within the precinct has a high level of integrity to the period of initial development.

The housing and streetscapes within the precinct are *representative* of residential housing development in the local area and beyond, developed in the late 1920s to 1930s.

The precinct is of *research* significance for the archaeological potential of specific lots in relation to evidence of the demolished Canterbury House and associated outbuildings.

Relevant properties are:

- Part of the St Francis Xavier School site - 46-52 Forbes Street, Croydon Park.
- 54 to 62 Forbes Street, Croydon Park.
- 59-63 Leopold Street, Croydon Park.



Canterbury House Estates Precinct – Boundaries

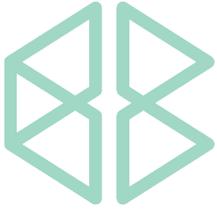
Key character elements

Subdivision and Public Domain Elements

- Uniform subdivision pattern of generous allotments of between 500-580 square metres, with long boundaries oriented east-west.
- North-south oriented straight streets (Forbes Street, Leopold Street, Goodlet Street).
- Wide street widths with grassed verges and late 20th century street plantings throughout the precinct.
- No laneways (as driveways were provided from the street frontage).

Elements that Contribute to the Streetscape or the Character of the Area (Visible from the Public Domain)

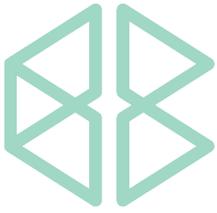
- Predominantly detached, dark brick, freestanding, single storey, late 1920s-1930s, Inter War bungalows; with some housing featuring polychrome brickwork or feature brickwork to facades.
- 1920s-1940s detached face brick freestanding single storey houses representative of a variety of other Inter War architectural styles.



- Larger allotments with side setbacks 1 metre and 3 metres each allotment
- Original details including:
 - Hipped terracotta tiled roofs with verandah roofs integrated into main roof form and brick chimneys.
 - Timber-framed double hung windows, with some houses featuring bay windows to facades, with some use of leadlights to upper sashes.
 - Multi-paned and timber-framed glazed French doors with sidelights onto front verandahs.
 - Brick balustrades to front verandahs, some curved. 76 Leopold Street features a particularly fine terracotta shingled curved front verandah balustrade.
 - Low brick front fences.
 - Rendered brick or sandstone base courses to some houses.
 - Area includes part of St Francis Xavier Catholic School at 46-52 Forbes Street, Croydon Park (which includes one pre-1943 building visible from Alison Street).
 - Side driveways and rear garages, with occasional use of port cocheres (example at 76 Leopold Street).

Non-Contributory Elements

- Recent houses (late 20th and early 21st century), often 2 storeys.
- Heavily altered houses with uncharacteristic alterations, particularly to roof forms.
- Carports or garages in front of, or in line with houses.
- Uncharacteristic first floor additions to single storey houses that are visible from the street (Note: the original portion of such houses may be contributory in some instances).

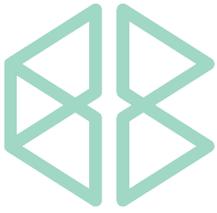


- Changes to materials: Cement rendering of face brickwork to Inter War period houses; modern roof cladding (e.g. concrete tiles), and loss of roof detailing.
- Aluminium framed windows.
- Security shutters over windows.
- Front verandah enclosures in some instances. It is noted that some front verandah enclosures with timber-framed windows to match existing windows, carefully inserted above existing brick verandah balustrades, appear early.
- Front fences of unsympathetic design and materials including high solid masonry front fences.

Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Canterbury House Estates Precinct is outlined in the final table.

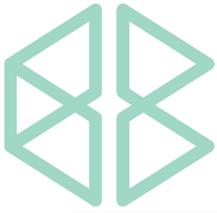
Ranking No.	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house);
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.



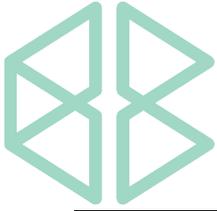
It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.

Buildings with an asterisk (*) in the addition column are contributory buildings that have non-contributory elements either as upper-storey or rear additions which are seen as detrimental to the contribution of the property but potentially remain removable.

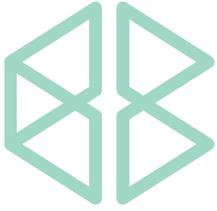
Street	Side	Number	Ranking	Addition
Forbes Street	E	46-52	2	
Forbes Street	E	54	1	
Forbes Street	E	56	1	
Forbes Street	E	58	1	
Forbes Street	E	60	1	
Forbes Street	E	62	1	
Forbes Street	E	64	1	
Forbes Street	E	66	1	*
Forbes Street	E	68	1	
Forbes Street	E	70	1	
Forbes Street	E	72	1	
Forbes Street	W	63	1	
Forbes Street	W	61	1	
Forbes Street	W	59	3	
Forbes Street	W	57	1	
Forbes Street	W	55	2	
Forbes Street	W	53	1	
Forbes Street	W	51	1	
Forbes Street	W	49	1	
Forbes Street	W	47	3	
Forbes Street	W	45	1	
Forbes Street	W	43	1	
Forbes Street	W	41	1	
Forbes Street	W	39	1	



Street	Side	Number	Ranking	Addition
Goodlet Street	W	53	1	
Goodlet Street	W	51	1	
Goodlet Street	W	49	2	
Goodlet Street	W	47	3	
Goodlet Street	W	45	1	
Goodlet Street	W	43	1	
Goodlet Street	W	41	1	
Goodlet Street	W	39	3	
Goodlet Street	W	37	1	
Goodlet Street	W	35	1	
Goodlet Street	W	33	3	
Goodlet Street	W	31	1	
Goodlet Street	W	29	1	
Goodlet Street	W	27	1	*
Leopold Street	E	56	3	
Leopold Street	E	58	3	
Leopold Street	E	60	1	
Leopold Street	E	62	1	
Leopold Street	E	64	1	
Leopold Street	E	66	1	
Leopold Street	E	68	1	
Leopold Street	E	70	2	*
Leopold Street	E	72	1	
Leopold Street	E	74	1	
Leopold Street	E	76	1	
Leopold Street	E	78	1	*
Leopold Street	E	80	1	
Leopold Street	E	82	1	
Leopold Street	W	73	3	



Street	Side	Number	Ranking	Addition
Leopold Street	W	61	2	
Leopold Street	W	59	1	
Leopold Street	W	55-57	3	
Leopold Street	W	71	1	
Leopold Street	W	69	1	*
Leopold Street	W	67	1	
Leopold Street	W	65	2	*
Leopold Street	W	63	1	



**SECTION 2—HERITAGE CONSERVATION AREA CHARACTER STATEMENT:
ASHBURY HERITAGE CONSERVATION AREA – 1920s SUBDIVISIONS ESTATES PRECINCT**

Statement of significance

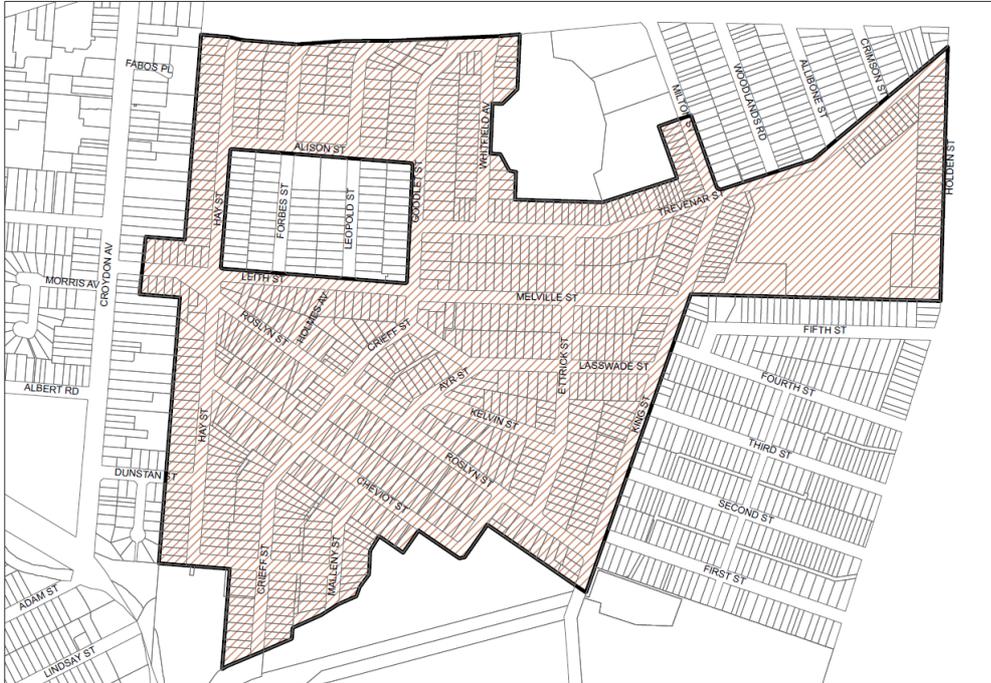
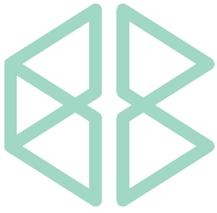
The 1920s subdivisions precinct of the Ashbury Heritage Conservation Area is of *local* heritage significance.

The precinct is of local *historical* significance as an area developed from a series of predominantly 1920s subdivisions that form the major development period of the suburb. These include:

- Goodlet Estate 1st subdivision (DP9804) offered for sale in 1919 through to the Goodlet Estate 8th subdivision (DP13650) offered for sale in November 1925.
- Other 1920s subdivisions such as Ashfield Heights Estate (1920), Trevenar Estate (1922), south side of Leith Street (1922), and The Hill Top Estate (1924).

The precinct is of local *aesthetic* significance for its relatively uniform development of 1920s freestanding single storey Inter War California Bungalow style houses set in generally wide streets on generous allotments with side driveways.

The precinct is *representative* of residential areas in the Council area and beyond developed in the Inter War period.



1920s Subdivisions Estates Precinct – Boundaries

Key character elements

Subdivision and Public Domain Elements

- Generous allotment sizes ranging from over 600 square metres in the Goodlet Estate 1st subdivision (DP 9804) in Forbes and Hay Streets north of Alison Street, to around 430 square metres in the Hilltop Estate May 1924 subdivision (DP12677).
- Relatively wide street widths with grassed verges and late 20 century street plantings throughout the precinct.
- No laneways (as driveways were provided from the street frontage).
- Some curved and angled streets relating to subdivision boundaries and historic tracks or pathways.
- Main east-west thoroughfares (the last two angled) such as Trevenar Street (formerly Goodlet Street), Melville Street, Roslyn Street, and Cheviot Street.



- The Trevenar Estate area subdivided from the former South Ashfield brickworks, now bordering Peace Park.

Elements that Contribute to the Streetscape or the Character of the Area (Visible from the Public Domain)

- A mix of:
 - Predominantly detached face brick single storey Inter-war housing - mostly 1920s Inter War California bungalow style houses.
 - A few semi-detached Inter War California Bungalow style houses resulting from re-subdivision.
 - Several corner shops and retail buildings from the Inter-war period including:
 - 2 Crieff Street, corner Melville Street (1940s brick 2-storey retail building developed on land which was largely vacant in 1943).
 - 34-36 King Street, corner Melville Street (3-storey corner retail building, pre-1943).
 - A single, unusual, 2-storey inter-war period house at 20 King Street.
 - St Francis Xavier Primary School at 40-46 Forbes Street, Croydon Park which includes some 1930s buildings and the post-1943 St Francis Xavier Catholic Church (north-west corner of Leopold Street and Alison Street, part of 40-44 Forbes Street property).
 - St Matthews Anglican Church, Ashbury, 2-4 Leith Street (Corner Goodlet Street): post 1943 Church building, with pre-1943 Church Hall.
 - Larger allotments with generous side setbacks consisting of a 1 metre narrow side setback and a wider 3 metre side setback.
- Original details including:
 - Roof forms with unglazed or glazed terracotta tiles, brick chimneys, roof details such as terracotta finials.
 - Front verandahs with timber detailing, brick and stucco balustrades and posts.
 - Gable ends facing the street with timber shingled, roughcast stucco or imitation half-timbered finishes or hipped roof forms with secondary hips over front verandahs. Verandahs beneath main roof forms.
 - Face brickwork (Inter War period) with occasional use of polychrome brickwork.
 - Timber-framed windows and timber panelled doors consistent with the period and styles of houses.
 - Front fences - low brick, brick and pipe rail (Inter War period).
- Predominance of side driveways and rear garages or more recent carports at the side of houses behind the building line.



Non-Contributory Elements

- The housing on the eastern side of Whitfield Avenue, which results from a 1960s subdivision following the closure of the Ashfield Brick Company brickworks (now the W.H. Wagener Oval site) in 1959.
- Late 20th century or more recent houses, often 2 storeys.
- Extensively altered houses with difficult to reverse uncharacteristic alterations, particularly to the roof form.
- Carports or garages in front of, or in line with, existing houses.
- Uncharacteristic first floor additions to single storey houses which are visible from the street (Note: the original portion of such houses may be contributory in some instances).
- Changes to original materials: Cement rendering of face brickwork to Inter War period houses and loss of roof detailing.
- Aluminium framed windows replacing timber joinery.
- Security shutters over windows.
- Front verandah enclosures.
- Front fences of unsympathetic design and materials including high solid masonry front fences.

Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the 1920s Subdivisions Precinct is outlined in the final table.

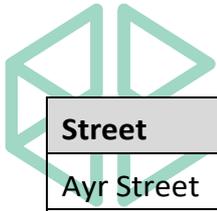
Ranking No.	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house);
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house)



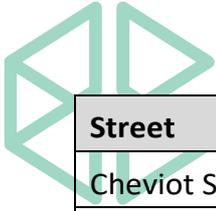
Ranking No.	Building Contribution Ranking	Definition of ranking
		which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.

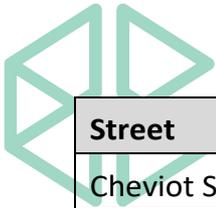
Buildings with an asterisk (“*”) in the addition column are contributory buildings that have non-contributory elements either as upper-storey or rear additions which are seen as detrimental to the contribution of the property but potentially remain removable.



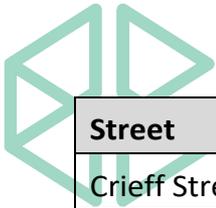
Street	Side	Number	Ranking	Addition
Ayr Street	E	2	1	
Ayr Street	E	4	1	
Ayr Street	E	6	1	
Ayr Street	E	8	2	
Ayr Street	E	10	1	
Ayr Street	W	17	3	
Ayr Street	W	15	3	
Ayr Street	W	11A	2	
Ayr Street	W	11	3	
Ayr Street	W	9	2	
Ayr Street	W	7	3	
Ayr Street	W	5	1	
Ayr Street	W	3	1	
Ayr Street	W	1	3	
Cheviot Street	N	59	1	
Cheviot Street	N	57	1	



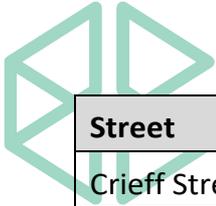
Street	Side	Number	Ranking	Addition
Cheviot Street	N	55	1	
Cheviot Street	N	53	1	
Cheviot Street	N	51	2	
Cheviot Street	N	49	1	*
Cheviot Street	N	47	1	*
Cheviot Street	N	43A-45	1	
Cheviot Street	N	43	2	
Cheviot Street	N	41	3	
Cheviot Street	N	39	2	*
Cheviot Street	N	37	1	
Cheviot Street	N	35	2	
Cheviot Street	N	33	1	
Cheviot Street	N	31	1	
Cheviot Street	N	29-29A	3	
Cheviot Street	N	27	3	
Cheviot Street	N	25	3	
Cheviot Street	N	23	3	
Cheviot Street	N	21	3	
Cheviot Street	N	19	1	
Cheviot Street	N	17	3	
Cheviot Street	N	15	1	
Cheviot Street	N	13	1	
Cheviot Street	N	11	1	
Cheviot Street	N	9	3	
Cheviot Street	N	7	1	
Cheviot Street	N	5	1	
Cheviot Street	N	3	1	
Cheviot Street	N	1	1	
Cheviot Street	S	2	2	*



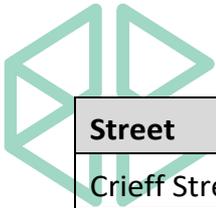
Street	Side	Number	Ranking	Addition
Cheviot Street	S	20	3	
Cheviot Street	S	22	1	
Cheviot Street	S	24	2	
Cheviot Street	S	26	1	
Cheviot Street	S	28	3	
Cheviot Street	S	30	3	
Cheviot Street	S	32	3	
Cheviot Street	S	34	3	
Cheviot Street	S	36	1	
Cheviot Street	S	38	1	
Cheviot Street	S	40	1	*
Cheviot Street	S	42	2	
Cheviot Street	S	44	1	
Cheviot Street	S	46	3	
Cheviot Street	S	48	3	
Cheviot Street	S	50	3	
Cheviot Street	S	52	2	*
Cheviot Street	S	54	2	
Cheviot Street	S	56	1	
Cheviot Street	S	58	2	*
Cheviot Street	S	60	1	
Cheviot Street	S	62	3	
Cheviot Street	S	64	1	
Cheviot Street	S	66	2	
Crieff Street	E	2	2	
Crieff Street	E	6	(Park)	
Crieff Street	E	8	3	
Crieff Street	E	10	2	*
Crieff Street	E	12	1	



