








POTENTIAL HERITAGE ITEMS/HERITAGE CONSERVATION AREAS – DECEMBER 2014
TAKEN FROM SOUTHERN AREAS ASSESSMENT – PAUL DAVIES PTY. LTD. 2014


Potential Heritage Conservation Area – new or extension - Southern Areas Report	MLEP 2011 Planning Controls	Council comments	Image
Nos. 1-16 Green Street, Tempe	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Noted that this street contains a number of unusual semis in differing condition. Not all the buildings in this street are the same style e.g. Nos. 1, 2 & 4 are Federation dwelling houses of different styles; Nos. 6-12 (2 buildings) are same style of inter-war semis; Nos. 3-16 are the same style of inter-war semis (4 buildings). Due to the planning controls and the nature of the buildings as semis, it is not considered these buildings are under immediate threat. To be further considered at a later stage. 	
Nos. 19-53 Lackey Street & Simpson Park, St Peters	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Cohesive group of Victorian terraces located opposite Simpson Park. Noted that one of the proposed exits for the WestConnex motorway is proposed to acquire approximately 40% of Simpson Park although not the part nearest to these properties. Properties contain an unusual parcel of land at the rear of properties access via a narrow space between nos. 35 & 37. Considered these properties are considered suitable for investigation as a potential HCA as they are a cohesive group of Victorian terraces adjacent to the established Simpson Park. They are not 	


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		<p>proposed for acquisition as part of the WestConnex project nor for upzoning as part of the St Peters triangle planning controls.</p> <ul style="list-style-type: none"> Management recommendations should consider suitable options for the parcel of land at the rear of these properties e.g. community garden. 	
May St & King Street, St Peters (extension of HCA 16)	<p>1-9 May St & 661-681 King St Zoning: B5 FSR: 0.85:1 HoB: 9.5m</p> <p>659 King Street Zoning: B5 FSR: 3.7:1 HoB: 23m</p>	<ul style="list-style-type: none"> 659 King Street is a master planned site within the St Peter triangle master plan. 665-681 is not a master planned site. Nos. 1-9 May Street are contained within the St Peters triangle master plan area but are identified as 'existing character housing' to be retained. Recommended that, due to the master planning, no. 659 be excluded from any proposed extension of HCA 16. This to be included as part of next round of planning amendments as it is not a new HCA but an extension to an existing HCA. Amend relevant Planning Precinct statements (No. 25) to ensure it references the proposed extension to HCA 16 as part of Amendment 4 to MLEP 2011 and that maps are amended accordingly. 	


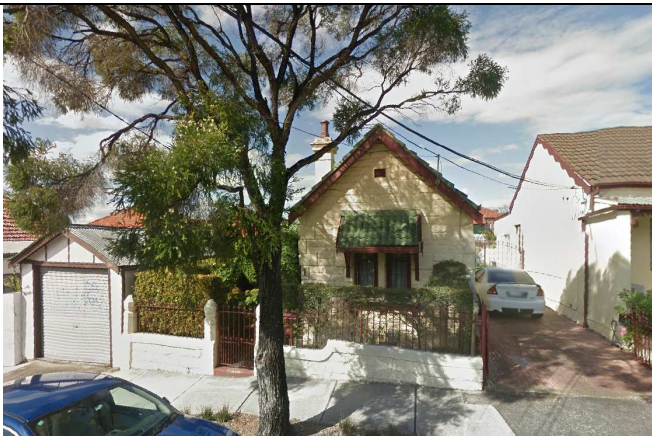
Potential Heritage Item - Southern Areas Report	Planning Controls	Council comments	Image
7 Glen Street Marrickville, pair of 2 storey Victorian Filigree semi-detached houses (divided into flats)	Zoning: R1 FSR: 1.1:1 HoB: 17m	<ul style="list-style-type: none"> ▪ This building is surrounded by 2-3 storey walk-up residential flat buildings. ▪ The building is on a relatively small lot, most likely as a result of a large development at No. 9 Glen Street which continues to the rear of 7 Glen Street. ▪ It is unlikely that this site would be redeveloped as the yield would not be substantially greater than the existing structure. ▪ Amend relevant Planning Precinct statements (No. 29) and Precinct-specific planning controls requiring the retention of the existing building at 7 Glen Street as part of Amendment 4. ▪ To be further considered for heritage listing at a later stage. 	


