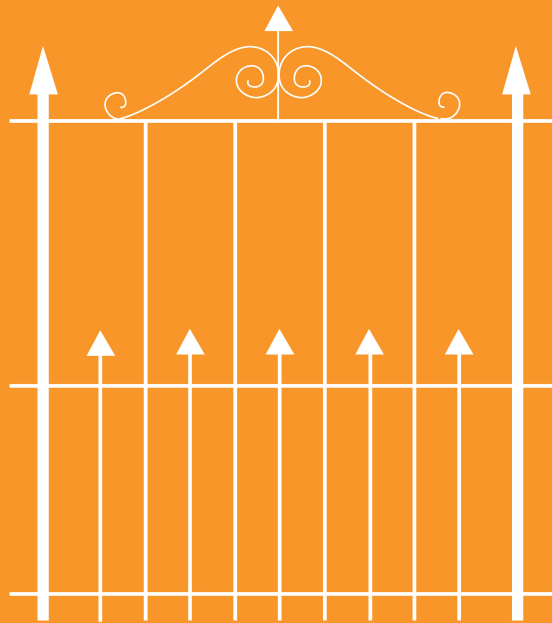


Part 8

HERITAGE





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Part 8 Heritage

8.1 Introduction

Part 8 of this DCP is to be used for any proposed development or works affecting heritage cultural resources. It incorporates basic principles which assist in maintaining and enhancing the integrity of heritage in the Marrickville Local Government Area (LGA).

Part 8 applies to heritage items, heritage conservation areas (HCAs), archaeological sites and Aboriginal heritage.

The main aim of identifying heritage items and HCAs is to recognise and maintain the significance of those items and areas. This does not mean development is necessarily limited or cannot occur, but means any changes should respect the existing built environment and any identified heritage significance. In many cases development consent will be required unless the work is identified as minor under the controls of Part 8 of this DCP or is exempt development.

The Marrickville LGA is fortunate to retain a large number of heritage buildings which help to define its character. The most significant of these are registered on the State Heritage Inventory while others such as local items are controlled by the provisions of Marrickville Local Environmental Plan 2011 (MLEP 2011).

8.1.1 Objectives

- 01 To conserve heritage items and maintain appropriate setting and views.
- 02 To retain evidence of historic themes of development evident in the Marrickville LGA, through the proper care and maintenance of individual heritage items ~~and~~ HCAs and period buildings.
- 03 To provide guidelines for alterations and additions which complement and do not detract from the heritage significance of individually listed heritage items ~~and~~ HCAs and period buildings.
- 04 To protect those items ~~and~~ areas and buildings of value to the local community.
- 05 To encourage new development which complements existing heritage items and heritage conservation areas in a modern context.

8.1.2 Heritage Items

A heritage item can be any part of the environment which has been identified as having heritage significance or value to the local area, the region or the State.

Where items are identified as heritage items, it is not always their architectural value which is important. Places, buildings, structures and other works can be identified as having heritage significance as they are:

- Associated with people, events or phases of history of great importance;
- Rare;
- Constructed with unusual technical skill; or
- Excellent examples of a valuable group of items.

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Heritage items are:

- Places of outstanding value on either a local, State or national level that can occur within or outside any nominated HCAs, that may have one or a range of values including, historical, architectural, aesthetic, scientific or social values and that may also be rare or representatives of a type; or
- An element or elements of a place that warrant retention even though the remainder of a place does not have particular heritage value including archaeological elements or landscape items; or
- A place that demonstrates the development of the Marrickville LGA and relates to the themes established in the *Marrickville Heritage Study* (1986), and *Review of Marrickville's Heritage Provisions* (2009).

Identified heritage items must be retained in a manner where their heritage significance is preserved and the public can interpret that significance without confusion as to its actual age or function.

8.1.3 Heritage Conservation Areas

Heritage conservation areas (HCAs) are significant for their streetscape character and are of value due to the collective nature of buildings and elements in that area.

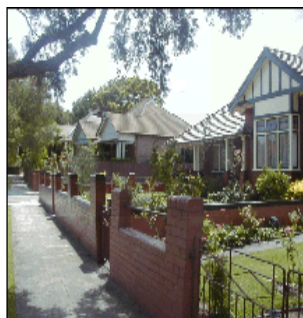
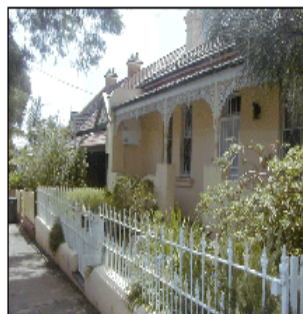
The significance of many HCAs depends on how the built and natural elements, both public and private, come together to demonstrate the evolution of Sydney's Inner West, with the principles of early colonial estates, later 19th century villas or the broad acre subdivision of the late 19th and 20th centuries all remaining legible in the existing built cultural landscape.

The aesthetic values of those areas are evident in the way the elements work together and are often enhanced by consistency of built form, setbacks, materials and architectural period. The qualities of the public domain are integral to the aesthetic values of Marrickville LGA's Heritage Conservation Areas, particularly where they reinforce a cohesiveness between the built elements through materials, curbing, guttering, paving and street tree planting.

The quality of the public domain in those areas is generally high, with original sandstone kerbs, sometimes guttering and high-quality street tree planting in places. Perhaps the most impressive element of Marrickville LGA's public domain, however, are the extensive areas of brick paving to footpaths in many places throughout the former Petersham LGA. The brick paving was laid as part of a Depression era employment relief scheme which is important in a historical context. Where undisturbed by services, these have remained in excellent condition adding and important textural quality to the footpath. Paving of this extent and quality is rare in NSW today.

Prior to MLEP 2011, the Marrickville LGA had two gazetted HCAs - The Abergeldie Estate Heritage Conservation Area and the King Street/Enmore Road Heritage Conservation Area. Thirty new residential areas and three new commercial centres of Dulwich Hill, Petersham and Parramatta Road were identified as HCAs as part of the work for MLEP 2011. A further three HCAs have been identified included since the adoption of MLEP 2011.

The heritage significance of those HCAs and the elements that contribute and detract from this significance are detailed in *Marrickville Review of Potential Heritage Conservation Areas Part 2: Heritage Assessment Reports* (August 2009) prepared by Paul Davis Pty Ltd and *Hoskins Park, Davis Street Dulwich Hill Heritage Assessment* (September 2012) prepared by Tanner Architects, [Heritage Assessment: 89A-89E](#)



The arrangement of front fences, gardens, front and side boundary walls, pavement and trees are important stylistic features in HCAs.



and 91 Camden Street, and 11-19 James Street, Enmore (June 2015) prepared by NBRS + Partners; Marrickville Southern Area Heritage Review (April 2015) prepared by Paul Davies Pty. Ltd and Marrickville Contributory & Period Building Assessment & Mapping Project for 6 Select Commercial Centres (April 2015) by Paul Davies Pty. Ltd. which are available on Council's website. Inventory forms for each HCA have been prepared in accordance with the State Heritage Inventory format to facilitate their inclusion in the NSW Office of Environment & Heritage's State Heritage Inventory.

Specific controls for each HCA have been developed to ensure their ongoing conservation while still allowing a reasonable amount of adaptation and change to meet contemporary living needs. Those controls and guidelines are contained in Section 8.2 and Section 8.3 of this DCP.

The methodology and planning context for the HCA work is documented in the *Marrickville Review of Potential Heritage Conservation Areas 2009* (Part 1).

8.1.4 Contributory and period buildings

The Marrickville local government area is fortunate to retain a large number of historical buildings which help to define its character. Some of those buildings are located within heritage conservation areas, whilst others are not located within heritage conservation areas.

Heritage conservation areas (HCAs) are significant for their streetscape character and are of value due to the collective nature of buildings and elements in that area.

For the purposes of this DCP, the following terminology has been used to distinguish those buildings:

- **Contributory buildings** are those buildings located within a heritage conservation area;
- **Period buildings** are those buildings not located within a heritage conservation area.

Those terms mean as follows:

Contributory buildings are buildings, not listed as heritage items, that are located within a heritage conservation area that make an important and significant contribution to the character and significance of that heritage conservation area. They are buildings that have a reasonable to high degree of integrity and date from a key development period of significance of the heritage conservation area. Contributory buildings are buildings from a key period of development that are either:

- highly or substantially intact; or
- altered, yet recognisable.

Period buildings are buildings, not listed as heritage items, which are not located within a heritage conservation area, which are generally intact that make a positive and valuable contribution to the character of the streetscape and broader townscape.

Planning controls for heritage items, period buildings and properties within heritage conservation areas are contained throughout this DCP generally as follows:

- **Part 4 (Residential Development)** contains development controls and design guidelines for residential buildings including design guidelines for common residential period building typologies.

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- Part 5 (Commercial and Mixed Use Development) contains development controls and design guidelines for commercial buildings including design guidelines for common commercial period building typologies.
- Part 6 (Industrial Development) contains development controls and design guidelines for industrial buildings including design guidelines for common industrial period building typologies.
- Part 8 (Heritage) contains information for each Heritage Conservation Area within the Marrickville LGA including relevant Statements of Significance. Section 8.4.2 contains maps of identified contributory and period buildings for select commercial centres within the Marrickville LGA and should be read in conjunction with Part 5. Section 8.5 contains style sheets for each type of heritage conservation area based its predominant era of construction.

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8.1.48.1.5 Development consent

Works to a heritage item or a development activity in a heritage conservation area generally requires development consent. Under MLEP 2011 (Clause 5.10(2)) development consent is required for:

- i. Demolishing or moving or altering the exterior of a heritage item, an Aboriginal object, or a building, work, relic or tree within a heritage conservation area;
- ii. Altering a heritage item or a building, work, relic or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior;
- iii. Altering a heritage item that is a building by making structural changes to its interior;
- iv. Disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed;
- v. Disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance;
- vi. Erecting a building on land on which a heritage item is located or that is within a heritage conservation area; or
- vii. Subdividing land on which a heritage item is located or that is within a heritage conservation area.

To assist in determining the development application, Council will require certain additional information to be submitted with the development application as detailed in Section 8.1.7.

For heritage items a heritage impact statement (HIS) must accompany any development application submitted to Council.

Council's Heritage and Urban Design Advisor can advise whether a HIS or a heritage conservation management plan (CMP) is necessary.

8.1.58.1.6 When consent is not required

There are circumstances when consent is not required for certain development (Clause 5.10(3) of MLEP 2011). These are where:

- i. The applicant has notified Council of the proposed development and Council has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:



- a. Is of a minor nature, or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site, or a building, work, relic, tree or place within a heritage conservation area; and
- b. Would not adversely affect the significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area; or
- ii. The development is in a cemetery or burial ground and the proposed development:
 - a. Is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - b. Would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance; or
- iii. The development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property; or
- iv. The development is exempt development.

Under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Codes SEPP), certain works may be undertaken as exempt development to heritage items (excluding an item that is listed on the State Heritage Register under the [Heritage Act 1977](#) or that is subject to an interim heritage order under the [Heritage Act 1977](#)) and within heritage conservation areas subject to certain criteria.

State Environmental Planning Policy (Infrastructure) 2007 permits various works to heritage items (including items of State significance) and within heritage conservation areas as exempt development when carried out by or on behalf of a public authority and which involve no more than minimal impact on the heritage significance of the item or area.

Other legislation may permit works to heritage items or within heritage conservation areas without consent.

NB Works related to trees in a heritage conservation area or on land that is a heritage item are described in Section 2.20 (Tree Management) of this DCP.

Works that may be undertaken within a heritage conservation area or to a heritage item after obtaining approval in writing (known as minor works) from Council are:

1. The replacement of existing elements with like elements, but that are of a minor nature (usually maintenance carried out for protective care); or
2. The introduction of minor elements (for example, solar panels, satellite dishes or antennae) to roofs not visible from a public place.

Maintenance works must not alter the structure or fabric of a heritage item. Existing materials must be replaced with salvaged, second hand materials or materials that are the same as the existing, or which are compatible with the existing building architectural style. See Section 8.1.89 for details on what is a minor work.

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8.1.68.1.7 Heritage Items

Heritage items are listed in Schedule 5 of MLEP 2011 and mapped on the Heritage Map of MLEP 2011. Those items have been individually identified as having cultural heritage significance.

The following controls encourage the retention of those items while enabling sympathetic change.

8.1.6-18.1.7.1 General controls common to all development

- C1** Heritage items must be conserved and new development must not diminish the significance of the item.
- C2** An experienced heritage architect or conservation specialist must be engaged for works to a heritage item.
- C3** Significant internal and external features of heritage items must be maintained in their original form.
- C4** Subdivision of a site containing a heritage item must leave an adequate curtilage to the heritage item.

NB *Before any changes to a heritage item are considered, the item should be fully understood. The applicant should examine its history, stages of development and its form and fabric. A statement of heritage significance encapsulating the findings, and a HIS must accompany any development application submitted to Council for a heritage item.*

Council's Heritage and Urban Design Advisor can advise whether a HIS or a CMP is necessary.

8.1.6-28.1.7.2 Development in the vicinity of a heritage item

- C5** New development need not seek to replicate period details of original buildings, but rather, demonstrate respect for the form and scale of the immediate area.

8.1.6-38.1.7.3 Alterations and additions

- C6** Alterations and additions must not adversely impact the significant features of the heritage item.
- C7** Changes must maintain the significant form, proportion, scale, details and materials of the item.
- C8** Extensions must not compete with the integrity, scale or character of the item. Extensions can best meet this requirement if:
 - i. Separation from the original building is maximised; and
 - ii. They are designed in a simple, unobtrusive style and size.
- C9** Alterations and additions must be located so as to reduce their visibility and prominence from any point in the street or adjoining streets, and the height must not be seen above the main ridgeline of the building.
- C10** New side additions may be permitted where:
 - i. They are sympathetic to the character and design of the existing building, having regard to the form, bulk, materials and details of



- the existing building without attempting to reproduce exactly those elements and decorative details in particular;
- ii. They are not in front of or obscuring the street elevation of the existing building;
- iii. They are set back a greater distance from the street than the existing building;
- iv. They are lower or equal to the height of the majority of the existing building; and
- v. They are compatible with the existing building in terms of wall height proportions and roof form.