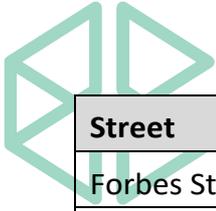
Street	Side	Number	Ranking	Addition
Crieff Street	E	14	3	
Crieff Street	E	16	2	*
Crieff Street	E	18	3	
Crieff Street	E	20A	3	
Crieff Street	E	20	2	
Crieff Street	E	22	1	
Crieff Street	E	24	1	
Crieff Street	E	26	1	
Crieff Street	E	28	3	
Crieff Street	E	30	2	
Crieff Street	E	32	2	*
Crieff Street	E	34	3	
Crieff Street	E	36	3	
Crieff Street	E	38	3	
Crieff Street	E	40	1	
Crieff Street	E	42	3	
Crieff Street	E	44	2	
Crieff Street	E	46	2	
Crieff Street	E	48	3	
Crieff Street	E	50	1	
Crieff Street	E	52	1	
Crieff Street	E	54	1	
Crieff Street	E	56	1	
Crieff Street	W	71	2	
Crieff Street	W	69	2	
Crieff Street	W	67	2	*
Crieff Street	W	65	1	
Crieff Street	W	63	2	
Crieff Street	W	61	1	



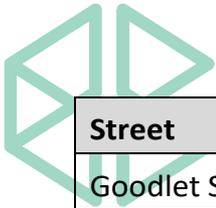
Street	Side	Number	Ranking	Addition
Crieff Street	W	59	2	
Crieff Street	W	57	1	
Crieff Street	W	55	2	
Crieff Street	W	53	1	
Crieff Street	W	51	3	
Crieff Street	W	49	3	
Crieff Street	W	47	1	
Crieff Street	W	45	1	
Crieff Street	W	43	1	
Crieff Street	W	41	3	
Crieff Street	W	39	1	*
Crieff Street	W	37	2	
Crieff Street	W	35	1	
Crieff Street	W	33	2	
Crieff Street	W	31	1	
Crieff Street	W	29	3	
Crieff Street	W	27	3	
Crieff Street	W	25A	3	
Crieff Street	W	25	2	
Crieff Street	W	23	1	
Crieff Street	W	21	2	
Crieff Street	W	19	2	
Crieff Street	W	17	2	
Crieff Street	W	13-15	2	
Crieff Street	W	11	3	
Crieff Street	W	9	3	
Crieff Street	W	7	2	
Crieff Street	W	5	1	
Crieff Street	W	3	1	



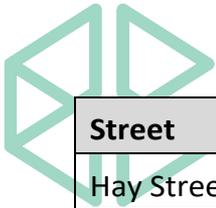
Street	Side	Number	Ranking	Addition
Crieff Street	W	1	1	
Ettrick Street	E	2	2	*
Ettrick Street	E	4	3	
Ettrick Street	E	6	1	
Ettrick Street	E	8	3	
Ettrick Street	E	10	3	
Ettrick Street	E	12	2	
Ettrick Street	E	14	2	*
Ettrick Street	E	16	1	
Ettrick Street	E	18	1	
Ettrick Street	E	20	2	
Ettrick Street	E	22	1	
Ettrick Street	E	24	1	
Ettrick Street	E	26	2	*
Ettrick Street	E	28	2	
Ettrick Street	E	30	2	
Ettrick Street	W	21	1	
Ettrick Street	W	19	1	
Ettrick Street	W	17	1	
Ettrick Street	W	15	1	*
Ettrick Street	W	13	1	
Ettrick Street	W	11	1	
Ettrick Street	W	9	3	
Ettrick Street	W	7	3	
Ettrick Street	W	5	2	
Ettrick Street	W	3	1	
Ettrick Street	W	1	1	
Forbes Street	E	26	1	
Forbes Street	E	28	1	*



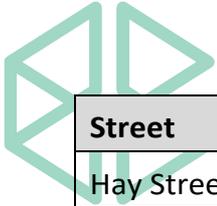
Street	Side	Number	Ranking	Addition
Forbes Street	E	30	1	
Forbes Street	E	32	2	
Forbes Street	E	34	3	
Forbes Street	E	36	1	
Forbes Street	E	38	1	
Forbes Street	E	40-44	1	
Forbes Street	W	37	1	
Forbes Street	W	35	3	
Forbes Street	W	33	2	
Forbes Street	W	31	2	
Forbes Street	W	29	1	
Forbes Street	W	27	1	
Forbes Street	W	25	1	
Forbes Street	W	23	1	
Forbes Street	W	21	1	
Forbes Street	W	19	1	
Goodlet Street	E	2	1	
Goodlet Street	E	4	2	
Goodlet Street	E	6	2	
Goodlet Street	E	8	3	
Goodlet Street	E	10	1	
Goodlet Street	E	12	3	
Goodlet Street	E	14	2	
Goodlet Street	E	16	3	
Goodlet Street	E	18	1	
Goodlet Street	E	20	1	
Goodlet Street	E	22	1	
Goodlet Street	E	24	3	
Goodlet Street	E	26	1	



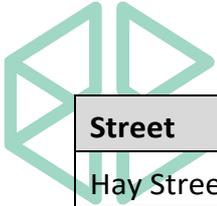
Street	Side	Number	Ranking	Addition
Goodlet Street	E	28	1	
Goodlet Street	E	30	1	
Goodlet Street	E	32	3	
Goodlet Street	E	34	3	
Goodlet Street	E	36	3	
Goodlet Street	E	38	1	
Goodlet Street	E	40	3	
Goodlet Street	E	42	2	
Goodlet Street	E	44	1	
Goodlet Street	E	46	3	
Goodlet Street	W	25	1	
Goodlet Street	W	23	3	
Goodlet Street	W	21	3	
Goodlet Street	W	19	1	
Goodlet Street	W	17	1	
Goodlet Street	W	15	1	
Goodlet Street	W	13	2	*
Goodlet Street	W	11	1	
Goodlet Street	W	9	1	
Goodlet Street	W	7	2	
Goodlet Street	W	5	3	
Goodlet Street	W	3	2	
Goodlet Street	W	1	2	
Harmony Street	N	4	3	
Hay Street	E	18	2	
Hay Street	E	20	2	
Hay Street	E	22	3	
Hay Street	E	24	1	
Hay Street	E	26	1	



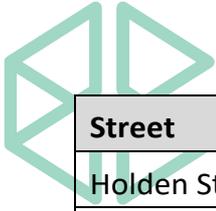
Street	Side	Number	Ranking	Addition
Hay Street	E	28	1	
Hay Street	E	30	3	
Hay Street	E	32	2	
Hay Street	E	34	1	
Hay Street	E	36	1	
Hay Street	E	38	2	
Hay Street	E	40	1	
Hay Street	E	42	1	
Hay Street	E	44	1	
Hay Street	E	46	1	*
Hay Street	E	48	1	
Hay Street	E	50	2	
Hay Street	E	52	2	
Hay Street	E	54	2	
Hay Street	E	56	1	*
Hay Street	E	58	3	
Hay Street	E	60	1	*
Hay Street	E	62	1	
Hay Street	E	64	1	
Hay Street	E	66	1	
Hay Street	E	68	2	
Hay Street	E	70A	3	
Hay Street	E	70B	3	
Hay Street	E	72	1	
Hay Street	E	74	3	
Hay Street	E	76	3	
Hay Street	E	78	2	
Hay Street	E	80	2	
Hay Street	E	82	2	



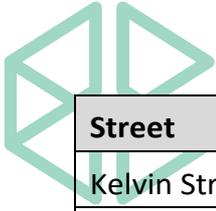
Street	Side	Number	Ranking	Addition
Hay Street	E	84	1	
Hay Street	E	86	1	*
Hay Street	E	88	3	
Hay Street	E	90	1	
Hay Street	E	92	1	
Hay Street	E	94	3	
Hay Street	E	96	3	
Hay Street	E	98	2	
Hay Street	E	100	1	
Hay Street	W	115	3	
Hay Street	W	113	3	
Hay Street	W	111	2	
Hay Street	W	109	3	
Hay Street	W	107	1	
Hay Street	W	105	3	
Hay Street	W	103	3	
Hay Street	W	101	2	
Hay Street	W	99	3	
Hay Street	W	97	3	
Hay Street	W	95	1	
Hay Street	W	93	2	
Hay Street	W	91	2	
Hay Street	W	89	2	
Hay Street	W	87	3	
Hay Street	W	85	3	
Hay Street	W	83	2	
Hay Street	W	81	2	
Hay Street	W	79	3	
Hay Street	W	77	1	



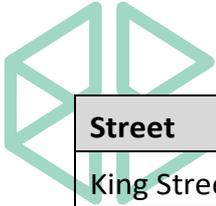
Street	Side	Number	Ranking	Addition
Hay Street	W	75	1	
Hay Street	W	73	2	
Hay Street	W	71	2	
Hay Street	W	69	1	
Hay Street	W	67	1	
Hay Street	W	65	3	
Hay Street	W	65A	3	
Hay Street	W	63	2	
Hay Street	W	61	3	
Hay Street	W	59	2	*
Hay Street	W	55	2	*
Hay Street	W	53	1	
Hay Street	W	51	1	
Hay Street	W	49	3	
Hay Street	W	47	2	
Hay Street	W	45	1	
Hay Street	W	43	1	*
Hay Street	W	41	1	*
Hay Street	W	39	2	
Hay Street	W	37	1	
Hay Street	W	35	3	
Hay Street	W	33	1	
Hay Street	W	31	3	
Hay Street	W	29	1	
Hay Street	W	27	2	*
Hay Street	W	25	1	
Hay Street	W	23	2	
Hay Street	W	21	1	
Hay Street	W	19	1	



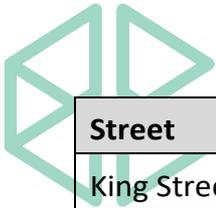
Street	Side	Number	Ranking	Addition
Holden Street	W	165-169	Heritage Item	
Holden Street	W	163	3	
Holden Street	W	161	1	
Holden Street	W	159	2	
Holden Street	W	157	3	
Holden Street	W	155	3	
Holden Street	W	153	1	
Holden Street	W	151	1	
Holden Street	W	149	1	
Holden Street	W	147	3	
Holden Street	W	145	1	
Holden Street	W	143	2	
Holden Street	W	141	1	
Holden Street	W	139	1	*
Holden Street	W	137	2	
Holden Street	W	135	1	
Holden Street	W	133	1	
Holden Street	W	131	1	
Holden Street	W	129	3	
Holden Street	W	127	1	
Holden Street	W	123-125	3	
Kelvin Street	N	13	1	
Kelvin Street	N	11	2	
Kelvin Street	N	9	1	*
Kelvin Street	N	7	1	
Kelvin Street	N	5	1	*
Kelvin Street	N	3	1	
Kelvin Street	N	1	1	
Kelvin Street	S	2	1	



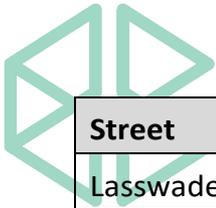
Street	Side	Number	Ranking	Addition
Kelvin Street	S	4	1	
Kelvin Street	S	6	1	
Kelvin Street	S	8	1	
Kelvin Street	S	10	1	
Kelvin Street	S	12	1	
Kelvin Street	S	14	3	
Kelvin Street	S	16	2	
Kelvin Street	S	18	1	
King Street	E	1	3	
King Street	E	3	2	
King Street	E	5	2	
King Street	E	7	1	
King Street	E	9	2	
King Street	E	11	2	
King Street	E	13	2	
King Street	E	15	3	
King Street	E	17	1	
King Street	E	19	1	
King Street	E	21	1	
King Street	E	23	1	
King Street	E	25	1	
King Street	E	27	1	
King Street	W	96	2	
King Street	W	94	3	
King Street	W	92	3	
King Street	W	86-90	3	
King Street	W	84	3	
King Street	W	82	2	
King Street	W	80	2	



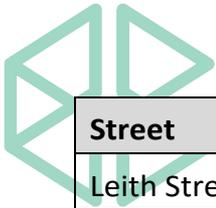
Street	Side	Number	Ranking	Addition
King Street	W	78	2	
King Street	W	76	1	
King Street	W	74	3	
King Street	W	72	1	
King Street	W	70	3	
King Street	W	68	2	*
King Street	W	66	1	
King Street	W	64	1	
King Street	W	62	2	
King Street	W	60	2	
King Street	W	58	3	
King Street	W	56	1	
King Street	W	54	1	
King Street	W	52	1	
King Street	W	50	2	
King Street	W	48	1	
King Street	W	46	1	
King Street	W	44	1	
King Street	W	42	1	
King Street	W	40	1	
King Street	W	38	3	
King Street	W	34-36	3	
King Street	W	30	3	
King Street	W	28	3	
King Street	W	26	1	
King Street	W	24	2	
King Street	W	22	2	
King Street	W	20	1	
King Street	W	18	2	



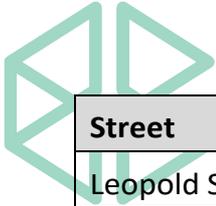
Street	Side	Number	Ranking	Addition
King Street	W	16	1	
King Street	W	12	2	
King Street	W	2-10	1	
Lasswade Street	N	45	2	
Lasswade Street	N	43	1	*
Lasswade Street	N	41	1	
Lasswade Street	N	39	2	
Lasswade Street	N	37	2	
Lasswade Street	N	35	3	
Lasswade Street	N	33	3	
Lasswade Street	N	31	3	
Lasswade Street	N	29	1	*
Lasswade Street	N	27	3	
Lasswade Street	N	25	1	
Lasswade Street	N	23	2	*
Lasswade Street	N	21	2	
Lasswade Street	N	19	1	
Lasswade Street	N	17	1	
Lasswade Street	N	15	1	
Lasswade Street	N	13	3	
Lasswade Street	N	11	2	
Lasswade Street	N	9	2	
Lasswade Street	N	7	1	*
Lasswade Street	N	5	1	
Lasswade Street	N	3	1	
Lasswade Street	N	1	2	
Lasswade Street	S	2	2	
Lasswade Street	S	4	2	
Lasswade Street	S	6	2	



Street	Side	Number	Ranking	Addition
Lasswade Street	S	8	1	
Lasswade Street	S	10	2	
Lasswade Street	S	12	3	
Lasswade Street	S	14	3	
Lasswade Street	S	16	2	
Lasswade Street	S	18	1	
Lasswade Street	S	20	2	
Lasswade Street	S	22	3	
Lasswade Street	S	24	1	
Lasswade Street	S	26	2	*
Lasswade Street	S	28	2	
Lasswade Street	S	30	2	
Leith Street	N	41	1	
Leith Street	N	39	3	
Leith Street	N	37	1	*
Leith Street	N	35	2	
Leith Street	N	33	1	
Leith Street	N	31	1	
Leith Street	N	29	3	
Leith Street	N	27	3	
Leith Street	S	2-4	1	
Leith Street	S	6	2	
Leith Street	S	8	3	
Leith Street	S	10	1	
Leith Street	S	12	2	*
Leith Street	S	14	1	
Leith Street	S	16	2	
Leith Street	S	18	1	
Leith Street	S	20	1	



Street	Side	Number	Ranking	Addition
Leith Street	S	22	1	
Leith Street	S	24	1	
Leith Street	S	26	1	
Leith Street	S	28	3	
Leith Street	S	30	1	
Leith Street	S	34	2	
Leith Street	S	36	1	
Leith Street	S	38	3	
Leith Street	S	40	3	
Leith Street	S	42	2	
Leopold Street	E	32	1	
Leopold Street	E	34	1	
Leopold Street	E	36	1	
Leopold Street	E	38	1	
Leopold Street	E	40	3	
Leopold Street	E	42	1	
Leopold Street	E	44	1	
Leopold Street	E	46	1	
Leopold Street	E	48	1	
Leopold Street	E	50	1	
Leopold Street	E	52	3	
Leopold Street	E	54	3	
Leopold Street	W	39	3	
Leopold Street	W	37	1	*
Leopold Street	W	35	1	*
Leopold Street	W	33	3	
Leopold Street	W	31	2	
Leopold Street	W	29	1	
Leopold Street	W	27	1	



Street	Side	Number	Ranking	Addition
Leopold Street	W	25	2	
Leopold Street	W	23	1	
Malleny Street	E	2	1	
Malleny Street	E	4	1	
Malleny Street	E	6	1	
Malleny Street	E	8	1	
Malleny Street	E	10	2	
Malleny Street	E	12	3	
Malleny Street	E	14	1	
Malleny Street	E	16	2	
Malleny Street	E	18	3	
Malleny Street	E	20	3	
Malleny Street	W	23	3	
Malleny Street	W	21	1	
Malleny Street	W	19	2	
Malleny Street	W	17	3	
Malleny Street	W	15	2	
Malleny Street	W	13	1	
Malleny Street	W	11	2	
Malleny Street	W	9	3	
Malleny Street	W	7	2	
Malleny Street	W	5	2	
Malleny Street	W	3	1	
Malleny Street	W	1	2	
Melville Street	N	45	3	
Melville Street	N	43	1	
Melville Street	N	41	1	
Melville Street	N	39	1	
Melville Street	N	37	1	



Street	Side	Number	Ranking	Addition
Melville Street	N	35	2	
Melville Street	N	33	1	
Melville Street	N	31	2	
Melville Street	N	29	3	
Melville Street	N	27	1	
Melville Street	N	25	2	
Melville Street	N	23	2	
Melville Street	N	21	3	
Melville Street	N	19	3	
Melville Street	N	5	3	
Melville Street	N	3	2	
Melville Street	S	2	1	
Melville Street	S	4	3	
Melville Street	S	6	2	
Melville Street	S	8	3	
Melville Street	S	10	3	
Melville Street	S	12	1	
Melville Street	S	14	1	
Melville Street	S	16	2	
Melville Street	S	18	3	
Melville Street	S	20	1	
Melville Street	S	22	3	
Melville Street	S	24	2	
Melville Street	S	26	2	
Melville Street	S	28	2	*
Melville Street	S	30	1	
Melville Street	S	32	1	*
Melville Street	S	34	1	
Melville Street	S	36	1	



