

**DRAFT**

# **Draft Amendments to Canterbury Development Control Plan 2012**

## **Chapter B8 Heritage**

# B8 Heritage

## Introduction

This chapter of the DCP provides objectives and controls for development on or in the vicinity of land that contain places of heritage significance. Places of heritage significance include the following:

- Heritage Items, Archaeological Sites, Aboriginal Heritage Sites and Heritage Conservation Areas that are identified in Schedule 5 - Environmental Heritage in the LEP.
- Properties included in an Interim Heritage Order.
- Draft Heritage Items, draft Archaeological Sites, draft Aboriginal Heritage Sites and draft Heritage Conservation Areas that are included in a planning proposal that has been publicly exhibited.
- Properties included in a State Government Heritage Register under section 170 of the Heritage Act, 1977.

This chapter also contains additional information relating to requirements that apply to applications that require consent under the conservation incentives in the LEP.

Separate controls for the Ashbury Conservation Area are provided in Section B8.4 of this chapter, and for the Hurlstone Park Conservation Areas in Section B8.5 of this chapter.

The controls and requirements in this chapter are consistent with the Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance 2013 (The Burra Charter). This Charter guides all heritage and conservation in NSW.

## Heritage Conservation

A place of heritage significance is important for one or more of the following reasons, it has:

- Significance to the history of the area.
- Association with significant people or events.
- Significance for aesthetic reasons.
- Technical or archaeological evidence of past activity.
- Value to a particular group in the community for social, cultural or spiritual reasons.
- Representative value of its type.
- Rarity.

While similar places may share similar heritage significance, each place is uniquely important for its contribution to the heritage of the local area.

## The Heritage Conservation Process

Any change to a place of Heritage Significance will be managed by the conservation process which is outlined in the Burra Charter, the NSW Heritage Manual and Local Government Heritage Guidelines. It consists of three steps.

### Investigate significance

Investigation involves finding out about the historical development and examining the physical fabric of the place, including its originality and its condition. The knowledge gained forms the basis for assessing the significance of the place.

### Assess significance

Assessing significance involves an assessment of the overall significance of the place as well as the relative contribution that individual components make towards that significance. For example, an original component in good condition will contribute strongly to the significance of the place and should be conserved. On the other hand, a much later intrusive component may detract from the significance of the place and may be altered or removed. The relative significance of individual components will therefore guide the nature and the extent of new work.

### Manage significance

The final stage, manage significance, should result in a plan for using and adapting the place in such a way that the owner's requirements can be met whilst conserving the heritage significance of the place.

The heritage conservation process aims to ensure that the significant buildings, sites and elements of the past are appropriately managed and respected when planning for new development. Heritage conservation does not mean change cannot occur, but does require heritage values to be retained and managed when new development takes place.

## B8.1 General Objectives

- O1 To conserve the environmental heritage of Canterbury.
- O2 To ensure changes to places of heritage significance are in accordance with the heritage conservation process, and the design principles set out in this DCP.
- O3 To ensure the significant fabric, materials and finishes, visual setting, landscape elements, fencing, and other contributory elements of places of heritage significance are conserved.
- O4 To ensure that new fabric, materials and finishes, visual setting, landscape elements, fencing, and other elements are complementary to places of heritage significance.
- O5 To require that development on land in the vicinity of a place of heritage significance is designed in a way that is compatible with the character of the place of heritage significance.

## **B.8.2 General Information**

### **B8.2.1 How do I find out if a property or place is of heritage significance**

All Heritage Items, Archaeological Sites, Aboriginal Heritage Sites, and Heritage Conservation Areas are listed in Schedule 5 of the LEP. A link to the LEP is below:

<http://www.legislation.nsw.gov.au/#/view/EPI/2012/673>

All land included in a State Government Heritage Register under section 170 of the Heritage Act, 1977 can also be found by accessing this Register. A link to the Register is below:

<http://www.environment.nsw.gov.au/Heritage/aboutheritage/registers.htm>

Information concerning draft Heritage Items, Archaeological Sites, Aboriginal Heritage Sites and Heritage Conservation Areas and Interim Heritage Orders can be found by contacting Council on 9707 9000.

### **B8.2.2 Heritage resources**

Council has a web page on heritage which can be found by using the following link:

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

Many places of heritage significance in Canterbury have a State Heritage Inventory (SHI) form. The form contains information including a physical description of the item, a statement of significance and historical notes. This information should be used when preparing a heritage management document as part of a Development Application.

SHI forms are available from Council upon request.

Other studies may be available that are relevant to a place of heritage significance. Again these can be made available from Council upon request.

Council has a heritage advisor who should be consulted prior to lodging an application. The advisor can also assist with technical information in relation to restoring heritage properties.

The Local History Section of Council may also have information that is a relevant to the history of a place of environmental significance.

### **B8.2.3 Relationship with other LEP and DCP controls**

This section of the DCP does not remove the requirement to comply with the LEP or other requirements in this DCP that may affect a heritage item or a building within a Heritage Conservation Area.

However, where this is an inconsistency in controls in the DCP, the controls in this chapter will prevail.

### **B8.2.4 Definitions**

The following definitions are used in this chapter of the DCP:

**Adjacent** means a place that shares a boundary with the property (usually a heritage item) under consideration, or is directly opposite that property or is

diagonally opposite that property (that is on the opposite side of the street). Adjacent may also apply to a place that is across a side street from property.

**Building Style** refers to the principal historic architectural character of a property. The styles most commonly found within HCA's are: Victorian; Federation; Interwar; and Post war. It is however noted that there are many variations within each style and other lesser used styles are found in the Council area.

**Conservation** means all the processes of looking after a place so as to retain its cultural and heritage significance.

**Fabric** means all the physical material of the place including elements, fixtures, contents and objects.

**Form and massing** is the overall shape and proportion of the building. Massing refers to the whole of the bulk of the building including its roof. Form relates to height, width, pitch of roofs, proportion of openings, proportion of elements to each other, how elements such as verandahs are designed, etc. While the terms can be used separately they are often used together to describe a place within a streetscape.

**Heritage Conservation Area (HCA)** is an area identified and mapped within the LEP and DCP and includes individual lots, structures, gardens, fences, landscaping, and the features of the public domain that are within the mapped area.

**Heritage Item** is a building or place individually listed as an heritage item in Schedule 5 of the LEP.

**Infill Development** includes new buildings on vacant sites, and new buildings on existing occupied sites where the new building is separate from the existing building and forms part of the identified streetscape. Infill development is not alterations and additions.

**Main roof form** is generally the roof (original) that is viewed from the street frontage that extends over the principal rooms in a building. The roof form may have a range of shapes and finishes. The main roof form may extend to wings, particularly where they are located at the side of a building and are clearly visible from the street.

The main roof form does not include:

- rear wings unless they are specifically noted as significant
- roof additions where they are the dominant roof form
- rear skillion or more minor roof forms.

**Maintenance** means the continuous protective care of a place, and its setting.

**Minor Works** are works of a minor nature that do not require development consent. However, you will need to notify Council of the proposal and obtain a written response from Council advising that consent is not required before development commences. Refer to B8.2.14 for additional information.

**Original materials or finishes** are those that were on the building when it was constructed or seen in early additions.

**Place** means a geographically defined area. It may include elements, objects, spaces and views. A place may have tangible and intangible dimensions.

**Principal (street) elevation** is the wall/s of the building on the main street frontage and which can be seen from the street. This may not be the same as the street address of a building.

**Reinstatement or Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

**Restoration** means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

**Setbacks** In heritage terms (not considering other LEP or DCP controls setbacks) the significant setbacks are:

Front setback: the existing pattern of setbacks to heritage items or contributory buildings from the front boundary that is found in the street. This may be a consistent setback or may have variation between sites where there are different periods of development. In matching a front setback new work should align with consistent setbacks where they exist or adopt the 'pattern' of setbacks within the immediate street.

Side setbacks are the existing setbacks that characterise heritage items or contributory buildings within a heritage conservation area.

### B8.2.5 Styles of Buildings within Canterbury

In this chapter of the DCP is reference to various building styles. There is considerable diversity in the styles and periods of development across Canterbury. Broadly buildings can be described in the following development periods each of which has a characteristic style and approach to design.

Victorian	up to 1895-1900
Federation	1895-1918 (end of World War 1)
Inter War:	World War 1 (WWI) to World War 2 (WWII)
Post War:	1940 to the 1960s

Buildings constructed after the 1960 period are generally not included as Contributory places within Heritage Conservation Areas. It is noted that while each style has key characteristics, there is considerable variation and styles often continued to be built after the periods identified above.

### B8.2.6 Consent requirements

All development relating to a place of heritage significance requires development consent from Council. This is with the only following exceptions:

- Minor works (see Section B8.2.14)
- Exempt and complying development that is specified under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

To seek development consent applicants are required to submit a completed Development Application to Council.

For places that are subject to an Interim Heritage Order or are State Heritage Items an application under Section 60 of the Heritage Act, 1977 is also required.

### **B8.2.7 General Development Application Requirements**

#### **Controls**

- C1 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 Heritage Conservation Management Plan depending on the extent of works and significance of the item – see Sections B.2.8 to B.2.10 below.

- C2 A structural condition report is 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– see Section 8.2.12 below.
- C3 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 – see Section 8.2.13 below.
- C4 For Archaeological Sites and Aboriginal Places of Heritage Significance an archaeological assessment is required – see Section B8.2.11 below

Please contact Council's heritage adviser to confirm application requirements before lodgement of any application to Council.

To assist applicants, a list of heritage practitioners who are able to provide advice and assistance for heritage projects can be found on the website: <http://www.environment.nsw.gov.au/topics/heritage>.

### **B8.2.8 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.

**Controls**

- C1 The heritage impact statement is structured according to the three stages of the conservation process: investigate, assess, and then manage significance.
- C2 A heritage impact statement 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 heritage significance of the item or building in a heritage conservation area 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.
- C3 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 an exception may be made in some instances – see notes below.

Notes: 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 item 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.



### B8.2.9 Heritage Assessment

A Heritage Assessment may be required by Council in instances such as where a proposal may affect the heritage values of a local heritage item that is considered to have high heritage value, or for a contributory building within a HCA where major change is proposed.

#### Controls

- C1 A heritage assessment is to be prepared in accordance with the three stages of the conservation process: investigate, assess and then manage significance.
- C2 A heritage assessment 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.
- C3 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.
- C4 A conservation architect or other 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.

### **B8.2.10 Heritage Conservation Management Plan**

A heritage conservation management plan documents the heritage significance of a place, and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

#### **Controls**

- C1 A conservation management plan is to be prepared in accordance with the three stages of the conservation process: investigate, assess and then manage significance.
- C2 A heritage conservation management plan is required to be lodged with development applications that affect the following:
  - a) Place entered on the State Heritage Register.
  - b) Heritage item or building in a heritage conservation area, if requested in writing by Council.
- C3 The following matters are to be addressed in the heritage conservation management plan:
  - 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:
    - vii. Fabric and setting;
    - viii. Use;
    - ix. Interpretation;
    - x. Management;
    - xi. Control of intervention in the fabric;
    - xii. Constraints on investigation;
    - xiii. Future developments; and
    - xiv. Adoption and review of the heritage conservation management plan.
- C4 Where a heritage conservation management plan 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 heritage conservation management plan 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

- C5 A conservation architect or other heritage consultant must prepare the heritage conservation management plan.

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

Guidance for preparing a conservation management plan 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 heritage conservation management plan, 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.

### **B8.2.11 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.

#### **Controls**

- C1 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; and
  - (d) Potential Aboriginal heritage site if requested in writing by Council.
- C2 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; and
  - (k) State whether or not an excavation permit or an Aboriginal Heritage Impact Permit is required.
- C3 A qualified archaeologist must prepare the archaeological significance assessment.
- C4 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.

Note: 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.

### **B8.2.12 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.

#### **Controls**

- C1 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 which were not inspected and the reasons why.
- (c) Identify defects including:
  - i. Existing structural defects;
  - ii. Conditions conducive to structural defects; and
  - 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; or
  - iii. Below average condition.
- (e) Assess the potential for undetected defects according to the following categories:
  - i. High potential;
  - ii. Moderate potential; or
  - 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.

- C2 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.
- C3 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:
    - i. Caused by present termite activity; and
    - ii. Caused by 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.

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

- C4 A licensed building contractor must prepare a structural condition report or pest inspection report.

### **B8.2.13 Information Requirements for Conservation Incentives**

Provided certain criteria are met, the conservation incentives provisions of the LEP contained in Clause 5.10 (10) 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.

#### **Controls**

- C1 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.
- C2 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:
- (a) The heritage item is a building that requires a substantial amount of conservation work to make it habitable or commercially viable.
  - (b) The conservation work required is not routine maintenance and repair.
  - (c) The current land use zoning is preventing a use that would deliver the financial return necessary to conserve the heritage item.
  - (d) The following matters are to be addressed in order to demonstrate that the above controls in (a), (b) and (c) 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; and
    - 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.
    - v.

### B8.2.14 Minor Works

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, development consent may not be required. However, you will need to notify Council of the proposal and obtain a written response from Council advising that consent is not required before development commences.

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 the heritage significance of the heritage conservation area or heritage item. The application form can be found on Council's website [www.cbcity.nsw.gov.au](http://www.cbcity.nsw.gov.au) and sets out the information that must be submitted.

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 clause 5.10 of Canterbury LEP 2012 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* which is excluded from or limited in some way in that Policy due to it being a heritage item or because of its location 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.

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.

### B.8.3 Heritage Items

#### 8.3.1 General

This section applies to Heritage Items listed in Part 1 of Schedule 5 of the Canterbury LEP 2012.

The controls on heritage items recognise that the whole of the place has potential heritage significance (recognised by the individual listing) and that a greater level of information, care and retention of heritage values is required in contrast to contributory buildings within an HCA. The following objectives and controls are provided to retain heritage values while providing opportunities for change and adaptation.

The controls in Section 8.3 shall also cover draft heritage items, IHO affected properties and S170 Register affected properties.



### 8.3.2 External Form and Setting

#### Objectives

- O1 Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.
- O2 Ensure significant elements and features of heritage items are retained and conserved.
- O3 Ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.
- O4 Encourage reinstatement of missing significant details and the removal of unsympathetic changes.
- O5 Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the place.
- O6 Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.
- O7 Encourage changes to significant parts of the place to be reversible where possible.

#### Controls

- C1 Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.
- C2 New work is to be consistent with the setback, massing, form and scale of the heritage item.
- C3 Retain significant fabric, features or parts of the heritage item that represent key periods of the item.
- C4 Alterations and additions are to be generally located away from original and intact areas of the heritage item.
- C5 Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.

### B8.3.3 Interior Elements

The heritage listing of a property covers the whole of the place. This may include building interiors that often can have heritage significance. This does not mean that interiors cannot be upgraded or changed, however where a building interior or parts of that interior have heritage value the heritage listing seeks to retain and incorporate those values into proposals.

When Council heritage studies are undertaken, access to building interiors is often not possible and there is usually no reference to interiors in the accompanying State Heritage Inventory (SHI) forms. However, this does not mean that interiors may not have heritage value.