- C11** Ancillary buildings on the same site as an individual heritage item must be located in a place that does not obscure the significant elements.
- C12** Alterations to alleviate aircraft, rail or road noise must not detract from the streetscape values of individual buildings by removing or covering significant building fabric or details.
- C13** Solar water heater storage tanks, solar panels, ventilators, air-conditioning units, satellite dishes and antennae and the like must not be located on the principal roof elevations of heritage items including on the roof or awning.

NB *The installation of these items behind the ridgeline and out of view may be permissible as minor works (See Section 8.1.89 Minor Works in this DCP).*

8.1.6.48.1.7.4 Building materials and details

- C14** Any proposed changes to the external finishes (unless otherwise advised by Council) require development consent, including paint removal, re-skinning, painting unpainted brickwork or render of timber or of an unrendered surface.
- C15** Development must seek to reconstruct missing architectural detailing, such as bargeboards, finial trim, window awnings and front verandahs or balconies.
- C16** Re-painting of timber detailing and facades must use original period colours. Avoid the use of single colour solutions and attempt a complementary colour combination. Contemporary colours are not discouraged, but must be combined in a complementary way.
- C17** Where cement render can proceed, gain a proper understanding of the different types of cement render and how it was used in different architectural styles. Rough cast, pebbledash and smooth render have been used in different ways and applied to different architectural elements. The appropriate material must be consistent with the building form and style.
- C18** Do not paint or render face brick; the original wall treatment must be retained.
- C19** When new windows are to be inserted into the existing fabric, the proportion of those windows must respect the form and scale of the architectural style period.

8.1.78.1.8 Requirement for a HIS or CMP

In assessing a development application, Council will consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned.

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Before granting consent to any development on land on which a heritage item is situated, or within a heritage conservation area, or within the vicinity of a heritage item or heritage conservation area, Council will require a HIS that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

In addition to a HIS, Council may require, after considering the significance of a heritage item and the extent of changes proposed to it, the submission of a CMP before granting consent.

Council may request an assessment by a suitably qualified heritage consultant of the heritage and/or architectural significance of identified period buildings within commercial centres as part of development proposals for total or substantial demolition.

The circumstances in which a HIS or CMP may be required will vary depending on the works proposed and the likely impact they will have on the heritage significance of the item or HCA. As a general rule, a CMP would only be required for a heritage item while a HIS will be required for a heritage item or for development within a heritage conservation area. Discussion with Council officers or Council's Heritage and Urban Design Advisor is recommended to determine what may be needed to assist in assessing the application.

~~8.1.7.18.1~~ **HIS**

A HIS conveys what the impact or impacts of a proposal would be and helps Council make an informed decision on whether to allow the development to proceed. A HIS need not be large or difficult and will depend on the extent of changes or complexity of the proposed development.

A Statement of Heritage Impact (SOHI) identifies the heritage significance of the item, place or HCA, the impacts of any changes being proposed to it and how any impacts arising from the changes will be mitigated.

A SOHI must:

- Identify why the item, place or area is of heritage significance (the statement of heritage significance);
- Describe the works, change of use and any physical changes to the place;
- Identify the impact or impacts the proposed changes to the heritage item or HCA will have on its heritage significance;
- Identify and describe any measures being proposed to lessen negative impacts of the proposed changes; and
- Identify why more sympathetic solutions to those being proposed are not viable.

In circumstances where the proposed changes are likely to have a detrimental effect on the item, place or HCA's heritage significance the SOHI must:

- Clearly identify any change or changes that will have a negative impact on the heritage significance of the item, place or area;
- State why the impact or impacts cannot be avoided; and
- State the steps being taken to minimise their effect or effects.

The SOHI must include a statement of heritage significance and an analysis of heritage significance and proposed conservation policies. Physical condition reports and any consultant's reports should be included where they exist and are relevant to the application.

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The length of the SOHI will vary depending on the scale and complexity of the proposal. A brief one to two page account included in the Statement of Environmental Effects (SEE) may be sufficient for minor work that will have little impact. A more extensive report would be required for more complex proposals or those that will have a major impact.

The SOHI must address the site of the item or place in its entirety. Features of the item and site including configuration, layout, setting, buildings and other structures; landscape features such as gardens, trees, paths and walls; archaeological features such as wells; and views in and out of the site must be identified where the proposal affects those features. For example, where the proposed change is minor and restricted to the interior of a building, the significance of that interior must be highlighted in the SOHI.

Source: Local Government Heritage Guidelines

For more information, please refer to "Assessing Heritage Significance" and "Statements of Heritage Impact" within the *NSW Heritage Manual* (1996) prepared by the NSW Heritage Office and the Department of [Urban Affairs and Planning and Environment \(DUAP&E\)](#).

~~8.1.7.28.1.8.2~~ CMP

A CMP details why a heritage item is considered to be of heritage significance and outlines ways to retain this significance while allowing economic re-use, possible future development and ongoing management and maintenance.

A model brief to engage a suitable consultant is found in the *Conservation Management Documents* guideline prepared by the NSW Heritage Office and the [DUAP&E](#).

In the early stages of preparing a development proposal for a heritage item, it is recommended the proposal be discussed with Council's Heritage and Urban Design Advisor to determine whether a CMP is needed.

~~8.1.88.1.9~~ Minor works

Before commencing any building work to a heritage item or within a heritage conservation area for minor works a minor works request must be submitted to Council.

While ultimately what constitutes minor works will be at the discretion of Council's Heritage and Urban Design Advisor the following types of maintenance work have been identified for heritage items and buildings within HCAs as minor works, provided there is no impact on the heritage significance of the site, and that no more than 30% of the building component is replaced.

- i. Repair, replacement, restoration or reconstruction of front fences;
- ii. Repair, replacement, restoration or reconstruction of paths;
- iii. Repair or replacement of roofing;
- iv. Repair, replacement or repainting of damaged guttering;
- v. Repair, replacement or repainting of damaged pointing, tuck pointing or roughcast rendering;
- vi. Repair, replacement or repainting of handrails;

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- vii. Repair, replacement or repainting of steps;
- viii. Repair of existing tiling to balconies, verandahs, front steps or pathways;
- ix. Repair, replacement or repainting of timber windows, external doors or joinery;
- x. Repair or repainting of chimneys;
- xi. Replacement or maintenance of gardens with compatible plants, trees, shrubs and lawns (unless the tree is a heritage item);
- xii. Repainting external surfaces that are already painted in the same colours;
- xiii. Repair or repainting of verandahs, balcony balustrades and valences;
- xiv. Utility installation such as gas meters, satellite dish, antenna, television aerials, meter boxes, water heaters, water tanks (excluding solar panels) that are not visible from a public place;
- xv. Repair or replacement of letter boxes;
- xvi. Repair or replacement of decks; and
- xvii. Painting or rendering unpainted exterior surfaces.

In the above cases, the applicant must submit, to Council, a Minor Works Request, and receive a written response in the affirmative, from Council, prior to commencing any work. Failure to undertake the works in accordance with Council's response may amount to 'unauthorised work', and may necessitate any of the following: demolition, rectification and/or an application for development approval.

8.1.8.18.1.9.1 Other works – Council notification as minor work not required

Other works that do not require the notification of Council are:

- i. Replacing of screws and bolts to ensure fixtures are securely held in place;
- ii. Re-hinging doors or gates;
- iii. Replacing of plumbing and/or wiring;
- iv. Repairing, sanding, polishing or oiling of floor boards;
- v. Maintaining or upgrading non-original kitchens, bathrooms or laundry fixtures and fittings;
- vi. Removing or replacing non-original floor coverings, built in cupboards or wardrobes;
- vii. Removing or replacing non-original internal light fittings; and
- viii. Internal painting that does not affect the significant features.

8.1.98.1.10 Archaeological sites

Archaeological sites provide evidence of the lives of Australia's previous generations. This evidence includes objects and artefacts of everyday life such as crockery, bottles, tools and the remains of early buildings and structures. This section deals only with non-Aboriginal archaeology.

All known and potential archaeological relics in NSW are protected under the *NSW Heritage Act 1977* (as amended). When intending to disturb or excavate land where archaeological relics have been identified or are considered likely to occur, it is the responsibility of the property owner to seek relevant approvals. Either an excavation permit under Section 140 of the *Heritage Act 1977* or an exception under Section 139(4) of the *Heritage Act 1977* will be required.

*Application forms and more information can be obtained from
www.heritage.nsw.gov.au or by contacting the NSW Heritage Branch.*



Generally it is an offence to excavate or disturb any relic on a site without a permit (whether or not the site or the relic is listed or identified). If a relic is discovered in the course of any excavation it should be reported to the NSW Heritage Branch.

Given the historical development of the Marrickville LGA there will be sites with archaeological potential despite there currently being no listed archaeological sites in MLEP 2011. The location of the footprint of Annandale Farm House, its outbuilding, the formal garden, and the family burial vault were identified during research into the Annandale Farm Estate. This information is noted in the inventory sheet to the HCA of Annandale Farm (Stanmore). Known sites of high archaeological potential in Stanmore which were the location of Annandale Farm outbuildings have been mapped to alert property owners of the legislative requirements relating to archaeological potential. This map is in Section 8.2.8 Annandale Farm Heritage Conservation Area - HCA 6 of the DCP.

The extent, nature and significance of archaeological features cannot be fully determined until excavation has occurred. In the event of an archaeological discovery in the Annandale Farm area or in other areas of the LGA an archaeological investigation may need to occur and the results documented. Generally, an appropriate methodology needs to be developed and approved by relevant authorities before physical investigations begin. It is recommended that proponents talk to Council or the NSW Heritage Branch to determine the best course of action as the requirements will vary on a case by case basis.

Controls

- C20** Where in the course of building works any archaeological resources are found or considered may be found, the proponent must inform the NSW Heritage Branch and obtain necessary approval.
- C21** Where significant archaeological resources are found, alterations and additions in the vicinity must be designed to care for significant fabric and other features of the place.
- C22** The depth and extent of excavations to the ground surface surrounding heritage items or a known archaeological site must be minimised.

8.1.108.1.11 Places of Aboriginal heritage significance

The traditional Aboriginal groups of the inner Sydney/Marrickville region are the Cadigal Wangal clans of the Eora nation who moved through the area and lived along the Cooks River for thousands of years prior to European arrival.

Aboriginal people continued to live in the area around the Cooks River after the arrival of Europeans. Clan members from other areas such as the NSW south coast moved into Sydney, transforming the makeup of the traditional groups living in the Marrickville LGA.

Places of Aboriginal heritage significance and Aboriginal objects are an important part of Australia's cultural heritage.

Aboriginal heritage in New South Wales is protected by the *National Parks and Wildlife Act 1974* and the *Environmental Planning and Assessment Act 1979* and further approvals may be required under those Acts.

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Places of Aboriginal heritage significance or an Aboriginal object must be considered by Council before granting consent. Specifically Clause 5.10(8) of MLEP 2011 states that Council must:

- i. Consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place; and
- ii. Notify the local Aboriginal communities (in such a way as Council thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.

An Aboriginal Site Survey has identified places of Aboriginal heritage significance with the Marrickville LGA. In 2009 the Marrickville Aboriginal Consultative Committee advised that the management of Aboriginal heritage should not occur by listing items in MLEP 2011. The sensitive management of those sites through Council procedures was preferred and is an accepted and common practice in NSW for protecting Aboriginal heritage.

While it remains the duty of the applicant to consider Aboriginal heritage, Council will, where necessary, provide advice on known Aboriginal heritage items or Places of Aboriginal Heritage Significance within the vicinity of a proposed development. This advice may be provided in a general sense or more specifically depending on the nature of the place or object.

Controls

- C23** Known and potential Aboriginal places and objects must be preserved and protected when development occurs.
- C24** No excavation of ground surfaces can occur in areas surrounding a known or potential Aboriginal site.
- C25** Building or landscaping works, paths and driveways must be located away from Aboriginal sites to allow for in-situ preservation of artefacts.

8.1.10.18.1.11.1 Other legislation relating to Aboriginal cultural heritage

The National Parks and Wildlife Service is responsible for the protection and preservation of all Aboriginal relics and places in NSW. It is an offence under the *National Parks and Wildlife Act 1974* (NP&W Act) to knowingly destroy, deface or damage, or knowingly cause or permit the destruction or defacement of or damage to, an Aboriginal object or Aboriginal place without first obtaining the consent of the Director General of the Department of Environment, Climate Change and Water (DECCW).

Works which will damage or destroy a site of Aboriginal cultural heritage must first obtain an Aboriginal Heritage Impact Permit under the NP&W Act 1974.

Further, it is an offence under the NPWS Act for a person who is aware of the location of an Aboriginal object to fail to notify the Director General of DECCW. Therefore, there is an obligation for all landowners under the NPWS Act to notify the nominated correct government authority should they locate an Aboriginal object on their land, regardless of an absence of previous knowledge regarding the object.



8.1.118.1.12 Items of State significance

Heritage items listed as being of State significance in Schedule 5 of MLEP 2011 are those listed on the State Heritage Register. Any works to those items (including demolition) require approval under the *Heritage Act 1977*.

When a development application is lodged with Council for demolition or development of any type for a State Heritage Register listed item, the integrated development application process commences and Council will, as part of that process, refer the application to the Heritage Council for concurrence.

The concurrence of the Heritage Council is not required where the applicant has already obtained a Section 63 approval under the *Heritage Act 1977* from the Heritage Council and has submitted that approval to Council with the development application documentation.

Council must consider any response received from the Heritage Council within 28 days after the notice is sent, before granting consent.