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322 Livingstone Road Marrickville, Victorian Filigree	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> This building is substantial and a good example of a Victorian filigree dwelling. Similar properties located on Douglas Street, Stanmore. Due to its R2 zoning, this property is not considered as threatened as others on this list from a redevelopment perspective. Amend relevant Planning Precinct statements (No. 29) and Precinct-specific planning controls requiring the retention of the existing building at 322 Livingstone Road as part of Amendment 4. To be further considered for heritage listing at a later stage. 	
Warren Road Marrickville, various Victorian Italianate detached dwellings including No. 29, 31-33, 42, 61, 62 & 64, 73, 74 & 107	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Various buildings in various states ie some modified, others in original form. HCA would be the most appropriate option, however many post-war infill RFBs prohibit this being effective. Due to its R2 zoning, these properties are not considered as threatened as others on this list from a redevelopment perspective. Amend relevant Planning Precinct statements (No. 23 & 30) and Precinct-specific planning controls requiring the 	


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		<p>retention of the existing period buildings along Warren Road part of Amendment 4.</p> <ul style="list-style-type: none"> To be further considered for heritage listing at a later stage. 	
<p>10 Mansion Street Marrickville, 1920s house with unusual pebble detailing to façade and front fence</p>	<p>Zoning: R2 FSR: 0.6:1 HoB: 9.5m</p>	<ul style="list-style-type: none"> Quite modest bungalow relatively uncommon for the LGA Appears roof line may have been modified. Due to its R2 zoning, this property is not considered as threatened as others on this list from a redevelopment perspective. Amend relevant Planning Precinct statement (No. 30) and Precinct-specific planning controls considering the retention of the existing building including the front fence as part of Amendment 4. To be further considered for heritage listing at a later stage. 	



Potential Heritage Item - Southern Areas Report	Planning Controls	Council comments	Image
39-45 Premier Street Marrickville, two pairs of Victorian period 2 storey semis	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Nice pair of Victorian semis Due to its R2 zoning, this property is not considered as threatened as others on this list from a redevelopment perspective. Amend relevant Planning Precinct statement (No. 30) and Precinct-specific planning controls requiring retention of the existing buildings at 39-45 Premier Street and no modification to undermine their heritage values e.g. enclosing balconies etc. as part of Amendment 4. To be further considered for heritage listing at a later stage. 	

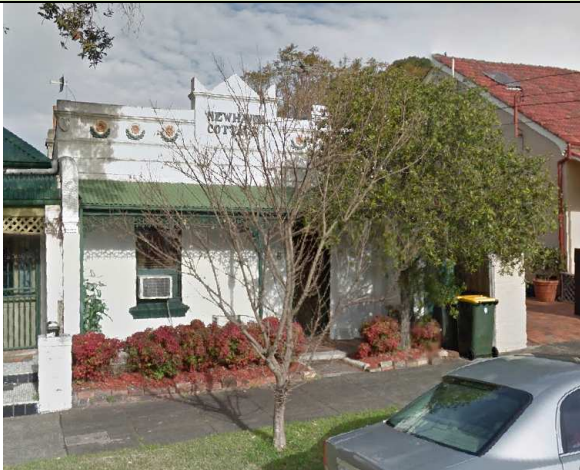

Potential Heritage Item - Southern Areas Report	Planning Controls	Council comments	Image
34 Renwick Street Marrickville, Freestanding Victorian Filigree style terrace in garden setting, original cast iron fence	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Nice dwelling house in a garden setting on quite a large block (c. 650sq.m.) Redevelopment potential to demolish existing dwelling house and develop 2 attached dwellings. However, FSR and heights are low. This building is considered slightly vulnerable, however not as vulnerable as others. Amend relevant Planning Precinct statement (No. 30) and Precinct-specific planning controls requiring retention of the existing buildings at 34 Renwick Street and its existing curtilage and original features e.g. cast iron fence as part of Amendment 4. To be further considered for heritage listing at a later stage. 	



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22 & 24 Renwick Street Marrickville, 2 storey Victorian Filigree semis with original cast iron fence	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Nice semis adding to streetscape values. Due to its R2 zoning and nature as semis these properties are not considered as threatened as others on this list from a redevelopment perspective. Amend relevant Planning Precinct statement (No. 30) and Precinct-specific planning controls requiring retention of the existing buildings at 22 & 24 Renwick Street and no modification to undermine their heritage values e.g. enclosing balconies etc. as part of Amendment 4. To be further considered for heritage listing at a later stage. 	
1 Ivanhoe Street Marrickville, single storey sandstone faced Victorian period detached house	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Appears sandstone facing and fence has been painted. Due to its R2 zoning and nature as semis these properties are not considered as threatened as others on this list from a redevelopment perspective. Amend relevant Planning Precinct statement (No. 30) and Precinct-specific planning controls requiring retention of the existing building at 1 Ivanhoe Street as part of Amendment 4. To be further considered for heritage listing at a later stage. 	