If changes to the principal rooms of a heritage item are proposed, this is to be addressed within the Statement of Heritage Impact with an assessment of the significance and how any change affects that significance.

Council may request current photographs of interiors of heritage items as part of a Heritage Management Document to assist in understanding the heritage significance of an interior.

**Objectives**

- O1 To ensure that significant interior layouts and elements of heritage items are retained and conserved.

**Controls**

- C1 Minimise change to significant internal room configurations, layouts and finishes of heritage items.
- C2 Generally retain original significant building entrances and associated hallways.
- C3 Locate changes away from main rooms that have intact or significant features.
- C4 New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.
- C5 Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc..
- C6 Avoid locating kitchen, bathroom or laundry fitouts within primary rooms of significance.
- C7 Allow for reversibility of internal changes to significant areas where possible.

**B8.3.4 Roofs, Dormers, chimneys and skylights**

The roofs and associated features, including verandah roofs, are one of the defining characteristics of heritage items. Original roof forms, particularly on the main section of buildings are to be retained and new roofs are to 'fit' within the overall form and scale of existing significant roof forms.

Some change to roofs is possible, however, generally changes should be confined to the rear of properties and should be stylistically appropriate to the building.

**Objectives**

- O1 To maintain the characteristic roof profile, form and materials of heritage items.
- O2 To ensure new roofs and alterations to existing roofs are consistent with the character and historic context of the site and setting.
- O3 To retain and conserve original and significant chimneys.
- O4 To ensure dormer windows (when they are stylistically appropriate) are compatible with the period and style of the existing building and are secondary in scale to the main roof form.
- O5 To ensure roof windows do not detrimentally impact on the significance or appearance of the item.

**Controls****Roofs**

- C1 Original and significant roof forms, materials, finishes and details to roofs are to be retained.
- C2 Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where

historically associated with the building style. If changes to materials are to take place Council consent will be required.

- C3 The roof form and detail of the main building and any significant rear wings are to be retained except where a dormer or skylight is permitted.

#### **Dormer Windows**

- C4 Dormer windows are not permitted to street front elevations or to side elevations visible from the public domain, unless it can be demonstrated to Council that dormer/s existed in these locations as part of the original design of the building.
- C5 Dormers may be located in the rear roof plane of a building provided it can be demonstrated to Council that this would have a negligible impact on the significance of the building and the use of a dormer form is stylistically consistent with the period of the building.
- C6 The design of dormer windows is to be compatible with the architectural period and style of the building and may be traditional in material and finish or may with agreement from Council be of a more contemporary form.
- C7 Dormer windows are to be generally placed symmetrically in a roof plane.
- C8 The ridgeline of the dormer is to be set a minimum of 300mm below the ridge of the main roof unless there is precedent to vary this.

#### **Chimneys**

- C9 Original and significant chimneys are to be retained, conserved and maintained.
- C10 Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.

#### **Skylights**

- C11 Skylights are not to be located on the front roof plane of a heritage item. Skylights may be approved on a side roof plane of a building where they do not affect the appearance of the roof from the public domain.

### **B8.3.5 Verandahs, Porches and Balconies**

Verandahs, porches and balconies that form part of the original or early design of a building are key features of the character of heritage items. Their retention, or reinstatement where they are missing or altered, is important in retaining the character of the heritage item.

#### **Objectives**

- O1 To retain original verandahs, porches and balconies.
- O2 To encourage reinstatement of altered or missing verandahs, porches and balconies.
- O3 To ensure that new verandahs, porches and balconies do not detrimentally impact upon the significance of heritage items.

#### **Controls**

- C1 Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.
- C2 Reinstatement or restore missing verandahs, porches and balconies and associated detailing.

- C3 Reopen front verandahs, porch or balconies that have been enclosed.
- C4 Enclosing or infilling original or significant front verandahs, porches or balconies is not supported.
- C5 The design, proportions and detailing of new verandahs, porches and balconies are to relate to the period, style and detail and of the significant building.
- C6 Glass or clear balustrades are generally not permitted where visible from the public domain.

### **B8.3.6 Driveways, Garages and Carports**

Driveways and garages became more common after the key periods of development of many of the heritage items in the Canterbury area, noting that a number of sites demonstrate Inter-War and Post-War development which did incorporate these elements. Some of the properties are small and do not have side access that could accommodate vehicle access. Rear laneways are also rare in the area.

Carports are a later form of development and generally fall outside the periods of significance for most heritage items.

While providing parking is an increasing issue, the controls are designed to retain heritage and visual values of heritage items and to allow car access where it can be achieved without adversely affecting heritage values. In some circumstances on-site car parking may not be possible or appropriate.

#### **Objectives**

- O1 To ensure that where on-site car parking and driveways are appropriate that the access or any associated structures do not dominate or detract from the appearance of existing buildings and the streetscape.
- O2 To preference vehicle access where parking can be provided behind the front building line.
- O3 To ensure the massing, form and scale of new garages and carports are sympathetic to the historic context and setting of heritage items and appear as secondary structures.

#### **Controls**

- C1 Parking is not permitted forward of the building line (within the front garden area) of heritage items.
- C2 Locate garages and carports at the rear of the house. If this is not possible and side access is available, locate garages or carports at least 1 metre behind the predominant building line, and to the rear of any front verandah. The prescribed setback may need to be increased where these structures obscure any significant or characteristic features of the place such as side entrances, porticos, windows or the like.
- C3 No part of an existing building is to be demolished or altered in order to accommodate a garage, carport or car space within the front or side setbacks.
- C4 Original fences are not to be removed to create car access from the main street frontage.
- C5 The form, size, detailing and materials of any new car parking structure should complement the existing heritage item and not mimic an earlier style.

- C6 Where driveways are permitted, pavement materials should reflect the traditional character of the place. Large areas of continuous concrete or asphalt are not to be used, however these materials may be used in smaller areas if designed in appropriate ways. Preferred materials for driveways include dry laid paving such as bricks, terracotta, stone and concrete pavers. Stencilled concrete will not be permitted.
- C7 Basement garages and vertical stacked car spaces are not permitted.
- C8 A maximum of one driveway crossing per building allotment or property, unless it can be demonstrated that the property was historically associated with more than one.
- C9 If a property has an accessible rear lane and where this rear lane was historically associated with the place, vehicular access is to be from the rear and will not be permissible from the main street.

### **B8.3.7 Fences**

Fencing is of particular importance to a Heritage Item. Fences establish the setting of a place, define the garden allotment and complement the style and character of the house. A poorly designed and built fence can detract considerably from the visual amenity of a place and obscure important views. It is important to design new fences that are appropriate to the period and style of the place.

#### **Objectives**

- O1 To retain original or early front fencing.
- O2 To ensure that new or replacement fences are consistent with the characteristic elements of the heritage item.
- O3 To ensure that materials, finishes and colours of fences and gates are consistent with the period and style of the heritage item.

#### **Controls**

- C1 Retain and conserve original or early fences, gates and associated features.
- C2 Reinstatement of known early fencing is appropriate and encouraged.
- C3 New front fences are to be of a design and height that is appropriate to the period and style of the building.
- C4 Materials that are compatible with the associated building are to be used for new fencing. Unacceptable materials include sheet metal fencing, exposed cement or concrete blocks and fibrous cement sheets.
- C5 Do not use fencing materials that imitate authentic materials such as aluminium palisade fencing, coloured concrete blocks or reconstituted stone.
- C6 Where sites slope, fences are to be appropriately stepped to follow the slope of the land.
- C7 Side fences are to comply with standard fence controls behind the predominant front building line. Forward of this, side fences are to taper down to the height of the front fence
- C8 On corner sites where the façade of a building presents to two street frontages, fencing is to be of the same height and style for the front yard area to both frontages.

### B8.3.8 Landscape elements

Landscape elements are important to the aesthetic qualities and setting of a heritage item and often reinforce the character of a place of significance. If the setting of an item of heritage significance is poorly landscaped, then it may be difficult to appreciate its heritage value. The selection and placement of plantings, paths, garden beds and edging should proceed on the basis of understanding what is appropriate to the period and style of the place and the use of authentic plantings and materials.

#### Objectives

- O1 To retain significant landscape, garden features and details.
- O2 To ensure that materials, finishes and colours of landscape elements are consistent with the period and style of the place.

#### Controls

- C1 Retain landscape elements that contribute to the significance of an item, especially early or original plantings.
- C2 Where early or original plantings cannot be retained due to age or disease, replace with the same or similar plant species where possible.
- C3 Original or early garden layouts that contribute to the significance of the heritage item should not be altered.
- C4 Materials for landscaping including paths, garden walls and edging should reflect and be appropriate to the period and style of the place.
- C5 Do not use materials and finishes for landscaping that imitate authentic materials and finishes including stencilled concrete paths, coloured concrete blocks or reconstituted stone.

### B8.3.9 Outbuildings

Original or significant outbuildings are important to the aesthetic qualities, historical development and setting of a heritage item. Outbuildings provided necessary support to the function and operation of the main building and as such were most commonly found in the backyard of heritage items. In scale and form, outbuildings were small and simply built structures that did not challenge the main building and did not dominate views from neighbouring properties. New outbuildings can detract from the setting of a heritage item, and as such their design and placement are important in ensuring they do not detract from the setting and significance of the place.

#### Objectives

- O1 To ensure original or significant outbuilding are retained and conserved where possible.
- O2 To ensure that new outbuildings are secondary structures located to the rear of properties with no impact when viewed from the street.

#### Controls

- C1 The retention and conservation of original or significant outbuildings is encouraged.
- C2 Locate new outbuildings to the rear of allotments and sited to minimise visibility from the public domain.

- C3 Outbuildings should be single storey with a maximum floor to ceiling height of 3.0m.
- C4 The size, form and detail of an outbuilding should be subservient to the main building of a heritage item.

### **B8.3.10 Windows and Doors**

The proportions, materials and style of windows and doors form an important component to the style and character of a heritage item. Altering windows and doors or adding new openings can have a significant impact on the character of a building and impact the aesthetic qualities of a place.

#### **Objectives**

- O1 To retain original windows and doors that contribute to the significance and aesthetic qualities of a heritage item.
- O2 To encourage the reinstatement of missing details that contribute to the significance or aesthetic qualities of a heritage item.
- O3 To ensure that original or significant windows and doors are not obscured by any additions or development.
- O4 To reduce the visual impact of security devices such as bars, grills, roller shutters and blinds.
- O5 To ensure that new development has door and window patterns and proportions consistent with the character of the place.

#### **Controls**

- C1 Original windows and doors that contribute to the significance or aesthetic qualities of a place are to be retained and conserved.
- C2 Where original or significant windows and doors have been widened or removed and where replacement is proposed, original windows and doors should be reconstructed.
- C3 New windows and doors are to reflect the location, proportion, size, materials sill heights, header treatment and glazing pattern of original windows and doors.
- C4 Extensive areas of glazing are not permitted where this would have an adverse impact on the significance of the place or be visible from the public domain.
- C5 Security devices are to be mounted internally (for example internal security louvres).
- C6 Roller shutters and externally mounted metal security bars on elevations visible from the street (except facades facing rear laneways) are not permitted.

### **B8.3.11 Building Materials, Finishes and Colour**

The selection of materials and finishes is important in achieving development outcomes appropriate to a heritage item. As in all matters affecting an item of heritage significance, the conservation process should be followed. It is important to first analyse and understand the materials and finishes found in the significant fabric of a place before selecting new or, in the case of repairs, replacement materials.

#### **Objectives**

- O1 To retain and conserve traditional materials, finishes and details where they are found in heritage items.
- O2 To conserve original significant external finishes.
- O3 To promote high quality design, materials, finishes and detailing to additions and alterations that is appropriate to the period and style of the heritage item.

#### **Controls**

##### **General**

- C1 A materials and finishes schedule is to be submitted with any proposal for works to a heritage item.

##### **Repair and Conservation Work**

- C2 Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.
- C3 Where materials are missing or altered, reinstatement or repair is encouraged to return those features to their early form.
- C4 Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished with other mediums must not be rendered, coated, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.
- C5 Provide external paint schemes that are characteristic of the style of the building in the use of tone, and palette of colours but not necessarily to be limited to standard traditional colour schemes.

##### **Alterations and Additions**

- C6 New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.

### **B8.3.12 Retail and Commercial Buildings**

The controls for retail and commercial buildings that are heritage items vary from the controls on residential buildings. Often retail buildings have had considerable change, particularly to shop fronts below awning level, due to their inherent dynamic nature. Where early shopfronts remain it is important to retain these to protect the significance of the heritage item. While it is desirable to recover early forms of retail and commercial buildings, this may not always be possible in the context of the changing nature of retail and commercial centres. The controls seek to enhance and recover the character of these heritage items while allowing for ongoing active retail use.



**Objectives**

- O1 To ensure that development retains and enhances the character of retail and commercial buildings.
- O2 To retain and conserve original and significant elements associated with retail and commercial buildings.
- O3 To encourage the reinstatement of original detail to shopfronts, balconies and post-supported verandahs to heritage items, where historical evidence (such as historical photographs) enables authentic restoration.
- O4 To encourage active and on-going use of retail and commercial buildings.
- O5 To allow for adaptive re-use of retail and commercial buildings while retaining their heritage values.

**Controls**

- C1 Significant architectural elevations, including original shopfronts, and significant finishes and details are to be retained, recovered and conserved.
- C2 Terrace style retail or commercial buildings with one design but more than one ownership should have upgrade, conservation and finishes (such as painting) co-ordinated across the whole building. Changes that affect significance to one element of a larger group will not be supported.
- C3 Works for the adaptive re-use of a building must be consistent with the overall character of the building type, its architectural period and style.
- C4 Below the awning level of retail buildings, new work is to be consistent with the style and character of the building. Reinstatement of traditional shopfronts, while encouraged, is not required.
- C5 Except for the purposes of restoration or reconstruction, the removal or alteration of original or significant shopfronts and elements is not permitted.
- C6 Contemporary designs for shopfronts below awning level must relate to the building type. New shopfront designs should use appropriate materials and should incorporate traditional features such as the sub-division of frontages and the configuration of windows with stall boards and doors.
- C7 Shopfronts across tenancies must not be amalgamated. Where properties are amalgamated, the original or early building elements including shopfronts and awnings are to be conserved.
- C8 Modification and adaptive re-use of retail and commercial buildings must retain the original characteristics of the building type and its architectural style.
- C9 Awnings, verandahs or post-supported balconies may be reinstated in their original location, where evidence of the original structure exists. It is noted that most traditional awnings, verandahs or post-supported balconies will require design modification to achieve compliance with current codes. Where these structures are extant they should be retained.
- C10 Enclosure of balconies and verandahs are not permitted.
- C11 Services upgrades and fire safety works are to ensure minimal damage to original and significant fabric as well as minimising adverse visual impacts.
- C12 Rear additions may be permitted where they do not compromise the form, scale and appearance of the original building and its presentation to the street.

**Signage**

- C13 Signage on retail and commercial buildings is to be confined to:
- a) One under-awning sign of appropriate size;
  - b) One window sign in the ground floor shopfront of appropriate design; or
  - c) One first floor sign on the building façade designed to 'fit' with the style of the building.
- C14 Rooftop signage is not permitted.
- C15 Signage must be located within bays created by facade articulation, and be compatible with the geometry and proportion of those bays.
- C16 Signage must not obscure important architectural features.
- C17 Neon style signage is not permitted.