8.1.128.1.13 Heritage conservation incentives

Council may grant consent to development for any use of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be permitted by MLEP 2011, if Council is satisfied that:

1. The conservation of the heritage item is facilitated by the granting of consent, and
2. The proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
3. The consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
4. The proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and
5. The proposed development would not have any significant adverse effect on the amenity of the surrounding area.

8.1.138.1.14 Advisory notes

Council has adopted the principles of the ICOMOS Australian Burra Charter to guide its considerations of all applications involving any change to listed heritage items.

8.1.138.1.14.1 Recommended reference books

Apperley, R. Irving, R. and Reynolds, P. (1989) *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, North Ryde: Angus & Robertson.

The Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance 1999.

Butler, G. (1992) *Californian Bungalow in Australia*, Melbourne: Lothian.

Moore, R. (1989) *Australian Cottages*, Port Melbourne: Hamlyn Australia.

Cuffley, P. (1989) *Houses of the '20s and '30s*, Fitzroy: Five Mile Press.

Department of Planning (1989) *Getting the Details Right: Restoring Australian Houses 1890s–1920s*, Sydney: DOP.

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Department of Planning (1994) *Rising Damp, Heritage Council Technical Information Sheet No. 1 in the Maintenance of Heritage Assets*, Sydney: DOP.

Evans, I. (1986) *The Federation House: A Restoration Guide*, Glebe: Flannel Flower Press.

Evans, I. (1988) *Caring for Old Houses*, Glebe: Flannel Flower Press.

Evans, I., Lucas, C., & Stapleton, I. (1984) *Colour Schemes for old Australian Houses*, Glebe: Flannel Flower Press.

Evans, I. (1992) *More Colour Schemes for Old Australian Houses*, Sydney: Flannel Flower Press.

Evans, I. (1983) *Restoring Old Houses: A Guide to Authentic Restoration*, South Melbourne: Sun Books.

Fraser H. & Joyce, R. (1986) *The Federation House: Australia's Own Style*, Sydney: Lansdowne, 1986.

Heritage Council & Royal Australian Institute of Architects, (1988) *Infill: Guidelines for the Design of Infill Buildings*, Sydney: HC/RAIA.

Howells, T. & Nicholson, M. (1989) *Towards the Dawn: Federation Architecture in Australia, 1890–1915*, Sydney: Hale & Iremonger.

Jean, M. (1991) [*Lighting: a complete guide*](#), Milson's Point: Random House.

National Committee on Rationalized Building (NCRB), (1985) *Glossary of Australian Building Terms: An illustrated compendium of definitions of terms used in building, engineering and planning*, 3rd Edition, Sydney: Sydney Building & Information Centre.

Peterson, R. (1988) *Fences and Gates: c. 1840–1925, Australian Council of National Trusts Technical Bulletin No. 8*, Melbourne: National Trust (Vic).

NSW Heritage Office and the Royal Australian Institute of Architects (RAIA), (2005) *Design in Context: Guidelines for Infill Development in the Historic Environment*, Parramatta: NSW Heritage Office.

Stapleton, I. (1983) *How to Restore the Old Aussie House*, Sydney: Flannel Flower Press.

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8.2 Heritage Conservation Areas directions and controls

8.2.1 Development principles for HCAs

Most of the land in Marrickville's HCAs was developed between 80 and 150 years ago. Buildings within those areas have had many generations of owners who have made minor and some major changes. Not all properties within a HCA are equally significant or intact and change and adaptation of buildings has taken place and continues to be proposed to meet contemporary needs.

A HCA is different to an individually listed heritage item and requires a different approach in terms of development control.

In the case of the Marrickville LGA, HCAs all are significant for their streetscape value - that is, how the different elements such as houses, shops, factories, outbuildings, streets, footpaths, street trees, garages, fences and the like all work together to create a place with aesthetic, historic, social or technical values which are special or representative of the development of the Marrickville LGA.

This includes places and areas that some may consider old fashioned or even ugly. These places are important to the community because through their buildings, public spaces or other historical evidence inform current and future generations about the people and the way of life in the Marrickville LGA in the past.

The focus of development controls for Marrickville LGA's HCAs is the consideration of the impact of development on each HCA's overall value. Most development controls are limited to control changes to the exterior of buildings or outbuildings where the proposed changes would be visible from the street or a public place. Some seemingly minor changes to the exterior of buildings, such as cement rendering of brickwork, have the potential to cause permanent harm to the fabric of buildings, both in terms of impact on the streetscape appearance, and through problems such as rising damp in walls, which can affect the building fabric.

Many development proposals, including internal changes such as new kitchens or bathrooms, and external works such as ground floor extensions to the rear of houses, may not require rigorous heritage consideration and assessment.

Major external alterations such as demolition and construction of buildings, the construction of large additions or changes to the roof forms, will require careful consideration by Council with regard to potential adverse heritage impacts.

There is no requirement to restore a house within an HCA, though conservation and maintenance work to buildings is always encouraged. New work should be respectful to the early fabric of the building, and proposals should not result in wholesale destruction of the fabric or character of older buildings.

Council's planning controls set out that additions to older buildings should, rather than replicate or mimic existing forms, be modern and complementary and not overwhelm the original form and fabric.

Many publications available from the NSW Heritage Branch assist property owners with specific issues related to older and heritage properties (see "publications and forms" under www.heritage.nsw.gov.au).

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8.2.2 Using these controls

These development controls aim to ensure future development within HCAs, including changes to and adaptation of buildings, will respect and not harm the significance of each HCA. A map showing the location of all HCAs is in Appendix 1.

Controls identify the core elements of buildings and streetscapes of the HCAs that need to be protected and outline how protection of those elements will be achieved. Detailed controls have been prepared for each HCA in the Marrickville LGA and include ideas for appropriate development types (bearing in mind that development must also satisfy other planning controls).

The Abergeldie Estate HCA 1 and the King Street and Enmore Road HCA 2 were existing HCAs when MLEP 2011 and MDCP 2011 were prepared. The controls from those HCAs have been retained and reproduced in this section.

The ~~34-36~~ other HCAs comprise the following types:

1. Detached and semi-detached residential HCAs - Type A (Section 8.3);
2. Mixed residential streetscape HCAs (this refers to a mix of terrace, detached and semi-detached housing) – Type B (Section 8.3); and
3. Retail streetscape HCAs (Section 8.4).

These detailed controls form the basis for the development controls for each area, and Council will use them to determine whether or not a proposed development will have an adverse impact on the heritage significance of a HCA.

In addition, ~~style-Style sheets-Sheets~~ (Section 8.5) have been prepared for the following architectural styles of buildings which make up the majority of buildings within Marrickville LGA's HCAs:

1. Victorian Italianate/Victorian Filigree;
2. Federation;
3. Inter-War; and
4. Inter-War Art Deco residential flat buildings.

Those ~~style-Style sheets-Sheets~~ will assist in identifying key characteristics of those buildings and objectives for their retention and management.

Owners of buildings within HCAs are strongly advised to discuss development ideas with Council's Heritage and Urban Design Advisor prior to finalising plans to receive advice on how to undertake changes which retain the heritage significance of each HCA.



8.2.3 The Abergeldie Estate Heritage Conservation Area – HCA 1

The Abergeldie Estate Heritage Conservation Area was a gazetted HCA prior to MLEP 2011 and MDCP 2011. The objectives, controls and preferred design guidelines and standards for development within The Abergeldie Estate HCA have come directly from the former Marrickville Development Control Plan No. 17 – Abergeldie Estate. These should be read in conjunction with other development standards contained in the MLEP 2011 and MDCP 2011 relating to privacy, sunlight, bulk and scale.

Section 8.2.3 of the DCP applies to the area shown in Figure 1 being The Abergeldie Estate HCA 1.



Figure 1: The Abergeldie Estate Heritage Conservation Area - HCA 1

Objectives for The Abergeldie Estate HCA

- 01 To conserve the existing character and heritage significance of The Abergeldie Estate HCA.
- 02 To guide any alterations and additions to the buildings and their settings so as to minimise any impact on the streetscapes of The Abergeldie Estate HCA.

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- 03 To ensure changes are carefully designed and sympathetic to the original character of The Abergeldie Estate HCA and have no adverse impacts on adjoining development, the buildings and their settings.
- 04 To promote an understanding of the importance of conserving the fabric of existing buildings and halt the progressive loss of original fabric which collectively contributes to the impact on the integrity of the area.

8.2.3.1 History

The Abergeldie Estate was purchased by Dr Edwin Chisholm from Dr Renwick in 1879 and later purchased by Sir Hugh Dixon in 1885. Abergeldie House was set in 22.5 acres of gardens which contained exotic botanical species, a conservatory, a small piggery, dairy and large garages.

Following Sir Hugh Dixon's death in 1926 the property was left to his children who proposed to demolish the building, subdivide the land and eventually auction the house contents.

In response, the local community formed the Abergeldie Garden Campaign Committee who together with local leaders requested the government to resume the property as a National Park.

The request was refused. In 1928 a total of 127 lots of land were offered for auction. Over the next ten years with the exception of two properties, the lots were purchased and double brick residences constructed.

8.2.3.2 Statement of significance

The Abergeldie Estate is a fine example of a late 1920s and 1930s suburban subdivision development. Although many of the homes were built for builders and their colleagues, a number of builders had a substantial investment in the area and were forced to sell during the Depression.

The Depression had a marked effect on the character of the Estate, which can roughly be divided into the early 1928 and 1929 houses, which are of an earlier traditional bungalow design, and the later 1933 to 1937 homes which show some influences of Art Deco, Moderne, Neo Georgian and the English Norman styles.

The uniformity of scale, form, setback, density, height and materials is offset by a great variety of detailing and mixture of brick colours and textures. The housing is substantially intact with a remarkable diversity in detailing representative of the fashion at the time.

The Abergeldie Estate Heritage Conservation Area is significant for the following reasons:

- i. The character of the area relies on a collection of original single storey freestanding houses on medium sized allotments which are fine examples of late 1920s to 1930s suburban subdivision development.
- ii. The housing stock exhibits a variety of approaches to design, the identity and individuality of each house being a major priority within quite rigid constraints of regularity and integrity.
- iii. The variety of detailing expressed in fencing, verandahs, gable ends, windows and door joinery, stained glass work, leadlights, contrasting materials and use of multi-coloured bricks, roof tiling, verandah tiling and





other decorative features is outstanding and representative of the fashion at the time.

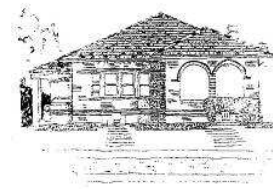
- iv. The area is well defined being built on the site of the former Abergeldie House and its 22.5 acres.



An example of a dwelling with original front facade



An example of 1928-1929 housing



An example of 1933-1937 housing

8.2.3.3 The streetscape

The Abergeldie Estate HCA is distinctive because of the relative intactness of its streetscape; the spatial hierarchy within the public domain formed by the verges, pavements, street planting, fences, front setbacks and gardens, verandahs and porches, front facades and roof silhouettes.

Objectives

- O5 To encourage full and proper consideration of the visual and environmental context of the setting of the HCA (and immediate surrounds) by understanding the likely impact of the proposed works on the streetscape.
- O6 To ensure alterations and additions fit the established and distinctive character of this residential HCA.

Controls

- C1 The existing pattern and rhythm of the built up edge to the street formed by fences, gardens, front facade and roofs must be maintained without the introduction of other elements such as carports which might reduce the view of those facades.
- C2 Retention of all original fabric is encouraged through regular maintenance.
- C3 Reinstatement of lost detail is encouraged.

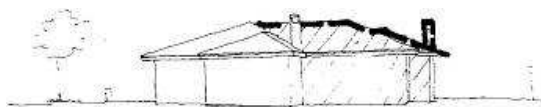
8.2.3.4 Forms and facades

Objective

- O7 To retain the original design of the front elevations of buildings and their settings when viewed from the street.

Controls

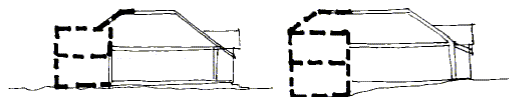
- C4 In general, all additions must be single storey and be located to the rear of the property. However, Council may consider an application on merit for an additional floor where it is possible to design a proposal which can comply with Council's stated objectives for additions.



Recommended : Location of additions proposed at the rear of existing buildings

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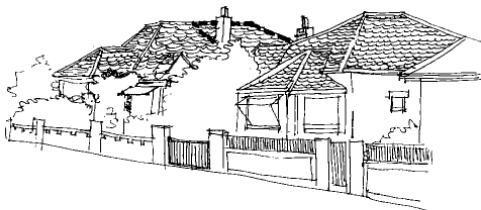
The limited headroom in the roof space of the lower pitched 'standard' Californian bungalow and the later 1930s bungalow generally precludes additions within the existing roof envelope. Roof additions should generally be confined to the rear of the existing building and must not alter the essential form and character of the existing single storey building.



Comment : Generally this type of addition is only successful when the ground slopes away from the front of the property or where the floor to ceiling height is reduced from the original.

8.2.3.5 Rear addition

- C5** Proposals for additions to an existing building should generally be designed to be located at the rear of properties in order to maintain the original front setback alignment.



Recommended : A preferred rear addition set at or below the existing ridge line using matching tiles and eaves details.

To assist in the protection of the streetscape and the preservation and restoration of the front of dwellings, rear building lines maybe altered to achieve complementary and sustainable design outcomes. These alterations are subject to other controls of this DCP such as privacy, overshadowing and landscaping.

8.2.3.6 Side addition

- C6** Additions to the side of buildings must be designed so that they set back as far as possible from the front building line, with a minimum setback of 900mm from the side boundary. Proposals must be designed in sympathy with the original architectural style of buildings maintaining original roof pitch, eaves detail and width.