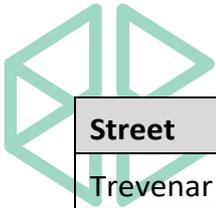
Street	Side	Number	Ranking	Addition
Melville Street	S	38	3	
Melville Street	S	40	3	
Melville Street	S	42	2	
Milton Street	W	195	1	
Milton Street	W	193	1	
Milton Street	W	191	2	
Milton Street	W	189	2	
Milton Street	W	187	2	
Milton Street	W	185	2	
Milton Street	W	183	1	
Milton Street	W	181	1	
Milton Street	W	179	3	
Milton Street	W	177	1	
Milton Street	W	175	1	
Milton Street	W	173	2	
Roslyn Street	N	53	1	
Roslyn Street	N	51	3	
Roslyn Street	N	49	1	
Roslyn Street	N	47	2	
Roslyn Street	N	45	2	
Roslyn Street	N	43	1	
Roslyn Street	N	41	1	
Roslyn Street	N	39	2	
Roslyn Street	N	37	2	
Roslyn Street	N	35	3	
Roslyn Street	N	33	1	
Roslyn Street	N	31	1	
Roslyn Street	N	29	1	
Roslyn Street	N	27	3	



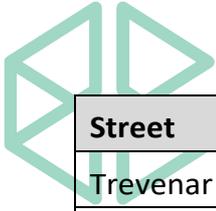
Street	Side	Number	Ranking	Addition
Roslyn Street	N	25	2	
Roslyn Street	N	23	1	
Roslyn Street	N	21	1	
Roslyn Street	N	19	2	
Roslyn Street	N	17	2	*
Roslyn Street	N	15	1	
Roslyn Street	N	13	2	
Roslyn Street	N	11	1	
Roslyn Street	N	9	1	
Roslyn Street	N	7	1	
Roslyn Street	N	5	3	
Roslyn Street	N	3	1	
Roslyn Street	N	1	1	
Roslyn Street	S	2A	3	
Roslyn Street	S	2	2	
Roslyn Street	S	4	3	
Roslyn Street	S	6	2	
Roslyn Street	S	8	1	*
Roslyn Street	S	10	2	
Roslyn Street	S	12	3	
Roslyn Street	S	14	2	
Roslyn Street	S	16	2	
Roslyn Street	S	18	3	
Roslyn Street	S	20	3	
Roslyn Street	S	22	2	
Roslyn Street	S	24	3	
Roslyn Street	S	26	1	
Roslyn Street	S	28	1	
Roslyn Street	S	30	1	



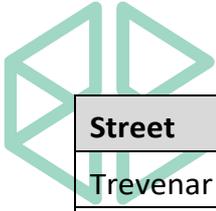
Street	Side	Number	Ranking	Addition
Roslyn Street	S	32	1	
Roslyn Street	S	34	1	
Roslyn Street	S	36	2	
Roslyn Street	S	38	1	
Roslyn Street	S	40	2	
Roslyn Street	S	42	2	
Roslyn Street	S	44	2	
Roslyn Street	S	46	3	
Roslyn Street	S	48	1	
Roslyn Street	S	50	1	
Roslyn Street	S	52	3	
Roslyn Street	S	54	1	
Roslyn Street	S	56	1	
Roslyn Street	S	58	3	
Roslyn Street	S	60	1	
Roslyn Street	S	62	1	
Roslyn Street	S	64	1	
Roslyn Street	S	66	1	
Roslyn Street	S	68	3	
Roslyn Street	S	70	1	*
Roslyn Street	S	72	2	
Roslyn Street	S	74	1	
Roslyn Street	S	76	1	
Roslyn Street	S	78	1	*
Roslyn Street	S	80	1	
Roslyn Street	S	82	1	
Roslyn Street	S	84	1	
Roslyn Street	S	86	3	
Roslyn Street	S	88	1	



Street	Side	Number	Ranking	Addition
Trevenar Street	N	69	2	
Trevenar Street	N	67	1	
Trevenar Street	N	65	1	*
Trevenar Street	N	63	1	
Trevenar Street	N	61	1	
Trevenar Street	N	59	2	*
Trevenar Street	N	57	1	
Trevenar Street	N	55	3	
Trevenar Street	N	53	1	
Trevenar Street	N	51	1	
Trevenar Street	N	49	3	
Trevenar Street	N	47	2	
Trevenar Street	N	45	1	
Trevenar Street	N	43	2	
Trevenar Street	N	41	2	
Trevenar Street	N	39	2	
Trevenar Street	N	37	2	
Trevenar Street	N	35	3	
Trevenar Street	N	33	2	
Trevenar Street	N	31	2	
Trevenar Street	N	29	3	
Trevenar Street	N	27	1	
Trevenar Street	N	25	1	
Trevenar Street	N	23	2	
Trevenar Street	N	21	1	
Trevenar Street	N	19	1	
Trevenar Street	N	17	3	
Trevenar Street	N	15A	1	*
Trevenar Street	N	15	1	



Street	Side	Number	Ranking	Addition
Trevenar Street	N	15B	1	
Trevenar Street	N	13	1	
Trevenar Street	N	11A	2	
Trevenar Street	N	11	1	
Trevenar Street	S	2	3	
Trevenar Street	S	4	1	
Trevenar Street	S	6	1	
Trevenar Street	S	8	2	
Trevenar Street	S	10	1	
Trevenar Street	S	12	2	
Trevenar Street	S	14	2	
Trevenar Street	S	16	1	
Trevenar Street	S	18	2	
Trevenar Street	S	20	1	
Trevenar Street	S	22	2	
Trevenar Street	S	24	2	
Trevenar Street	S	26	1	
Trevenar Street	S	28	Park	
Trevenar Street	S	30	Vacant land	
Trevenar Street	S	32	3	
Trevenar Street	S	34-76	1	
Trevenar Street	S	78	1	
Trevenar Street	S	80	1	
Trevenar Street	S	82	2	
Trevenar Street	S	84	3	
Trevenar Street	S	86	3	
Trevenar Street	S	88	2	
Trevenar Street	S	90	2	*
Trevenar Street	S	92	3	



Street	Side	Number	Ranking	Addition
Trevenar Street	S	94	2	
Trevenar Street	S	96	2	
Trevenar Street	S	98	2	
Trevenar Street	S	100	2	
Trevenar Street	S	102	1	
Whitfield Avenue	W	5	2	
Whitfield Avenue	W	3	2	
Whitfield Avenue	W	1	1	
Whitfield Avenue	E	2	3	
Whitfield Avenue	E	4	3	
Whitfield Avenue	E	6	3	
Whitfield Avenue	E	8	3	
Whitfield Avenue	E	10	3	
Whitfield Avenue	E	12	3	
Whitfield Avenue	E	16	3	
Whitfield Avenue	E	18	3	
Whitfield Avenue	E	20	3	
Whitfield Avenue	E	22	3	
Whitfield Avenue	W	35	1	
Whitfield Avenue	W	33	2	
Whitfield Avenue	W	31	2	
Whitfield Avenue	W	29	3	
Whitfield Avenue	W	27	2	
Whitfield Avenue	W	25	3	
Whitfield Avenue	W	23	2	
Whitfield Avenue	W	21	1	
Whitfield Avenue	W	19	3	
Whitfield Avenue	W	17	1	
Whitfield Avenue	W	15	3	



Street	Side	Number	Ranking	Addition
Whitfield Avenue	W	13	1	
Whitfield Avenue	W	11	1	
Whitfield Avenue	W	9	2	
Whitfield Avenue	W	7	1	



SECTION 3—HERITAGE CONSERVATION AREA CHARACTER STATEMENT: ASHBURY HERITAGE CONSERVATION AREA – WATTLE HILL PRECINCT

Statement of significance

The Wattle Hill Precinct of the Ashbury Heritage Conservation Area is of *local* heritage significance.

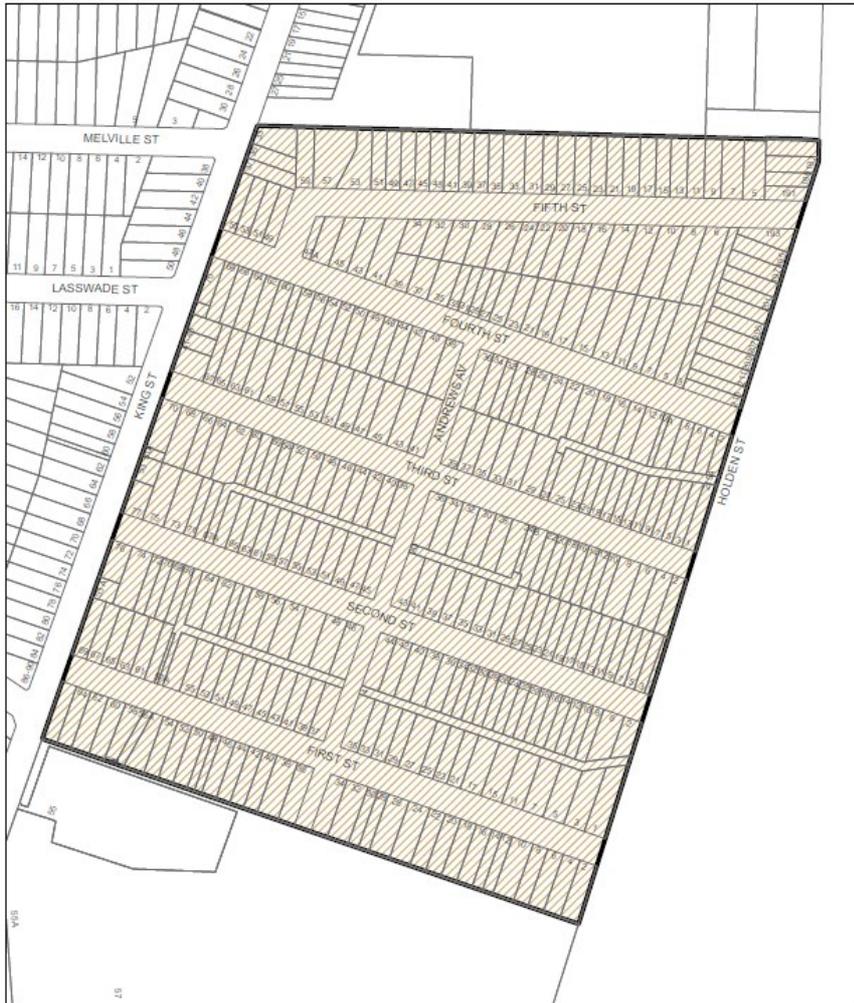
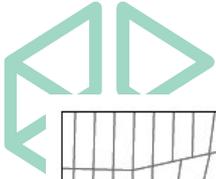
The precinct is of local *historical* significance as an area largely developed by a small number of speculative builders from re-subdivision into the 1920s of the original Wattle Hill subdivision offered for sale between 1914 and 1916. This re-subdivision process created predominantly small allotments (approximately 315-470 square metres), with a scattering of larger allotments (between 470 and 600 square metres).

The precinct is of *aesthetic* significance for:

- Its grid pattern of relatively wide east-west streets with some laneways in the southern portion.
- The uniformity of smaller allotments developed with narrow-fronted 1920s single storey brick freestanding Inter-war California Bungalow style housing.
- A majority of housing developed by a small number of speculative builders in the period from 1914 to the 1920s.

The housing within the precinct has a high level of integrity to the period of initial development.

The housing and streetscapes within the precinct are *representative* of 1920s speculative residential development in the Council area and beyond.

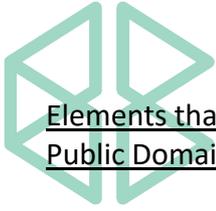


Wattle Hill Precinct – Boundaries

Key character elements

Subdivision and Public Domain Elements

- Grid pattern of relatively wide east-west streets - First, Second, Third, Fourth and Fifth Streets - with one narrow north-south interconnecting street (Andrews Avenue) plus some north-south pedestrian pathways, particularly in the southern section.
- Relatively narrow allotments in much of the precinct.
- Narrow east-west rear laneways in the southern section only.
- Vehicle access from side streets and rear laneways where possible.
- Wide street widths to east-west streets with grassed verges and late 20th century street planting throughout the precinct.
- Bounded by Peace Park to the north and Canterbury Park to the south, Holden Street to the east and King Street to the west.



Elements that Contribute to the Streetscape or the Character of the Area (Visible from the Public Domain)

- A mix of:
 - Predominantly detached single storey face brick - or face brick with roughcast stuccoed upper portion of walls - narrow-fronted Inter War California Bungalow style houses on smaller allotments.
 - Some detached single storey Federation Queen Anne style and Inter War California Bungalow style houses on larger lots, including one weatherboard house (11 First Street).
 - A small retail precinct at 39-51 King Street (No. 51 corner of Third Street) developed in the Inter War period prior to 1943.
 - An electricity substation at 51A King Street.
- Original details including:
 - Hipped and gabled roof forms with slate cladding, unglazed terracotta tiles or corrugated iron, chimneys, and roof details such as terracotta finials.
 - Gable ends facing the street with timber shingled, rough cast stucco or imitation half-timbered finishes (Federation, Inter War periods).
 - Front verandah timber detailing.
 - Timber-framed windows and timber panelled doors consistent with the periods and styles of houses.
 - Front fences - timber picket, low brick, brick and timber picket for Federation period houses, low brick, brick and pipe rail for Inter War period houses.
 - Limited car parking provision on sites. Where rear laneways exist, car parking is at the rear. For corner allotments, car parking is from the side street at the rear of houses.

Non-Contributory Elements

- Recent houses (late 20th or early 21st century), often 2 storeys.
- Heavily altered houses with uncharacteristic alterations, particularly to roof forms. Note that the original portion of such houses may remain contributory to the area.
- Changes to materials: Cement rendering or painting of face brickwork to Federation or Inter-war period houses; modern roof cladding (e.g. concrete roof tiles).
- Use of aluminium-framed windows.
- Use of security shutters over windows
- Front verandah enclosures.



- Front fences of unsympathetic design and materials including high solid masonry front fences.
- Carports or garages in front of houses. Note there are a few early garages built in front of houses on sloping sites, which can be considered contributory (example 23 Fourth Street).

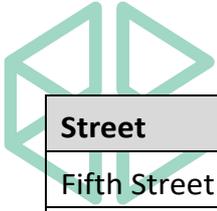
Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Wattle Hill Precinct is outlined in the final table.

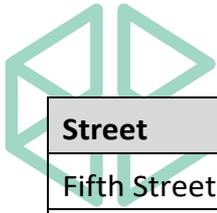
Ranking No.	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house);
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.

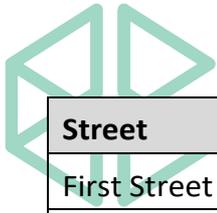
Buildings with an asterisk (*) in the addition column are contributory buildings that have non-contributory elements either as upper-storey or rear additions which are seen as detrimental to the contribution of the property but potentially remain removable.



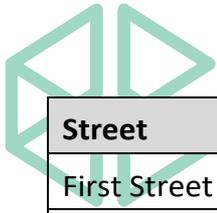
Street	Side	Number	Ranking	Addition
Fifth Street	N	59	3	
Fifth Street	N	57	3	
Fifth Street	N	53	3	
Fifth Street	N	51	2	
Fifth Street	N	49	1	
Fifth Street	N	47	2	
Fifth Street	N	45	1	
Fifth Street	N	43	3	
Fifth Street	N	41	1	
Fifth Street	N	39	1	*
Fifth Street	N	37	2	
Fifth Street	N	35	3	
Fifth Street	N	33	2	
Fifth Street	N	31	3	
Fifth Street	N	29	2	
Fifth Street	N	27	3	
Fifth Street	N	25	3	
Fifth Street	N	23	3	
Fifth Street	N	21	3	



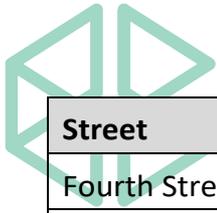
Street	Side	Number	Ranking	Addition
Fifth Street	N	19	2	
Fifth Street	N	17	1	*
Fifth Street	N	15	1	
Fifth Street	N	13	3	
Fifth Street	N	11	3	
Fifth Street	N	9	3	
Fifth Street	N	7	2	
Fifth Street	N	5	1	
Fifth Street	S	6	2	
Fifth Street	S	8	3	
Fifth Street	S	10	2	
Fifth Street	S	12	3	
Fifth Street	S	14	2	
Fifth Street	S	16	3	
Fifth Street	S	18	3	
Fifth Street	S	20	1	
Fifth Street	S	22	2	
Fifth Street	S	24	3	
Fifth Street	S	26	3	
Fifth Street	S	28	3	
Fifth Street	S	30	3	
Fifth Street	S	32	3	
Fifth Street	S	34	1	
First Street	N	69	3	
First Street	N	67	2	
First Street	N	65	2	
First Street	N	63	2	
First Street	N	61	1	
First Street	N	59	3	
First Street	N	57	1	
First Street	N	55	1	



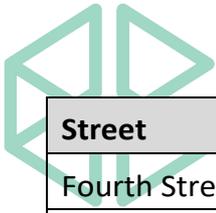
Street	Side	Number	Ranking	Addition
First Street	N	53	1	
First Street	N	51	2	
First Street	N	49	2	
First Street	N	47	2	
First Street	N	45	2	
First Street	N	43	2	
First Street	N	41	2	
First Street	N	39	1	
First Street	N	37	1	
First Street	N	35	2	
First Street	N	33	1	
First Street	N	31	2	
First Street	N	29	2	
First Street	N	27	2	
First Street	N	25	2	*
First Street	N	23	3	
First Street	N	21	2	
First Street	N	17	1	
First Street	N	15	1	
First Street	N	11	2	
First Street	N	7	3	
First Street	N	5	1	
First Street	N	3	2	
First Street	N	1	3	
First Street	S	2	2	*
First Street	S	4	2	
First Street	S	6	2	
First Street	S	8	2	
First Street	S	10	3	
First Street	S	12	3	
First Street	S	14	1	