**B8.3.13 Apartments and Residential Flat Buildings**

An important group of buildings found across the Council area are Inter-War apartment or residential flat buildings. While these buildings are usually 2 storeys in height, they are often of greater scale than adjoining single residences. While significant, they do not establish a precedent for intensifying adjacent development.

**Objectives**

- O1 To ensure that apartment and residential flat buildings that are heritage items are retained and conserved.
- O2 To ensure that any future work is consistent with the original character of the building type and its architectural style.

**Controls**

- C1 Significant flat or apartment buildings are to be retained in their significant form.
- C2 Changes to the scale and form of buildings should not occur.
- C3 The design of alterations and additions, if they are visible, are to respond to the articulation and rhythm of the existing building.
- C4 Original windows, doors and openings are to be retained. If replacement joinery is required for maintenance it should match the original elements in design and material.
- C5 External shade structures including but not limited to awnings, hoods, canopies and shutters that detract from the overall character of the building are generally not permitted. However consideration will be given to the provision of well-designed shading where it does not adversely affect heritage values.
- C6 Enclosure of balconies or verandahs is not permitted.
- C7 Upgrade works for compliance with Codes including but not limited to fire egress, disabled access, service installations or structural upgrade should be undertaken with regard to the heritage significance of the existing building and the surrounding heritage conservation area.
- C8 The streetscape setting including landscaping and fencing is to be retained.

### B8.3.14 Adaptive Reuse

In some instances buildings that are identified as heritage items may be adapted to new uses where the original use is no longer suitable. Adaptive reuse allows buildings that are important to the community to be retained and repurposed for future generations. However it is important to first, understand why the place is significant to ensure that important or significant aspects of the place are conserved and new development carried out respects its heritage value. Refer to Section B8.2.13 Information Requirements for Conservation Incentives.

#### Objectives

- O1 To ensure that any adaptive reuse is carried out with due regard to the significance of the building, work, relic or place and its setting.
- O2 To ensure that any new work has regard to the context of the building.
- O3 To ensure that any new work does not detract from the architectural merit the building may possess.
- O4 To ensure that the impacts of adaptive re-use are minimised.
- O6 To ensure changes to a building as a result of adaptive reuse can be interpreted of its original use and historic period of development.

#### Controls

- C1 Where the original use of a building is no longer suitable, adaptive reuse which requires minimal change to building fabric and its setting may be considered. Where a change in use requires an unacceptable degree of change to building fabric or setting, the proposal may not be supported.
- C2 Works are to be consistent with the significance and character of the existing building.
- C3 The restoration of missing detail or reversal of unsympathetic work to street front elevations is encouraged when work is undertaken to the principal elevations.
- C4 The original massing and scale, pattern and modulation of façades and the proportions of openings are to be retained.
- C5 External alterations and additions as part of adaptive reuse should be designed to respect the building form, façade articulation, window and door pattern, materials and colours.
- C6 Internal alterations and additions as part of adaptive reuse should have minimal change to significant internal room configurations, layouts, materials and finishes.
- C7 Work undertaken must comply with the management policies in a conservation management plan, where such a plan exists or is required by Council.

### **B8.3.15 Subdivision and lot consolidation**

The history of the Canterbury area centres on the various subdivisions and re-subdivisions that have taken place since the first land grants. Consequently the DCP does not envisage that future subdivision of heritage items will be possible or appropriate. Controls are however provided should a request for subdivision be made.

#### **Objectives**

- O1 To ensure that the significance of heritage items is maintained and their associated curtilages are not reduced.

#### **Controls**

- C1 Subdivision (including strata) or lot consolidation is not to occur where subdivision patterns are evident and contribute to the significance of the heritage item.
- C2 Applications for subdivision or lot consolidation are to demonstrate that:
- a) The setting of the heritage item on the site are not compromised; and
  - b) The relationship between the heritage item and associated features such as landscaping, trees, fences, and outbuildings are retained.

### **B8.3.16 Demolition affecting heritage items**

Demolition of a heritage item will not be supported by Council.

To facilitate the provision of additions and alterations and, in some situations, the recovery of more significant earlier forms of a place (such as removing an inappropriate addition), some demolition may be appropriate to allow that work to take place. The intent of the demolition controls is not to prevent well-designed additions and alterations taking place where some demolition may be required, rather it is to ensure that the significant elements and features of a place are retained.

#### **Objectives**

- O1 To retain buildings that are of heritage significance including elements on site that contribute to that significance.

#### **Controls**

- C1 The demolition of heritage items will not be supported by Council.
- C2 Where in exceptional circumstances a development application proposes the full or substantial demolition of a heritage item the applicant is to demonstrate the following to the satisfaction of Council:
- a) Why the building is not capable of retention or re-use;
  - b) Include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition; and
  - c) Include a pest inspection report if the building is a weatherboard building and the condition of the building is cited as a reason for demolition.

Note: Council reserves the right to commission independent heritage, structural engineers or other expert reports in relation to any proposed

demolition of a heritage item or contributory building in order to assist with proposal assessment.

- C3 Where partial demolition to facilitate alterations and additions (or similar) is proposed include in the Heritage Impact Statement an assessment of the impact on heritage values of that work, including any alternative solutions that may have been considered.
- C4 If demolition is approved a full archival recording of the property is required to NSW Office of Environmental and Heritage - Heritage Division standards.

## **B8.5 Hurlstone Park Heritage Conservation Areas**

### **8.5.1 General**

Within Hurlstone Park there are seven Heritage Conservations Areas (HCA's). These are:

- Crinan Street Shops HCA
- Duntroon Street HCA
- Floss Street HCA
- Hampden Street HCA
- Melford Street HCA
- Melford Street HCA
- Tennent Parade HCA

The HCA's contain the most significant concentrations of buildings that represent the initial suburban development of Hurlstone Park. The boundaries of the HCA's are shown in the Area Character Statements in Appendix 1 which includes Building Contribution rankings for each site within a HCA. The Building Contribution Rankings within each HCA are defined in the table below.

Building ranking No.	Building Contribution Ranking Definition
Heritage Item	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect a Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from a Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Non Contributory Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside a Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA OR Buildings from a construction period which falls outside a Key Period of Significance for the HCA that have a scale or form that is not consistent with the key characteristics of the area

The controls for HCA's are based on the Area Character Statements. To apply the controls in this section, it is necessary to refer to the Area Character Statement for the relevant HCA.

The Area Character Statements contain:

- A statement of heritage significance for the HCA. This provides a brief statement of the features that are significant and why they are significant.
- Key character elements: These are the most important features that are to be retained, recovered and which form the basis of planning for any change, to ensure that the HCA is not adversely affected.
- Building contributions ranking for each property with the HCA.

### B8.5.2 Contributory Buildings (Building contribution rankings 1 and 2)

Contributory buildings (buildings with a ranking of 1 and 2) are usually houses, however a few Conservation Areas contain shops and retail buildings. Contributory buildings are buildings that make an important and significant contribution to the character and significance of the HCA.

They are buildings that:

- Date from a key period of significance for the HCA (as outlined in the Area Character Statement for the HCA); and
- Have a high to reasonable degree of fabric integrity.

The most important part of a contributory building that is required to be retained is the building under the *main roof form* (refer to Section B8.2.4 for definitions). The

elements of the building, under the *main roof form* that these controls require to be retained are:

- The roof form and any original use of materials;
- Original walls and finishes;
- Original joinery (windows and doors, interior joinery);
- Original entrances, verandahs and applied detail such as chimneys, window hoods, etc.

While the rear section of buildings (often under a skillion roof or as a minor rear wing) may have some significance, Council does not require the retention of these elements for contributory buildings.

In their simplest form the controls apply to what can reasonably be seen from the street frontage of both the existing building and the streetscape of the HCA.

The following objectives and control apply to Contributory buildings.

### Objectives

- O1 Ensure that contributory buildings are retained, conserved and maintained for their streetscape heritage value.
- O2 Ensure that additions and alterations are designed to retain and complement the character and significance of the HCA as set out in the Area Character Statements, generally with new work located at the rear or away from the public domain.
- O3 Encourage uncharacteristic, unsympathetic or intrusive elements to be removed or reversed as part of development proposals, in order to recover significant detail and form of contributory buildings.
- O4 Ensure that effective modulation and variation of buildings and additions occurs to reduce the appearance of scale and mass, and to provide visual interest.

### Controls

- C1 Contributory buildings (buildings ranked Contributory 1 or 2) are to be retained and conserved with their significant setting,
- C2 Original or largely intact *main roof forms* are to remain unaltered except for the reinstatement of missing detail. Where it is stylistically appropriate, minor changes such as dormer windows, skylights and solar panels may be considered. Where minor changes are proposed they should be located towards the rear and not on *main roof planes*.
- C3 The front or main section of contributory buildings is to be retained (this is usually the building below the *main roof form*).
- C4 Alterations and additions to a Contributory building are to:

- a) Respect significant original or characteristic built form.
  - b) Retain original and significant fabric.
  - c) Retain, and where possible, reinstate or reconstruct significant features and building elements. Such work should be based on research rather than conjecture.
  - d) Remove unsympathetic alterations and additions, including inappropriate building elements.
  - e) Use appropriate materials, finishes and colours.
  - f) Respect the pattern, style and dimensions of original windows and doors, verandahs and other design features.
- C5 Second storey additions to the rear of contributory buildings should not visually dominate contributory buildings or the streetscape of the HCA. They may be considered where:
- a) A second storey is set back behind the main roof form and does not visually dominate the main roof of the house when viewed from the street.
  - b) A second storey is in the form of a rear pavilion addition that is separated from the main building.
  - c) An additional storey does not alter the form or scale of the main roof form of the building.
  - d) Alterations and additions are designed to fit into the character of the HCA.
  - e) The scale of a second floor addition is consistent with the predominant scale of contributory items in the street.
  - f) Links to rear pavilion extensions are to be kept low and the roof space above the original house should not be integrated with the addition.
  - g) The bulk and scale of second storey additions is to be minimised. This may be achieved by incorporating floor space into the roof space of the addition.
  - h) Additions may be layered and stepped in order to avoid building forms that are bland, bulky and over scale. Long flat walls will not be supported.
- C6 Single storey rear additions should be designed to be in sympathy with the scale and form of the existing contributory building. They should:
- a) Not be visually dominant on the site.
  - b) Where they are a direct addition from the rear of the existing main building, not extend the building form without modulation, step backs and articulation from the existing building.
  - c) Where a direct roof extension is required, set new roofs within the



existing rear plane so that the rear roof plan remains discernible.

Rear pavilion additions are encouraged as a design approach to maintain the main building form and minimise impact on the main building.

- C7 Retain established garden settings, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.
- C8 Development should not obscure or reduce the visual relationship of Contributory buildings to each other within a HCA or to the street frontage.

### **B8.5.3 Form, Massing and Scale**

A key aspect of the consistency of heritage conservation areas is the overall effect of the form, scale and massing of similar buildings. While there are variations within areas and some heritage conservation areas contain a range of periods and styles, a key control is to ensure that any changes to a place are undertaken to retain the overall, form, mass and scale of the area not just the individual site.

The following objectives and controls apply to Contributory buildings and ensure that any new work or changes to contributory buildings are designed within the context of the HCA.

#### **Objectives**

- O1 To ensure that development maintains and enhances the identified streetscape character of each HCA.
- O2 To ensure that alterations and additions are compatible with existing Contributory buildings and streetscapes.
- O3 To ensure that the established historical pattern of development is continued in terms of siting, levels and front, side and rear building setbacks.
- O4 To retain the patterns of height, bulk and scale that are significant and distinctive to individual streetscapes and HCAs.
- O5 To maintain visual consistency of building forms to ensure that new buildings do not dominate.

#### **Controls**

- C1 Alterations and additions should reflect the bulk, mass, scale, orientation and setbacks of surrounding heritage and contributory items as well as the immediate property.
- C2 Alterations and additions should complement the predominant architectural scale and form of the area but are not required to imitate the existing style of buildings (property owners may wish to add to their building in matching style however contemporary design approaches may also be acceptable).
- C3 Established or characteristic front setbacks or building alignments are to be retained.

- C4 Alterations and additions should adopt the established pattern of side setbacks of contributory buildings within the HCA.

#### **B8.5.4 Infill Development**

New infill development in HCAs must be designed to respect neighbourhood buildings and the identified heritage character of the area. This particularly applies to roofscapes, overall massing and built form, door and window proportions and the use of materials.

Infill development should enhance and complement the existing character but should not replicate the historic appearance of Contributory buildings.

#### **Objectives**

- O1 Development within a HCA is to be compatible with the surrounding built form and urban pattern by addressing the Area Character Statement for the relevant HCA and responding sympathetically to:
- a) Topography and landscape.
  - b) Views to and from the site.
  - c) Significant subdivision patterns and layout.
  - d) Front and side setbacks.
  - e) The type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings.
  - f) The interface between the public domain and building alignments and property boundaries.
  - g) Color schemes that have a hue and tonal relationship with traditional color schemes.

#### **Controls**

- C1 New infill buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area, but are to complement the character of the heritage conservation area by sympathetically responding to the matters identified above.
- C2 Infill development is not to include garages and car access to the front elevation to the principle street frontage of the development.
- C3 Infill development in heritage conservation areas is to respond positively to the setting and special character of the area, as outlined in the relevant Area Character Statement.
- C4 The bulk, height, scale, predominant roof form and building envelope of infill development must be consistent with nearby contributory buildings and that of the heritage conservation area as a whole.
- C5 Where infill development is adjacent to or in the vicinity of a building that is intrusive in design or excessive in height, conformity is inappropriate and will not be supported by Council.
- C6 Solid to void ratios of elevations (that is the shape and extent of windows and door openings) is to be consistent with nearby contributory buildings.
- C7 Street facing balconies are generally not supported.

### **B8.5.5 Roofs, Dormers, chimneys and skylights**

The roofs and associated features, including verandah roofs, are one of the defining characteristics of heritage conservation areas. Original roof forms, particularly on the main section of buildings are to be retained and new roofs are to 'fit' within the overall form and scale of existing significant roof forms.

Some change to roofs is possible, however, generally changes to roofs should be confined to the rear of properties and should be stylistically appropriate to the building.

#### **Objectives**

- O1 To maintain the characteristic roof profile, form, and materials of contributory buildings within heritage conservation areas.
- O2 To ensure new roofs and alterations to existing roofs are consistent with the character and historic context of the heritage conservation area.
- O3 To retain and conserve original and significant chimneys.
- O4 To ensure dormer windows (when they are stylistically appropriate) are compatible with the period and style of the existing building and are secondary in scale to the main roof form.
- O5 To ensure roof windows do not detrimentally impact on the significance or appearance of the heritage conservation area.

#### **Controls**

##### **Roofs**

- C1 Original and significant roof forms, materials, finishes and details to roofs are to be retained.
- C2 Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where historically associated with the building style.
- C3 The roof form and detail of the main building and any significant rear wings are to be retained except where a dormer or skylight is permitted.