Recommended : A side addition visible from the street which is designed sympathetically to the original dwelling

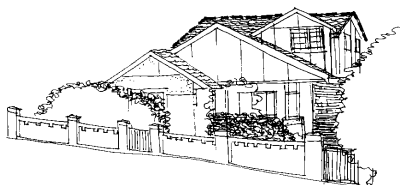


8.2.3.7 Roof line

- C7 Proposals must retain the original main roof line of buildings.



Recommended : Only where the addition is not visible from the street.



Not Recommended : 'Piggy back' style of additions which copy the main gables detract from the original character of the building by bringing the bulk too far forward.

8.2.3.8 Skylights and solar panels

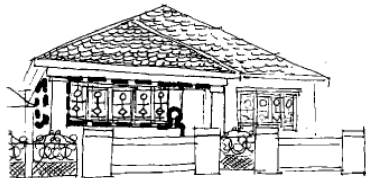
- C8 Skylights and solar panels are not permitted on the front roof plane and if on the side elevation must be to the rear of the property and not visible from the street frontage.

8.2.3.9 Enclosure of verandahs

- C9 Partial enclosure of the end walls to an open verandah by traditional glazing panels may be considered if the design is sympathetic with the original details.



Recommended : Retention of original details, e.g. verandah columns, balustrading is encouraged.



Not Recommended : The infill of all open walls to a verandah, especially that facing the street is not recommended.

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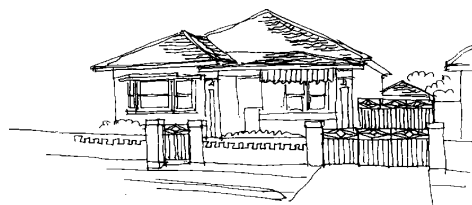
8.2.3.10 Garages and carports

Objective

- O8** To encourage garage and carport development which complements and does not detract from the original architectural style of buildings.

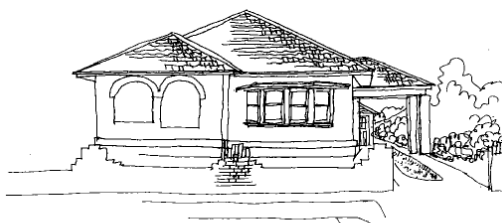
Controls

- C10** Garages and carports must be located only in traditional areas; that is, at the side, rear or basement of the dwelling.
- C11** New garages and carports located at the side of the dwelling must be set back as far as possible from the existing front building line.
- C12** Garages and carports located in front of the building line are not permitted.

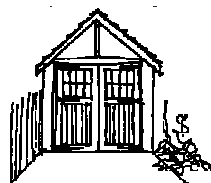


Original location of garages at the rear of the property at the end of a long side driveway behind two side gates

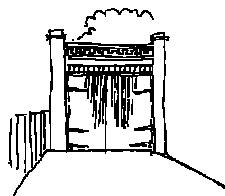
- C13** New garages and carports must be designed in sympathy with the original architectural style of the building.



Recommended : Original design of a garage and a side entry "porte cochere" - carport adjoining the main entrance door which is located at the side of the dwelling

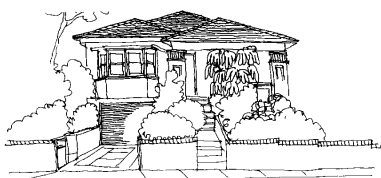


Other traditional garage styles



- NB** As the continuity in the HCA is so visible there are examples of appropriate garaging, carports and hardstand areas to assist with design and location.

- C14** Council may consider applications for basement garages where they are designed to complement the architectural features of the building and such development is not constrained.



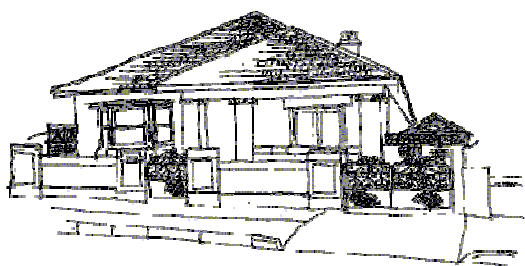
Recommended : Example of an original basement garage



NB Basement garaging occurs in relatively few places in the HCA and is not encouraged otherwise.

8.2.3.11 Gardens and front fences

O9 To ensure all dwellings have boundary fences that reflect the style of the dwelling.



An example of an original line from fence and gate and side boundary fences and gates. Corner blocks traditionally had timber paling fences increasing in height from behind the front building line.

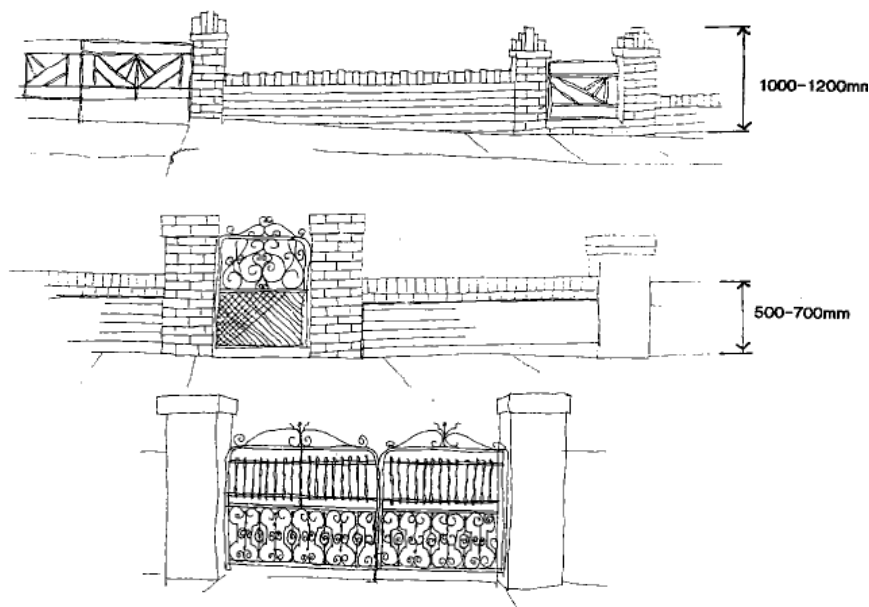
C15 Proposals for front fences must be designed in face brick to complement the original fencing and housing within the HCA and must be designed with brick piers no more than 1200mm high, set at regular intervals.



View of streetscape showing original brick front fence design

C16 Front fences must not be less than 600mm and not more than 1200mm high.

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8.2.3.12 Gardens

- C17** Front gardens must retain original design elements and must be predominantly landscaped. Traditional gardens featured lawns with centralised or curved front pathways with shaped garden beds, often lined with feature plantings of roses under planted with annuals.

8.2.3.13 Repairs, maintenance and restoration

Objectives

- O10** To encourage the conservation of original materials and design details in relation to the built environment within the HCA by promoting an understanding of the importance of maintenance.
- O11** To encourage the reconstruction of original details based on accurate evidence.
- O12** To identify the different concepts of conservation as being:
- Preservation* – maintaining the existing fabric of a place in its existing state and retarding deterioration;
 - Restoration* – returning the existing fabric to a known earlier state by removing accretions or by reassembling the existing components without the introduction of new materials; and

NB *Accretions are usually small lean to additions to the original building, often in a different style.*

- Reconstruction* – reinstating missing elements based on documentary or physical evidence by introducing new or old materials.



Controls

Retention of original fabric

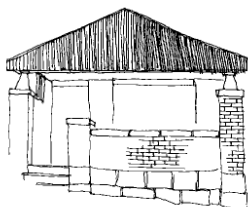
- C18** The following original details must be conserved:
- Face brickwork, sandstone and patterned brickwork;
 - Roof pitch, form, tiles, ridge capping and eaves;
 - Timber joinery, windows, doors, barge boards and gables;
 - Stained glass panes or lead light windows;
 - Traditional paint colours;
 - Verandahs including tessellated tiles;
 - Front window design, especially original metal windows;
 - Entrance steps and pathway tiling;
 - Chimneys;
 - Fences and gates;
 - Gardens; and
 - Traditional garages including doors.

Irreversible changes

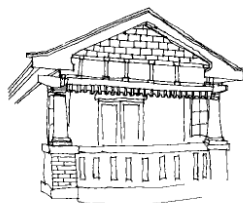
- C19** Irreversible changes to the external finish or appearance of the building are not permitted. These changes include, but are not limited to:
- The removal of the outer skin of brickwork;
 - The removal of original stucco (or render) on brickwork;
 - The removal of decorative plaster detailing to the visible elevations;
 - The application of cement render or paint to unrendered or unpainted surfaces;
 - The removal of original timber windows, doors or decorative joinery or replacement with aluminium or modern timber or steel profile sections;
 - The removal of original metal windows or replacement with aluminium or modern steel profiles; or
 - The removal of front bay windows, verandahs, decorative glass or roof elements and replacement with modern design elements.

Brickwork repairs

- C20** Proposals which involve face brick work must ensure re-pointing materials, colours and design are compatible.
- C21** Elements that can be proven to be structurally unsound must be rebuilt according to the original design with the approval of Council.
- C22** Original bricks must be cleaned and re-used wherever possible, and especially in all face brickwork.



Not recommended : Modernising original details and introduction of new modern materials

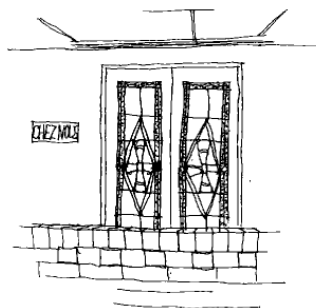


Recommended : Retention of existing materials and detailing

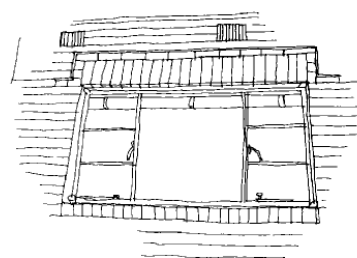
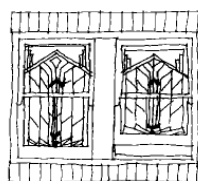
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Original windows

C23 Proposals must retain the original front window and door design.



Original stained glass or leadlight windows should be retained



Original metal windows should be retained



8.2.4 King Street and Enmore Road Heritage Conservation Area- HCA 2

Section 8.2.4 of this DCP applies to the area shown in Figure 1.

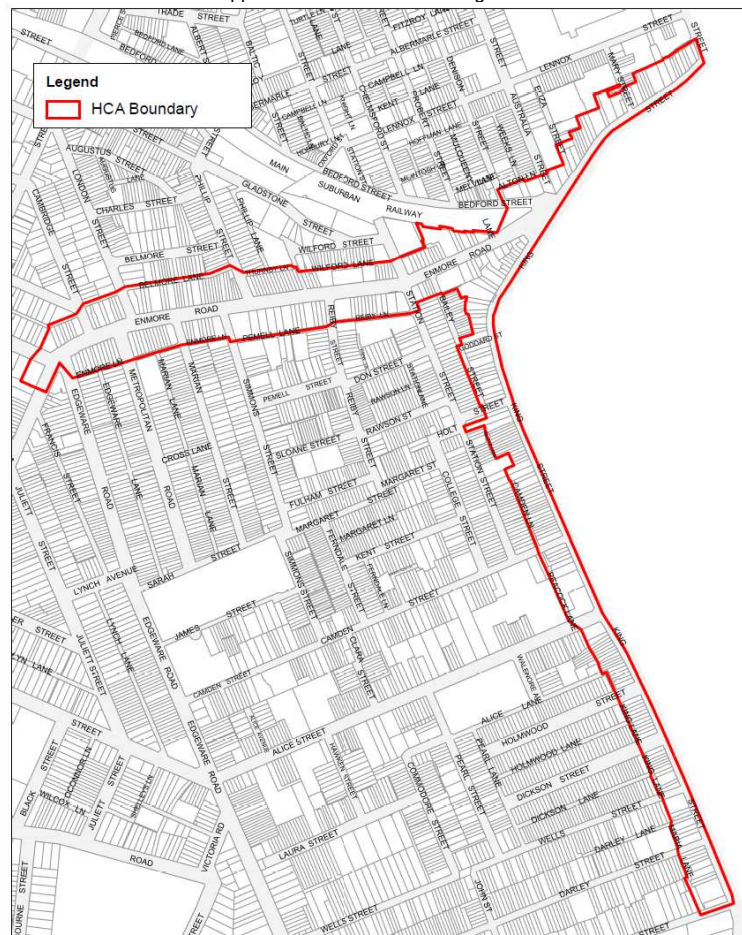


Figure 1: King Street and Enmore Road Heritage Conservation Area - HCA 2

The King Street and Enmore Road Heritage Conservation Area was an existing HCA when the comprehensive MLEP 2011 and MDCP 2011 were prepared. *The existing controls from the former MDCP No. 34 – King Street and Enmore Road Heritage and Urban Design have generally been retained and reproduced below.*

The King Street and Enmore Road retail strip is a remarkably intact area dating from the late 19th and early 20th centuries, where the relationship between topography and street grid provides a variety of corners and landmarks, vistas and framed features. Collectively, the groups of two to three storey terraces which line both sides of the curving ridge roads create a sense of unity, coherence and visual enclosure. This coherence is strengthened by the prominence of the retail frontages, the survival of most suspended awnings, and the under-awning 'string of pearls' lighting which links

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the shops all along the streets. While of compatible height and scale, the buildings also display a diversity of architectural and decorative features. The streetscape has a unique and very attractive visual quality which should be preserved and enhanced.

Section 8.2.4 addresses the function of buildings along King Street and Enmore Road as well as their architectural qualities. It acknowledges that the retail strip is characterised by a variety of lifestyle and building uses, and by innovation and creativity in retail offerings. It aims to encourage mixed uses where they can enliven the area. However, it first aims to protect and encourage the retail function which has persisted since the shopping streets were laid out in the 19th century, and which gives the area its unique character.

This section applies to infill development, to alterations and additions and to new buildings. The main objective is to retain and enhance the existing heritage items and contributory buildings and to ensure they retain their visual prominence. It is not the intention, however, to encourage a form of contemporary design which simply mimics the elements and details of historical styles. Rather, contemporary design should use sympathetic contemporary materials, finishes and techniques that respond positively to the main patterns and themes of the HCA.

