

Why have these heritage controls been proposed for Hurlstone Park?

Hurlstone Park is one of the oldest established suburbs in the Canterbury-Bankstown Council area. It developed as a suburban area after the railway station opened there in 1895, on the then new railway line between Sydenham and Belmore.

Hurlstone Park contains many quality examples of Federation (1890-1915) and Inter-War (1915-1940) period buildings arising from its original suburban development. However, only a relatively small number of these buildings are protected by existing heritage controls contained in the Canterbury Local Environmental Plan (CLEP) 2012.

In 2015 the NSW Department of Planning and Environment released the draft Sydenham to Bankstown Urban Renewal Corridor Strategy (Corridor Strategy). The strategy proposed significant increases in density around the railway stations within the corridor, including Hurlstone Park.

The former Canterbury Council considered the implications of this strategy in a report to the Council meeting on 25 February 2016. Because of concerns relating to the impact the Corridor Strategy would have on the heritage of Hurlstone Park, Council resolved that a study be prepared to assess this issue.

A specialist heritage consultant Paul Davies Pty Ltd (Paul Davies) was appointed to prepare a Heritage Assessment Study of Hurlstone Park in May 2016.

This study was completed then reported to Council on 27 September 2016. It identified that a number of properties and areas had heritage potential. Council resolved to endorse the study and carry out more detailed review work.

This review work was submitted to the Council meeting of the 18th April 2017. It was resolved at this meeting to exhibit a proposal to list 29 properties as heritage items and 7 Heritage Conservation Areas (HCAs) in Hurlstone Park. It was also resolved to exhibit a draft amendment to the Heritage section of Canterbury Development Control Plan 2012 to introduce new controls for Hurlstone Park and also provide a review of the existing controls.

What does heritage listing mean?

Heritage listing provides formal recognition by Council that a place has heritage significance to keep it for future generations.

The most common type of listing found in the Canterbury-Bankstown Council is at a local level. All of the proposed listings in Hurlstone Park are local listings.

Types of heritage listing that might affect a place include listing as a **Heritage Item** or being located within a **Heritage Conservation Area (HCA)**. In some instances it can be both. Council will also consider the impact of development in the vicinity of a heritage item and HCAs.

What is the difference between a Heritage Item and a place within a Heritage Conservation Area?

If your property is proposed to be listed as a heritage item, you will know that Council has determined that the building is of individual importance for its historic, aesthetic, social and/or technical value. A heritage inventory sheet will set out the main reason why the place has been listed as a heritage item. A copy of the inventory sheet has been sent to owners of proposed heritage items.

HCAs are places where Council has identified a significant streetscape or broader built environment. In these areas a group of buildings, often combined with an important subdivision pattern, will form a significant townscape or streetscape. A conservation area will usually have a consistent form, scale and architectural character that is considered worthy of protection. Sometimes a conservation area is significant for its diversity and evidence of the changing patterns of development in an area.

Inclusion in a conservation area does not always mean that the streetscape is perfectly formed. Often there will be elements that are inconsistent. These are sometimes known as non-contributory elements.

Within each HCA properties have an identified ranking. These rankings identify the contributory value of each property within the HCA and often drive the extent of change. A contributory ranking table and map can be found within each HCA Area Character Statement, to enable you to find out the ranking of your property. These Area Character Statements form an appendix to the Draft DCP and are currently on public exhibition.

Can I change or add to my property?

Yes. A heritage listing on Council's LEP does not stop you from making changes to your property or undertaking additions or new work. The listing is simply a way to ensure that the new work or new use is compatible with, or complements, the heritage place.

What should I do if I am proposing changes to a heritage item or a building located in a heritage conservation area?

Council has a Heritage Advisor who is available to give preliminary advice on development issues that might result as a consequence of a heritage listing. It will often be beneficial to engage the services of a heritage consultant to assist in the preparation of your development application.

A list of heritage consultants has been compiled by the Office of Environment and Heritage. <http://www.environment.nsw.gov.au/heritageapp/HeritageConsultantsDirectory.aspx>

Please note that Council cannot endorse the work of any of the consultants included in this list. You should make your own checks on the standard of work of any of these consultants prior to engaging them.

In addition to the information normally required for a development application, your documentation will need to include:

- Details of colours and materials proposed for the development, and
- A Statement of Heritage Impact prepared by a suitably qualified heritage consultant.

What does Council consider when assessing proposed changes to a heritage place or property?