##### **Dormer Windows**

- C4 Dormer windows are not permitted to street front elevations or to side elevations visible from the public domain, unless it can be demonstrated to Council that dormer/s existed in these locations as part of the original design of the building.
- C5 Dormers may be located in the rear roof plane of a building provided it can be demonstrated to Council that this would have a negligible impact on the significance of the building or heritage conservation area and the use of a dormer form is stylistically consistent with the period of the building.
- C6 The design of dormer windows is to be compatible with the architectural period and style of the building and may be traditional in material and finish or may with agreement from Council be of a more contemporary form.
- C7 Dormer windows are to be generally placed symmetrically in a roof plane.
- C8 The ridgeline of the dormer is to be set a minimum of 300mm below the ridge of the main roof unless there is precedent to vary this.

**Chimneys**

- C9 Original and significant chimneys are to be retained, conserved and maintained.
- C10 Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.

**Skylights**

- C11 Skylights are not to be located on the front roof plane of a building. Skylights may be approved on a side roof plane of a building where they do not affect the appearance of the roof from the public domain.

**B8.5.6 Verandahs, Porches and Balconies**

Verandahs, porches and balconies that form part of the original or early design of a building are key features of the character of heritage conservation areas. Their retention, or reinstatement where they are missing or altered, is important in retaining the character of the heritage conservation area.

**Objectives**

- O1 To retain original verandahs, porches and balconies.
- O2 To encourage reinstatement of altered or missing verandahs, porches and balconies.
- O3 To ensure that new verandahs, porches and balconies do not detrimentally impact upon the significance of heritage conservation areas.

**Controls**

- C1 Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.
- C2 Reinstatement or restore missing verandahs, porches and balconies and associated detailing.
- C3 Reopen front verandahs, porch or balconies that have been enclosed.
- C4 Enclosing or infilling original or significant front verandahs, porches or balconies is not supported.
- C5 The design, proportions and detailing of new verandahs, porches and balconies are to relate to the period, style and detail of the building, and any characteristic elements of the conservation area identified in the relevant Area Character Statement.
- C6 Glass or clear balustrades are generally not permitted where visible from the public domain.

**B8.5.7 Driveways, Garages and Carports**

Driveways and garages became more common after the key periods of development of many of the heritage conservation areas in the Canterbury area, noting that a number of sites demonstrate Inter-War and Post-War development which did incorporate these elements. Some of the properties within heritage conservation areas are small and do not have side access that could accommodate vehicle access. Rear laneways are also uncommon in the area.

Carports are a later form of development and generally fall outside the periods of significance for most heritage conservation areas.

While providing parking is an increasing issue, the controls are designed to retain heritage and visual values of conservation areas and to allow car access where it can be achieved without adversely affecting heritage values. In some circumstances on-site car parking may not be possible or appropriate.

### **Objectives**

- O1 To ensure that where on-site car parking and driveways are appropriate that the access or any associated structures do not dominate or detract from the appearance of existing buildings and the streetscape.
- O2 To preference vehicle access where parking can be provided behind the front building line.
- O3 To ensure the massing, form and scale of new garages and carports are sympathetic to the streetscape, historic context and setting of existing buildings and appear as secondary structures.

### **Controls**

- C1 Where car access is available to the rear or side of a property, apart from a driveway (where side access is possible), parking is not permitted forward of the building line (within the front garden area).
- C2 Garages and carports are to be located at the rear of the house where available. If this is not possible and side access is available, locate garages or carports at least 1 metre behind the predominant building line, and to the rear of any front verandah. The prescribed setback may need to be increased where these structures obscure any significant or characteristic features of a building such as side entrances, porticos, windows or the like.
- C3 No part of an existing building is to be demolished or altered in order to accommodate a garage, carport or car space within the front or side setbacks.
- C4 Original fences are not to be removed to create car access from the main street frontage.
- C5 Car spaces are generally not to be provided between a building and the front boundary (forward of the building line). Council may consider a parking space within a building frontage where there is sufficient length (minimum 6 metres to accommodate a car) and space for landscaping between the car space and the building (nominally a minimum length of 7 metres is required for a car space located in front of a building) and sufficient width of frontage so that the parking space does not dominate the setting of the house.
- C6 If parking is to be provided in front of the building line, it is to be in the form of an open unroofed car space.
- C7 The form, size, detailing and materials of any new car parking structure should complement the existing contributory building and not mimic an earlier style.
- C8 Where driveways are permitted, or existing driveways are proposed to be replaced, pavement materials should reflect the traditional character of the area. Large areas of continuous concrete or asphalt are not to be used, however these materials may be used in smaller areas if designed in appropriate ways. Preferred materials for driveways include dry laid paving

such as bricks, terracotta, stone and concrete pavers. Stencilled concrete will not be permitted.

- C9 Basement garages and vertical stacked car spaces are not permitted.
- C10 A maximum of one driveway crossing per property is permitted, unless it can be demonstrated that the property was historically associated with more than one.
- C11 If a property has an accessible rear lane and where there is an established pattern of rear lane access, vehicular access is to be from the rear and will not be permissible from the main street.
- C12 For new development, locate garages and carports behind the predominant building line. Garages within the front elevation of an infill building are not supported.

### **B8.5.8 Fences**

Fencing is of particular importance to conservation areas. Collectively, consistent and uniform fencing contribute to the streetscape setting and character of conservation areas. Individually, fences define the garden allotment and complement the style and character of the house. A poorly designed and built fence can detract considerably from the visual amenity of a place, interrupting the pattern of development and by obscuring important views. It is important to design new fences that are compatible with the character of the conservation area.

#### **Objectives**

- O1 To retain original or early front fencing.
- O2 To ensure that new or replacement fences are consistent with the characteristic elements of the contributory building or the heritage conservation area.
- O3 To ensure that materials, finishes and colours of fences and gates are consistent with the streetscape, historic context, style, and setting of existing buildings.

#### **Controls**

- C1 Retain and conserve original or early fences, gates and associated features.
- C2 Reinstatement of known early fencing is appropriate.
- C3 New front fences are to be of a design and height that is appropriate to the style and period of the building, or characteristic of the conservation area.
- C4 Materials that are compatible with the associated building are to be used for new fencing. Unacceptable materials include sheet metal fencing, exposed cement or concrete blocks and fibrous cement sheets.
- C5 Aluminium versions of cast iron palisade fences are not permitted.
- C6 Where sites slope, fences are to be appropriately stepped to follow the slope of the land.
- C7 Side fences are to comply with standard fence controls behind the predominant front building line. Forward of this, side fences are to either taper down to the height of the front fence or, can be at the same height as the front fence (that is a complying front fence).

- C8 On corner sites where the façade of a building presents to two street frontages, fencing is to be of the same height and style for the front yard area to both frontages.

### B8.5.9 Landscape elements

Landscape elements are important to the aesthetic qualities and setting of a conservation area and often reinforces its character. The selection and placement of landscape elements such as plantings, paths, garden beds and edging should proceed on the basis of understanding what is appropriate to the style of the individual house and character of the conservation area. The use of, where possible, authentic plantings and materials are encouraged.

#### Objectives

- O1 To retain important landscape settings and elements that contribute to the significance of the conservation area.
- O2 To ensure that existing mature well established trees and characteristic plantings are maintained.
- O3 To ensure that materials, finishes, and colours of landscape elements are consistent with the period and style of the place.

#### Controls

- C1 All front setbacks are to consist primarily of soft landscaping. The only paved areas in the front setback are the driveways and pathways leading to and around the house.
- C2 Original or early garden layouts and landscape elements that contribute to the significance of the conservation area should not be altered.
- C3 New garden layouts and landscape elements should complement the established character of the area.
- C4 Materials for landscaping including paths, garden walls and edging should reflect and be appropriate to the character of the conservation area.
- C5 Do not use materials and finishes for landscaping that imitate authentic materials and finishes including stencilled concrete paths, coloured concrete blocks or reconstituted stone.

### B8.5.10 Outbuildings

Original or significant outbuildings are important to the aesthetic qualities, historical development and setting of a conservation area. Outbuildings provided necessary support to the function and operation of the main building and as such were most commonly found in backyards. In scale and form, outbuildings were small and simply built structures that did not challenge the main building and did not dominate views from neighbouring properties. New outbuildings can detract from the streetscape setting, and as such their design and placement are important in ensuring they have minimal impact on a conservation area.

#### Objectives

- O1 To ensure original or significant outbuilding are retained and conserved where possible.

- O2 To ensure that new outbuildings are secondary structures located to the rear of properties with minimal impact when viewed from the street.

**Controls**

- C1 The retention and conservation of original or significant outbuildings is encouraged.
- C2 Locate new outbuildings to the rear of allotments and sited to minimise visibility from the public domain.
- C3 Outbuildings should be single storey with a maximum floor to ceiling height of 3.0m.
- C4 Outbuildings should be subservient in size, form and detail to the main building.
- C5 Prefabricated structures may be acceptable provided they do not have an adverse impact on the streetscape.

**B8.5.11 Windows and Doors**

The proportions, materials and style of windows and doors form an important component of buildings that contribute to the character of conservation areas. Altering windows and doors or adding new openings can have a substantial impact on the character of a building and can erode the character of a conservation area over time.

**Objectives**

- O1 To ensure that characteristic windows and doors that contribute positively to original houses and the streetscape are retained.
- O2 To ensure that new windows and doors are compatible with the original character of the area.
- O3 To ensure that original or significant windows and doors are not obscured by any additions or development.
- O4 To reduce the visual impact of security devices such as bars, grills, roller shutters and blinds.
- O5 To ensure that new development has door and window patterns and proportions consistent with the character of the conservation area.

**Controls**

- C1 Original windows and doors visible from the public domain are to be retained and conserved.
- C2 Original window and door openings where visible from the public domain are not to be widened.
- C3 Timber framed windows and doors with a paint finish are to be used where visible from the public domain.
- C4 Reinstatement of traditional windows where they have been replaced by aluminium windows is encouraged.



- C5 New windows and doors visible from the public domain are to reflect the location, proportion, size, materials, sill heights, glazing pattern and header treatment of original windows and doors.
- C6 The proportion of new windows and doors is to be in keeping with the existing house, including the relationship between solids to voids.
- C7 Extensive areas of glazing are not permitted where visible from the public domain.
- C8 Security devices are to be mounted internally (for example internal security louvres).
- C9 Roller shutters and externally mounted metal security bars on elevations visible from the street (except facades facing rear laneways) are not permitted.

#### **B8.5.11 Building Materials, Finishes and Colour**

This section addresses both the retention and conservation of existing built elements and building materials and finishes for additions and infill development. While the controls can apply to new infill development, there is greater scope for material variation in new buildings to reflect the period in which they are constructed. The controls on infill development are set out separately.

##### **Objectives**

- O1 To retain and conserve traditional materials, finishes and details where they are found in contributory buildings.
- O2 To conserve original significant external finishes.
- O3 To provide for flexibility in the use of external paint schemes to reflect changing tastes.
- O4 To promote high quality design, materials, finishes and detailing to additions and alterations that is appropriate to the architectural style of the place and the historic context.
- O5 To allow for infill development to be of contemporary design but to 'fit' within the overall form and context of the setting.

##### **Controls**

###### **General**

- C1 A materials and finishes schedule is to be submitted with any proposal for works to a property within a heritage conservation area.

###### **Repair and Conservation Work**

- C2 Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.
- C3 Where materials are missing or altered, reinstatement or repair is encouraged to return those features to their early form.
- C4 Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished with other mediums must not be rendered, coated, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.

- C5 Provide external paint schemes that are characteristic of the style of the building in the use of tone, and palette of colours but not necessarily to be limited to standard traditional colour schemes.

#### **Alterations and Additions**

- C6 New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.

### **B8.5.12 Retail and Commercial Buildings**

The controls for retail and commercial buildings within heritage conservation areas vary from the controls on residential buildings. Often retail buildings have had considerable change, particularly to shop fronts and their heritage character is found in their broader streetscape form, particularly above awning level. Where early shopfronts remain it is important to retain these to protect the significance of the streetscape of the heritage conservation area. One of the defining characteristics of local heritage retail precincts is their streetscape appearance. The controls seek to enhance and recover the local character while allowing for ongoing active retail use.

The controls principally affect the main street front presentation of buildings both above and below awning level. Refer to general DCP controls for works related to rear additions and alterations.

Commercial buildings that are within heritage conservation areas are often anomalous, even though they may have some heritage value. If they are within a similar precinct they have a clear context, where they are located on the edge of residential areas they are isolated buildings that although significant do not relate directly to the residential character that adjoins them.

With the intensification of residential use and the shift away from commercial uses, it is likely that some of these buildings will be adapted for new uses over time. These changes may be appropriate and should be guided by the significance of the place and the remaining fabric.

#### **Objectives**

- O1 To ensure that development retains and enhances the character of contributory buildings and the heritage conservation area.
- O2 To ensure that work to retail and commercial buildings within HCAs is consistent with the original character of the building type and its architectural style.
- O3 To retain and conserve original and significant shopfronts, including awnings.
- O4 To encourage the reinstatement of original detail to shopfronts, balconies and post-supported verandahs to shopfronts, where historical evidence (such as historical photographs) enables authentic restoration.
- O5 To allow active ongoing retail use of shopfronts.
- O6 To allow for adaptive re-use of properties while retaining their heritage values.
- O7 To encourage revitalization of local retail areas while retaining their heritage values.

- O8 To recognize that isolated significant retail or commercial buildings (that is within residential precincts) have heritage value and do not establish precedents for larger scale development around them.

### Controls

- C1 Significant architectural elevations, including original shopfronts, and significant finishes and details are to be retained, recovered and conserved.
- C2 Terrace style retail or commercial buildings with one design but more than one ownership should have upgrade, conservation and finishes (such as painting) co-ordinated across the whole building. Changes that affect significance to one element of a larger group will not be supported.
- C3 Works for the adaptive re-use of a building must be consistent with the overall character of the building type, its architectural style and its context within the heritage conservation area.
- C4 Below the awning level of retail buildings, new work is to be consistent with the style and character of the building and the streetscape. Reinstatement of traditional shopfronts is encouraged, and should be based on historic evidence, not conjecture.
- C5 Except for the purposes of restoration or reconstruction, the removal or alteration of original or significant shopfronts and elements is not permitted.
- C6 Reconstruction of original shopfronts, balconies and post-supported verandahs, may be appropriate in instances where a shopfront forms part of a significant group or where sufficient evidence exists to recover the original shopfront, balcony or post-supported verandah design.
- C7 Contemporary designs for shopfronts must relate to the building type, streetscape and precinct. New shopfront designs should use appropriate materials and should incorporate traditional features such as the subdivision of frontages and the configuration of windows with stall boards and doors.
- C8 Shopfronts across tenancies must not be amalgamated. Where properties are amalgamated, the original or early building elements including shopfronts and awnings are to be conserved.
- C9 Modification and adaptive re-use of retail buildings must retain the original characteristics of the building type, its architectural style and context within the HCA.
- C10 Awnings, verandahs or post-supported balconies may be reinstated in their original location, where evidence of the original structure exists. It is noted that most traditional awnings, verandahs or post-supported balconies will require design modification to achieve compliance with current codes. Where these structures are extant they should be retained.
- C11 Rear building additions may be permitted where they do not compromise the form, scale and appearance of the original building and its presentation to the street.
- C12 Upper storey additions may be permitted where they are sufficiently set back from the front building line and where they do not compromise the form, scale and appearance of the original building and its presentation to the street. A minimum setback of 4 metres is applicable, but may be greater depending on site circumstances.
- C13 No balconies, structures or private open space is permitted within the setback area for an upper storey addition.