Contemporary design has a role in this HCA. King Street and Enmore Road need to grow and adapt to change. Good contemporary design will be part of that process of historical layering but must not overwhelm the setting or any of its individual contributory elements.

[The Contributory Buildings Map for the King Street and Enmore Road commercial centre is available within the 'Contributory and Period Buildings' section \(Section 8.4.2\) of this DCP \(also refer to 'Marrickville Contributory and Period Building Assessment and Mapping Project for 6 Select Commercial Centres \(Paul Davies Pty Ltd\)' available on the Heritage and Conservation page of Council's website.](#)

8.2.4.1 Statement of heritage significance

1. The King Street and Enmore Road retail strip provides an evocative physical record of significant historical phases which shaped the "New Town" from the 19th to the early 20th century.
2. The retail strip provides evidence of the working class residential boom of the late 1870/80s, as evidenced by the rail station and surviving tramsheds.
3. The quality and quantity of the late Victorian period building stock exemplifies the economic boom of the late 19th century. Many of the buildings are impressive reminders of the area's role as a civic, retail and entertainment hub.
4. The continuous two and three storey stucco facades and the general uniformity of scale in the area create a distinct visual impression and outstanding townscape qualities, particularly in the central King Street area.
5. The consistency and relative intactness of the late 19th -to early 20th century building stock is unique in the Sydney metropolitan area and NSW.
6. A large number of Art Deco and Inter-War period hotels demonstrate the highly populated, working class nature of the suburb in the early part of the 20th century.
7. The streetscape has high aesthetic values which are enhanced by the closed vistas created by the street curves and by the views over the surrounding areas afforded by the alignment following the ridgeline.
8. Mixed retail uses, including delicatessens, and changes to shopfronts dating from the 1950s and 1960s reflect the strong influence of post-war migrants on the area.



9. The area has social significance to the local and broader community, demonstrated through the involvement of the local community in the management of the area and its recognition by the National Trust and the Australian Heritage Commission.

8.2.4.2 Summary of core heritage values and elements

- i. The HCA contains streetscapes of 19th and early 20th century 2 to 3 storey retail buildings that provide a physical record of the development of the "New Town" from the 19th to the 20th centuries.
- ii. The retail streetscapes of King Street and Enmore Road were developed from the mid 19th century through to the mid 20th century as one of Sydney's premier retail "high streets". Shops and buildings dating from throughout this period remain and contribute to the aesthetic and historical values of the HCA. Architectural styles represented within the HCA include: Victorian Italianate, Victorian Filigree, Victorian Mannerist, Victorian Georgian, Federation Free Style, Federation Filigree, Federation Warehouse, Inter-Wwar Functionalist, and Inter-Wwar Art Deco.
- iii. The King Street/Enmore Road HCA is recognised as one of Sydney's premier retail "high streets" with a wide range of restaurants, entertainment venues and specialist shops.
- iv. The retail streetscapes are remarkably intact at a State level (with the exception of loss of most post-supported verandahs and balconies from facades), including many heritage items, retaining early subdivision patterns, and shops as original narrow bays with glazed shopfronts with direct access to the public footpath. Upper levels are used for commercial or residential purposes.
- v. Pairs and groups of shops, and corner hotels demonstrate high streetscape and individual architectural qualities.
- vi. The aesthetic values of the streetscapes are strongly enhanced by the enclosed vistas created by street curves, and views over surrounding areas due to the high ridge line alignment of buildings.

8.2.4.2.4.3 Management policy

Having regard to the heritage significance of the King Street and Enmore Road HCA, the following policy statement encapsulates an agreed approach to the development and care of the area by Marrickville Council HCA:

The Contributory Buildings Map for the King Street and Enmore Road commercial centre is available from the Heritage and Conservation page of Council's website (refer to "Marrickville Contributory and Period Building Assessment and Mapping Project for 6 Select Commercial Centres (Paul Davies Pty Ltd)").

- In recognition of the heritage significance of the King Street and Enmore Road HCA and its heritage items and contributory buildings, the impact of proposed development on individual buildings as well as the character of the streetscape and the overall significance of the area must be considered as part of the assessment of all development applications in the area. A HIS must accompany all development applications involving changes to the external appearance of properties within the area, unless these are deemed to be of a minor nature and to not result in adverse heritage impacts.
- Evidence of the history of the area must be retained, including evidence of historical phases of development and historical uses. Former theatres, garages and hotels are of particular interest.

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- Development must respect the low scale and modest Victorian period character of the area.
- Heritage items and buildings identified as 'contributory' must be retained and conserved.
- Significant and contributory shopfronts must be retained and conserved. Other shopfronts may either be retained or replaced unless ~~identified as~~ intrusive to the heritage conservation area in which case, replacement is the preferred option.
- Potential heritage items must be afforded protection pending detailed assessment of their heritage significance.
- Heritage items and contributory buildings which have been structurally altered should be ~~reconstructed~~ reinstated to their original appearance, if possible.
- The original form, scale and detail of ~~existing and potential~~ heritage items and contributory buildings must be retained and enhanced, where possible. Vertical additions to ~~these~~ buildings should generally not be visible from King Street or Enmore Road, unless in accordance with this DCP.
- ~~Alterations~~ ~~editions~~ and ~~additions~~ iterations to existing buildings must be carefully controlled to retain the intactness and consistency of the streetscapes.
- Additions should generally be at the rear and have regard to their potential impact on the character of the rear lanes. Additions must not result in major changes ~~to in~~ the scale, form or bulk of existing buildings, unless this does not affect the streetscape, including rear lanes.
- Infill development must respond to - and not obscure - the topography of the area.
- Infill development must be fine-grained and fit its context.
- The characteristic palette of materials and colours must be used in additions and alterations and sympathetic materials and colours must be used in infill development.
- ~~Front fences (for residential dwellings) should generally be open palisade fences. Solid privacy fences shall not be permitted other than on rear lanes.~~
- Off-street car parking must only be provided at the rear of properties, accessed from rear lanes, unless already existing.
- Significant streetscape elements such as sandstone, trachyte and bluestone kerbs and gutters, must be retained and enhanced, where possible.
- The reinstatement of post-supported balconies to buildings which are heritage items or contributory buildings is strongly encouraged, providing the design of proposed post-supported balconies is based on factual evidence – from building fabric analysis, historical photographs, or a combination of these.
- The re-opening and restoration of enclosed or altered recessed balconies and the facades behind to 1st or 2nd floor facades of heritage items and contributory buildings and the restoration of facades is strongly encouraged.
- Where facades of buildings have been identified as contributory (but not the buildings behind) the retention and conservation of those facades is required and is to include sympathetic colour schemes designed to enhance the streetscape.
- The ongoing repair and retouching of the "I Have a Dream" mural (305 King Street) by the community (without the need for development consent) is encouraged.
- The activation of the street frontage of No. 8 Mary Street Newtown (currently Telstra) which faces into the plaza is encouraged, as is the owner/lessee co-operating with Council to remove clutter from within the plaza (centrally placed bins, planter bed and metal pergola at the back of the plaza) to

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enhance the setting of the mural. Retain the "We have the dreaming" mural as part of this process.

8.2.4.4 General controls

8.2.4.5 Signage

Signage can clearly indicate retail and commercial uses and contribute to a lively, active retail strip. Too much signage creates visual clutter, detracts from the streetscape quality and reduces the effectiveness advertising. The King Street and Enmore Road retail strip is characterised by a variety of signage, including some remnants of traditional painted signs.

New commercial signage which is appropriate to the building form, its geometry and architectural features, will help preserve the building character, while public art may enhance the artistic qualities, creativity and vibrancy of the area. Signage which obscures large areas of street level window glass is not in keeping with this DCP's intention to make shopfronts as visually open as possible. Rooftop signage, which compromises the integrity of the existing King Street and Enmore Road silhouette, is also intrusive and inappropriate.

Lighting must have regard to and highlight the decorative features - their silhouette, projections, recesses and openings of buildings. Illumination within or of the facade must enhance visual appreciation of neighbouring heritage items and contributory buildings.

General signage controls are in Section 2.12 of this DCP (Signs and Advertising Structures). However, in the event of any inconsistency the conservation orientated controls of this section take precedent.

Objectives

- O1** To ensure signage is sympathetic to and complements the building form and detailing along King Street and Enmore Road.
- O2** To ensure signage does not dominate or detract from the architectural features of the buildings and from the white-way lighting.
- O3** To ensure signage retains the visual prominence and integrity of roof and silhouette.

Controls

- C1** Signage must be located within bays created by facade articulation, and be compatible with the geometry and proportion of those bays.
- C2** Signage must not obscure important architectural features.
- C3** Signage must not be located above the cornice line of the parapet.
- C4** Neon style signage is not permitted.
- C5** Rooftop signage is not permitted.
- C6** Signage must not extend into the corridor of the white-way lights under awnings and be no closer than 700mm to the light fixture.
- C7** Projecting wall signs and illuminated signage above the awning is not permitted.
- C8** The number of signs on the building facade, excluding signs hanging from suspended awnings, is limited to one per lessee/owner.

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8.2 Heritage Conservation Areas (HCAs) Directions and Controls

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- C9** Hanging or bracketed signs are limited to one below the awning per lessee/owner.
- C10** One sign is permitted on a side wall. This may be floodlit but not illuminated.
- C11** Where the building is face brick, a sign may not be painted directly onto the brickwork. A face plate of maximum thickness 5mm must be used.
- C12** Signage which is part of a unique work of art must contribute to the artistic qualities, creativity and vibrancy of the area.
- C13** Signage which is part of a unique work of art must not incorporate direct advertising and/or products or services sold. Ongoing maintenance of the sign is a condition of Council consent.
- C14** Colours used for signs must complement the Heritage Colour Scheme.
- C15** Painted signs in a traditional form to awning fascias, below the cornice line of parapets, and to windows or door glazing (for example gold painted lettering on windows or door glazing) is encouraged.

8.2.4.6 Access and pedestrian amenity

The King Street and Enmore Road retail strip is an intense development, generally with shopfronts running the full length of blocks, opening directly onto the footpath and uninterrupted by recesses or entries to other uses. There is a characteristically clear and direct relationship between the pavement and the shops, where visual openness and direct access to the retail outlets encourage promenading as well as shopping. Despite the large volume of vehicle traffic on these roads, it is the pedestrian experience which enlivens the area and on which its economic viability depends. Pedestrian amenity and safety are therefore important considerations. This DCP ensures that the sequence of retail frontages, and therefore their attractiveness and accessibility, is well connected by pedestrian through site links or by vehicular access from side streets, service lanes or driveways.

The King Street and Enmore Road shopping strip is on a Council designated and promoted Accessible Pathway.

8.2.4.7 Pedestrian access – through site links

King Street and Enmore Road block lengths are typically 60 metres – 100 metres. Pedestrian access to roads and lanes off the main retail streets is therefore generally adequate. The existing pattern is of shops ranged along a whole block, with all frontages directly onto the street and no access through to the rear. Allowing access through at mid-block would be inappropriate to this pattern and would detract from the quality of the streetscape and the existing area character. Through site links are only permitted where they both improve access and amenity for local residents by connecting to existing road and lane systems, and where they do not detract from the area's character.

Objectives

- O4** To balance the need for improved access to the retail centre with the need to minimise the impact of the centre on adjacent residential areas.
- O5** To balance improved access to retail uses at ground level with the need to retain and reinstate contributory shopfronts where possible.

Controls

- C16** Universal access to retail ground level uses must be provided.



- C17** For heritage items and contributory buildings, disabled access must be provided with minimal intrusion in the building fabric. The removal of early shopfronts is not permitted.
- C18** Pedestrian access and address must be provided at the rear or side of the building in accordance with the established pedestrian access and circulation network (i.e. where rear car parking is provided or exists in the vicinity).
- C19** Appropriate tactile treatment must be provided to the footpath to delineate any obstructions to blind or visually impaired pedestrians.
- C20** Any vehicular entrances across the footpath to King Street and Enmore Road must be constructed to reinforce pedestrian priority in King Street and Enmore Road.
- C21** Appropriate measures must be provided within the development to warn drivers of the presence of pedestrians, provide adequate site distance along the footpath and restrict the speed of vehicles.
- C22** Pedestrian access through sites is not encouraged, except in locations where site links are desirable because they connect to the road and laneway system of adjacent residential areas.

8.2.4.8 Vehicle access

Vehicle access to King Street and Enmore Road is controlled by one-way restrictions and road and lane closures where pedestrian access is still possible. Those restrictions are designed to limit traffic volume and the number of traffic movements on what is a major arterial route. The safety and amenity of pedestrians, and quality of the streetscape given by uninterrupted active retail frontages along the length of blocks, must be protected. Vehicle access must not dominate side or rear building frontages at the access points to protect pedestrians.

Objective

- O6** To balance the need for access to new developments with the need to minimise impact on adjacent buildings and residential areas and the desire to retain active retail street frontages.

Controls

- C23** Access onto King Street and Enmore Road from side streets and rear lanes, parking areas, or for service vehicles is only permitted under certain conditions regarding distance to corner, width of carriageway, traffic impact, safety and noise.
- C24** Vehicle access from King Street and Enmore Road onto a new development site is only permitted at established car access points (for example, existing or past garage or service station sites).
- C25** Council may require the dedication of corner splays where they do not currently exist. Council's current requirement is 3 metres along each boundary. However, the extent of land to be dedicated will be determined by the particular circumstances of each site.

8.2.4.9 Conservation Controls

8.2.4.10 Specific elements

The HCA also contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the

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area. The elements are not found on all buildings, but where present must be retained in any new development.