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8 Ivanhoe Street Marrickville, 2 storey circa 1880s boom-style Victorian house with corner tower	Zoning: R1 FSR: 0.6:1 HoB: 14m	<ul style="list-style-type: none"> ▪ Substantial dwelling house on a corner lot ▪ The size and condition of this structure it is not considered as threatened as others on this list despite the HoB control and R1 zoning. ▪ Amend relevant Planning Precinct statement (No. 30) and Precinct-specific planning controls requiring retention of the existing building at 8 Ivanhoe Street and no modification to undermine their heritage values e.g. enclosing balconies etc. as part of Amendment 4. ▪ To be further considered for heritage listing at a later stage. 	

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26 & 28 Ivanhoe Street Marrickville, pair of Victorian Filigree style 2 storey semis	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> ▪ Nice semis adding to streetscape values. ▪ Due to its R2 zoning and nature as semis these properties are not considered as threatened as others on this list from a redevelopment perspective. ▪ Amend relevant Planning Precinct statement (No. 30) and Precinct-specific planning controls requiring retention of the existing buildings at 26 & 28 Ivanhoe Street and no modification to undermine their heritage values e.g. enclosing balconies etc. as part of Amendment 4. ▪ To be further considered for heritage listing at a later stage. 	

Potential Heritage Item - Southern Areas Report	Planning Controls	Council comments	Image
30 & 32 Schwebel Street Marrickville, pair of sandstone houses	Zoning: R1 FSR: 0.6:1 HoB: 14m	<ul style="list-style-type: none"> Good pair of modest sandstone cottages with sandstone retaining walls/fences This location is close to Marrickville Station, adjacent to unit developments. It has the potential for redevelopment with city views. Sandstone cottages are deemed relatively rare for the LGA Consequently, it is considered that these building should be considered for heritage assessment as part of the current 2014 heritage study. 	
Carrington Road Industrial buildings Marrickville, including 8, 16, 20-28	Zoning: IN1 FSR: 0.95:1 HoB:N/A	<ul style="list-style-type: none"> An assessment of Carrington Road forms part of the Southern Areas heritage assessment. Carrington Road is also the subject of a planning proposal to be lodged with Council in the near future. Heritage will form part of the assessment of the planning proposal for Carrington Road. To be further considered following completion of the Southern Areas heritage assessment. 	 <p>8 Carrington Road, Marrickville</p>

Potential Heritage Item - Southern Areas Report	Planning Controls	Council comments	Image
6 Leslie Street Tempe, 'Newhaven Cottage' – Victorian period single storey house with parapet	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> ▪ Interesting dwelling house located in residential location. ▪ Due to its R2 zoning, this property is not considered as threatened as others on this list from a redevelopment perspective. ▪ Amend relevant Planning Precinct statements (No. 31) and Precinct-specific planning controls requiring the retention of the existing building at 6 Leslie Street as part of Amendment 4. ▪ To be further considered for heritage listing at a later stage. 	
1 Leslie Street Tempe, intact Victorian Filigree style houses	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> ▪ Interesting dwelling house located in residential location. ▪ Due to its R2 zoning, this property is not considered as threatened as others on this list from a redevelopment perspective. ▪ Amend relevant Planning Precinct statements (No. 31) and Precinct-specific planning controls requiring the retention of the existing building at 1 Leslie Street as part of Amendment 4. ▪ To be further considered for heritage listing at a later stage. 	

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7 Alfred Street Sydenham, industrial building – possible former Cordial factory	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Known as 1 Bakers Lane St Peters Appears to have been modified Due to its R2 zoning, this property is not considered as threatened as others on this list from a redevelopment perspective. Amend relevant Planning Precinct statements (No. 31) and Precinct-specific planning controls requiring the retention of the existing building at 7 Alfred Street as part of Amendment 4. To be further considered for heritage listing at a later stage. 	
88-98 Silver Street Marrickville, group of freestanding weatherboard houses with gabled roofs and bullnosed front verandahs	Zoning: R2 FSR: 0.6:1 HoB: 9.5m	<ul style="list-style-type: none"> Good group of modest timber cottages Due to their R2 zoning, these properties are not considered as threatened as others on this list from a redevelopment perspective. Amend relevant Planning Precinct statements (No. 31) and Precinct-specific planning controls requiring the retention of the existing buildings at 88-98 Silver Street as part of Amendment 4. To be further considered for heritage listing at a later stage. 	

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78, 80 & 82 Campbell Street & 71 Church Street St Peters, group of single storey mid-Victorian houses	Zoning: R2 FSR: N/A HoB: N/A	<ul style="list-style-type: none"> These properties are to be acquired by the RMS and are indicated on the land acquisition map and have been indicated for acquisition for over 50 years. It is highly likely that these properties will be demolished as part of the WestConnex project. No. 82 Campbell Street is listed on the s.170 Register of the RMS under the NSW Heritage Act 1977 and, as this building has been assessed as being of heritage significance, is to be added to the MLEP 2011 as a heritage item. In light of this, it is not recommended that heritage assessment of these properties be pursued. 	