Street	Side	Number	Ranking	Addition
First Street	S	16	1	
First Street	S	18	1	
First Street	S	20	1	
First Street	S	22	2	
First Street	S	24	1	
First Street	S	26	1	
First Street	S	28	1	
First Street	S	30	1	
First Street	S	32	2	
First Street	S	34	1	
First Street	S	36	1	
First Street	S	38	1	
First Street	S	40	1	
First Street	S	42	1	
First Street	S	44	3	
First Street	S	46	2	
First Street	S	48	2	
First Street	S	50	2	
First Street	S	52	1	
First Street	S	54	1	
First Street	S	56	1	
First Street	S	58	1	
First Street	S	60	1	*
First Street	S	62	2	
First Street	S	64	1	
First Street	S	66	1	
Fourth Street	N	55	2	
Fourth Street	N	53	1	
Fourth Street	N	51	3	
Fourth Street	N	49	1	
Fourth Street	N	47	3	



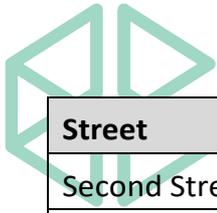
Street	Side	Number	Ranking	Addition
Fourth Street	N	45	2	
Fourth Street	N	43	2	
Fourth Street	N	41	2	
Fourth Street	N	39	3	
Fourth Street	N	37	3	
Fourth Street	N	35	3	
Fourth Street	N	33	1	
Fourth Street	N	31	2	
Fourth Street	N	29	1	
Fourth Street	N	27	2	
Fourth Street	N	25	2	
Fourth Street	N	23	2	
Fourth Street	N	21	2	
Fourth Street	N	19	2	
Fourth Street	N	17	1	
Fourth Street	N	15	1	
Fourth Street	N	13	3	
Fourth Street	N	11	2	
Fourth Street	N	9	1	
Fourth Street	N	7	3	
Fourth Street	N	5	3	
Fourth Street	S	2	2	*
Fourth Street	S	4	1	
Fourth Street	S	6	2	
Fourth Street	S	8	2	
Fourth Street	S	10	2	
Fourth Street	S	12	3	
Fourth Street	S	14	3	
Fourth Street	S	16	1	
Fourth Street	S	18	2	*
Fourth Street	S	20	3	



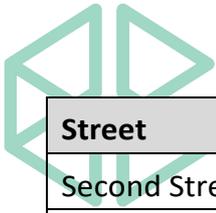
Street	Side	Number	Ranking	Addition
Fourth Street	S	22	3	
Fourth Street	S	24	3	
Fourth Street	S	26	1	
Fourth Street	S	28	2	
Fourth Street	S	30	1	
Fourth Street	S	32	2	*
Fourth Street	S	34	3	
Fourth Street	S	36	3	
Fourth Street	S	38	1	
Fourth Street	S	40	2	
Fourth Street	S	42	1	
Fourth Street	S	44	2	
Fourth Street	S	46	2	
Fourth Street	S	48	1	
Fourth Street	S	50	1	
Fourth Street	S	52	1	
Fourth Street	S	54	2	
Fourth Street	S	56	1	
Fourth Street	S	58	2	
Fourth Street	S	60	1	
Fourth Street	S	62	1	
Fourth Street	S	64	1	
Fourth Street	S	66	1	
Fourth Street	S	68	2	
Fourth Street	S	70	3	
Holden Street	W	215	2	
Holden Street	W	213	2	*
Holden Street	W	211	1	
Holden Street	W	209	3	
Holden Street	W	207	1	
Holden Street	W	205	2	*



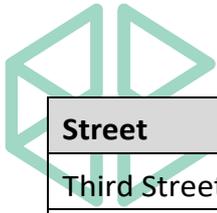
Street	Side	Number	Ranking	Addition
Holden Street	W	203	2	
Holden Street	W	201	3	
Holden Street	W	199	1	
Holden Street	W	197	2	
Holden Street	W	195	3	
Holden Street	W	193	2	
Holden Street	W	191	3	
Holden Street	W	189	2	
Holden Street	W	187	2	
Holden Street	W	185	2	
King Street	E	33	1	
King Street	E	35	1	
King Street	E	37	1	
King Street	E	39	2	
King Street	E	41-43	1	
King Street	E	49-51	1	
King Street	E	51A	1	
King Street	E	53	3	
King Street	E	53A	3	
Second Street	N	77	1	
Second Street	N	75	2	
Second Street	N	73	3	
Second Street	N	71	1	
Second Street	N	69	1	
Second Street	N	67	2	
Second Street	N	65	1	
Second Street	N	63	1	
Second Street	N	61	2	
Second Street	N	59	1	
Second Street	N	57	2	
Second Street	N	55	2	



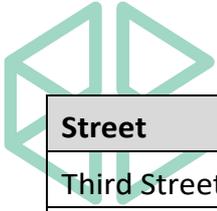
Street	Side	Number	Ranking	Addition
Second Street	N	53	2	
Second Street	N	51	1	
Second Street	N	49	2	
Second Street	N	47	2	*
Second Street	N	45	1	
Second Street	N	43	2	
Second Street	N	41	2	
Second Street	N	39	1	
Second Street	N	37	2	
Second Street	N	35	1	
Second Street	N	33	1	
Second Street	N	31	1	
Second Street	N	29	1	*
Second Street	N	27	1	
Second Street	N	25	1	
Second Street	N	23	1	
Second Street	N	21	1	
Second Street	N	19	1	
Second Street	N	17	1	
Second Street	N	15	Heritage Item	
Second Street	N	13	Heritage Item	
Second Street	N	11	Heritage Item	
Second Street	N	9	Heritage Item	
Second Street	N	7	Heritage Item	
Second Street	N	5	Heritage Item	
Second Street	N	1-3	3	
Second Street	S	2	2	
Second Street	S	6	2	
Second Street	S	8	1	
Second Street	S	10	1	*
Second Street	S	12	2	



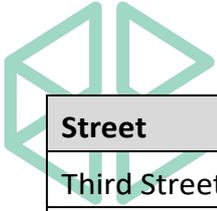
Street	Side	Number	Ranking	Addition
Second Street	S	14	3	
Second Street	S	16	1	
Second Street	S	18	1	
Second Street	S	20	1	
Second Street	S	22	2	
Second Street	S	24	1	
Second Street	S	26	1	
Second Street	S	28	2	
Second Street	S	30	2	*
Second Street	S	32	1	
Second Street	S	34	1	
Second Street	S	36	1	
Second Street	S	38	1	
Second Street	S	40	1	
Second Street	S	42	1	
Second Street	S	44	3	
Second Street	S	46	3	
Second Street	S	48	1	
Second Street	S	50-52	2	
Second Street	S	54	2	
Second Street	S	56	3	
Second Street	S	58	2	
Second Street	S	60	2	
Second Street	S	62	3	
Second Street	S	64	1	
Second Street	S	66	1	
Second Street	S	68	1	*
Second Street	S	70	1	
Second Street	S	72	1	
Second Street	S	74	1	
Second Street	S	76	2	



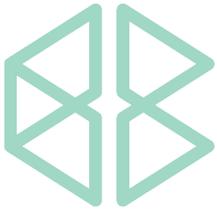
Street	Side	Number	Ranking	Addition
Third Street	N	67	1	
Third Street	N	65	2	
Third Street	N	63	1	
Third Street	N	61	1	
Third Street	N	59	2	
Third Street	N	57	1	
Third Street	N	55	1	
Third Street	N	53	1	
Third Street	N	51	1	
Third Street	N	49	2	
Third Street	N	47	1	
Third Street	N	45	2	
Third Street	N	43	3	
Third Street	N	41	2	
Third Street	N	39	1	
Third Street	N	37	3	
Third Street	N	35	3	
Third Street	N	33	2	
Third Street	N	31	2	
Third Street	N	29	3	
Third Street	N	25-27	3	
Third Street	N	23	1	*
Third Street	N	21	2	
Third Street	N	19	1	
Third Street	N	17	2	
Third Street	N	15	1	
Third Street	N	13	1	
Third Street	N	11	1	
Third Street	N	9	1	
Third Street	N	7	2	
Third Street	N	5	1	



Street	Side	Number	Ranking	Addition
Third Street	N	3	3	
Third Street	N	1	2	
Third Street	S	2	1	
Third Street	S	4	3	
Third Street	S	6	2	
Third Street	S	8	2	
Third Street	S	10	1	
Third Street	S	12	1	
Third Street	S	14	1	
Third Street	S	16	2	
Third Street	S	18	1	
Third Street	S	20	2	
Third Street	S	22	1	
Third Street	S	24	2	
Third Street	S	26	3	
Third Street	S	28	2	
Third Street	S	30	1	
Third Street	S	32	2	
Third Street	S	34	1	
Third Street	S	36	2	
Third Street	S	38	2	
Third Street	S	40	2	
Third Street	S	42	2	
Third Street	S	44	2	
Third Street	S	46	2	
Third Street	S	48	3	
Third Street	S	50	2	
Third Street	S	52	1	
Third Street	S	54	1	
Third Street	S	56	2	
Third Street	S	58	2	*



Street	Side	Number	Ranking	Addition
Third Street	S	60	2	*
Third Street	S	62	2	*
Third Street	S	64	1	
Third Street	S	66	1	
Third Street	S	68	1	
Third Street	S	70	3	



**SECTION 4–HERITAGE CHARACTER AREA CHARACTER STATEMENT:
ASHBURY HERITAGE CONSERVATION AREA –WOODLANDS AND QUEEN’S GROVE ESTATE
PRECINCT**

Statement of significance

The Woodlands and Queen’s Grove Estate Precinct in the Ashbury Heritage Conservation Area is of *local* heritage significance.

The precinct is of local *historical* significance as an area developed from the earliest subdivisions in the Ashbury area. It comprises the Woodlands “Ashfield Heights” subdivision (Woodlands Road and the adjacent eastern side of Milton Street, first advertised for sale in 1880); and the “Queen’s Grove Estate” (Allibone and Crimson Streets and the adjacent western side of Holden Street, subdivided before 1913).

The precinct is of local *aesthetic* significance for its mix of development set in wide north-south oriented streets, representing its long period of development. The precinct contains:

- Predominantly late Victorian, Federation and 1920s-1930s detached single storey brick houses on relatively large allotments.
- Victorian and Federation detached single storey weatherboard houses on relatively large allotments.
- Some Federation to Inter War semi-detached brick single storey houses.
- A 1920s single storey brick corner shop building at 117 Holden Street (corner Trevenar Street).

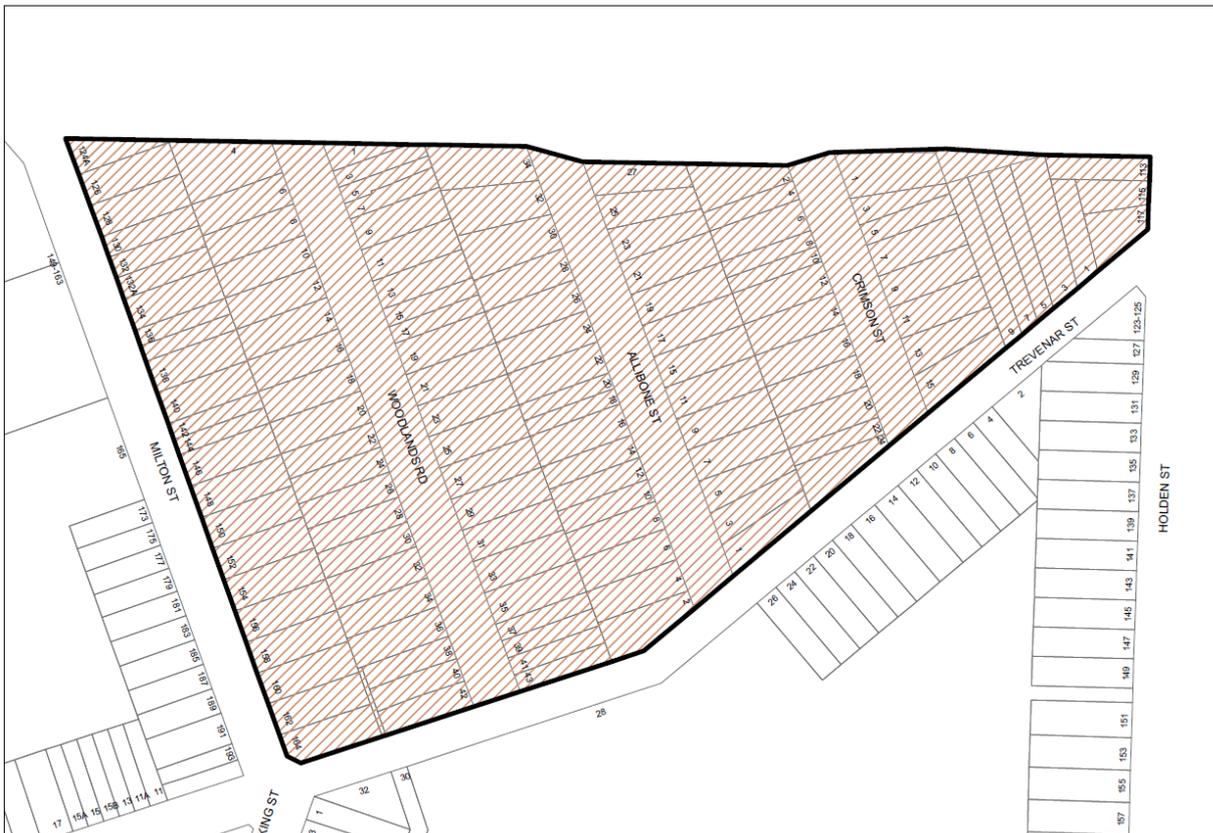
Examples of the architectural styles and periods that contribute to the precinct’s significance are:

Period	Architectural style	Example/s
Victorian	Victorian Italianate	29 Woodlands Road (ground floor façade only).
	Victorian Georgian vernacular	3, 5, and 7 Woodlands Road.
	Victorian Rustic Gothic vernacular	33 Woodlands Road.
Federation	Federation Queen Anne	4 Woodlands Road (weatherboard), 18 Woodlands Road, 3, 17, 32 and 34 Allibone Street, and 20 Crimson Street (detached brick), and semi-detached brick houses at 8 and 10 Crimson Street.
Inter War	Inter War California Bungalow	20 Allibone Street, 22 Crimson Street, 30 and 42 Woodlands Road.
	Inter War Functionalist	154 Milton Street (circa 1940s-1950s).



The housing and streetscapes within the precinct are *representative* of residential housing development in the Council area and beyond, developed following subdivisions in the period 1880-1913.

The precinct is *rare* in Canterbury Bankstown for the Victorian period housing in Milton Street and Woodlands Road relating to the 1880 subdivision.



Woodlands and Queen's Grove Estate Precinct – Boundaries

Key character elements

Subdivision and Public Domain Elements

- Varying lot sizes in the precinct range from approximately 270 square metres (resulting from later re-subdivisions), up to large allotments of approximately 850 square metres, however the original lot sizes were predominantly:
 - for DP667 (original lots in Woodlands Road and eastern side of Milton Street) approximately 565 square metres in area.
 - for DP7011 (original lots in the remainder of the precinct) between 580 to 600 square metres in area.
- North-south oriented straight streets (Milton Street, Woodlands Road, Allibone

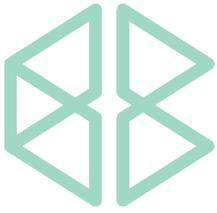


Street, Crimson Street, Holden Street), with two of these being cul-de-sacs terminating at the Council boundary to the north (Woodlands Road, Crimson Street).

- One laneway (Crimson Lane).
- Wide street widths with grassed verges and late 20th century street plantings.
- Precinct bounded by arterial or heavily trafficked roads to the east and west (Holden Street and Milton Street).

Elements that Contribute to the Streetscape or the Character of the Area (Visible from the Public Domain)

- A mix of:
 - Detached single storey face brick Federation Queen Anne style and Inter War California bungalow style housing.
 - Detached single storey rendered or painted brick late Victorian period houses.
 - Semi-detached single storey Federation Queen Anne style and Inter War California Bungalow style houses.
 - Detached single storey Victorian and Federation period weatherboard houses.
 - Larger allotments with side setbacks of 1 metre or wider 3 metre setbacks.
- 1920s single storey corner shop building at 117 Holden St (corner Trevenar Street) with Federation period residence at rear.
- A single late 1940s-1950s Inter War Functionalist style brick single storey infill house (lot vacant in 1943) at 154 Milton Street.
- Original details including:
 - Roof forms with slate cladding, unglazed terracotta tiles or corrugated iron, and chimneys; roof details such as terracotta finials.
 - Front verandahs with timber detailing.
 - Gable ends facing the street with timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter War periods).
 - Rendered or painted brickwork (Victorian period) or painted weatherboard (Victorian and Federation periods).
 - Face brickwork (Federation, Inter War periods, 1940s-1950s).
 - Timber-framed windows and timber panelled doors consistent with the periods and styles of the houses.
 - Front fences - timber picket (Victorian, Federation periods), brick and timber picket (Federation period), low brick, brick and pipe rail (Inter War period). 17 Allibone Street has an unusual original sandstone front fence



base and posts (with infill fencing missing).

- Limited car parking provision on sites. Where car parking is provided there are narrow driveways with garages to the rear, or more recent carports on the side.