8.2.4.11 Subdivision and public domain elements

- i. Street alignments are curving and follow the ridgelines;
- ii. High urban density of predominantly 2 to 3 storey Victorian to Federation period terraced shops, often in pairs or groups, creating consistent architectural qualities;
- iii. Architectural quality of elaborate Victorian period to Inter-War period facades;
- iv. Intricate 'skyline' views of elaborate decorative parapets;
- v. Retail shops predominantly built to the street alignment with direct access to the footpath with no setbacks or arcades;
- vi. Awnings over footpaths and originally a high number of post-supported verandahs and balconies; and
- vii. Street tree plantings confined to specific plazas or parks (Telstra Plaza south of 293 King Street; closed off plaza at the King Street end of Australia Street and Bedford Street; park on the corner of Alice Street and King Street).

8.2.4.12 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Retail character demonstrated by 2-3 storey 19th century to Inter-War period terraced shops which demonstrate 19th century to Inter-War retail typologies;
- ii. Building typologies which reinforce the tight urban grain:
 - a. Pairs, groups and runs of terrace shops demonstrate strong streetscape qualities which includes cohesiveness of form, scale, rhythm, material and detail;
 - b. High quality elaborate detailing to facades of intact and substantially intact shops and commercial buildings;
 - c. Large numbers of heritage items; and
 - d. Increasing simplification of scale and detailing towards the rear – including window sizes, bulk and visual prominence in views from rear lanes and side streets.
- iii. Roof forms appropriate to typology and period of construction:
 - a. Predominantly consistent parapet lines with elaborate and detailed skyline elements;
 - b. Predominantly primary ridgelines of roofs hidden behind parapets;
 - c. Predominant intactness of parapets and roof forms visible from the public domain;
 - d. Intact or substantially intact built elements;
 - e. Intact or substantially intact facades (with the exception of loss of post-supported verandahs and balconies); and
 - f. Sympathetic minor additions to built form unobtrusive within the streetscape context (e.g. dormer windows).
- iv. Building heights appropriate to typology and period of construction (predominantly 2-3 storeys); and
- v. Detailing and finishes appropriate to typology and period of construction:
 - a. Window and door openings appropriate for architectural type;

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- b. Timber framed windows and doors (with the exception of Inter-War to mid 20th century detailing, where steel-framing may be appropriate);
- c. Use of appropriate colour schemes for detailing (refer to King Street/Enmore Road colour scheme); and
- d. Discrete traditional signage as per General section above.

8.2.4.38.2.4.13 Applicable conservation controls

The core period of heritage significance for King Street/Enmore Road HCA is 1850 to 1950. Any buildings or significant elements of building fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Retail streetscapes. See Section 8.4. See also contributory and period building mapping at Section 8.4.2 of this DCP.

Primary relevant historic architectural style. See Section 8.5 (Note: other styles will exist for some buildings in the area):

- Victorian Italianate;
- Victorian Filigree;
- Victorian Mannerist;
- Federation Free Style;
- Federation Filigree;
- Federation Warehouse;
- Inter-War Functionalist; and
- Inter-War Art Deco.

8.2.4.14 Roofs and parapets

An important characteristic of the King Street and Enmore Road retail strip is the consistency of the roofing forms and roof silhouettes. The relative consistency of their height, and the uniformity of the buildings, creates a sense of enclosure within street walls which enhances the cohesiveness of the retail strip as one place. Within this cohesiveness, a range of parapet and cornice treatments lend variety and interest to the skyline. This combination of unity and variety is key to the unique character of the area, and should be acknowledged and emulated. New development should respect the rhythm of the traditional building facades by fitting in with the pitch and shape of adjoining roofs, the prevailing parapet height, and the parapet features of neighbouring buildings.

Objectives

- O7** To retain the prominence of the building form and character given by the roofs, parapets and architectural features of heritage items and contributory buildings.
- O8** To ensure new development does not detract but rather contributes to the streetscape in a sympathetic manner.
- O9** To provide guidelines that enable contemporary architectural interpretation of the key patterns and character-giving elements of the area.
- O10** To encourage different cornice treatments and edges for visual interest and variety.

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8.2 Heritage Conservation Areas (HCAs) Directions and Controls

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- O11** To ensure the placement and design of roof fixtures does not detract from the appreciation of the significant features of heritage items and contributory buildings.

Controls

- C26** Roof forms and pitches must be restricted to those prevalent in heritage items and contributory buildings which are flat or skillion roofs behind parapet street walls or pitched roofs. Curved or butterfly roofs visible from the street are not permitted.
- C27** The angle of roofs is approximately 25-30 degrees to avoid visual intrusion.
- C28** Dormer windows in roofs to the street frontage must comply with control contained with Section 4.1.9 of this DCP.
- C29** Parapet height is limited; for example, to a proportion of the facade or by the height of its neighbours.
- C30** Any masonry parapet features must have a wall thickness similar to prevailing buildings of the late 19th and early 20th century.
- C31** The parapets of buildings whose height increases as a result of development may be retained and repositioned to the new parapet height.
- C32** Roof fixtures (such as roof vents, chimneys, aerials, solar collectors, mobile phone transmitters or satellite dishes) must not be located on heritage items or contributory buildings where they are visible from the street.
- C33** Rooftop signage is not permitted.

Parapet treatments



In this example this parapet is too thin

8.2.4.15 Awnings and verandahs

Awnings in the area are consistently of a suspended type, characteristic of late 19th and early 20th century retail buildings in Sydney. There is some variation in height and width (following the topography) but overall unity is given by the awning type, and under-awning lighting known as the white-way lighting. Where awnings have been lost or altered, the area's integrity and visual cohesiveness has suffered. There were formerly some posted verandahs on King Street, lost when the road was widened and the footpaths narrowed.

Those structures also enrich the streetscape and increase pedestrian amenity. Preservation and/or reinstatement of awnings, verandahs and verandah posts would contribute to the historic character and visual appeal of King Street and Enmore Road. The reinstatement of missing awnings, post-supported verandahs and balconies, based on detail from historical photographs and/or fabric analysis of heritage items and contributory buildings is strongly encouraged.



Objectives

- O12** To ensure new development maintains a pedestrian scale and provides weather protection at street level.
- O13** To reinstate awnings and verandahs to heritage items.

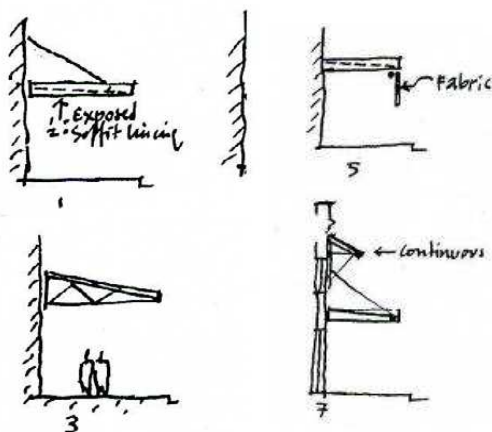
Controls

- C34** Awnings and under-awning lighting must be provided for visual continuity and pedestrian safety and comfort.
- C35** Existing white-way lighting must be maintained by the proponent during development.
- C36** Missing sections of white-way lighting must be extended at the proponent's cost including the cost of design by the electricity provider.
- C37** White-way lighting extensions must be designed in sympathy with the adjoining and nearby white-way lighting.
- C38** Existing switch panels for white-way lighting located within the shop must be relocated to the building frontage under the awning in a suitable vandal-proof enclosure.
- C39** Awnings on corner buildings must wrap around into side streets to promote a safer and more welcoming environment.
- C40** Diversity of design and decoration within an overall consistency is encouraged.
- C41** Awnings must be in the height range of 3.6 metres to 4 metres and no higher (or lower by more than 600mm) than neighbouring awnings, for continuity.
- C42** Awnings must be flat or near-flat in keeping with the context.
- C43** Eaves and fascias must be a maximum of 300mm high and in keeping with the scale and character of the building.
- C44** Awnings must be opaque to provide shade, shelter and consistency with streetscape.
- C45** Awnings must be set back 600mm from the kerbface. Where post supported awnings and verandahs are proposed they must also be set back 600mm from the kerbface and be designed to be self supporting in the case of vehicle impact with the posts.

NB Awnings should retain any original features such as, pressed metal soffits. Verandahs and verandah posts are also encouraged whether a reinstatement (for heritage buildings) or contemporary interpretation.



Example of historic first storey verandah



Range of awning structure and appearance to which new development must relate

8.2.4.16 Retail frontages

Few original shopfronts exist throughout the retail area, but where they do they often exhibit interesting detailing and rich materials. Direct, easy and level access from the footpath to the shop draws the street into the shop and provides equal access opportunities for all in the community.

Active frontages contribute to the area's character and its ongoing vibrancy and commercial vitality. The shopfront to new developments must relate in proportion and scale to the building it belongs to and to adjoining buildings. For example, retaining or reinstating traditional fascia lines integrates a new development with original shopfronts and can significantly improve the appearance of a grouping of shops.

Objectives

- O14** To provide a diversity of active street frontages which are compatible with the scale and character and architectural treatment of the building as a whole.
- O15** To preserve the surviving heritage character of whole shop frontages and elements.
- O16** To encourage a variety of relationships and openings between the shop and the street.
- O17** To ensure shops are accessible for everyone.

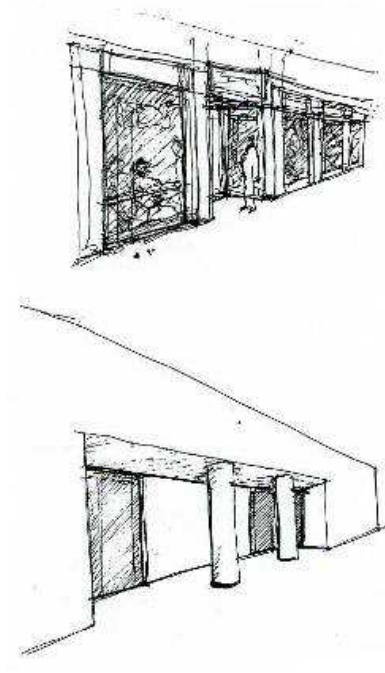
Controls

- C46** Direct level access must be provided between the footpath and the shop to facilitate an accessible entrance.
- C47** The pattern of shopfront windows and openings must be sympathetic with the overall proportion of the building and the division of the building into bays.
- C48** Recessed shop frontages are only permitted where the recess provides useable space and is sympathetic to the character of the building.



- C49** Open grilles or transparent screens are preferred. If shutters are required, they must be visually permeable (70% permeability) to allow viewing of windows and spill lighting of the footpath.
- C50** Block out style roller shutters are not permitted.
- C51** Shop frontages or elements with heritage character must be preserved and/or repaired or restored.

Desired active street frontage



Unsympathetic 'dead' street frontage.

- NB** Cafe and restaurant design should consider window seating configurations which provide the effect of outdoor café seating in a confined area and helps to activate the street.

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8.2.4.17 Non-retail frontage

Traditional retail building frontages to King Street and Enmore Road contribute to the HCA's architectural and functional character. The streetscape qualities of openness, visual permeability and direct access which characterise the retail strip should be applied to the design of non-retail frontages. Access to other uses should not interrupt or break up the active retail frontages.

Objectives

- O18** To retain and reinforce the prevailing retail character and continuity of retail activity along the street.
- O19** To ensure other uses (and their entries) do not dominate the streetscape or detract from the retail environment, and yet provide a clear, visible and secure address.
- O20** To encourage direct and easy access for all pedestrians.

Controls

- C52** Blank walls and dark or obscure glass are not permitted.
- C53** The amount of blank frontage for commercial uses must be limited to 20% of the building's width (or 3 metres).
- C54** Solid fences for residential uses are not permitted. Street setback, verandahs or visually permeable fencing (such as palisade or picket fencing) is preferred.
- C55** Access to non-retail uses must provide entry from side street and rear lane where possible. However, access to non-retail uses may combine the entry with the entry to a retail use or may recess the entry and provide a central court.
- C56** Access and address to upper level uses must be a maximum of 3 metres and a minimum of 1.5 metres wide.
- C57** Porte cochere and vehicle setdown and pick up are not permitted along the King Street frontage.

Existing active residential frontages



8.2.4.18 Materials and finishes

A limited palette of materials, finishes and colours of rendered masonry, dark brick, and tiled or rendered feature panels originally characterised the heritage buildings of King Street and Enmore Road.

This limited palette contributed to a unified streetscape. The range of colours and finishes now available can result in the loss of a cohesive overall appearance, particularly where there is piecemeal development of single properties within an



architecturally unified row building. The selection of materials, finishes and colours for a new development should ensure some unity while allowing for diversity.

Objectives

- O21** To ensure buildings are sympathetic to characteristic materials, finishes and colours.
- O22** To ensure the selection of feature colours for relief elements does not detract from, but rather reinforces, the appreciation of the proportion of the facade articulation.

Controls

- C58** Materials must be sympathetic to the characteristic rendered masonry, dark brick and tiled or rendered feature panels of heritage and contributory buildings.
- C59** Colours are generally to be selected from the Heritage Paint Scheme, *King Street/Enmore Road Main Street Study Heritage Paint Scheme* 1991, Rod Howard/Neustein Associates available for viewing at <http://www.marrickville.nsw.gov.au/en/development/heritage-and-conservation/>
- C60** The palette of contemporary materials must be sympathetic to the prevailing colour and texture and must not include, for example, large areas of polished metal or curtain walls.
- C61** Existing external brick finishes must not be painted or rendered.
- C62** New face brickwork must be sympathetic to the prevailing colour and finish of existing brickwork, that is, smooth-faced and of dark brown/red colour. The use of patterned and mottled brickwork is not permitted.
- C63** Repair or replacement of wall tiles must be in keeping with the style, colour, dimensions and texture of the original tiling.
- C64** Colours for large areas of building must be predominantly pastel and earth shades.
- C65** Colour schemes for a property which, with other properties, makes up one building must have regard for the whole building.
- C66** Colour used to highlight features and trims must be selected from the Heritage Paint Scheme.
- C67** Highlighting must be used in a way which enhances rather than detracts from the architectural proportions of the building, any heritage features, and the vertical proportions which contribute to the street pattern.
- C68** Development proposals which depart from the Heritage Paint Scheme will be considered and assessed on merit, and must satisfy the following criteria:
- The intensity of colour, tones, hues selected must not detract from appreciation of the streetscape as a whole; and
 - The colour scheme proposed must be unique (not part of a corporate colour scheme for a chain of commercial enterprises).