**New infill development**

- C14 New retail and commercial buildings must maintain and reflect:
- a) The established patterns and proportions of existing elevations.
  - b) The consistency of horizontal and vertical façade features such as window heights and widths, bay widths, awning and parapet lines.
  - c) The established rhythm and pattern in the street including front and side setbacks.
  - d) Existing materials, colours and finishes.
- C15 New or infill development should not be of greater bulk and scale than the existing significant buildings in the precinct.
- C16 Infill development should generally be recessive to fit into the existing heritage character.

**Signage**

- C17 Signage on retail and commercial buildings is to be confined to:
- a) One under-awning sign of appropriate size.
  - b) One window sign in the ground floor shopfront of appropriate design.
  - c) One first floor sign on the building façade designed to 'fit' with the style of the building.
- C18 Rooftop signage is not permitted.
- C19 Signage must be located within bays created by facade articulation, and be compatible with the geometry and proportion of those bays.
- C20 Signage must not obscure important architectural features.
- C21 Neon style signage is not permitted.

**B8.5.13 Apartments and Residential Flat Buildings**

An important group of buildings found across many heritage conservation areas are Inter-War apartment or residential flat buildings. Where they form part of a key period of development of a HCA they are significant. The largest group of these buildings in the Council area are interwar apartments of which there are scattered examples.

While these buildings are usually 2 storeys in height, they are often of greater scale than adjoining single residences. While significant, they do not establish a precedent for intensifying adjacent development.

**Objectives**

- O1 To ensure that apartments and residential flat buildings that are contributory buildings are retained and conserved.
- O2 To ensure that any future work is consistent with the original character of the building type and its architectural style.

**Controls**

- C1 Significant apartment and flat buildings are to be retained in their significant form.
- C2 Changes to the scale and form of buildings should not occur.
- C3 The design of alterations and additions, if they are visible, are to respond to the articulation and rhythm of the existing building.

- C4 Original windows, doors and openings are to be retained. If replacement joinery is required for maintenance it should match the original elements in design and material.
- C5 External shade structures including but not limited to awnings, hoods, canopies and shutters that detract from the overall character of the building are generally not permitted. However consideration will be given to the provision of well-designed shading where it does not adversely affect heritage values.
- C6 Enclosure of balconies or verandahs is not permitted.
- C7 Upgrade works for compliance with Codes, including but not limited to fire egress, disabled access, service installations or structural upgrade should be undertaken with regard to the heritage significance of the existing building and the surrounding heritage conservation area.
- C8 The streetscape setting including landscaping and fencing is to be retained.

#### **B8.5.14 Subdivision and lot consolidation**

The history of the Canterbury area centres on the various subdivisions and re-subdivisions that have taken place since the first land grants. Apart from some larger sites that remain around major heritage items, most, if not all of the heritage conservation areas have reached their maximum subdivision potential. Consequently the DCP does not envisage that future subdivision will be possible or appropriate. Controls are however provided should a request for subdivision be made.

It is also unlikely that any proposal to aggregate sites within heritage conservation areas will be appropriate as the subdivision patterns and the buildings now located on those lots are the principle reason for the significance of each area. Proposals to aggregate lots will generally not be supported.

##### **Objectives**

- O1 To ensure that the significance of heritage conservation areas is not adversely affected by inappropriate development including subdivision or aggregation of lots.
- O2 To ensure that the significance of contributory buildings is maintained and their associated curtilages are not reduced.

##### **Controls**

- C1 Subdivision (including strata) or lot consolidation is not to occur where subdivision patterns are evident and contribute to the significance of the heritage item.
- C2 Applications for subdivision or lot consolidation are to demonstrate that:
  - a) The setting of contributory buildings are not compromised; and
  - b) The relationship between buildings and associated features such as landscaping, trees, fences, and outbuildings are retained.

#### **B8.5.15 Demolition**

To facilitate the provision of additions and alterations and, in some situations, the recovery of more significant earlier forms of a place (such as removing an inappropriate addition), some demolition may be appropriate to allow that work to take place.

The intent of the demolition controls is not to prevent well-designed additions and alterations taking place where some demolition may be required, rather it is to ensure that the significant elements and features of a place are retained.

Demolition of a contributory building or its significant heritage features will not be supported by Council.

Demolition of non contributory buildings within heritage conservation areas is permissible.

Where demolition is proposed of any nature, it requires the support of a Heritage Impact Statement that specifically considers the impacts of demolition on the significance of the place.

Consultation with Council staff is advisable prior to preparing a DA that involves demolition of any building.

### **Objectives**

- O1 Buildings that are contributory buildings are to be retained.
- O2 Where demolition of a building that is a contributory building is proposed, documentation requirements in this section are to be adhered to.
- O3 Minor demolition as part of a proposal for alterations or additions will be considered by Council on a merit basis based on the impact of the demolition on the significance of the place. In this situation it is expected that demolition works would be limited to the rear of the property and will not affect the main or street elements of the building.

### **Controls**

- C1 The demolition of contributory buildings will not be supported by Council.
- C2 Where in exceptional circumstances a development application proposes the full or substantial demolition of a contributory building the Heritage Impact Statement is to:
  - a) Demonstrate why the building is not capable of retention or re-use;
  - b) Include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition; and
  - c) Include a pest inspection report if the building is a weatherboard building and the condition of the building is cited as a reason for demolition.
- C3 Notwithstanding compliance with the above, Council may make a request in writing for additional information or seek to commission independent heritage, structural engineers or other expert reports in relation to any proposed demolition of a contributory building in order to assist with assessment of the application.
- C4 Where partial demolition to facilitate alterations and additions (or similar) is proposed include in the Heritage Impact Statement an assessment of the impact on heritage values of that work, including any alternative solutions that may have been considered.
- C5 If demolition is approved Council will require a full archival recording of the property to NSW OEH Heritage Division standards.

## **B8.6 Development in the vicinity of Places of Heritage Significance**

Development in the vicinity of places of heritage significance can have almost as great an impact as development on the same site as an item of heritage significance.

The LEP sets out a requirement to consider the potential for impacts on the heritage values of a place of heritage significance (this can be a heritage item or a contributory building within a heritage conservation area or the heritage conservation area as a whole) arising from development within its vicinity. This means that any works that take place on adjoining or adjacent land to a place of heritage significance need to be designed to avoid impacts. If impacts do arise it needs to be demonstrated that they cannot be avoided by alternative design approaches.

A heritage impact document is required to accompany any proposal for works in the vicinity of a place of heritage significance.

### **Objectives**

- O1 Ensure that adjacent development does not detrimentally impact upon the heritage significance of places of heritage significance or their settings.
- O2 Ensure that new development is compatible with the heritage values of adjacent places of heritage significance.

### **Controls**

The design of new development should:

- C1 Be designed to respond to the setting, setbacks, form, scale and style of nearby places of heritage significance.
- C2 Maintain significant views to and from the place of heritage significance.
- C3 Ensure adequate setbacks from the site of the place of heritage significance to retain its visual setting.
- C4 Retain original or significant landscape features that are associated with the place of heritage significance or that contribute to its setting.
- C5 Use materials, finishes and colours selected to avoid strong contrast with the place of heritage significance in order to retain its visual importance or significance.

## **Appendix 1:**

### **Heritage Conservation Areas – Area Character Statements**



**AREA CHARACTER STATEMENT**  
**Crinan Street Shops**  
**Heritage Conservation Area**

## 1. Statement of Significance

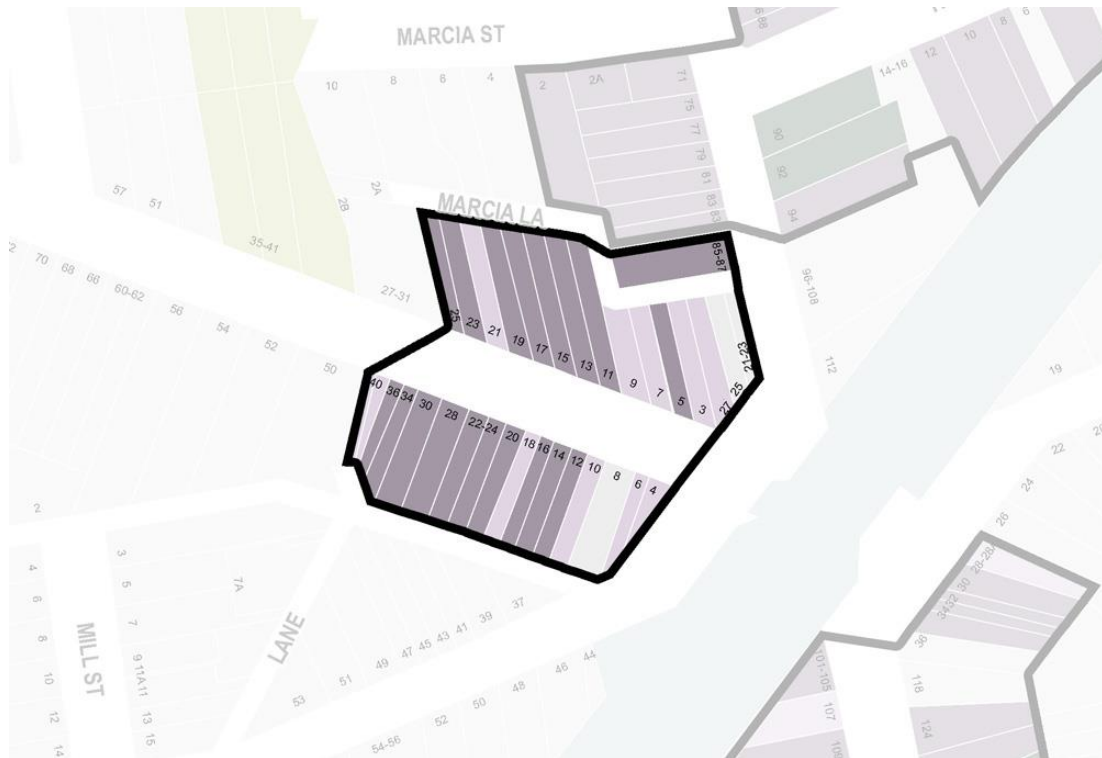
The Crinan Street Shops Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance demonstrating a streetscape of retail development commencing in 1903 (south-western side), and 1911 (north-eastern side) with a later group of interwar residential flat buildings at Nos. 22-24, 28 and 30, which are early examples of residential flat development in the Hurlstone Park area. The railway opened in 1895 and as the suburb developed shops appeared around the station area. The station was renamed Hurlstone Park in 1911 which coincided with the expansion of the shopping centre. The construction of the railway, the development of the suburb and the development of the small shopping centre through the early years of the twentieth century are the core aspects of the character of the suburb.

The area is of *aesthetic* significance for:

- The consistent development of mostly Federation period terrace shops with residences - predominantly 2 storey Federation periods - built to the street alignment with awnings (and originally some verandahs) over footpaths.
- The small group of inter-war residential flat buildings at the north-western end of the area (Nos. 22-24, 28 and 30 Crinan Street) which are representative of the Inter-war Functionalist Style (Nos. 28 and 30) and a generic inter-war Georgian Style (No. 22-24)
- A number of original or early shopfronts at Nos. 13, 15, 14 and 16 Crinan Street

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



**Figure 1:** Crinan Street Shops Heritage Conservation Area – Boundaries and Building Contributions Ranking.

**Colour key:** Purple: Contributory 1; Lilac: Contributory 2; Grey: Non-contributory

## 2. Key Character Elements

The principal heritage value of the Crinan Street shop precinct 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, original first floor joinery and built form. Many of the changes are superficial and have not affected the built form.

The shopping precinct has a number of new businesses and the quality and character of the heritage buildings can add to the long-term value of the area.

### 2.1. 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 Nos. 22-24, 28 and 30 Crinan Street
- Original details such as:
  - Original or early shopfronts to Nos. 13, 15, 14 and 16 Crinan Street
  - Original and later street awnings
  - Original windows or doors to 1st 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.

## 2.2. Non-Contributory Elements

- Late 20<sup>th</sup> century buildings.
- Painting or rendering of original face brickwork facades.
- Alterations to facades such as modern shopfronts, aluminium framed windows, the infill of original recessed balconies to 1<sup>Street</sup> 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.

## 3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the Heritage 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.

### 3.1. Building Contribution Ranking Definitions

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 <sup>th</sup> 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.

### 3.2. Building Contribution Rankings for Crinan Street Shops Heritage Conservation Area

No.	Street	Ranking	Future Management Recommendations
85-87	Duntroon Street	2	
21-23	Floss Street	3	The building fits comfortably on the corner of the street and is scaled to fit with the overall street character.
25	Floss Street	3	The building would benefit from the addition of a street awning to provide continuity to the street and to screen the upper level.
27	Floss Street	2	Provide a new paint scheme Improve signage
3	Crinan Street	2	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)	2	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
No.	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 No. 4 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	
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)	1	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.			