Non-Contributory Elements

- Recent (late 20th or 21st centuryst) houses, often 2 storeys.
- Heavily altered houses with uncharacteristic alterations, particularly to roof forms.
- Carports or garages in front of houses.
- Uncharacteristic first floor additions to single storey houses that are visible from the street. The original portion of such houses may be contributory in some instances.
- Changes to materials: Cement rendering of face brickwork; modern roof cladding (e.g. concrete tiles), loss of chimneys and other roof detailing.
- Use of aluminium framed windows.
- Use of security shutters over windows.
- Front verandah enclosures.
- Front fences of unsympathetic design and materials including high solid masonry front fences.

Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Woodlands and Queen’s Grove Estate Precinct is outlined in the final table.

Ranking No.	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house);
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and

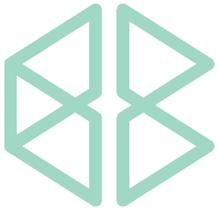


Ranking No.	Building Contribution Ranking	Definition of ranking
		retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

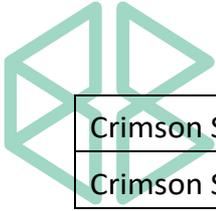
It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.

Buildings with an asterisk (***) in the addition column are contributory buildings that have non-contributory elements either as upper-storey or rear additions which are seen as detrimental to the contribution of the property but potentially remain removable.

Street	Side	Number	Ranking	Addition
Allibone Street	E	27	1	
Allibone Street	E	25	3	
Allibone Street	E	23	1	
Allibone Street	E	21	3	
Allibone Street	E	19	1	
Allibone Street	E	17	1	
Allibone Street	E	15	1	
Allibone Street	E	11	1	
Allibone Street	E	9	2	
Allibone Street	E	7	2	
Allibone Street	E	5	1	
Allibone Street	E	3	1	
Allibone Street	E	1	3	
Allibone Street	W	2	2	
Allibone Street	W	4	1	

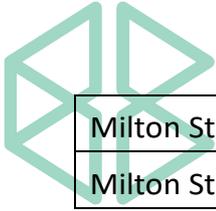


Street	Side	Number	Ranking	Addition
Allibone Street	W	6	2	
Allibone Street	W	8	1	
Allibone Street	W	10	2	
Allibone Street	W	12	3	
Allibone Street	W	14	2	
Allibone Street	W	16	1	
Allibone Street	W	18	3	
Allibone Street	W	20	1	
Allibone Street	W	22	1	
Allibone Street	W	24	2	
Allibone Street	W	26	1	*
Allibone Street	W	28	1	
Allibone Street	W	30	1	
Allibone Street	W	32	1	
Allibone Street	W	34	1	
Crimson Street	E	1	2	
Crimson Street	E	3	1	
Crimson Street	E	5	1	*
Crimson Street	E	7	2	
Crimson Street	E	9	2	
Crimson Street	E	11	3	
Crimson Street	E	13	2	
Crimson Street	E	15	3	
Crimson Street	W	24	3	
Crimson Street	W	22	1	
Crimson Street	W	20	1	
Crimson Street	W	18	3	



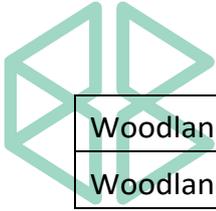
Crimson Street	W	16	1	
Crimson Street	W	14	1	

Street	Side	Number	Ranking	Addition
Crimson Street	W	12	2	
Crimson Street	W	10	1	
Crimson Street	W	8	2	
Crimson Street	W	6	2	
Crimson Street	W	4	2	
Crimson Street	W	2	2	
Milton Street	E	124A	3	
Milton Street	E	126	1	
Milton Street	E	128	1	
Milton Street	E	130	1	
Milton Street	E	132	2	
Milton Street	E	132A	1	
Milton Street	E	134	3	
Milton Street	E	136	1	
Milton Street	E	136A	1	
Milton Street	E	138	1	
Milton Street	E	140	3	
Milton Street	E	142	1	
Milton Street	E	144	1	
Milton Street	E	146	1	
Milton Street	E	148	1	
Milton Street	E	150	1	
Milton Street	E	152	1	
Milton Street	E	154	2	
Milton Street	E	156	3	
Milton Street	E	158	1	
Milton Street	E	160	2	



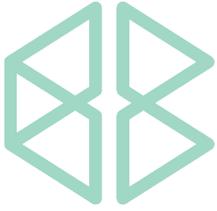
Milton Street	E	162	3	
Milton Street	E	164	3	

Street	Side	Number	Ranking	Addition
Woodlands Road	E	1	2	
Woodlands Road	E	3	1	
Woodlands Road	E	5	1	
Woodlands Road	E	7	1	
Woodlands Road	E	9	3	
Woodlands Road	E	11	3	
Woodlands Road	E	13	3	
Woodlands Road	E	15	1	
Woodlands Road	E	17	1	
Woodlands Road	E	19	3	
Woodlands Road	E	21	1	
Woodlands Road	E	23	3	
Woodlands Road	E	25	3	
Woodlands Road	E	27	3	
Woodlands Road	E	29	1	*
Woodlands Road	E	31	3	
Woodlands Road	E	33	1	
Woodlands Road	E	35	3	
Woodlands Road	E	37	2	
Woodlands Road	E	39	2	
Woodlands Road	E	41	1	
Woodlands Road	E	43	1	
Woodlands Road	W	42	1	
Woodlands Road	W	40	2	
Woodlands Road	W	38	3	
Woodlands Road	W	36	3	
Woodlands Road	W	34	3	



Woodlands Road	W	32	3	
Woodlands Road	W	30	1	

Street	Side	Number	Ranking	Addition
Woodlands Road	W	28	2	
Woodlands Road	W	26	2	
Woodlands Road	W	24	3	
Woodlands Road	W	22	1	
Woodlands Road	W	20	3	
Woodlands Road	W	18	1	
Woodlands Road	W	16	3	
Woodlands Road	W	14	3	
Woodlands Road	W	12	3	
Woodlands Road	W	10	3	
Woodlands Road	W	8	3	
Woodlands Road	W	6	2	
Woodlands Road	W	4	1	
Trevenar Street	N	7	1	
Trevenar Street	N	9	2	
Trevenar Street	N	5	2	
Trevenar Street	N	3	3	
Trevenar Street	N	1	3	
Holden Street	W	117	1	
Holden Street	W	115	1	
Holden Street	W	113	2	



APPENDIX 1.5. AREA CHARACTER STATEMENT: CRINAN STREET SHOPS HERITAGE CONSERVATION AREA –HURLSTONE PARK

Statement of significance

The Crinan Street Shops Heritage Conservation Area is of local heritage significance.

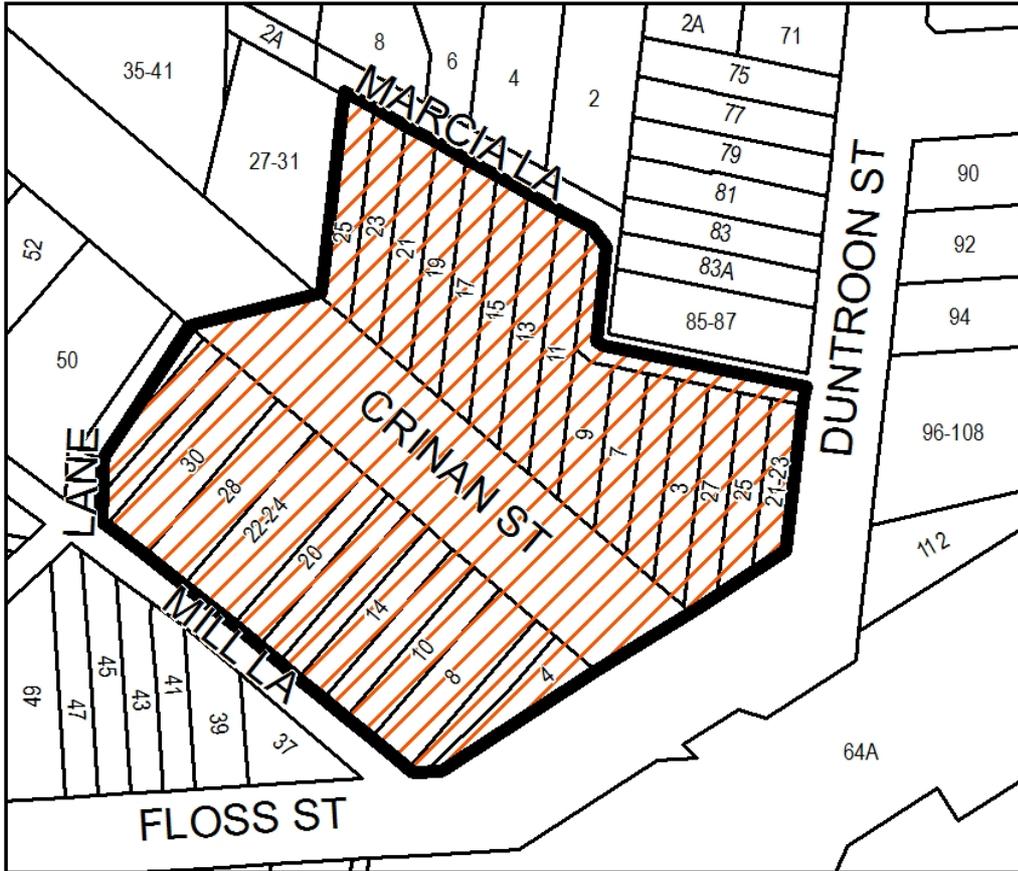
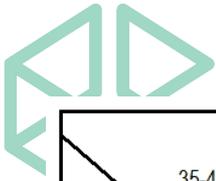
The area is of historical significance demonstrating the early commercial development of Hurlstone Park after the opening of the railway station in 1895. The area still retains key characteristics of that early development.

A streetscape of retail development commencing in 1903 (south-western side), and 1911 (north-eastern side) with a later group of Inter War residential flat buildings at 22-24, 28, and 30 Crinan Street, which are early examples of residential flat development in the Hurlstone Park area. The station was renamed from Fernhill to Hurlstone Park in 1911 which coincided with the expansion of the shopping centre. The opening of the railway, the subsequent suburban development, and the associated shopping centre through the early years of the twentieth century are core aspects of the character of Hurlstone Park.

The area is of *aesthetic* significance for:

- The consistent development of mostly Federation period terrace shops with residences - predominantly two storey - built to the street alignment with awnings (and some originally with verandahs) over footpaths.
- The small group of Inter War residential flat buildings at the north-western end of the area at 22-24, 28, and 30 Crinan Street
- A number of original or early shopfronts at 13, 14, 15, and 16 Crinan Street.

While the overall streetscape character of the shops retains a relatively high degree of integrity there have been façade and shopfront changes that have impacted on the aesthetic significance of the group.



Crinan Street Shops Heritage Conservation Area – Boundaries

Key Character Elements

The principal heritage value of the Crinan Street Shops area is:

- The collective heritage value of the contributory buildings where most buildings make a contribution to the character of the precinct. There are very few neutral or intrusive elements even though many of the buildings have undergone changes.
- The overall character of the Federation buildings remains and is capable of recovery in future works.

The key built elements are the places that retain early shopfronts, detailing, and built form. Many of the changes are superficial and have not affected the built form.

Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Federation period terrace shop/residences of 1 and 2 storeys (predominantly 2 -storey with parapets), built to the street alignment with awnings over the footpath.
- Inter-War period residential flat buildings at 22-24, 28, and 30 Crinan Street.
- Building heights appropriate to typology and period of construction.



- Increasing simplification of scale and detailing towards the rear including bulk, visual prominence from rear lanes and side streets, window size and detailing.
- Roof forms appropriate to typology and period of construction.
- Original details such as:
 - Original or early shopfronts at 13, 14, 15, and 16 Crinan Street.
 - Original and later street awnings.
 - Original windows or doors to first floor facades on a number of buildings.
 - Original detailing to parapets such as urns.
 - Face brickwork (Federation period), painted brickwork, rendered brickwork.

Overall the group, while having various changes, retains its cohesiveness as a small retail precinct that is capable of recovering elements of significance on facades, awnings and shopfronts.

Non-Contributory Elements

- Late 20th century buildings.
- Painting or rendering of original face brickwork facades.
- Alterations to facades such as modern shopfronts, aluminium framed windows, infilling of original recessed balconies to first floor facades, and alteration of window openings.
- Loss of original post-supported awnings or balconies.
- Changes to façade materials: Cement rendering of face brickwork to Federation period shops.

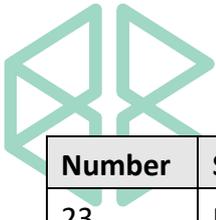
Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Crinan Street Shops HCA is outlined in the final table.

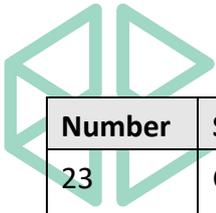


Ranking No.	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house);
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

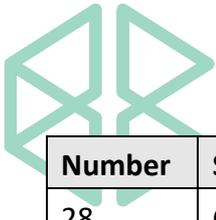
It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.



Number	Street	Ranking	Future Management Recommendations
23	Floss Street	2	Provide a new paint scheme
25	Floss Street	3	
27	Floss Street	1	Provide a new paint scheme Improve signage
3	Crinan Street	1	Retain shopfront proportion Replace first floor windows with traditional style windows Provide a suitable colour scheme
5	Crinan Street	1	Retain the original fabric. Retain shopfront opening. Provide a suitable colour scheme
7	Crinan Street	1	Provide a suitable colour scheme Either open first floor balcony or fit a more suitable window form.
9	Crinan Street	2	Provide a suitable colour scheme Provide replacement windows to the first floor
11	Crinan Street	1	
13	Crinan Street	1	Retain shopfront with tiling and associated detailing. Retain awning. Recover opening to first floor balcony. Remove added window and infill to match. Retain face brickwork.
15	Crinan Street	1	Retain original shopfront with associated detail. Recover first floor balcony opening. Retain hung awning.
17	Crinan Street (one of a pair with No. 19)	1	Retain original windows and façade finishes.
19	Crinan Street (one of a pair with No. 17)	1	Retain original façade finishes. Reinstate original window form.
21	Crinan Street (one of a pair with No. 23)	2	Reinstate original window to first floor Provide suitable colour scheme



Number	Street	Ranking	Future Management Recommendations
23	Crinan Street (one of a pair with No. 21)	1	Retain original fabric and finishes. Provide suitable colour scheme
25	Crinan Street	2	Provide suitable colour scheme Recover original balcony opening or infill with appropriate window form.
2	Crinan Street	2	
4	Crinan Street (one of a pair with No. 6)	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
6	Crinan Street (one of a pair with No. 4)	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
8	Crinan Street	3	Appropriate infill development that provides a two storey street wall
10	Crinan Street	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
12	Crinan Street	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
14	Crinan Street	1	Provide suitable colour scheme Retain original fabric and finishes.
16	Crinan Street (one of a pair with No. 18)	2	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
18	Crinan Street (one of a pair with No. 16)	2	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
20	Crinan Street	1	Provide suitable colour scheme Retain original fabric and finishes.
22-24	Crinan Street	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
26 Crinan Street – This property does not exist			



Number	Street	Ranking	Future Management Recommendations
28	Crinan Street (similar to No. 30)	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
30	Crinan Street (similar to No. 28)	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
32 Crinan Street – This property does not exist.			
34	Crinan Street (one of a pair with No. 36)	2	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
36	Crinan Street (one of a pair with No. 34)	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
38	Crinan Street	2	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms

Controls for Upper Level Additions

- Upper level additions are to be setback a minimum of 6 metres from the parapet. This is a minimum only and may need to be increased depending on site circumstances and the need to ensure that the original building form is not dominated by additions.
- On corner sites upper level additions are to be setback so as to retain original main roof forms.
- Where side elevations to buildings are visible from the public domain original side wall profiles, parapets and the like are to remain intact and discernible with any additions located on the inside face of the wall.
- Upper level additions are to be parallel with the building frontage. This is with the exception of 21, 25 and 27 Floss Street, where upper level additions will be assessed on their merits. Reflecting the corner element/front boundary alignment in upper level additions is encouraged.



APPENDIX 1.6 AREA CHARACTER STATEMENT: DUNTROON STREET HERITAGE CONSERVATION AREA –HURLSTONE PARK

Statement of Significance

The Duntroon Street Heritage Conservation Area is of local heritage significance.

The area is of historical significance for its collection of late 19th century and early 20th century subdivisions including:

- The Woodside Estate (which formed Woodside Avenue), which specified a building covenant requiring buildings exceed £350 in value.
- Jeffrey’s Estate 3rd Subdivision which formed Barre Street and the northern portion of Fernhill Street.
- The Hurlstone Park No. 2 Estate advertised for sale in February 1914, which formed Barton and Wallace Avenues, and also contained a building covenant requiring buildings to exceed £350 in value.
- The Fernhill Estate subdivision advertised for sale in September 1893 that included the southern side of Barre Street, Short Street, and the southern end of Fernhill Street.
- The Fernhill Railway Station Estate subdivision advertised for sale in September 1895 encompassing Hampden Street, the eastern side of Duntroon Street near Hampden Street, and the western side of Garnet Street near Hampden Street.
- The Fernhill Station Estate subdivision advertised for sale in April 1911 that encompassed the western side of Duntroon Street opposite Hampden Street and Marcia Street.
- Late 19th century subdivisions and re-subdivisions of land between the eastern side of Duntroon Street and Garnet Street, including an un-named 1886 subdivision (DP2906), later re-subdivided.
- Woodside Avenue, Barton Avenue and Wallace Avenue - the product of post-1900 subdivisions - illustrate the operation of building covenants requiring buildings to exceed £350 in value.

The area is also of historic significance for the collective significance of the buildings that demonstrate the key periods of development.