Refer to: *King Street/Enmore Road Main Street Study Heritage Paint Scheme* 1991, Rod Howard/Neustein Associates.

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Inappropriate paint schemes on adjacent lots comprising part of a row building detract from appreciation of the buildings' unity.

8.2.4.48.2.4.19 Land use

The King Street and Enmore Road area has been providing retail services continuously for over 100 years. Still predominantly retail, with some commercial uses at ground level and residential above, the area draws a large number of visitors, and provides for the local community. King Street and Enmore Road operate as a hub for Newtown, Enmore, Stanmore, Camperdown and Erskineville. The area is lively and bustling, in part due to the large number of retail and food outlets open until late at night. It is well served by public transport and has seen an upgrading of the building stock in recent years with the increasing demand for housing convenient to the city, the university, and improved amenities and services.

Objectives

- 04023** To ensure the retail strip continues to provide a range of retail services with varied and interesting active frontages to the street.
- 02024** To encourage a range of uses above ground level which complement the role of the retail strip.
- 03025** To encourage the use of rear lane frontages for residential studios and/or commercial services.

Controls

- C4C69** A range of uses must be provided to engage with and activate the street, with retail at ground level in keeping with the area's character.
- C2C70** The above ground level must be mixed use, and may include commercial/residential, tourist accommodation and retail, subject to conditions.
- C3C71** Residential and non-retail commercial uses may be allowed at ground level where it is a continuation of the existing use and when it provides a

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relationship to the street which is similar to the frontage of existing terrace houses.

8.2.4.20 New infill development controls

There are limited opportunities for new development opportunities within the HCA. Heritage items and contributory buildings (refer to contributory buildings map) must be retained and conserved.

Note some sites are marked "Contributory – façade only" on the Contributory Buildings map. In these cases, façade retention is envisaged; however some redevelopment of such sites may be appropriate behind the retained and conserved facades. The non-contributory buildings within the HCA may also present redevelopment opportunities.

8.2.4.21 Building form and character

The character of the King Street and Enmore Road retail strip is formed by a unique relationship between the topography, the street layout, the subdivision pattern, and building form.

The combination of those four factors makes the shapes of buildings in relation to the street highly visible. It gives a quality to the streetscape experience of being able to see into shops at an angle while walking along the pavement, and of seeing all the parapets and rooflines in relation to each other rather than if they were viewed side on. The treatment of the building envelope, how high it is, how far set back from the road, its general bulk and massing, and its roofline is critical. Facade treatment and detailing are also very important contributors to streetscape character.

Continuity of awnings and the generally vertical building proportions tie the buildings into cohesive groups along the street, while the variety of facade decoration adds visual interest and creates diversity within that overall cohesiveness.

Protection of building form and character is guided by Sections 8.2.4.5 (Building Massing) to 8.2.4.15 (Signage).

8.2.4.22 Subdivision

While site amalgamation may be possible, new development must reflect the original narrow subdivision pattern in the form and detailing of streetscape presentation.

8.2.4.23 Building massing

Objectives

- O4O26** To preserve the prevailing pattern of buildings built to the front boundary and massed to their full height at the street frontage.
- O5O27** To reinforce the topography of King Street and Enmore Road as ridge roads, visible at their highest points to adjacent uses and neighbourhoods.

Control

- C4C72** Buildings must be massed towards the street frontage, stepping down to the rear.

Buildings along King Street and Enmore Road are generally massed up to two to three storeys at the street, with shop frontages of 8 metres to 15 metres. They are lower at

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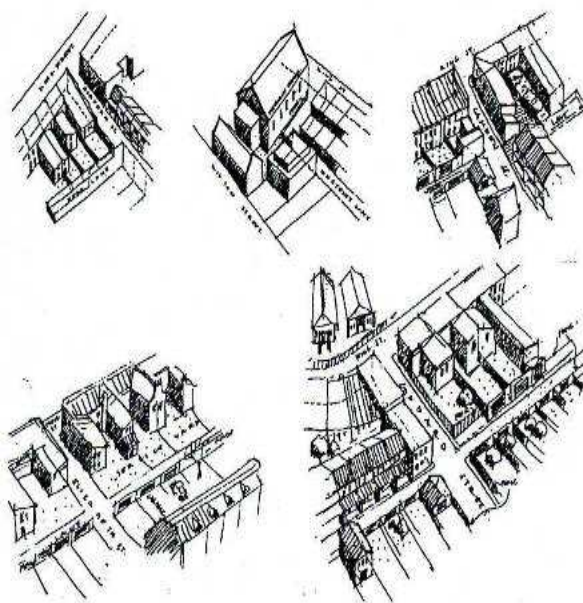
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the rear, typically for terrace houses and turn of the century retail uses. The buildings along the retail strip reinforce the ridge topography, contributing to the visual appreciation of the area. New development can help preserve the visual quality of the retail strip.

New development must respond to this building pattern by stepping down rather than up towards the rear of the property, and building massing must be in keeping with the simplicity of the prevailing building forms and roof shapes. Generous floor-to-floor levels in the older buildings offer an opportunity for new development to fit in more levels with lower ceiling heights, thus achieving greater density, while still keeping within an appropriate building envelope (refer to Density and Building Facade in this section of the DCP).



Typical building massing patterns in HCA 2

8.2.4.78.2.4.24 Building height

Most buildings along King Street and Enmore Road are built to their maximum height at the street boundary (generally two to three storeys) and are characterised by ornate parapet features, providing a rich and varied silhouette. The purpose of these controls is to retain the prominence of heritage and contributory buildings and the street wall character and avoid envelopes that step up away from the street and clutter the streetscape silhouette.

In many instances, contributory buildings are lower than the prevalent height of neighbouring buildings, but a part of the integrity of a contributory building is its scale. In **highly-valued** contributory items visible vertical additions are therefore inappropriate.

Objectives

- 06028** To retain the visual prominence of heritage streetscapes and the prevailing street wall height.



- Q7029** To reinforce the built form and topography characterised by taller buildings along the retail strip following the ridge and stepping down to the residential development on the adjacent slopes and plains.

Controls

- C5C73** The height of buildings at the street boundary must be determined by the prevalent height of adjacent and neighbouring contributory buildings' parapets.

NB *Building to the prevalent height of neighbouring heritage items and contributory buildings is not to be considered 'as of right'.*

- C6C74** Buildings can only be stepped at the street frontage where:

- The new building is adjacent to a heritage item or contributing building which is lower than the prevalent height in that block, and where the higher setback portion helps to retain the prominence of parapet and cornice and corner details of the adjacent contributory ~~item~~ building; or
- The new building is to the rear of a heritage item or contributory building which is lower than the prevailing height in that block and is conditional on consideration being given to the visual setting of the heritage item and/or contributing building.

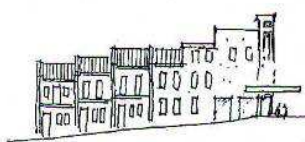
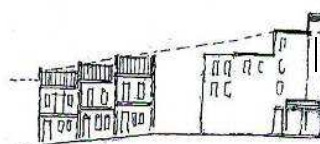
- C7C75** At the street frontage, only minor features such as parapets can project above the building height limit, and only to a maximum of 50% of the parapet width.

- C8C76** Building height on rear lanes:

- The rear building envelope must be contained within the combination of the rear boundary plane and a 45 degree sloping plane from a point 7.5 metres vertically above the lane ground level, measured at the rear boundary, and contain a maximum of two storeys on the rear most building plane;
- Notwithstanding point i., building envelopes may exceed the above building envelope control where it can be demonstrated that any rear massing that penetrates above the envelope control will not cause significant visual bulk or amenity impacts on neighbouring properties to the rear;
- The rear building envelope must contribute positively to the visual amenity of the laneway, and encourage rear laneway activation through measures such as providing appropriate lighting and opportunities for passive surveillance.

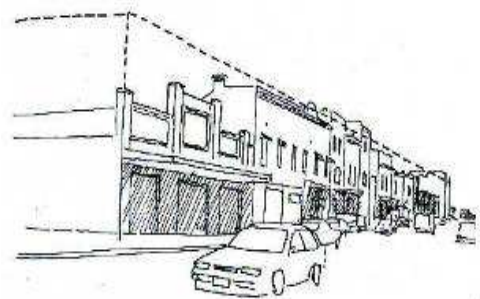
- C9C77** Building height where rear boundary is a common boundary between properties:

- The rear building envelope must be contained within the combination of the rear boundary plane and a 45 degree sloping plane from a point 5 metres vertically above the ground level of the property being developed, measured at the rear boundary, and contain a maximum of one storey on the rear most building plane;
- Notwithstanding point i., building envelopes may exceed the above building envelope control where it can be demonstrated that any rear massing that penetrates above the envelope control will not cause significant visual bulk or amenity impacts on neighbouring properties to the rear.

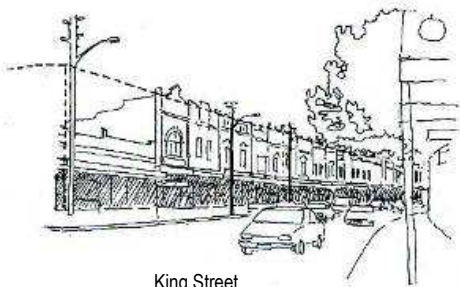


Building heights and topography

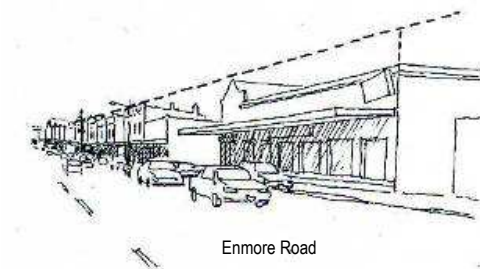
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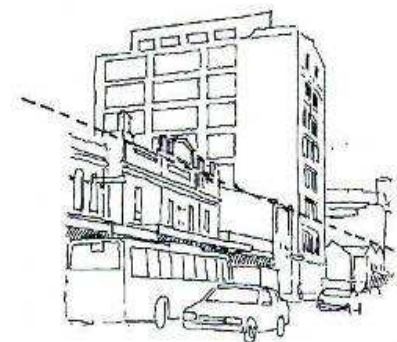
King Street South
Hoadley's Building NOT indicative of prevalent street wall height.



King Street



Enmore Road



King Street North. Alpha House is the exception to the prevailing street wall height.

Heights determined by contributory buildings

The following images depict options for vertical additions to buildings along King Street and Enmore Road.



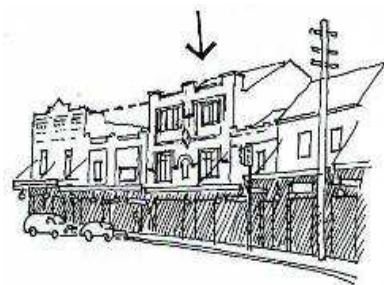
Existing building and prevailing street wall height



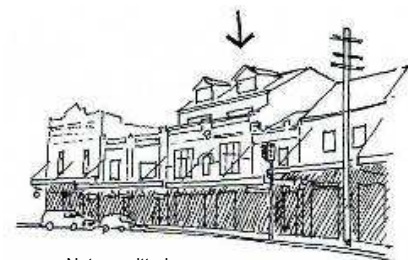
Parapet of single storey building raised to allow for second storey addition



Parapet becomes balustrade for upper storey

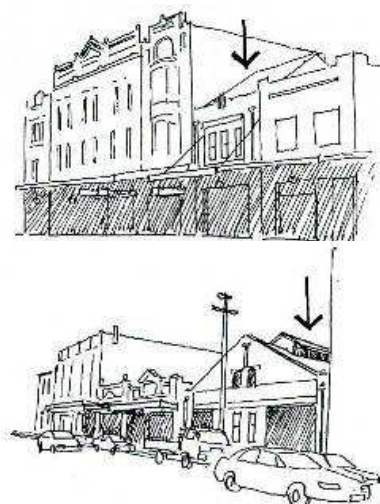


Preferred option
Build third level to street boundary, retaining
proportion of bays and windows.



Not permitted

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Preferred vertical addition options

8.2.4.88.2.4.25 Setbacks

The prevailing streetscape pattern for King Street and Enmore Road is for no setbacks. Buildings are built to front and side boundaries, creating the continuous retail strip opening directly onto the footpath. This pattern is functional in terms of pedestrian amenity, weather protection, intensity of retail development and commercial viability, and is vital for active shop frontages. Setbacks in the rear must respond to the issues affecting amenity for other uses above retail and protect the amenity of neighbouring residential development.

Objective

- O8O30** To retain and enhance the prevailing character given by buildings built to street and side boundaries.

Controls

Side setbacks

- C40C78** Side setbacks are not permitted where new development matches an existing or concurrently proposed adjoining building.
- C44C79** Side setbacks are required to the rear of the 'street wall' part of the building (this means those spaces behind the continuous retail strip opening onto the footpath). Side setbacks must ensure natural light and solar access to neighbouring properties, to the same standard as existing or to allow two hours sunlight between 9.00am and 3.00pm in mid-winter, and subject to considerations regarding privacy and overlooking.

Setbacks to the street

- C12C80** Setbacks to the street are only permitted where:
- The existing footpath is narrow and there is a need to provide additional pedestrian space. The setback is to be continuous and connected at its ends to adjoining footpaths.
 - The established pattern is set back, for example residential building, garage or institutional building. Conditions apply to the

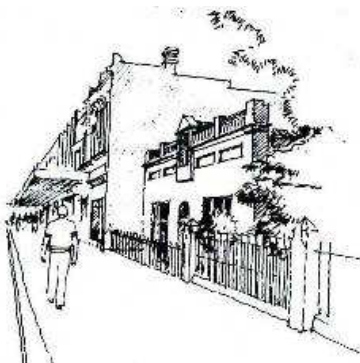


design treatment of setback building frontage and space (refer to Section 8.2.4.126 Retail Frontages).