No.	Street	Ranking	Future Management Recommendations
28	Crinan Street (similar to No. 30 Crinan Street)	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
30	Crinan Street (similar to No. 28 Crinan Street)	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 Crinan Street)	2	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
36	Crinan Street (one of a pair with 34 Crinan Street)	1	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms
38-40	Crinan Street	2	Provide suitable colour scheme Retain original fabric and finishes. Recover original forms

**AREA CHARACTER STATEMENT**  
**Duntroon Street**  
**Heritage Conservation Area**



## 1. Statement of Significance

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

The area is of *historical* significance for its late 19<sup>th</sup> century and early 20<sup>th</sup> century subdivisions including:

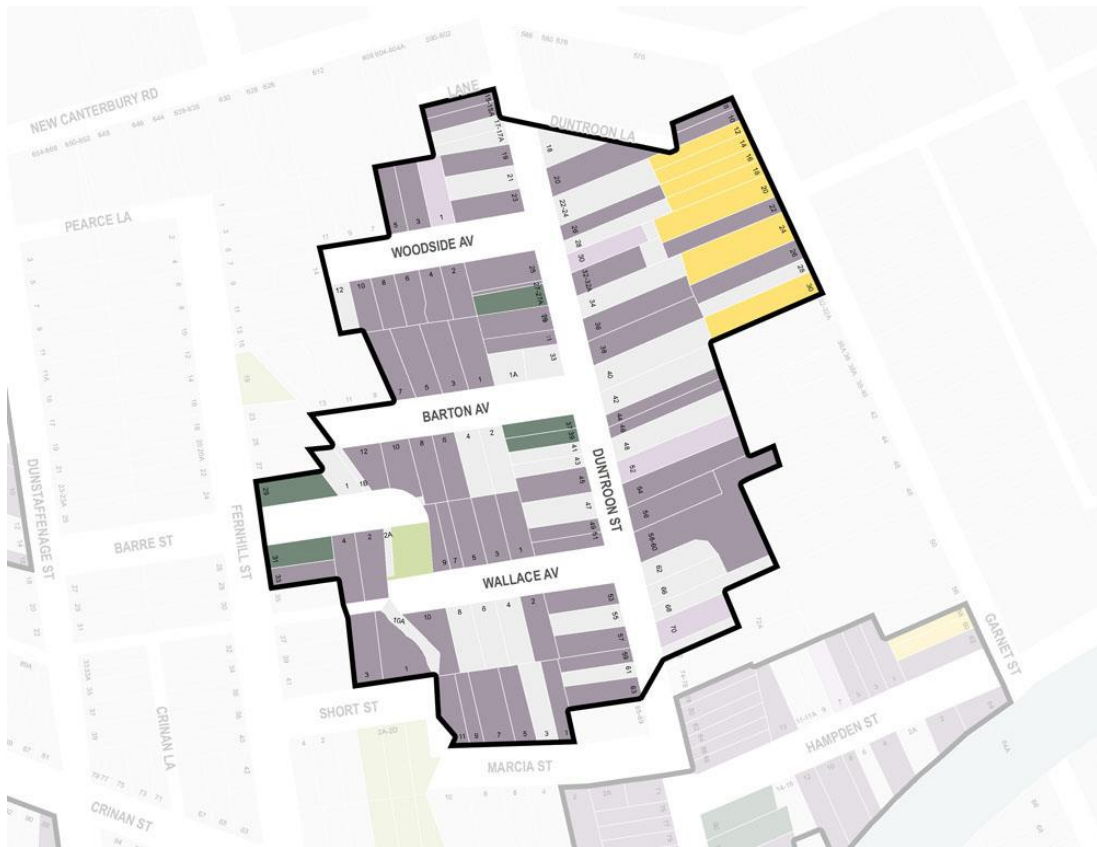
- The Woodside Estate (which formed Woodside Street), which specified a building covenant requiring buildings exceed £350 in value;
- An un-named subdivision which formed Barre Street and the northern portion of Fernhill Street;
- the Hurlstone Park No. 2 Estate advertised for sale in February 1914, which formed Barton and Wallace Avenues, that 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; and
- late 19<sup>th</sup> 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 precinct is of *historic* significance for the collective significance of the buildings found within the precinct that demonstrate the key periods of developments.

The area is of *aesthetic* significance for its wide dead-end streets between Fernhill and Duntroon Streets with pre-1943 brush-box planted grass verges.

The precinct is of *aesthetic* significance for its mixed streetscapes of predominantly single storey Federation Queen Anne style and 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 both one and two storeys (particularly on Garnet Street, many of which are heritage listed), reflecting 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 dead-end streets between Fernhill and Duntroon Streets.



**Figure 1:** Duntroon Street Shops Heritage Conservation Area – Boundaries and Building Contributions Ranking

**Colour key:** Purple: Contributory 1; Lilac: Contributory 2; Dark Green: Potential heritage item; Yellow: Existing heritage item; Grey: Non-contributory

## 2. Key Character Elements

### 2.1. 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
- Dead end streets between Fernhill and Duntroon Streets which relate to subdivision boundaries and a creek alignment
- Laneways and long narrow allotments indicative of late Victorian period subdivisions.

### 2.2. Elements that Contribute to the Consistency of 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 one and two storeys.
- Inter-war period 2-storey residential flat buildings.
- 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, Inter-war periods)
  - 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, low brick, brick & timber picket for Federation and Inter-war period houses; timber picket or iron palisade for Victorian period houses
- Frequent lack of provision for vehicle accommodation on sites. Where vehicle accommodation is present, it is usually narrow driveways with garages to the rear or carports to the side of houses.

### **2.3. Non-Contributory Elements:**

- Late 20<sup>th</sup> century houses.
- Heavily altered houses with difficult to reverse uncharacteristic alterations.
- Circa 1960s-1970s 2-3 storey residential flat buildings.
- Garages or carports constructed in front of houses.
- Uncharacteristic first floor additions to single storey houses which are visible from the street.
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses, modern roof cladding (eg 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.

### 3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the Heritage 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.

#### 3.1. Building Contribution Rankings Definitions

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 that does not date from a key period of significance for the area (for example a late 20 <sup>th</sup> century or more recent building) or a building which has been so altered the period of construction is no longer readily discernible.

#### 3.2. Building Contribution Rankings for Duntroon Street Heritage Conservation Area

Number	Street	Ranking
<i>Barre Street</i>		
1	Barre Street	3
2	Barre Street	1
4	Barre Street	1
<i>Barton Avenue</i>		
1A	Barton Avenue	3
1	Barton Avenue	1
3	Barton Avenue	1
5	Barton Avenue	1
7	Barton Avenue	1
2	Barton Avenue	3
4	Barton Avenue	2
6	Barton Avenue	1
8	Barton Avenue	1

Number	Street	Ranking
10	Barton Avenue	1
12	Barton Avenue	1
<i>Duntroon Street west side</i>		
15-15A	Duntroon Street	1
17-17A	Duntroon Street	3
19	Duntroon Street	1
21	Duntroon Street	3
23	Duntroon Street (corner Woodside Avenue)	1
25	Duntroon Street (corner Woodside Avenue)	1
27	Duntroon Street	Proposed heritage item
29	Duntroon Street	1
31	Duntroon Street	1
33	Duntroon Street (corner Barton Avenue)	3
Note: there is no 35 Duntroon Street		
37-39	Duntroon Street (37 on corner Barton Avenue)	Proposed heritage item
41-43	Duntroon Street	3
45	Duntroon Street	1
47	Duntroon Street	3
49-51	Duntroon Street (No. 51 corner Wallace Avenue)	1
53	Duntroon Street (corner Wallace Avenue)	1
55	Duntroon Street	3
57	Duntroon Street	1
59	Duntroon Street	1
61	Duntroon Street	2
63	Duntroon Street	1
<i>Duntroon Street east side</i>		
18	Duntroon Street	3
20	Duntroon Street	1
22-24	Duntroon Street	3
26	Duntroon Street	1
28	Duntroon Street	3

Number	Street	Ranking
30	Duntroon Street	2
32	Duntroon Street	1
34	Duntroon Street	3
36	Duntroon Street	1
38	Duntroon Street	1
40	Duntroon Street	3
42	Duntroon Street	3
44	Duntroon Street	1
46	Duntroon Street	1
48	Duntroon Street	3
52	Duntroon Street	2
54	Duntroon Street	1
56	Duntroon Street	1
58-60	Duntroon Street	1
62	Duntroon Street	3
64 Duntroon Street – This property does not exist		
66	Duntroon Street	2
68	Duntroon Street	3
70	Duntroon Street	2
72	Duntroon Street	2
<i>Fernhill Street</i>		
29	Fernhill Street (corner Barre Street)	Proposed heritage item
31	Fernhill Street (corner Barre Street)	Proposed heritage item
33	Fernhill Street	1
<i>Garnet Street</i>		
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

Number	Street	Ranking
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
<i>Short Street</i>		
1	Short Street	1
3	Short Street	1
<i>Wallace Avenue</i>		
1	Wallace Avenue	1
3	Wallace Avenue	1
5	Wallace Avenue	1
7-9	Wallace Avenue	1
2	Wallace Avenue	1
4	Wallace Avenue	2
6	Wallace Avenue	3
8	Wallace Avenue	3
10	Wallace Avenue	1
<i>Woodside Avenue</i>		
1	Woodside Avenue	2
3	Woodside Avenue	1
5	Woodside Avenue	1
2	Woodside Avenue	1
4	Woodside Avenue	1
6	Woodside Avenue	1
8	Woodside Avenue	1
10	Woodside Avenue	1
12	Woodside Avenue	3

**AREA CHARACTER STATEMENT**  
**Floss Street**  
**Heritage Conservation Area**



## 1. Statement of Significance

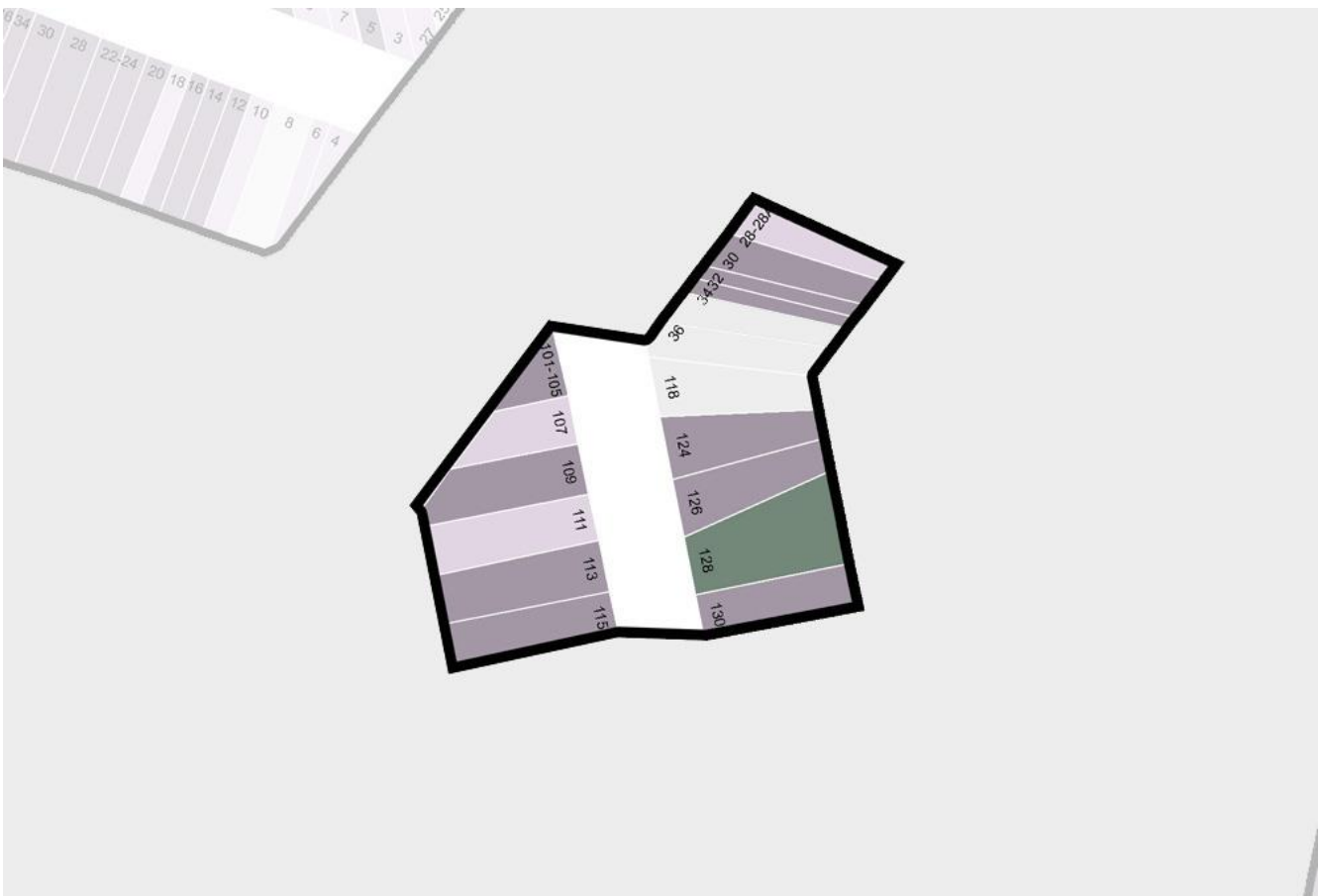
The Floss Street Heritage Conservation Area is of *local* heritage significance.

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 of *historical* significance for the collection of buildings from the early take-up of those sub-divisions 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.

The recent demolition of two residential buildings adversely affects the integrity of the precinct and their replacement structure/s will need to fit within the context of the precinct in terms of scale, siting and form of development.



**Figure 1:** Floss Street Heritage Conservation Area – Boundaries and Building Contributions Ranking

**Colour key:** Purple: Contributory 1; Lilac: Contributory 2; Dark Green: Potential heritage item; Grey: Non-contributory

## 2. Key Character Elements

### 2.1. Subdivision and Public Domain Elements:

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

### 2.2. Elements that Contribute to the Consistency of the Streetscape (Visible from the Public Domain):

- Predominantly single storey Federation Queen Anne style detached brick houses in Duntroon Street at the southern end, many with original slate or terracotta tiled roofs, illustrating the initial Federation period development of the area;
- Inter-war period residential buildings including residential flat building at 124 Duntroon Street and the Inter-war Californian bungalow style house at No. 36 Floss Street (built across two lots), illustrating Inter-war period residential development of the area; and
- 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, Federation and Inter-war period, in Duntroon Street and Floss Street, 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 2-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 1<sup>st</sup> 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.

### 2.3. Non-Contributory Elements

- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern roof cladding (e.g. concrete roof tiles) and loss of chimneys, aluminium framed windows
- Modern front fences of unsympathetic design and materials
- Modern shopfronts to retail or commercial buildings.
- Aluminium-framed windows to 1<sup>st</sup> floor facades of retail or commercial buildings.
- Demolition of buildings at 36 Floss Street and 118 Duntroon Street.

### 3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the Heritage 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.

#### 3.1. Building Contribution Rankings Definitions

Ranking No.	Building Contribution Ranking Name	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 <sup>th</sup> century or more recent building) or a building that has been so altered it's period of construction is no longer readily discernible.