The area is of aesthetic significance for:

- Wide cul-de-sacs between Fernhill and Duntroon Streets with pre-1943 brush-box planted grass verges.
- Hampden Street streetscape, a wide street with grass verges and late 20th century street tree plantings, and mix of single storey Victorian Italianate and Federation Queen Anne style detached houses.
- Mix of late Victorian period and Federation Queen Anne style detached and semi-detached houses and Federation period corner shop in Duntroon Street.

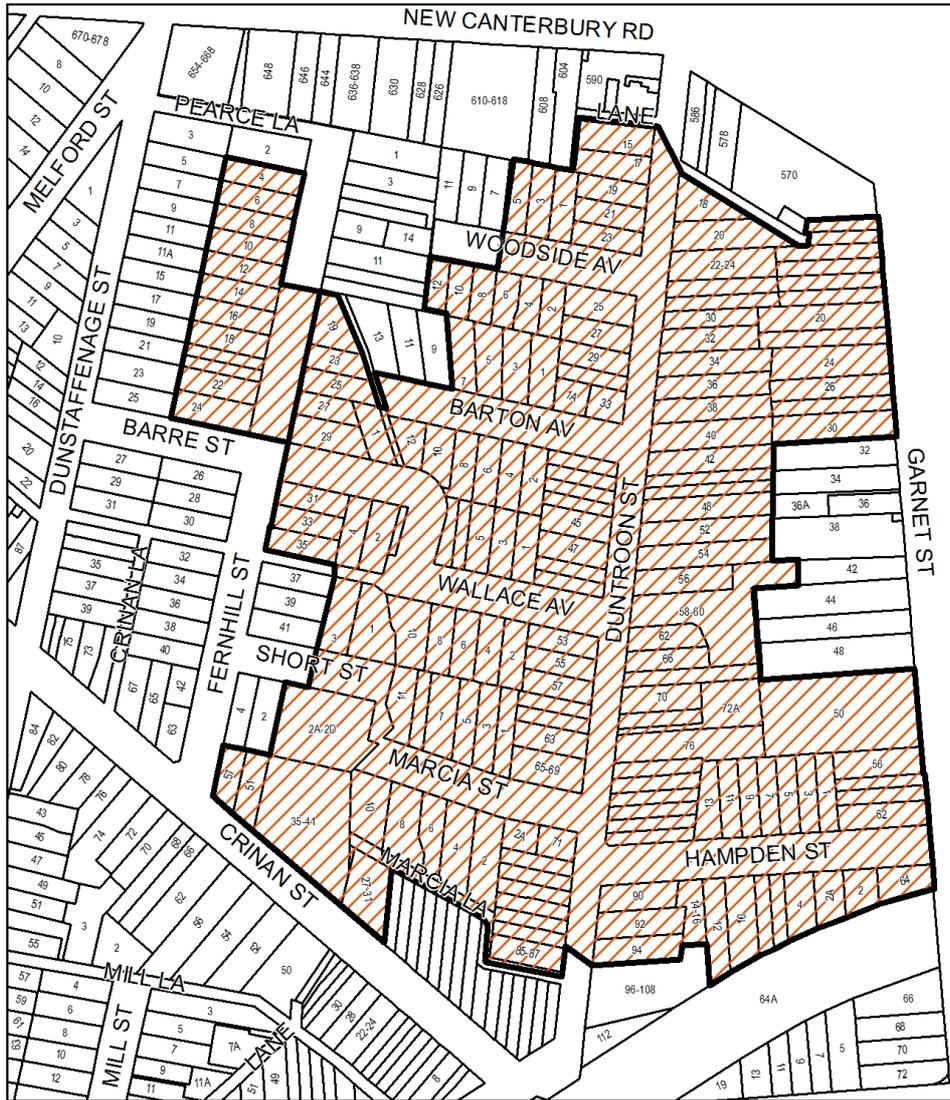
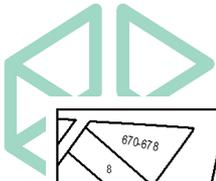


- Single-storey Federation-style residences arranged in pairs along Wallace and Barton Avenues.
- Mixed streetscapes of Inter-War California Bungalow style detached brick houses, with a scattering of detached and semi-detached houses from the late Victorian period.

The buildings are predominantly single storey and reflects the differing subdivision periods within the area. The pattern of subdivision also reflects the topography (as well as subdivision periods and boundaries), including a creek that resulted in the creation of cul-de-sacs between Fernhill and Duntroon Streets.

The area is of social significance as it contained the Former Hurlstone Park Bowling Club (27-31 Crinan Street), Masonic Hall (65-69 Duntroon Street), and Protestant Federation Children's Home (50 Garnet Street), which were important community facilities throughout the 20th century.

The area is representative of single storey Federation Queen Anne and Inter-War California bungalow housing, detached and semi-detached late Victorian period housing, and other Inter-War period houses and residential flat buildings. A high degree of integrity is observed throughout the precinct.



Duntroon Street Heritage Conservation Area – Boundaries

Key character elements

Subdivision and Public Domain Elements

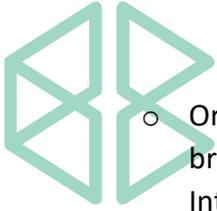
- Pre-1943 street planting of Brush Box trees within wide grassed verges in Woodside Avenue, Barton Avenue, Barre Street, and Wallace Avenue.
- Palm tree street plantings on wide grassed verges in Short Street.
- Narrow concreted footpaths in Garnet Street and Duntroon Street indicative of Victorian period street layout.
- Cul de sacs between Fernhill and Duntroon Streets which relate to subdivision boundaries and a creek alignment.
- Hampden Street - wide street with grassed verges, late 20th century deciduous street tree plantings.



- Duntroon Street - narrower street carriageway, narrow concreted footpaths with late 20th century shrub plantings.
- Garnet Street - wide street, narrow concreted footpaths with late 20th century shrub plantings.
- Marcia Street - wide street, grassed verges with pre-1943 Brushbox street tree planting at the eastern end of the street.
- Parklands near and associated with the former Hurlstone Park Bowling Club, over which adjoining properties enjoy impressive views.

Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Detached face brick single storey housing in Federation Queen Anne and Inter-War California bungalow styles, within garden settings.
- Detached and semi-detached late Victorian period housing (particularly in Garnet Street) of predominantly one storey.
- Semi-detached brick single storey houses, Federation to Inter-War period.
- Inter-War period two storey residential flat buildings.
- A Federation period corner shop at 88 Duntroon Street (corner Hampden Street).
- Building heights appropriate to typology and period of construction.
- Increasing simplification of scale and detailing towards the rear including bulk, visual prominence from rear lanes and side streets, window size and detailing.
- Roof forms appropriate to typology and period of construction.
- Fences appropriate to typology and period of construction.
- General lack of car parking provision on sites. Where car parking occurs it is usually either at rear of corner properties, or as narrow side driveways with garages or carports at the rear or side of houses.
- Original details such as:
 - Front verandahs with original detailing.
 - Original roof forms with original cladding of slate or, unglazed terracotta tiles and original chimneys (depending on period of house).
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods).
 - Face brickwork (Federation and Inter-war periods) and rendered brickwork (Victorian period).
 - Stuccoed brickwork (Victorian period).
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses in the key period of significance.



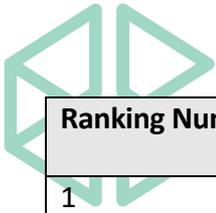
- Original front fences - timber picket for Victorian period houses, timber picket, low brick, brick and timber picket for Federation houses; low brick with pipe rails for Inter-war period houses; and timber picket or iron palisade for Victorian period houses.

Non-Contributory Elements

- Late 20th century houses including two storey residences.
- Heavily altered houses with difficult to reverse alterations that are out of character with the original architecture.
- 1960s and 1970s two and three storey residential flat buildings.
- Garages or carports constructed in front of houses.
- Unsympathetic first floor additions to single storey houses that are visible from the street.
- Changes to materials that includes cement rendering of face brickwork, modern roof cladding (e.g. concrete tiles), and loss of chimneys.
- Front verandah enclosures.
- Aluminium framed windows and alteration of window openings.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Building contribution rankings

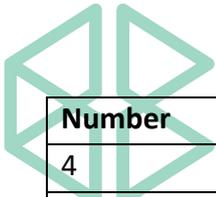
All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Duntroon Street HCA is outlined in the final table.



Ranking Number	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne style house).
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building that does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been so altered the period of construction is no longer readily discernible.

It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.

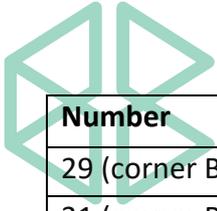
Number	Street	Ranking
1A	Barton Avenue	3
1	Barton Avenue	Heritage item
2	Barton Avenue	3
3	Barton Avenue	Heritage item
4	Barton Avenue	2
5	Barton Avenue	Heritage item
6	Barton Avenue	Heritage item
7	Barton Avenue	Heritage item
8	Barton Avenue	Heritage item
10	Barton Avenue	Heritage item
12	Barton Avenue	Heritage item
1	Barre Street	3
2	Barre Street	1



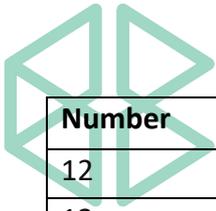
Number	Street	Ranking
4	Barre Street	1
15-15A	Duntroon Street	1
17-17A	Duntroon Street	3
18	Duntroon Street	3
19	Duntroon Street	1
20	Duntroon Street	1
21	Duntroon Street	3
22-24	Duntroon Street	3
23 (corner Woodside Avenue)	Duntroon Street	1
25 (corner Woodside Avenue)	Duntroon Street	1
26	Duntroon Street	1
27	Duntroon Street	Heritage item
28	Duntroon Street	3
29	Duntroon Street	1
30	Duntroon Street	2
31	Duntroon Street	1
32	Duntroon Street	1
33 (corner Barton Avenue)	Duntroon Street	3
34	Duntroon Street	3
35 Duntroon Street - This property does not exist.		
36	Duntroon Street	1
37-39 (37 corner Barton Avenue)	Duntroon Street	Heritage item
38	Duntroon Street	1
40	Duntroon Street	3
41-43	Duntroon Street	3
42	Duntroon Street	3
44	Duntroon Street	1
45	Duntroon Street	1
46	Duntroon Street	1
47	Duntroon Street	3
48	Duntroon Street	3
49-51 (51 corner Wallace Avenue)	Duntroon Street	1



Number	Street	Ranking
50 Duntroon Street – This property does not exist		
52	Duntroon Street	2
53 (corner Wallace Avenue)	Duntroon Street	1
54	Duntroon Street	1
55	Duntroon Street	3
56	Duntroon Street	1
57	Duntroon Street	1
58-60	Duntroon Street	1
59	Duntroon Street	1
61	Duntroon Street	2
62	Duntroon Street	3
63	Duntroon Street	1
64 Duntroon Street - This property does not exist		
65-69	Duntroon Street	3
66	Duntroon Street	2
68	Duntroon Street	3
70	Duntroon Street	2
72	Duntroon Street	2
72A	Duntroon Street	3
76	Duntroon Street	3
78-80	Duntroon Street	1
82-84	Duntroon Street	1
86	Duntroon Street	1
88 (corner Hampden Street)	Duntroon Street	1
90 (corner Hampden Street)	Duntroon Street	Heritage item
92	Duntroon Street	Heritage item
94	Duntroon Street	1
19	Fernhill Street	Open Space
21 Fernhill Street – This property does not exist		
23	Fernhill Street	2
25	Fernhill Street	2
27	Fernhill Street	2



Number	Street	Ranking
29 (corner Barre Street)	Fernhill Street	Heritage item
31 (corner Barre Street)	Fernhill Street	Heritage item
33	Fernhill Street	1
35	Fernhill Street	3
8	Garnet Street	1
10	Garnet Street	1
12	Garnet Street	Heritage item
14	Garnet Street	Heritage item
16	Garnet Street	Heritage item
18	Garnet Street	Heritage item
20	Garnet Street	Heritage item
22	Garnet Street	1
24	Garnet Street	Heritage item
26	Garnet Street	1
28	Garnet Street	2
30	Garnet Street	Heritage item
50	Garnet Street	1
52 Garnet Street – This property does not exist		
54 Garnet Street – This property does not exist		
56	Garnet Street	3
58-60	Garnet Street	Heritage item
62	Garnet Street	1
64	Garnet Street	1
1	Hampden Street	1
2	Hampden Street	1
2A	Hampden Street	3
3	Hampden Street	1
4	Hampden Street	1
5	Hampden Street	1
6	Hampden Street	2
7	Hampden Street	2
8	Hampden Street	1
9	Hampden Street	3
10	Hampden Street	1
11	Hampden Street	2



Number	Street	Ranking
12	Hampden Street	1
13	Hampden Street	1
14-16	Hampden Street	2 (main house)
1	Marcia Street	1
2A	Marcia Street	1
2	Marcia Street	1
3	Marcia Street	3
4	Marcia Street	3
5	Marcia Street	1
6	Marcia Street	1
7	Marcia Street	1
8	Marcia Street	3
9	Marcia Street	1
10 Marcia Street – This property does not exist		
11	Marcia Street	1
1	Short Street	1
3	Short Street	1
1	Wallace Avenue	1
2	Wallace Avenue	1
3	Wallace Avenue	Heritage item
4	Wallace Avenue	2
5	Wallace Avenue	Heritage item
6	Wallace Avenue	3
7-9	Wallace Avenue	1
8	Wallace Avenue	3
10	Wallace Avenue	Heritage item
1	Woodside Avenue	2
2	Woodside Avenue	1
3	Woodside Avenue	1
4	Woodside Avenue	1
5	Woodside Avenue	1
6	Woodside Avenue	1
8	Woodside Avenue	1
10	Woodside Avenue	1
12	Woodside Avenue	3



APPENDIX 1.7 AREA CHARACTER STATEMENT: FLOSS STREET HERITAGE CONSERVATION AREA – HURLSTONE PARK

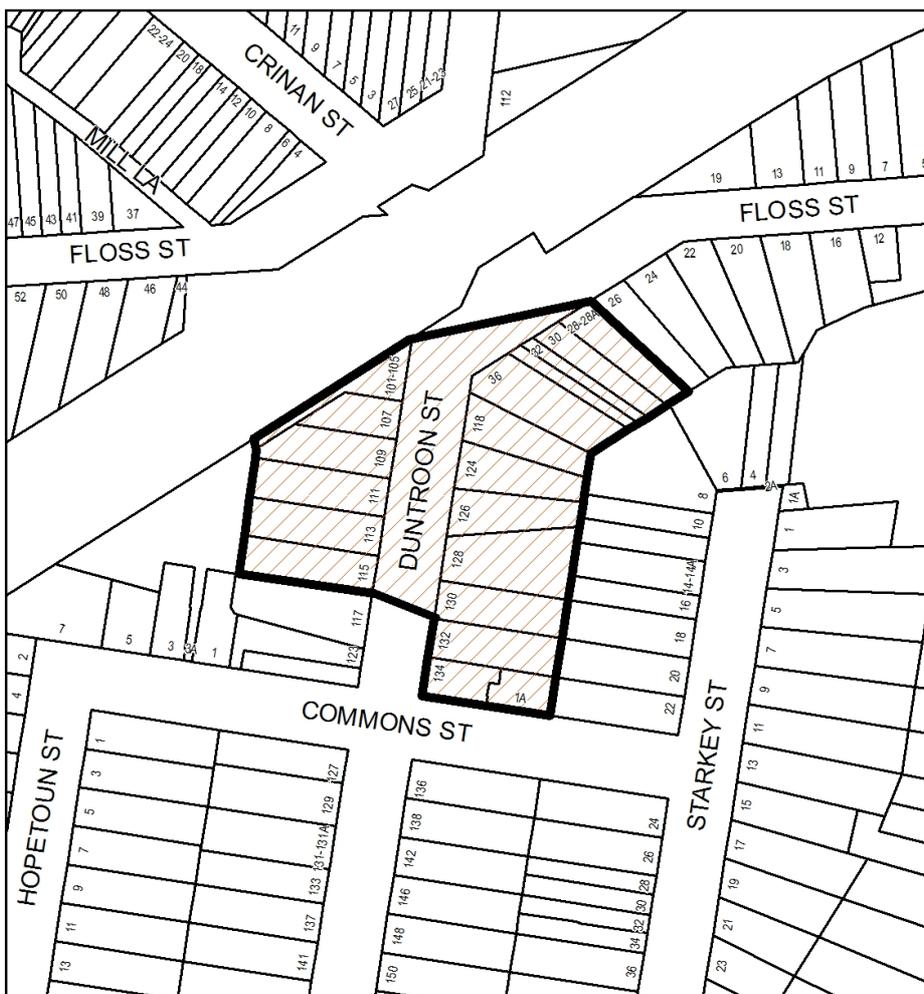
Statement of Significance

The Floss Street Heritage Conservation Area is of local heritage significance.

The area is of historical significance as an area developed as part of the Jeffrey's Estate 1st subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912.

The area is also of historical significance for the collection of buildings from the early take-up of those subdivisions for both residential and commercial use. The precinct is adjacent to the railway station and the mix of commercial and more substantial residential buildings reflects its proximity to transport and services.

The area is of aesthetic significance for its wide streets with grass verges and its varying low scale (one and two storey) residential and commercial buildings dating from 1901 to the 1930s.



Floss Street Heritage Conservation Area – Boundaries



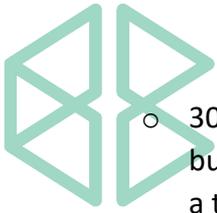
Key character elements

Subdivision and Public Domain Elements

- Relatively wide street carriageways in Duntroon Street and Floss Street.
- Grassed verges in Duntroon Street.

Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Predominantly single storey Federation Queen Anne style detached brick houses, many with original slate or terracotta tiled roofs, illustrating the initial Federation period development of the area.
- Building heights appropriate to typology and period of construction.
- Increasing simplification of scale and detailing towards the rear including bulk, visual prominence, window size and detailing.
- Roof forms appropriate to typology and period of construction.
- Fences appropriate to typology and period of construction.
- Original details of houses such as:
 - Front verandahs with original detailing.
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys.
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period).
 - Face brickwork (Federation, Inter-War period).
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses.
 - Original front fences - timber picket, low brick, brick and timber picket for Federation and Inter-war period houses.
 - Narrow driveways with garages to the rear or carports to the side of houses.
- Retail and commercial buildings of the Federation and Inter War period that are built to the street alignment with suspended awnings over footpaths, featuring parapets, including:
 - 101-105 Duntroon Street a collection of Inter War period one and two-storey brick shops, built to the street alignment, featuring parapets concealing skillion roofs and suspended awnings over the footpath. These buildings feature original or early shopfronts.
 - 32-34 Floss Street a single storey brick pair of shops built in 1916 (date on parapet), built to the street alignment with an elaborate parapet concealing the roof and a suspended awning over the footpath.



- 30 Floss Street, a two storey Inter War Free Classical brick commercial building built to the street alignment with a suspended awning over the footpath, featuring a tall stuccoed parapet, polychrome brickwork to first floor with semi-circular arched window openings to the Floss Street façade.
- 28-28A Floss Street – a plain single-storey retail building, likely inter-war period, built to the street alignment with a suspended awning over the footpath, with a simple parapet concealing the roof. Part of an earlier house remains on this site behind the retail building.

Non-Contributory Elements

- Changes to materials: Cement rendering of face brickwork; modern roof cladding (e.g. concrete roof tiles), loss of chimneys, and original windows replaced with aluminium framed windows.
- Modern front fences of unsympathetic design and materials.
- Modern shopfronts to retail or commercial buildings.
- Aluminium-framed windows on the first floor facades of retail or commercial buildings.
- Demolition of buildings at 36 Floss Street and 118 Duntroon Street.

Building contribution rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Floss Street HCA is outlined in the final table.

Ranking Number	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne style house).
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne style house which has altered window openings, cement rendered walls).



Ranking Number	Building Contribution Ranking	Definition of ranking
3	Non-Contributory	Either a building that does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been so altered the period of construction is no longer readily discernible.

It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.

Number	Street	Ranking
Western side		
101-105	Dunroon Street	1
107	Dunroon Street	2
109	Dunroon Street	1
111	Dunroon Street	2
113	Dunroon Street	1
115	Dunroon Street	1

Eastern side		
134	Dunroon Street	1
132	Dunroon Street	3
130	Dunroon Street	1
128	Dunroon Street	1
126	Dunroon Street	1
124	Dunroon Street	1
118	Dunroon Street	Vacant site
36	Floss Street	Vacant site
32-34	Floss Street	1
30	Floss Street	Heritage item
28-28A	Floss Street	2
1A	Commons Street	3



Additional Setback and Height Controls for properties located in the shopping area

- Additional controls have been developed for properties within the B2 Local Centre zone in this conservation area. This comprises the properties at 28-28A, 30, 32-34, and 36 Floss Street, and 118 Duntroon Street.
- A front single storey building zone will apply to all properties apart from 30 Floss Street. Any additional storeys above ground level are to be setback a minimum of 6 metres from the front boundary in order to maintain the landmark setting of “The Chambers” building at 30 Floss Street.
- The building height in the single storey building zone is not to exceed the height of the cornice located below the first floor façade’s window sill of 30 Floss Street (see image below):



- Additions to 28 and 32-34 Floss Street are limited to one storey for the protection of the character of these buildings principal building form and overall traditional low-scale characteristics.
- The maximum building height of 36 Floss Street and 118 Duntroon Street is limited to the top parapet cornice of 30 Floss Street.
- 30 Floss Street is not to accommodate any vertical additions beyond the height of the parapet line.



APPENDIX 1.8 AREA CHARACTER STATEMENT: MELFORD STREET HERITAGE CONSERVATION AREA –HURLSTONE PARK

Statement of Significance

The Melford Street Heritage Conservation Area is of local heritage significance.

The area is of historical significance as an area developed from late 19th century and early 20th century subdivisions and re-subdivisions, encompassing Sophia Campbell's initial 1876 subdivision of Hurlstone Park and including:

- Bran's subdivision (DP 3450), undated but clearly late 19th century, including 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision).
- Re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881-1883, but developed following later re-subdivisions (including 10 to 16 Dunstaffenage Street).
- The Segenhoe Estate offered for sale in December 1900 (DP 3738) which included 8-14 Melford Street on the western side of Melford Street.
- The 1905 Brixton Hill Estate subdivision (DP 5102) which included lots between Kilbride Street and Acton Street (much of this later re-subdivided).
- The Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which encompassed a small area between the southern side of Canterton Street and the southern side of Floss Street, between Melford and Dunstaffenage Streets.
- The Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street.
- The Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the HCA north of the railway including both sides of Melford Street and the southern side of Canterton Street.

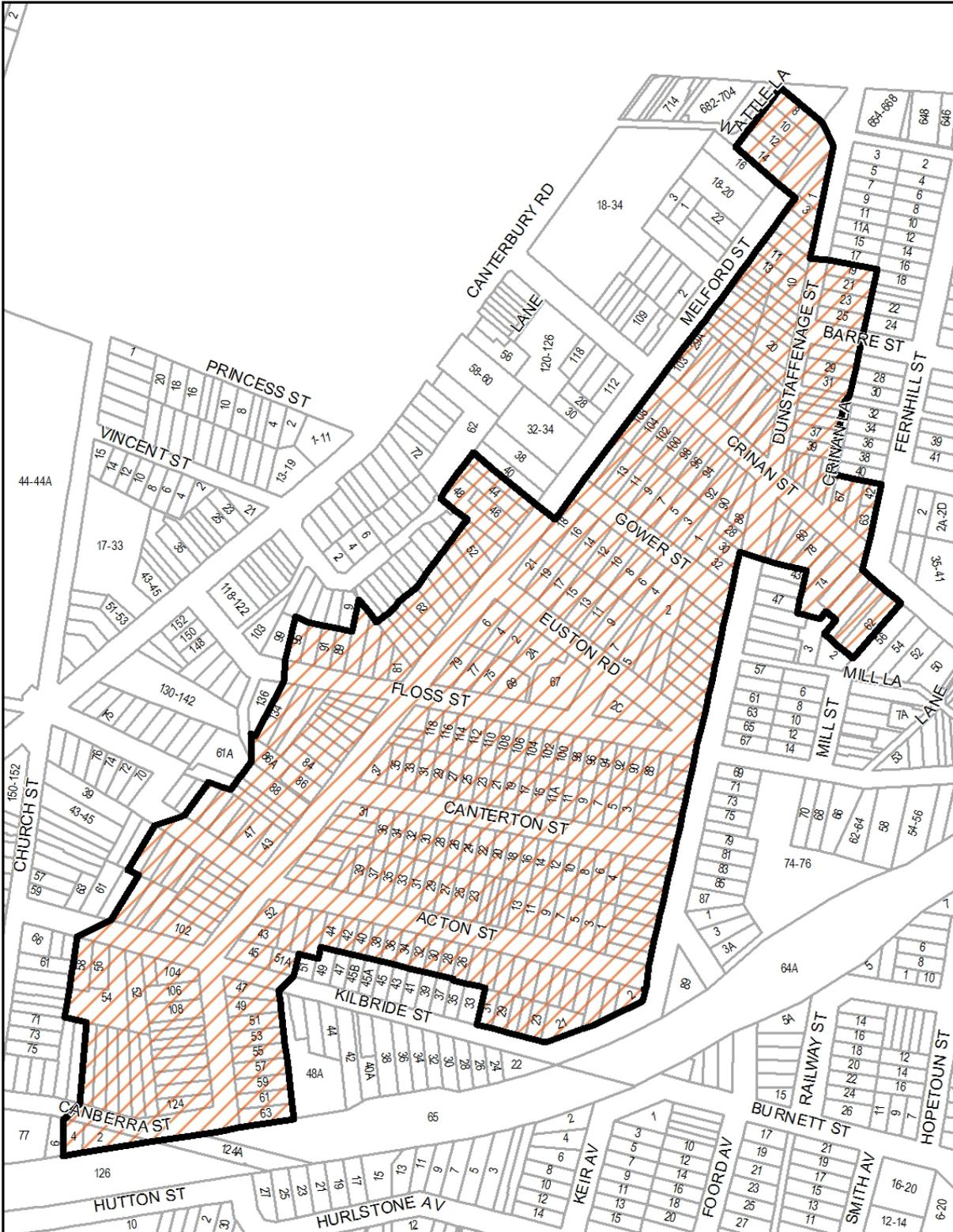
The area encompasses the earlier house "Euston" (a heritage item) which is associated with Euston Reserve (also a heritage item) as land privately donated for public open space. The area is also of historical significance as it encompasses a group of houses from 66 to 78 Crinan Street that were built and inhabited by a number of prominent local builders, including William James Pendlebury.

The area is of aesthetic significance for its generally wide streetscapes, predominantly single storey brick Federation Queen Anne style detached housing, with a small number of semi-detached residences of the same period, occasional detached weatherboard houses (usually a result of the earlier subdivisions), and groups of Inter-war California Bungalow style houses. It is also of aesthetic significance for its mixed subdivision patterns, including long narrow lots (north of Crinan Street) indicative of late 19th century subdivisions, larger generous lots typical of post-1900 subdivisions developed with detached Federation Queen Anne style



houses within garden settings, and the Uniting Church and Church Hall at 8 Melford Street (heritage listed).

A number of houses are heritage Items.



Melford Street Heritage Conservation Area – Boundaries



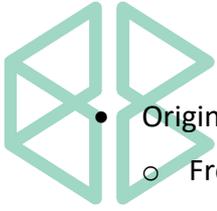
Key character elements

Subdivision and Public Domain Elements

- Pre-1943 street tree planting of Brush box and wide grassed verges in Melford Street.
- Relatively wide streets in Melford Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, Crinan Street and Dunstaffenage Street with narrow footpaths and/or narrow grassed verges
- Wallace Lane, a narrow laneway typical of late 19th century subdivisions.
- Narrower street widths in Kilbride Street, and Canberra Street.
- Wide grassed verges in Melford Street, Floss Street, and Canberra Street (south side).
- Narrow grassed verges in Kilbride, Acton, Canterton, and Gower Streets, Crinan Road, Dunstaffenage Street (western side), Canberra Street (north side).
- Euston Reserve (draft Heritage Item) bordering Floss Street and Euston Road, and having a frontage to large ornate Federation heritage listed house “Euston”.
- Gentle downwards slope of both Dunstaffenage and Melford Streets from the intersection of the two streets near New Canterbury Road.
- The varied subdivision pattern indicating a mix of late 19th century and early 20th century subdivisions and re-subdivisions.

Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Detached brick single storey brick Federation Queen Anne style houses, some on generous lots.
- Detached brick Inter War California bungalow style housing.
- Some semi-detached single storey Federation Queen Anne style houses.
- Federation Queen Anne style single storey detached weatherboard houses dating from the earlier subdivisions which are not common in this area.
- Inter-war period two-storey residential flat buildings.
- Heritage item – Uniting Church building and hall at 8 Melford Street.
- Smaller late 19th century and early 20th century houses on narrow lots.
- Building heights appropriate to typology and period of construction.
- Increasing simplification of scale and detailing towards the rear including bulk, visual prominence, window size and detailing.
- Roof forms appropriate to typology and period of construction.
- Fences appropriate to typology and period of construction.



- Original details of houses such as:
 - Front verandahs with original detailing.
 - Original roof forms with original cladding of slate or unglazed terracotta tiles, slate or corrugated iron and original chimneys.
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes appropriate to period of construction.
 - Face brickwork (Federation, Inter-war periods) and rendered or painted brickwork or weatherboard (Victorian period).
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses.
- Original front fences - timber picket, low brick, brick and timber picket for Federation period houses, timber picket for Victorian period houses and low brick, brick and pipe rail for Inter-war period house.
- Frequent lack of car parking provision on sites. Where car parking is provided for, it is often in the form of narrow driveways with garages to the rear or carports to the side of houses.

Non-Contributory Elements

- Late 20th century or more recent houses.
- Heavily altered houses with difficult to reverse uncharacteristic alterations.
- Carports or garages in front of houses.
- Uncharacteristic first floor additions to single storey houses that are visible from the street.
- Changes to materials: Cement rendering of original face brickwork, modern roof cladding (e.g. concrete tiles) and loss of chimneys.
- Changes to roof forms.
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Building contribution rankings

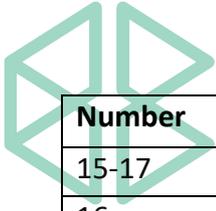
All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Melford Street HCA is outlined in the final table.



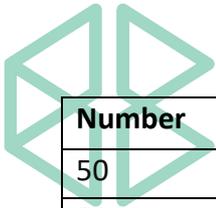
Ranking Number	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne style house).
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building that does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been so altered the period of construction is no longer readily discernible.

It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.

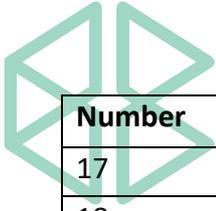
Number	Street	Ranking
1	Acton Street	3
2	Acton Street	1
3	Acton Street	3
4	Acton Street	2
5	Acton Street	3
6 Acton Street – This property does not exist		
7	Acton Street	1
8	Acton Street	2
9	Acton Street	1
10	Acton Street	1
11	Acton Street	1
12	Acton Street	2
13	Acton Street	1
14	Acton Street	2



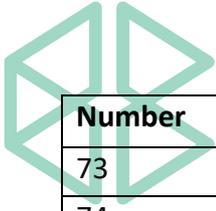
Number	Street	Ranking
15-17	Acton Street	1
16	Acton Street	2
18	Acton Street	1
19-21	Acton Street	3
20	Acton Street	3
22	Acton Street	1
23	Acton Street	1
24	Acton Street	1
25	Acton Street	3
26	Acton Street	3
27	Acton Street	1
28	Acton Street	1
29	Acton Street	1
30	Acton Street	3
31	Acton Street	1
32	Acton Street	3
33	Acton Street	3
34	Acton Street	3
35	Acton Street	3
36	Acton Street	2
37	Acton Street	1
38	Acton Street	3
39	Acton Street	3
40	Acton Street	1
41	Acton Street	1
42	Acton Street	3
43	Acton Street	1
44	Acton Street	1
45 Acton Street – This property does not exist		
46	Acton Street	1
47	Acton Street	1
48	Acton Street	1
49	Acton Street	1



Number	Street	Ranking
50	Acton Street	1
51	Acton Street	1
52 (corner Melford Street)	Acton Street	3
53	Acton Street	1
54	Acton Street	1
55	Acton Street	1
56	Acton Street	1
58	Acton Street	1
60	Acton Street	1
62	Acton Street	1
1	Canberra Street	1
2	Canberra Street	1
3	Canberra Street	1
4	Canberra Street	1
5	Canberra Street	1
7	Canberra Street	2
9	Canberra Street	1
11	Canberra Street	1
3	Canterton Street	1
4	Canterton Street	2
5	Canterton Street	3
6	Canterton Street	2
7	Canterton Street	1
8	Canterton Street	1
9	Canterton Street	1
10	Canterton Street	2
11	Canterton Street	2
11A	Canterton Street	2
12	Canterton Street	2
13 Canterton Street – This property does not exist		
14	Canterton Street	3
15	Canterton Street	1
16	Canterton Street	2



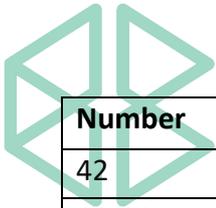
Number	Street	Ranking
17	Canterton Street	3
18	Canterton Street	2
19	Canterton Street	2
20	Canterton Street	2
21	Canterton Street	2
22	Canterton Street	1
23	Canterton Street	2
24	Canterton Street	1
25	Canterton Street	2
26	Canterton Street	1
27	Canterton Street	2
28	Canterton Street	1
29	Canterton Street	3
30	Canterton Street	3
31	Canterton Street	2
32	Canterton Street	1
33	Canterton Street	3
34	Canterton Street	3
35	Canterton Street	3
36	Canterton Street	3
37	Canterton Street	1
60 Crinan Street – This property does not exist		
62	Crinan Street	2
63	Crinan Street	2
64 Crinan Street – This property does not exist		
65	Crinan Street	1
66	Crinan Street	1
67	Crinan Street	2
68	Crinan Street	1
69 Crinan Street – This property does not exist		
70	Crinan Street	1
71	Crinan Street	2
72	Crinan Street	1



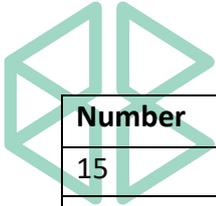
Number	Street	Ranking
73	Crinan Street	2
74	Crinan Street	3
75	Crinan Street	1
76	Crinan Street	1
77	Crinan Street	3
78	Crinan Street	Heritage item
79	Crinan Street	3
80	Crinan Street	2
81	Crinan Street	2
82	Crinan Street	2
83 Crinan Street – This property does not exist		
84	Crinan Street	3
85	Crinan Street	2
86 Crinan Street – This property does not exist		
87	Crinan Street	2
88 (corner Dunstaffenage Street)	Crinan Street	1
89	Crinan Street	3
90	Crinan Street	3
91	Crinan Street	2
92	Crinan Street	3
93	Crinan Street	2
94	Crinan Street	1
95	Crinan Street	3
96	Crinan Street	Heritage item
97	Crinan Street	3
98	Crinan Street	1
99	Crinan Street	2
100	Crinan Street	1
101	Crinan Street	Heritage item
102	Crinan Street	1
103	Crinan Street	3
104	Crinan Street	3