Council has prepared specific development controls that will apply to development of properties within Hurlstone Park. These are currently on public exhibition.

As a general principle, imitation or replication of heritage buildings or detailing should be avoided. Instead, it is generally better to complement the existing architectural qualities of a heritage item or of contributory buildings in a HCA using a sympathetic contemporary design solution for the development.

New work must be carefully designed remembering a few basic principles including:

Form:

Form refers to the overall shape and volume of a building. For heritage items, the form of the building as it is seen from the public realm is often of particular importance. New work should ensure that the original form of the building is retained and is clearly visible. In many conservation areas, the streetscape is strengthened by the repetitive form of buildings. Infill in these areas should aim to reinforce the cohesive nature of the streetscape. Additions and alterations to heritage buildings and of contributory buildings in a conservation area should ensure that the main form of the building is retained, particularly where the form makes a contribution to the streetscape.

Scale:

Good design will respond to the scale of surrounding development. Where it is necessary for new buildings or additions to be larger in scale than surrounding development, it may be appropriate to break down the bulk of the building by dividing long sections of wall into bays or breaking up the bulk of the building into smaller elements. Setting back higher sections of the building might also help to respond to a dominant lower scale in the streetscape.

Siting:

Siting refers to the location and orientation of a building on the site. The setbacks of a building from the boundaries and its alignment with other buildings in the vicinity is important in establishing a streetscape. New development affecting heritage items or places in conservation areas should be sited to respect existing patterns in the streetscape. Orientation of the main façade of a building to the street and setbacks of ancillary elements such as garages and outbuildings are particularly important.

Materials and Colour:

Materials and colour are of particular importance in the presentation of heritage items and conservation areas. Consistent streetscapes that make up conservation areas usually have predominant materials, texture and colours. Additions to heritage items and infill buildings should carefully consider established materials, textures and colours. Incorporating these in new work often helps to unify the design.

Architectural Detail

Details such as verandahs, chimneys, eave overhangs, fences, garden layouts and window types are distinctive features of many heritage buildings and streetscapes. Details that contribute to the character of a heritage item or a building within a conservation area should be conserved. Infill in a conservation area should consider the importance of details to original buildings in the area and how they can be re-interpreted in the new building.

Can I demolish a heritage item or a place within a conservation area?

No. Council does not support the substantial or full demolition of a heritage item, or a place that contributes to the character or significance of a HCA. Council may consider some minor or partial demolition of a place to facilitate alterations and additions, provided that significant elements and features of a place are retained.

How does a heritage listing affect Development Applications?

In most instances, most forms of development relating to a heritage item or a property within a HCA requires a Development Application (DA) to be lodged with Council.

Development consent may not be required for some types of maintenance or minor works affecting a heritage item or property within a HCA.

Such works may include repainting, repairs, minor internal building alterations such a bathroom and kitchen renovations of non-original fabric, skylights and the like.

If you are unsure whether the work you are proposing requires a DA or is considered maintenance and/or minor work, contact Council's Duty Planner or Heritage Advisor.

For heritage items consideration will be given to waiving DA fees where works would not ordinarily require approval if the property was not listed as a heritage item, and the works proposed will enhance and promote the historic significance of the building.

Why are zoning and height control changes proposed?

It is proposed to rezone all of the R3 Medium Density Residential and R4 High Density Residential zoned land in the HCAs to R2 Low Density Residential.

The reason for this is that the R3 and R4 zones allow for medium or high density housing forms such as town houses and villas and residential flat buildings. This form of development is generally inconsistent with the existing and desired future character of the HCAs.

The other amendment proposed relates to the height controls within the B2 Local Centre zones that comprise most of the commercial area around Hurlstone Park station. The current height control of 14 metres is not in keeping with retaining the existing character of these areas.

The prevailing height of buildings in these areas is generally 1-2 storeys. A 14 metre height limit will allow up to 4 storey development, which is incompatible in scale with these buildings, particularly if upper level extensions are proposed to existing shops.

The height control is proposed to be reduced to 11 metres. This will allow up to three storey development, which with an upper level setback, is of a scale that can be integrated into the existing built form of the areas involved.

Does Council give Grant Funding for Heritage Items?

Yes. The existing heritage grant program for the former Bankstown Council has been extended to the whole Canterbury-Bankstown Council area, with increased funding.

A new policy for grant funding is currently being developed and is expected to be completed over the coming months.