#### 3.2. Building Contribution Rankings for Floss Street Heritage Conservation Area

Number	Street	Ranking
Western side		
101-105	Duntroon Street	1
107	Duntroon Street	2
109	Duntroon Street	1
111	Duntroon Street	2
113	Duntroon Street	1
115	Duntroon Street	1
Eastern side		
130	Duntroon Street	1
128	Duntroon Street	1
126	Duntroon Street	1
124	Duntroon Street	1
118	Duntroon Street	Demolished
36	Floss Street	Demolished
32-34	Floss Street	1

Number	Street	Ranking
30	Floss Street	1
28-28A	Floss Street	3

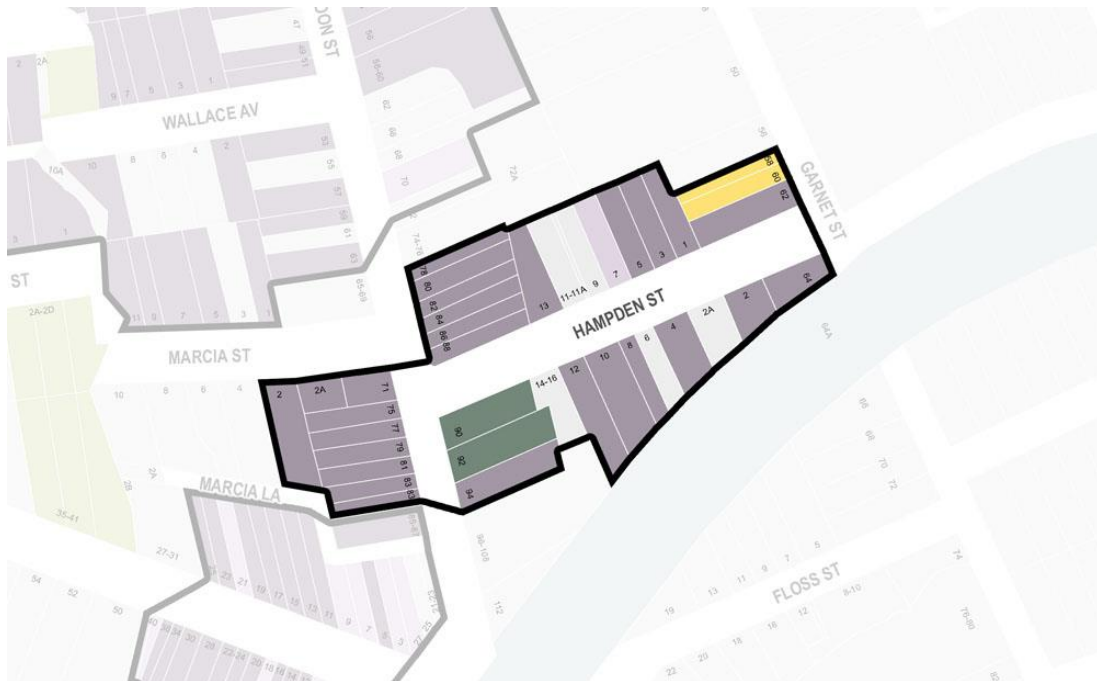
**AREA CHARACTER STATEMENT**  
**Hampden Street**  
**Heritage Conservation Area**

## 1. Statement of Significance

The Hampden Street Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an area developed from two subdivisions: 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; and 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.

The area is of *aesthetic* significance for its Hampden Street streetscape, a wide street with grass verges and late 20<sup>th</sup> 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 a Federation period corner shop in Duntroon Street.



**Figure 1:** Hampden Street Heritage Conservation Area – Boundaries and Building Contributions Ranking

**Colour key:** Purple: Contributory 1; Lilac: Contributory 2; Dark Green: Potential heritage item; Yellow: Existing heritage item; Grey: Non-contributory

## 2. Key Character Elements

### 2.1. Subdivision and Public Domain Elements

- Hampden Street - wide street with grassed verges, late 20<sup>th</sup> century deciduous street tree plantings
- Duntroon Street - narrower street carriageway, narrow concreted footpaths with late 20<sup>th</sup> century shrub plantings
- Garnet Street - wide street, narrow concreted footpaths with late 20<sup>th</sup> century shrub plantings
- Marcia Street - wide street, grassed verges with pre-1943 Brushbox street tree planting at the eastern end of the street.

### 2.2. Elements that Contribute to the Consistency of the Streetscape (Visible from the Public Domain)

- Detached face brick single storey houses, Victorian Italianate style; Federation Queen Anne style; and Inter-war styles
- Semi-detached brick single storey houses, Federation to Inter-war period.
- Federation period corner shop, 88 Duntroon Street (corner Hampden Street)



- 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, Inter-war periods)
  - Face brickwork (Federation, Inter war periods); rendered brickwork (Victorian period)
  - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- The overall high level of integrity of the precinct.
- 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
- 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 to the side of houses.

### **2.3. Non-Contributory Elements**

- Recent 2-storey residences.
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Aluminium framed or other modern windows, especially where window openings have also been altered in size.
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

### 3. Building Contribution Rankings

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

#### 3.1. Building Contribution Rankings Definitions

Ranking No.	Building Contribution Ranking Name	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 that 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 <sup>th</sup> century or more recent building) or a building that has been so altered the period of construction is no longer readily discernible.

#### 3.2. Building Contribution Rankings for Hampden Street Heritage Conservation Area

Number	Street	Ranking
<i>Duntroon Street – west side</i>		
71	Duntroon Street (corner Marcia Street)	1
No 73 Duntroon Street		
75-77	Duntroon Street	1
79-81	Duntroon Street	1
83-83A	Duntroon Street	1
<i>Duntroon Street – east side</i>		
78-80	Duntroon Street	1
82-84	Duntroon Street	1
86	Duntroon Street	1
88	Duntroon Street (corner Hampden St)	1
90	Duntroon Street (corner Hampden Street)	Potential heritage item
92	Duntroon Street	Potential heritage item
94	Duntroon Street	1

Number	Street	Ranking
<i>Garnet Street – west side (near Hampden Street)</i>		
58-60	Garnet Street	1
62	Garnet Street (corner Hampden Street)	1
64	Garnet Street (corner Hampden Street)	1
<i>Hampden Street – north side</i>		
1	Hampden Street	1
3	Hampden Street	1
5	Hampden Street	1
7	Hampden Street	2
9	Hampden Street	3
11	Hampden Street	2
13	Hampden Street	1
<i>Hampden Street – south side</i>		
2	Hampden Street	1
2A	Hampden Street	3
4	Hampden Street	1
6	Hampden Street	2
8	Hampden Street	1
10	Hampden Street	1
12	Hampden Street	1
14-16	Hampden Street	2 (main house)
<i>Marcia Street – south side</i>		
2A	Marcia Street	1
2	Marcia Street	1

**AREA CHARACTER STATEMENT**  
**Melford Street North**  
**Heritage Conservation Area**

## 1. Statement of Significance

The Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an area developed from late 19<sup>th</sup> century and early 20<sup>th</sup> century subdivisions and re-subdivisions of Sophia Campbell's initial 1876 subdivision of Hurlstone Park, including: Bran's subdivision (DP3450), undated but clearly late 19<sup>th</sup> century, including Nos 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision); the Segenhoe Estate offered for sale in December 1900 (DP3738) which included Nos. 8-14 Melford Street on the western side of Melford Street; An unnamed subdivision offered for sale in 1911 (DP 6052), mostly re-subdivided (No. 13 Melford Street on the eastern side is a remaining lot from this subdivision); and re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881-1883, but developed following later re-subdivisions (including Nos. 10 to 16 Dunstaffenage Street).

The area is of *aesthetic* significance for its mixed subdivision patterns, including long narrow lots and Wallace Lane indicative of late 19<sup>th</sup> century subdivisions, larger generous lots typical of post-1900 subdivisions developed with detached Federation Queen Anne style houses within garden settings, the proposed Heritage Item at 8 Melford Street.



**Figure 1:** Melford Street North Heritage Conservation Area – Boundaries and Building Contributions

Ranking

**Colour key:** Purple: Contributory 1; Lilac: Contributory 2; Dark Green: Potential heritage item; Grey: Non-contributory

## 2. Key Character Elements

### 2.1. Subdivision and Public Domain Elements:

- Pre-1943 street planting of Brush box trees and wide grassed verges in Melford Street
- Relatively wide street width in Dunstaffnage Street with narrow footpaths and/or narrow grassed verges
- Wallace Lane, a narrow laneway typical of late 19<sup>th</sup> century subdivisions
- Gentle downwards slope of both Dunstaffnage and Melford Streets from the intersection of the two streets near New Canterbury Road
- The varied subdivision pattern indicating a mix of late 19<sup>th</sup> century and early 20<sup>th</sup> century subdivisions and re-subdivisions

### 2.2. Elements that Contribute to the Consistency of the Streetscape (Visible from the Public Domain)

- Small late 19<sup>th</sup> century and early 20<sup>th</sup> century houses on narrow lots (17 to 29 Melford Street on the eastern side).
- Detached brick single storey housing Federation Queen Anne style houses on generous lots.
- A few Inter-war California Bungalow style houses.
- Proposed heritage item - Uniting Church and hall at 8 Melford Street.

- Original details of houses such as:
  - Front verandahs with original detailing
  - Original roof forms with original cladding of slate or unglazed terracotta tiles (Federation, Inter war); slate or corrugated iron (Victorian period); and original chimneys
  - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (late Victorian, Federation periods)
  - Face brickwork (Federation); rendered or painted brickwork or weatherboard (Victorian period)
  - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- A high level of Contributory buildings within the precinct.
- Original front fences - timber picket, low brick, brick and timber picket for Federation period houses, timber picket for Victorian period houses, low brick for Inter-war period houses.
- Frequent lack of car parking provision on sites. Some garaging at the rear of sites 1-9 Melford Street (off Dunstaffenage Street for Nos. 3-9 Melford Street)

### **2.3. Non-Contributory Elements**

- Late 20<sup>th</sup> century or more recent houses.
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern roof cladding (e.g. concrete tiles) and loss of chimneys
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

### 3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the Heritage 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.

#### 3.1. Building Contribution Rankings Definitions

Ranking No.	Building Contribution Ranking Name	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 that 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 <sup>th</sup> century or more recent building) or a building that has been so altered the period of construction is no longer readily discernible.

#### 3.2. Building Contribution Rankings for Melford Street North Heritage Conservation Area

Number	Street	Ranking
<i>Dunstaffenage Street – western side only</i>		
10	Dunstaffenage Street	1
12	Dunstaffenage Street	2
14	Dunstaffenage Street	2
16	Dunstaffenage Street	1
<i>Melford Street – eastern side</i>		
1	Melford Street (at intersection of Melford and Dunstaffenage Streets)	1
3	Melford Street	1
5	Melford Street	1
7	Melford Street	3
9	Melford Street	1
11	Melford Street	2
13	Melford Street	2
15	Melford Street	2
17	Melford Street	2



Number	Street	Ranking
19	Melford Street	2
21	Melford Street	2
23	Melford Street	2
25	Melford Street	2
27	Melford Street	1
29	Melford Street (corner Wallace Lane)	2
<i>Melford Street – western side</i>		
8	Melford Street	Uniting Church - Proposed Heritage Item
10	Melford Street	1
12	Melford Street	1
14	Melford Street	1

# **AREA CHARACTER STATEMENT**

**Melford Street**

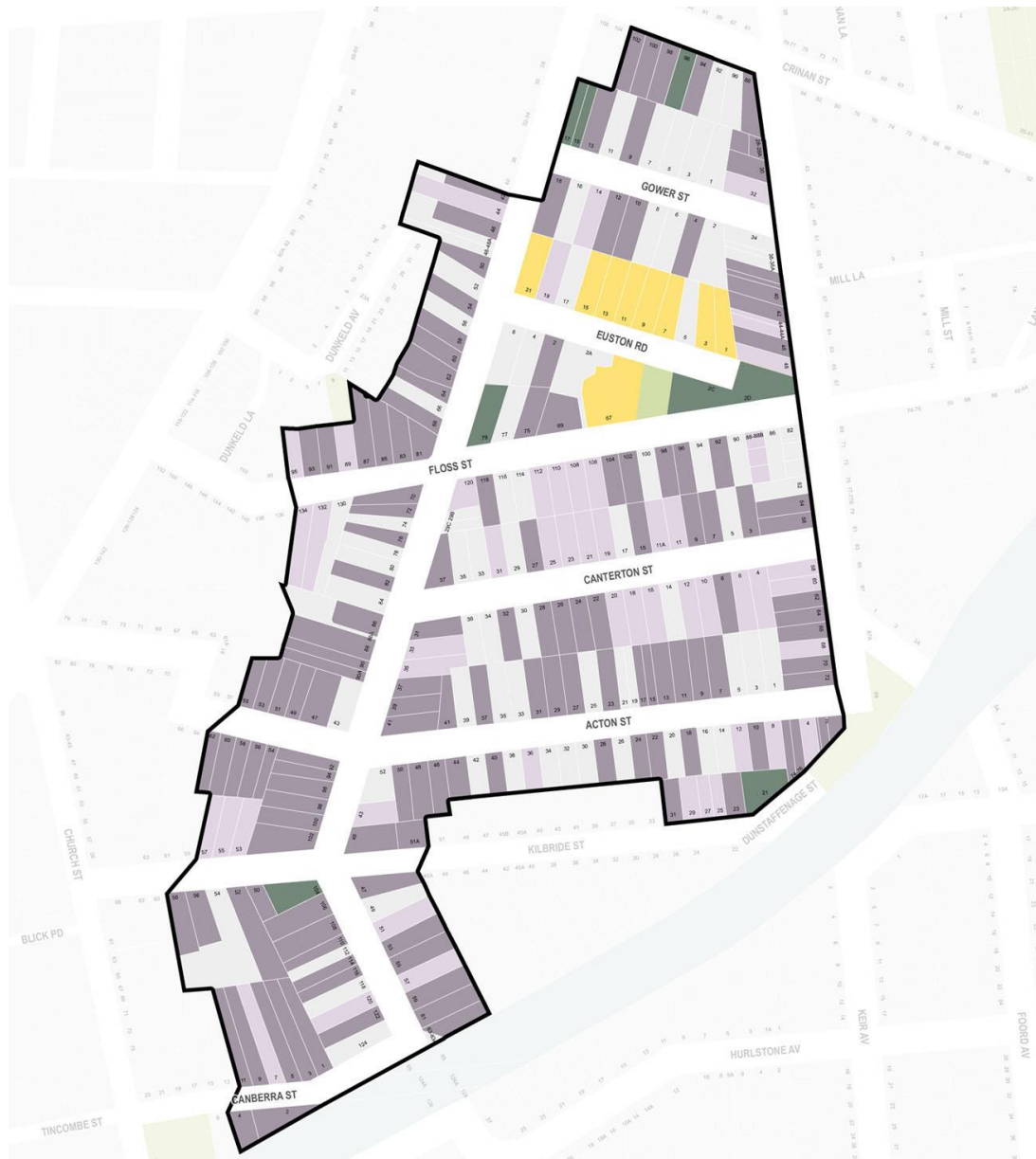
**Heritage Conservation Area**

## 1. 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 four early 20<sup>th</sup> subdivisions offered for sale between 1905 and 1912: the 1905 Brixton Hill Estate subdivision (DP5102) 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 5<sup>th</sup> 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 6<sup>th</sup> subdivision advertised for sale in September 1912, which included the southern portion of the area north of the railway including both sides of Melford Street, and encompassing much of the area between the railway line to the south and the southern side of Canterton Street to the north. The area encompasses (within the Jeffrey's Estate 5<sup>th</sup> subdivision area on Floss Street, subdivided in 1910) the earlier house "Euston" (a heritage item) and Euston Reserve, associated with the house "Euston" as land privately donated for public open space.

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.



**Figure 1:** Melford Street Heritage Conservation Area – Boundaries and Building Contributions Ranking

**Colour key:** Purple: Contributory 1; Lilac: Contributory 2; Dark Green: Potential heritage item; Yellow: Existing heritage item; Grey: Non-contributory

## 2. Key Character Elements

### 2.1. Subdivision and Public Domain Elements:

- Pre-1943 street tree planting of Brush box and wide grassed verges in Melford Street
- Relatively wide street widths in Melford Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, Crinan Street
- Narrower street widths in Kilbride Street, Canberra Street
- Wide grassed verges in Melford Street, Floss Street, Canberra Street (south side)

- Narrow grassed verges in Kilbride, Acton, Canterton, Gower Streets, Crinan Road, Dunstaffnage Street (western side), Canberra Street (north side)
- Euston Reserve bordering Floss Street and Euston Road, east of the heritage listed house "Euston"

## **2.2. Elements that Contribute to the Consistency of the Streetscape (Visible from the Public Domain):**

- Detached brick single storey housing Federation Queen Anne style houses.
- 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.
- Inter-war period 2-storey residential flat buildings.
- 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, Inter-war periods)
  - Face brickwork (Federation, Inter-war periods)
  - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- A high level of Contributory buildings within the precinct.
- Original front fences - timber picket, low brick, brick & timber picket for Federation period houses, 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

## **2.3. Non-Contributory Elements**

- Late 20<sup>th</sup> 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 which are visible from the street.
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; 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.