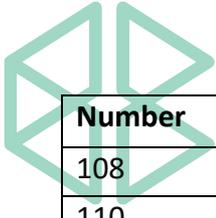
Number	Street	Ranking
106 Crinan Street – This property does not exist		
108	Crinan Street	3
10	Dunstaffenage Street	1
12	Dunstaffenage Street	2
14	Dunstaffenage Street	2
16	Dunstaffenage Street	1
18	Dunstaffenage Street	3
19	Dunstaffenage Street	1
20	Dunstaffenage Street	3
21	Dunstaffenage Street	2
22	Dunstaffenage Street	1
23	Dunstaffenage Street	1
23A	Dunstaffenage Street	1
24 Dunstaffenage Street – This property does not exist		
25	Dunstaffenage Street	1
25A	Dunstaffenage Street	1
26 Dunstaffenage Street – This property does not exist		
27	Dunstaffenage Street	3
28	Dunstaffenage Street	1
29	Dunstaffenage Street	3
30	Dunstaffenage Street	1
31	Dunstaffenage Street	3
32 (corner Gower Street)	Dunstaffenage Street	2
33	Dunstaffenage Street	1
33A	Dunstaffenage Street	1
34 (corner Gower Street)	Dunstaffenage Street	2
35	Dunstaffenage Street	3
36	Dunstaffenage Street	2
37	Dunstaffenage Street	3
38	Dunstaffenage Street	1
39	Dunstaffenage Street	3
40	Dunstaffenage Street	1



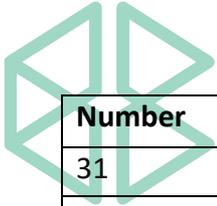
Number	Street	Ranking
42	Dunstaffenage Street	1
44-44A	Dunstaffenage Street	2
46	Dunstaffenage Street	1
48	Dunstaffenage Street	2
50A	Dunstaffenage Street	3
50B	Dunstaffenage Street	3
52	Dunstaffenage Street	2
54	Dunstaffenage Street	1
56 (corner Canterton Street)	Dunstaffenage Street	1
58 (corner Canterton Street)	Dunstaffenage Street	2
60	Dunstaffenage Street	2
62	Dunstaffenage Street	1
64	Dunstaffenage Street	1
66	Dunstaffenage Street	1
68	Dunstaffenage Street	2
70	Dunstaffenage Street	1
72 (corner Acton Street)	Dunstaffenage Street	1
74 (fronts onto the eastern end of Kilbride Street and, on the northern side, backs onto Acton Street)	Dunstaffenage Street	1
76 Dunstaffenage Street – This property does not exist		
1	Euston Road	Heritage item
2A	Euston Road	3
2C-2D	Euston Road	Open Space - Heritage Item
2	Euston Road	1
3	Euston Road	Heritage item
4	Euston Road	3
5	Euston Road	2
6 (corner Melford Street)	Euston Road	2
7	Euston Road	Heritage item
9	Euston Road	Heritage item
11	Euston Road	Heritage item
13	Euston Road	Heritage item



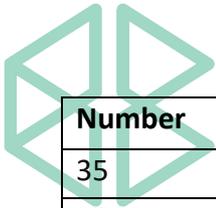
Number	Street	Ranking
15	Euston Road	Heritage item
17	Euston Road	2
19	Euston Road	2
21	Euston Road	Heritage item
42	Fernhill Street	2
67	Floss Street	Heritage item
69	Floss Street	1
71 Floss Street – This property does not exist		
73 Floss Street – This property does not exist		
75	Floss Street	1
77	Floss Street	2
79 (corner Melford Street)	Floss Street	Heritage item
81 (corner Melford Street)	Floss Street	1
82 (corner Dunstaffenage Street)	Floss Street	3
83	Floss Street	1
84 Floss Street – This property does not exist		
85	Floss Street	1
86	Floss Street	3
87	Floss Street	1
88-88B	Floss Street	2
89	Floss Street	2
91	Floss Street	1
92	Floss Street	1
93	Floss Street	1
94	Floss Street	2
95	Floss Street	2
96	Floss Street	1
98	Floss Street	1
100	Floss Street	2
102	Floss Street	1
104	Floss Street	1
106	Floss Street	2



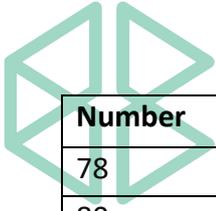
Number	Street	Ranking
108	Floss Street	2
110	Floss Street	2
112	Floss Street	2
114	Floss Street	2
116	Floss Street	2
118	Floss Street	2
120 (corner Melford Street)	Floss Street	2
130	Floss Street	2
132	Floss Street	2
134	Floss Street	2
1	Gower Street	3
2	Gower Street	3
3	Gower Street	3
4	Gower Street	1
5	Gower Street	2
6	Gower Street	3
7	Gower Street	3
8	Gower Street	3
9	Gower Street	1
10	Gower Street	1
11	Gower Street	2
12	Gower Street	1
13	Gower Street	1
14	Gower Street	2
15 and 17 (No. 17 corner Melford Street)	Gower Street	Heritage items
16	Gower Street	3
18 (corner Melford Street)	Gower Street	1
21	Kilbride Street	Heritage item
23	Kilbride Street	1
25	Kilbride Street	2
27	Kilbride Street	2
29	Kilbride Street	2



Number	Street	Ranking
31	Kilbride Street	1
50	Kilbride Street	1
51A	Kilbride Street	1
52	Kilbride Street	1
53	Kilbride Street	2
54	Kilbride Street	3
55	Kilbride Street	2
56	Kilbride Street	1
57	Kilbride Street	2
58	Kilbride Street	1
1 (at intersection of Melford and Dunstaffenage Streets)	Melford Street	1
3	Melford Street	1
5	Melford Street	1
7	Melford Street	3
8	Melford Street	Heritage item Uniting Church
9	Melford Street	1
10	Melford Street	1
11	Melford Street	2
12	Melford Street	1
13	Melford Street	2
14	Melford Street	1
15	Melford Street	2
17	Melford Street	2
19	Melford Street	2
21	Melford Street	2
23	Melford Street	2
25	Melford Street	2
27	Melford Street	1
29 (corner Wallace Lane)	Melford Street	2
29B-29C	Melford Street	3
31 (corner Canterton Street)	Melford Street	1
33	Melford Street	2



Number	Street	Ranking
35	Melford Street	2
37	Melford Street	1
39	Melford Street	1
41 (corner Acton Street)	Melford Street	1
42	Melford Street	1
43	Melford Street	2
44	Melford Street	2
45 (corner Kilbride Street)	Melford Street	1
46	Melford Street	1
47 (corner Kilbride Street)	Melford Street	1
48	Melford Street	3
49	Melford Street	3
50	Melford Street	1
51	Melford Street	2
52	Melford Street	2
53	Melford Street	1
54	Melford Street	1
55	Melford Street	1
56	Melford Street	2
57	Melford Street	2
58	Melford Street	1
59	Melford Street	1
60	Melford Street	1
61	Melford Street	1
62	Melford Street	1
63-63A	Melford Street	1
64	Melford Street	1
66	Melford Street	3
68	Melford Street	1
70	Melford Street	1
72	Melford Street	1
74	Melford Street	3
76	Melford Street	1



Number	Street	Ranking
78	Melford Street	3
80	Melford Street	3
82	Melford Street	1
84	Melford Street	3
86	Melford Street	1
86A	Melford Street	3
88	Melford Street	1
90-90A	Melford Street	1
92 (corner Acton Street)	Melford Street	1
94	Melford Street	1
96	Melford Street	1
98	Melford Street	1
100	Melford Street	1
102 (corner Kilbride Street)	Melford Street	1
104 (corner Kilbride Street)	Melford Street	Heritage item
106	Melford Street	1
108	Melford Street	1
110	Melford Street	1
112	Melford Street	2
114	Melford Street	1
116	Melford Street	1
118	Melford Street	3
120	Melford Street	2
122	Melford Street	1
124 (corner Canberra Street)	Melford Street	2



APPENDIX 1.9 AREA CHARACTER STATEMENT: RAILWAY STREET HERITAGE CONSERVATION AREA – HURLSTONE PARK

Statement of Significance

The Railway Street Heritage Conservation Area is of local heritage significance.

The area is of historical significance as an area developed between the late 19th and early 20th century and which includes:

- Section 17 of Sophia Campbell's original 1876 subdivision of Hurlstone Park.
- William Augustus Starkey's 1878-1879 purchase of four allotments (Lots 4 and 8) of Section 17.
- The western half of the 1901 1st Subdivision of Jeffreys Estate (DP 3849).

The area is also of historical significance as having been the location of stone quarries in the mid-20th century, which is reflected in both the steep landscape context and incorporation of sandstone into a number of dwellings along Hopetoun Street.

The area is of aesthetic significance as its close proximity to the railway has resulted in a transitional architectural character. This ranges from the more modest Federation and Inter-war period workman's cottages located within the vicinity of the railway including 5A to 15 Foord Avenue and 2 to 10 Railway Street; to the increasingly ornate Federation-period dwellings found at higher elevations such as 7 to 11 Burnett Street; and 19, 23, 25 and 27 Hopetoun Street.

It is also of aesthetic significance for its historic plantings and stepped landscape character, with wide, shaded streets that descend toward the railway line. The steep landscape context of the area facilitates elevated views over the station from Hopetoun Street.



Railway Street Heritage Conservation Area – Boundaries



Key character elements

Subdivision and Public Domain Elements

- Mature pine plantings and walkways along Railway Street and within the vicinity of the railway line.
- Elevated location of dwellings along Hopetoun Street, which enjoy views over the railway and mature plantings within its vicinity.
- Relatively wide streets.
- Street trees.

Elements that Contribute to the Streetscape (Visible from the Public Domain)

- A cohesive group of Inter-war period dwellings at 5A to 15 Foord Avenue, which retain their overall form and scale, original face brick facades, brick verandah columns, windows, awnings, and decorative gable infills. Some retain their original roofs and finials. A low-set brick boundary wall with textured brickwork runs the length of these properties and further enhances their cohesive appearance.
- Inter-War period workers cottages at 2 to 10 Railway Street, which retain their original face brick facades, gable infill decoration, verandah columns, windows, and overall form.
- Federation period dwellings with intricate timber fretwork and decorative gable infills at 7, 9, and 11 Burnett Street.
- Heritage item 'Hopetoun Street Group' (Items I136, I137, I138, and I139) at 19, 23, 25 and 27 Hopetoun Street, which comprise ornate Federation period dwellings with sandstone bases, face brick facades, sandstone boundary walls, and chimneys.
- Original details of houses such as:
 - Front verandahs with original detailing.
 - Original roof forms, some with original cladding of slate or unglazed terracotta tiles and original chimneys.
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation and Inter-war periods).
 - Face brickwork (Federation and Inter-war periods) and rendered or painted brickwork or weatherboard (Victorian period).
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses.

Non-Contributory Elements

- Late 20th century or more recent houses.
- Carports or garages within building envelopes.
- Uncharacteristic first floor additions to single storey houses that are visible from the street.



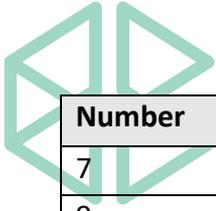
- Changes to materials and fabric: Cement rendering of original face brickwork, modern roof cladding (e.g. concrete tiles), loss of chimneys, later addition windows.
- Changes to original roof forms.
- Infilled or altered front verandahs.
- Modern front fences of unsympathetic design and materials.

Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Railway Street HCA is outlined in the final table.

Ranking No.	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house);
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.



Number	Street	Ranking
7	Burnett Street	1
9	Burnett Street	2
11	Burnett Street	2
13	Burnett Street	1
15	Burnett Street	1
5A	Foord Avenue	1
7	Foord Avenue	1
9	Foord Avenue	1
11	Foord Avenue	1
13	Foord Avenue	1
15	Foord Avenue	1
12	Hopetoun Street	3
14	Hopetoun Street	1
16	Hopetoun Street	1
17	Hopetoun Street	2
19	Hopetoun Street	Heritage item
21	Hopetoun Street	3
23	Hopetoun Street	Heritage item
25	Hopetoun Street	Heritage item
27	Hopetoun Street	Heritage item
2	Railway Street	1
4	Railway Street	1
6	Railway Street	1
8	Railway Street	1
10	Railway Street	1
12	Railway Street	1
14	Railway Street	3
16	Railway Street	1
18	Railway Street	1
20	Railway Street	2
22	Railway Street	3
24	Railway Street	3
26	Railway Street	1



APPENDIX 1.10 AREA CHARACTER STATEMENT: STARKEY STREET HERITAGE CONSERVATION AREA –HURLSTONE PARK

Statement of Significance

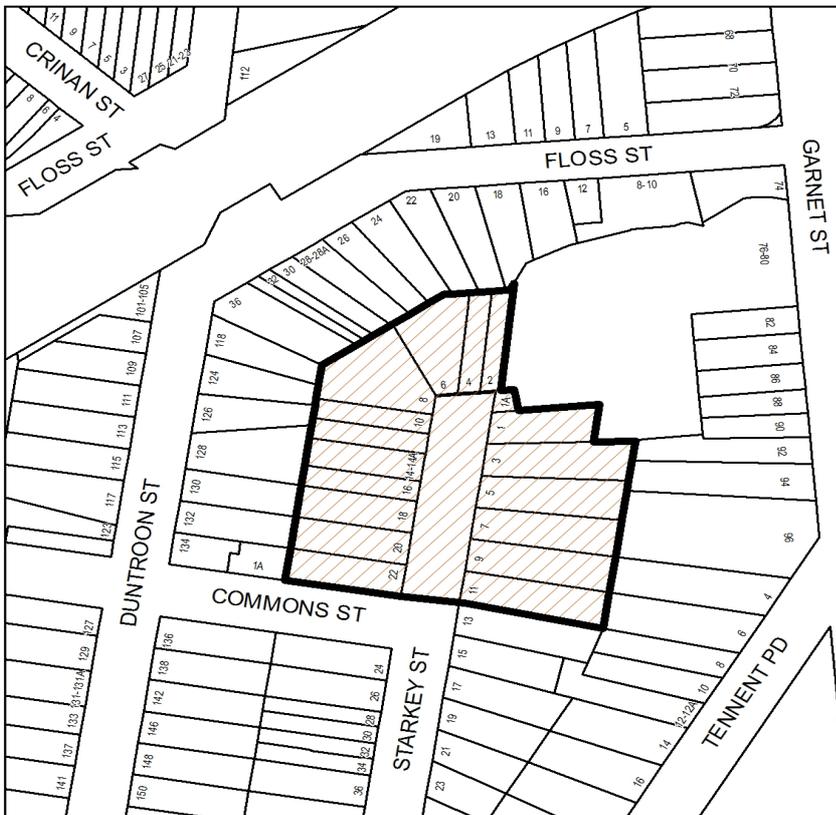
The Starkey Street Heritage Conservation Area is of local heritage significance. The area is of historical significance for its development between the late 19th to early 20th centuries including:

- Sections 13 of Sophia Campbell's original 1876 subdivision of Hurlstone Park.
- The northern component of the 1st Jeffrey's Estate subdivision of 1901.
- The northern component of the 9th Jeffrey's Estate subdivision of 1917.

The area is of historical significance for its collection of buildings from the early take up of those subdivisions for residential use.

The area is of aesthetic significance for its wide street with grass verges and its cohesive collection of narrow fronted Federation period dwellings on the western side of the street and wider more substantial Inter-War period dwellings on the eastern side, with built form reflected in the change in topography and close proximity to local stone quarries.

The area is representative of Federation Queen Anne style detached brick houses and Inter war period residential buildings.



Starkey Street Heritage Conservation Area – Boundaries



Key character elements

Subdivision and Public Domain Elements

- Relatively wide street that terminates at the northern end of Starkey Street.
- Grassed verges in Starkey Street
- Elevated dwellings on western side of Starkey Street with low lying dwellings on the eastern side of Starkey Street that follow the slope of the escarpment.

Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Detached narrow face brick single storey Federation period housing on western side of Starkey Street and wide Inter-War California bungalow style dwellings on eastern side of Starkey Street, within garden settings.
- Original details such as:
 - Front verandahs with original detailing.
 - Original roof forms with original cladding of unglazed terracotta tiles and original chimneys (depending on period of house).
 - Gable ends facing the street with original timber shingled, roughcast stucco or timber battened finishes.
 - Face brickwork and rendered or stucco accents to principal elevations, common bricks to sides consistent with the period and style of houses.
 - Stucco, rendered or sandstone basecourses consistent with the period and style of houses.
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses in the key period of significance.
 - Original front fences consistent with the period and style of houses.

Non-Contributory Elements

- Newly built or heavily modified houses.
- Changes to materials including cement rendering to face brickwork, modern roof cladding, aluminium windows and removal of chimneys.
- Unsympathetic first-floor additions to single storey houses.
- Carports or garages in front of houses.
- Modern or altered front fences of unsympathetic design and materials.

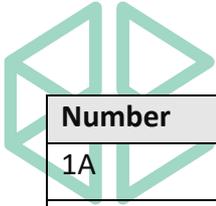


Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Starkey Street HCA is outlined in the final table.

Ranking No.	Building Contribution Ranking	Definition of ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house);
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20 th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

It is noted that some sites may have features that are significant even though the whole of the place may not have the same significance.



Number	Street	Ranking
1A	Starkey Street	2
2A	Starkey Street	2
3	Starkey Street	1
4	Starkey Street	2
5	Starkey Street	1
6	Starkey Street	2
7	Starkey Street	1
8	Starkey Street	3
9	Starkey Street	1
10	Starkey Street	2
11	Starkey Street	1
12	Starkey Street	2
14	Starkey Street	1
14A	Starkey Street	1
16	Starkey Street	1
18	Starkey Street	3
20	Starkey Street	1
22	Starkey Street	2