### 3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the Heritage 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.

#### 3.1. Building Contribution Rankings Definitions

Ranking No.	Building Contribution Ranking Name	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 that 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 <sup>th</sup> century or more recent building) or a building that has been so altered the period of construction is no longer readily discernible.

#### 3.2. Building Contribution Rankings for Melford Street Heritage Conservation Area

Number	Street	Ranking
<i>Acton Street – north side</i>		
1	Acton Street	3
3	Acton Street	3
5	Acton Street	3
7	Acton Street	1
9	Acton Street	1
11	Acton Street	1
13	Acton Street	1
15-17	Acton Street	1
19-21	Acton Street	3
23	Acton Street	1
25	Acton Street	3
27	Acton Street	1
29	Acton Street	1
31	Acton Street	1
33	Acton Street	3

Number	Street	Ranking
35	Acton Street	3
37	Acton Street	1
39	Acton Street	3
41	Acton Street	1
43	Acton Street (corner Melford Street)	3
45 Acton Street – This property does not exist		
47	Acton Street	1
49	Acton Street	1
51	Acton Street	1
53	Acton Street	1
55	Acton Street	1
<i>Acton Street – south side</i>		
2	Acton Street	1
4	Acton Street	2
6 Acton Street – This property does not exist		
8	Acton Street	2
10	Acton Street	1
12	Acton Street	2
14	Acton Street	2
16	Acton Street	2
18	Acton Street	1
20	Acton Street	3
22	Acton Street	1
24	Acton Street	1
26	Acton Street	3
28	Acton Street	1
30	Acton Street	3
32	Acton Street	3
34	Acton Street	3
36	Acton Street	2
38	Acton Street	3
40	Acton Street	1

Number	Street	Ranking
42	Acton Street	3
44	Acton Street	1
46	Acton Street	1
48	Acton Street	1
50	Acton Street	1
52	Acton Street (corner Melford Street)	3
54	Acton Street	1
56	Acton Street	1
58	Acton Street	1
60	Acton Street	1
62	Acton Street	1
<i>Canberra Street – north side</i>		
1	Canberra Street	1
3	Canberra Street	1
5	Canberra Street	1
7	Canberra Street	2
9	Canberra Street	1
11	Canberra Street	1
<i>Canberra Street – south side</i>		
2	Canberra Street	1
4	Canberra Street	1
<i>Canterton Street – north side</i>		
1 Canterton Street – This property does not exist		
3	Canterton Street	1
5	Canterton Street	3
7	Canterton Street	1
9	Canterton Street	1
11	Canterton Street	2
11A	Canterton Street	2
15	Canterton Street	1
17	Canterton Street	3
19	Canterton Street	2



Number	Street	Ranking
21	Canterton Street	2
23	Canterton Street	2
25	Canterton Street	2
27	Canterton Street	2
29	Canterton Street	3
31	Canterton Street	2
33	Canterton Street	3
35	Canterton Street	3
37	Canterton Street (corner Melford Street)	1
<i>Canterton Street – south side</i>		
2 Canterton Street – This property does not exist		
4	Canterton Street	2
6	Canterton Street	2
8	Canterton Street	1
10	Canterton Street	2
12	Canterton Street	2
14	Canterton Street	3
16	Canterton Street	2
18	Canterton Street	2
20	Canterton Street	2
22	Canterton Street	1
24	Canterton Street	1
26	Canterton Street	1
28	Canterton Street	1
30	Canterton Street	3
32	Canterton Street	1
34	Canterton Street	3
36	Canterton Street	3
<i>Crinan Street (south side only)</i>		
88	Crinan Street (corner Dunstaffenage Street)	1
90	Crinan Street	3
92	Crinan Street	3

Number	Street	Ranking
94	Crinan Street	1
96	Crinan Street	Proposed heritage item
98	Crinan Street	1
100	Crinan Street	1
102	Crinan Street	1
<i>Dunstaffenage Street</i>		
28	Dunstaffenage Street	1
30	Dunstaffenage Street	1
32	Dunstaffenage Street (corner Gower Street)	2
34	Dunstaffenage Street (corner Gower Street)	2
36	Dunstaffenage Street	2
38	Dunstaffenage Street	1
40	Dunstaffenage Street	1
42	Dunstaffenage Street	1
44-44A	Dunstaffenage Street	2
46	Dunstaffenage Street	1
48	Dunstaffenage Street	2
50A and B	Dunstaffenage Street	Vacant lots
52	Dunstaffenage Street	2
54	Dunstaffenage Street	1
56	Dunstaffenage Street (corner Canterton Street)	1
58	Dunstaffenage Street (corner Canterton 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	Dunstaffenage Street (corner Acton Street)	1
74	Dunstaffenage Street. Fronts onto the eastern end of Kilbride Street, on the northern side, backs onto Acton Street.	1
<i>Euston Road – north side</i>		

Number	Street	Ranking
1	Euston Road	Heritage item
3	Euston Road	Heritage item
5	Euston Road	2
7	Euston Road	Heritage item
9	Euston Road	Heritage item
11	Euston Road	Heritage item
13	Euston Road	Heritage item
15	Euston Road	Heritage item
17	Euston Road	2
19	Euston Road	2
21	Euston Road	Heritage item
<i>Euston Road – south side</i>		
Euston Reserve		Proposed heritage item
2A	Euston Road	3
2	Euston Road	1
4	Euston Road	3
6	Euston Road (corner Melford Street)	2
<i>Floss Street – north side</i>		
67	Floss Street	“Euston” heritage item
69	Floss Street	1
71 or 73 Floss Street – These properties do not exist		
75	Floss Street	1
77	Floss Street	2
79	Floss Street (corner Melford Street)	Proposed heritage item
81	Floss Street (corner Melford Street)	1
83	Floss Street	1
85	Floss Street	1
87	Floss Street	1
89	Floss Street	2
91	Floss Street	1
93	Floss Street	1
95	Floss Street	2

Number	Street	Ranking
<i>Floss Street – south side</i>		
82	Floss Street (corner Dunstaffenage Street)	Demolished
84 Floss Street – This property does not exist		
86	Floss Street	3
88-88B	Floss Street	2
90	Floss Street	2
92	Floss Street	1
94	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
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	Floss Street (corner Melford Street)	2
122, 124, 126, or 128 Floss Street – These properties do not exist		
130	Floss Street	2
132	Floss Street	2
134	Floss Street	2
<i>Gower Street – north side</i>		
1	Gower Street	3
3	Gower Street	3
5	Gower Street	2
7	Gower Street	3
9	Gower Street	1
11	Gower Street	2

Number	Street	Ranking
13	Gower Street	1
15-17	Gower Street (No. 17 corner Melford Street)	Proposed heritage items
<i>Gower Street – south side</i>		
2	Gower Street	3
4	Gower Street	1
6	Gower Street	3
8	Gower Street	3
10	Gower Street	1
12	Gower Street	1
14	Gower Street	2
16	Gower Street	3
18	Gower Street (corner Melford Street)	1
<i>Kilbride Street – north side</i>		
21	Kilbride Street	Proposed heritage item
23	Kilbride Street	1
25	Kilbride Street	2
27	Kilbride Street	2
29	Kilbride Street	2
31	Kilbride Street	1
Between 31 and 51A Kilbride Street north side are excluded from the HCA boundary.		
51A	Kilbride Street	1
53	Kilbride Street	2
55	Kilbride Street	2
57	Kilbride Street	2
<i>Kilbride Street – south side</i>		
50	Kilbride Street	1
52	Kilbride Street	1
54	Kilbride Street	3
56	Kilbride Street	1
58	Kilbride Street	1
<i>Melford Street – east side</i>		
29B-29C	Melford Street	3

Number	Street	Ranking
31	Melford Street (corner Canterton Street)	1
33	Melford Street	2
35	Melford Street	2
37	Melford Street	1
39	Melford Street	1
41	Melford Street (corner Acton Street)	1
43	Melford Street	2
45	Melford Street (corner Kilbride Street)	1
47	Melford Street (corner Kilbride Street)	1
49	Melford Street	3
51	Melford Street	2
53	Melford Street	1
55	Melford Street	1
57	Melford Street	2
59	Melford Street	1
61	Melford Street	1
63-63A	Melford Street	1
<i>Melford Street – west side</i>		
42	Melford Street	1
44	Melford Street	2
46	Melford Street	1
48	Melford Street	3
50	Melford Street	1
52	Melford Street	2
54	Melford Street	1
56	Melford Street	2
58	Melford Street	1
60	Melford Street	1
62	Melford Street	1
64	Melford Street	1
66	Melford Street	3
68	Melford Street	1

Number	Street	Ranking
70	Melford Street (corner Floss Street)	1
72	Melford Street	1
74	Melford Street	3
76	Melford Street	1
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	Melford Street (corner Acton Street)	1
94	Melford Street	1
96	Melford Street	1
98	Melford Street	1
100	Melford Street	1
102	Melford Street (corner Kilbride Street)	1
104	Melford Street (corner Kilbride Street)	Proposed 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	Melford Street (corner Canberra Street)	2

**AREA CHARACTER STATEMENT**  
**Tennent Parade**  
**Heritage Conservation Area**

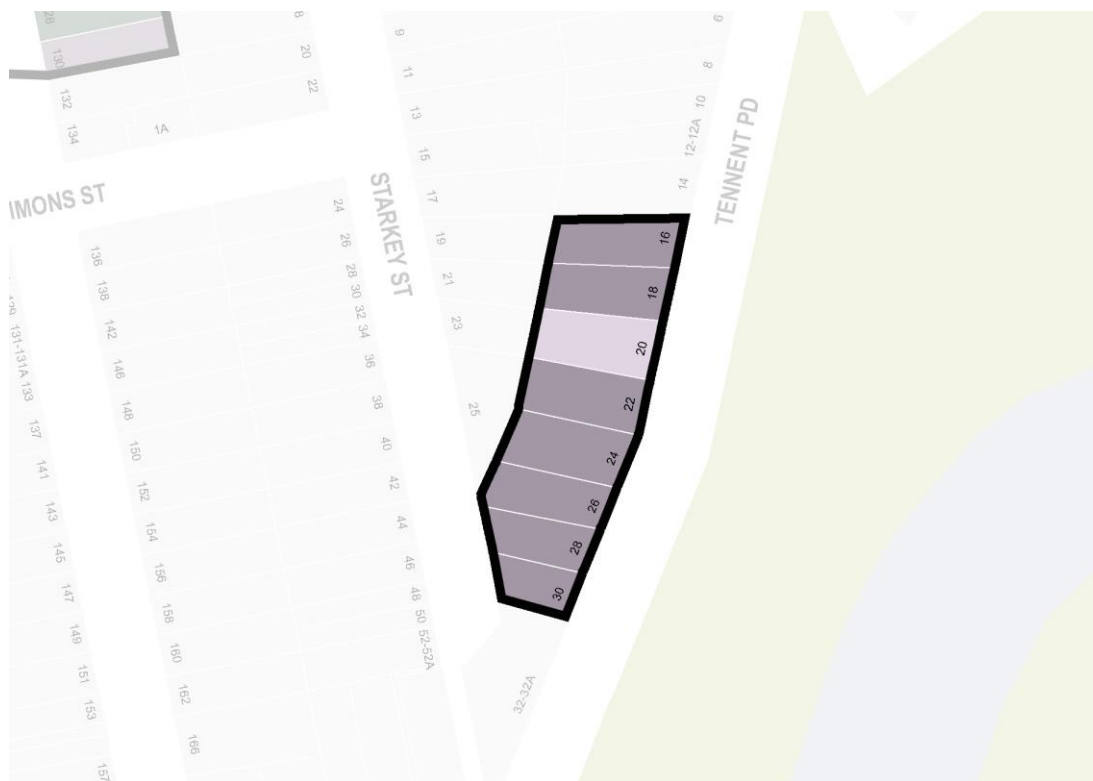


## 1. Statement of Significance

The Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an area developed from the Jeffrey's Estate 9<sup>th</sup> subdivision offered for sale on 19<sup>th</sup> May 1917 (DP8865) with housing styles that reflect this history and period of development.

The area is of *aesthetic* significance for its consistent group of predominantly Inter-war California Bungalow style houses (18 to 30 Tennent Parade), and one Federation Queen Anne style house (No. 16), mostly set high above street level overlooking parkland along the Cooks River to the east. The house designs reflect the topography with tall sandstone undercrofts that is a distinctive form within the suburb.



**Figure 1:** Tennent Parade Heritage Conservation Area – Boundaries and Building Contributions Ranking  
**Colour key:** Purple: Contributory 1; Lilac: Contributory 2; Grey: Non-contributory

## **2. Key Character Elements**

- Subdivision and public domain elements:
- Steep topography with house sites facing parkland along the Cooks River to the east.
- Relatively narrow street width in Tennent Parade.
- Parkland vista to the east of the houses with paperbark street planting on the eastern parkland side of Tennent Parade.
- Grassed verges in Tennent Parade with a footpath only on the western side.

### **2.1. Elements that Contribute to the Consistency of the Streetscape (Visible from the Public Domain)**

- Detached face brick single storey housing with terracotta tiled roofs - Inter-war California bungalow and Federation Queen Anne styles with sandstone undercrofts.
- Houses generally set high above street level with garaging in front of houses built to street property boundaries.
- Original details of houses such as:
  - Open front verandahs with original detailing
  - Original roof forms with original cladding of unglazed terracotta tiles and original chimneys
  - Gable ends facing the street with original imitation half-timbered finishes (Federation, Inter-war periods)
  - Face brickwork and sandstone (Federation, Inter-war periods)
  - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences/retaining walls – brick, sandstone or timber picket
- Car parking usually provided by way of later single car garages built to the street property boundaries. Also a side driveway in one case, and a single car garage beneath one house.

### **2.2. Non-Contributory Elements**

- Front verandah enclosures.
- Alterations to materials e.g. recladding of gable ends.
- Aluminium framed or altered windows
- Double garages in front of houses.

### 3. Building Contribution Rankings

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

#### 3.1. Building Contribution Rankings Definitions

Ranking No.	Building Contribution Ranking Name	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 that 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 <sup>th</sup> century or more recent building) or a building that has been so altered the period of construction is no longer readily discernible.

#### 3.2. Building Contribution Rankings for Tennent Parade Heritage Conservation Area

Number	Street	Ranking
Tennent Parade – west side only (parkland opposite)		
16	Tennent Parade	1
18	Tennent Parade	1
20	Tennent Parade	2
22	Tennent Parade	1
24	Tennent Parade	1
26	Tennent Parade	1
28	Tennent Parade	1
30	Tennent Parade	1