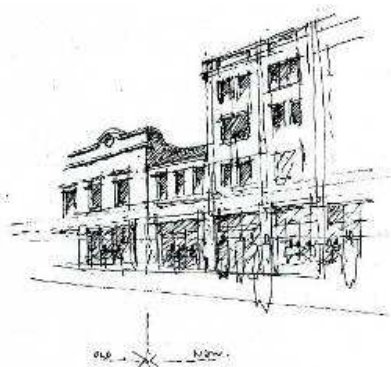
- iii. The setback enhances visual appreciation of adjacent heritage item/s (in this instance it can be an alternative to height reduction).
- iv. There is a significant small-scale frontage which would be overshadowed by a built-to-boundary development. The setback may need to be as great as 8 metres -10 metres.
- v. The setback reveals an important parapet corner return on an adjacent building. Here the building may be set back at the upper level but lower floors are to be built to the street boundary.
- vi. The new development has a non-retail frontage (such as a terrace) and provides a transition between public and private realms.
- vii. The setback is not visible from the street and does not interfere with the visual appreciation of existing parapets and rooflines.

C43C81 Buildings may be built to rear lane boundaries subject to preserving or enhancing:

- i. The amenity of neighbouring residential uses; and
- ii. The amenity of the laneway; for example, in providing opportunities for overlooking or casual visual surveillance.



Non-retail building setback

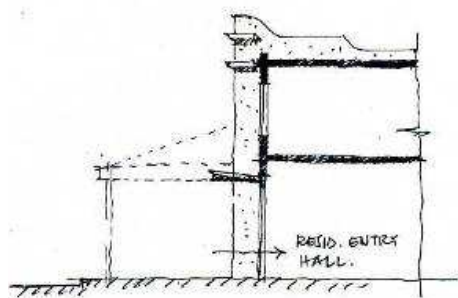


Development adjacent to important parapet corner return
Option 1- infill building with pitched roof to retain existing building's visibility.

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Option 2 - Development height at street to full height of existing building, with setback to reveal adjacent parapet corner.



Section showing parapet detailing.

8.2.4.98.2.4.26 *Corners*

Corner buildings act as markers along the way. The varied street pattern of this area has contributed to a variety of corner shapes. Because those buildings address two streets, they have an important streetscape function which can be enhanced by extra height. Corner buildings may therefore be higher than other buildings in the street, as long as in doing so they contribute positively to the streetscape and satisfy other criteria for building form and detailing.

Objective

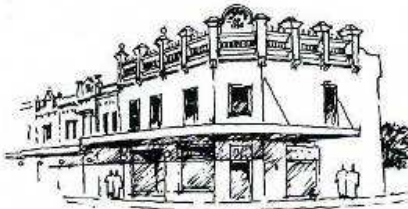
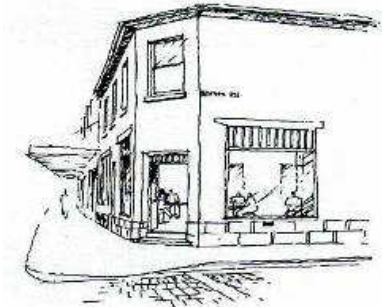
- O9031** To encourage new corner developments which respond to the visually interesting corner buildings characterising King Street and Enmore Road.

Controls

- C14C82** New corners must preserve the landmark quality of street corners and provide a contemporary interpretation subject to satisfying criteria regarding building facade proportions.
- C15C83** Buildings on corners are permitted some variation in height and setback for corner features along the building frontage on both streets, to a maximum of 5 metres from the corner, subject to a satisfactory resolution of the form in terms of scale, proportion, materials and finishes.



C16C84 Corner buildings must wrap around the corner into the side street to provide more active street frontage.



Corner treatment examples

8.2.4.108.2.4.27 Building facades

The general pattern of vertical and horizontal division of the buildings along King Street and Enmore Road consists of buildings divided horizontally into top (parapet), middle, and base (up to awning height) and divided vertically by bays.

The street wall is characteristically formed by groups of two to five lots creating a sequence of 'whole' buildings of different widths, even though they are divided into comparably sized individual properties. The overall massing silhouette is characterised by a variety of parapet and roof forms, particularly along the street frontage.

Windows and openings are generally vertical in proportion and located within building bays. The typical bay proportion (width:height) ranges from 1:1.7 to 1:2.3 and is extremely important to the appearance of the individual buildings and to the uniformity of the streetscape as a whole.

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"Facadism" is discouraged. New development must not simply mimic the style and appearance of older buildings; contemporary design should use sympathetic contemporary materials, finishes and techniques that respond positively to the patterns and themes of the precinct.

Objectives

- P40032** To reinforce the prevailing pattern characterised by simple, rectilinear building forms, full height at street frontage, and variation in roof parapet, chimney, roof eaves, details and other features.
- P41033** To encourage new development characterised by predominantly vertical proportions for bays, openings and windows.
- P42034** To ensure openings and windows are sympathetic with the overall proportion of the building and its division into bays.

Controls

- C17C85** Block out **style** roller shutters to ground level shop fronts and windows above the awning level are **not encouraged prohibited**.
- C18C86** Air-conditioning units or fans must not to be visible from King Street, Enmore Road **or and** any other major side street.

NB The following provides advice on how development can relate to the vertical and horizontal division of the buildings along King Street and Enmore Road.

The building's façade:

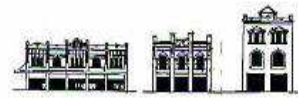
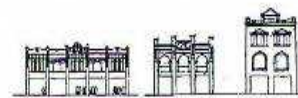
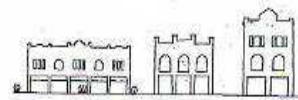
- Is divided vertically into bottom, middle and top;
- Is divided longitudinally by property lines (street wall made up of separate but adjoining buildings), with bays defined by attached piers and the pattern of openings; and
- Is to give prominence to the vertical bays created by attached piers and feature panels rather than to the expression of floor levels, particularly where new development results in lower floor to floor heights.

Windows and openings:

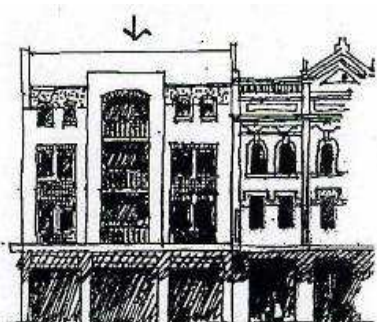
- Are generally in a vertical proportion and are located within vertical bays;
- If not themselves in a vertical proportion, are framed by a window treatment which accentuates the vertical proportion of the bay in which they are located; and
- In a development where more floors built within an original building envelope result in lower floor-to-floor heights must relate to bay proportions rather than to the floor levels.

Shutters and grilles:

- Are sympathetic to the architectural style and the required modelling of the facade.



Relationship of windows and openings to bay proportions.



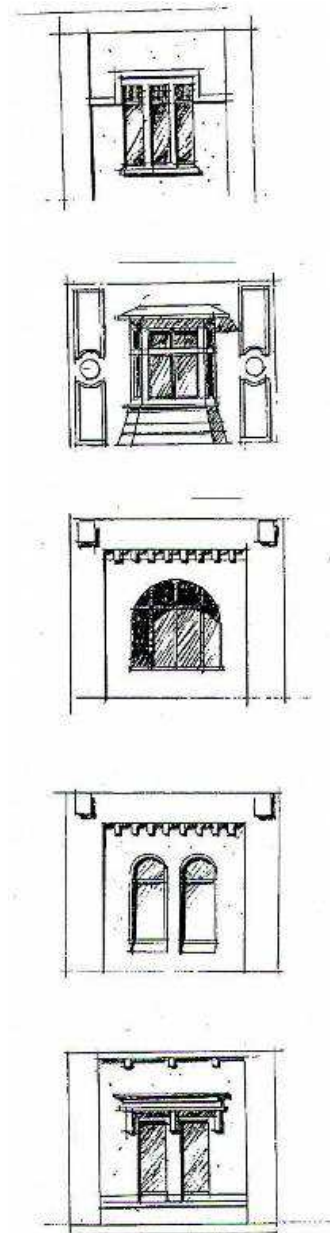
A new four storey development relates to the existing bay proportions of an adjacent three storey building.



Three storey infill within two storey street wall height, providing vertical proportions with contemporary design features.

Image showing facade treatments

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Existing window treatments, showing variations possible within equal sized bays.

8.2.4.11 Roofs and parapets

An important characteristic of the King Street and Enmore Road retail strip is the consistency of the roofing forms and roof silhouettes. The relative consistency of their height, and the uniformity of the buildings, creates a sense of enclosure within street walls which enhances the cohesiveness of the retail strip as one place. Within this cohesiveness, a range of parapet and cornice treatments lend variety and interest to



the skyline. This combination of unity and variety is key to the unique character of the area, and should be acknowledged and emulated. New development should respect the rhythm of the traditional building facades by fitting in with the pitch and shape of adjoining roofs, the prevailing parapet height, and the parapet features of neighbouring buildings.

Objectives

- O13** — To retain the prominence of the building form and character given by the roofs, parapets and architectural features of heritage items and contributory buildings.
- O14** — To ensure new development does not detract but rather contributes to the streetscape in a sympathetic manner.
- O15** — To provide guidelines that enable contemporary architectural interpretation of the key patterns and character-giving elements of the area.
- O16** — To encourage different cornice treatments and edges for visual interest and variety.
- O17** — To ensure the placement and design of roof fixtures does not detract from the appreciation of the significant features of heritage items and contributory buildings.

Controls

- C19** — Roof forms and pitches must be restricted to those prevalent in heritage items and contributory buildings which are flat or skillion roofs behind parapet street walls or pitched roofs. Curved or butterfly roofs visible from the street are not permitted.
- C20** — The angle of roofs is approximately 25-30 degrees to avoid visual intrusion.
- C21** — Dormer windows in roofs to the street frontage must comply with control contained with Section 4.1.9 of this DCP.
- C22** — Parapet height is limited; for example, to a proportion of the facade or by the height of its neighbours.
- C23** — Any masonry parapet features must have a wall thickness similar to prevailing buildings of the late 19th and early 20th century.
- C24** — The parapets of buildings whose height increases as a result of development may be retained and repositioned to the new parapet height.
- C25** — Roof fixtures (such as roof vents, chimneys, aerials, solar collectors, mobile phone transmitters or satellite dishes) must not be located on heritage items or contributory buildings where they are visible from the street.
- C26** — Rooftop signage is not permitted.

Parapet treatments



In this example this parapet is too thin

8.2.4.12 Awnings and verandahs

Awnings in the area are consistently of a suspended type, characteristic of late 19th and early 20th century retail buildings in Sydney. There is some variation in height and width (following the topography) but overall unity is given by the awning type, and under awning lighting known as the white way lighting. Where awnings have been lost or altered, the area's integrity and visual cohesiveness has suffered. There were formerly some posted verandahs on King Street, lost when the road was widened and the footpaths narrowed.

These structures also enrich the streetscape and increase pedestrian amenity. Preservation and/or reinstatement of awnings, verandahs and verandah posts would contribute to the historic character and visual appeal of King Street and Enmore Road.

Objectives

- O18** — To ensure new development maintains a pedestrian scale and provides weather protection at street level.
- O19** — To reinstate heritage items.

Controls

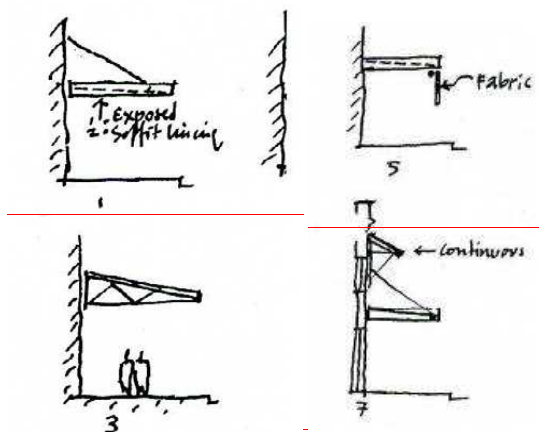
- C27** — Awnings and under awning lighting must be provided for visual continuity and pedestrian safety and comfort.
- C28** — Existing white way lighting must be maintained by the applicants during development.
- C29** — Missing sections of white way lighting must be extended at the applicant's cost including the cost of design by the electricity provider.
- C30** — White way lighting extensions must be designed in sympathy with the adjoining and nearby white way lighting.
- C31** — Existing switch panels for white way lighting located within the shop must be relocated to the building frontage under the awning in a suitable vandal-proof enclosure.
- C32** — Awnings on corner buildings must wrap around into side streets to promote a safer and more welcoming environment.
- C33** — Diversity of design and decoration within an overall consistency is encouraged.
- C34** — Awnings must be in the height range of 3.6 metres to 4 metres and no higher (or lower by more than 600mm) than neighbouring awnings, for continuity.
- C35** — Awnings must be flat or near flat in keeping with the context.
- C36** — Eaves and fascias must be a maximum of 300mm high and in keeping with the scale and character of the building.
- C37** — Awnings must be opaque to provide shade, shelter and consistency with streetscape.
- C38** — Awnings must be set back 600mm from the kerbface. Where post supported awnings and verandahs are proposed they must also be set back 600mm from the kerbface and be designed to be self supporting in the case of vehicle impact with the posts.



NB—Awnings should retain any original features such as, pressed metal soffits. Verandahs and verandah posts are also encouraged whether a reinstatement (for heritage buildings) or contemporary interpretation.



Example of historic first storey verandah



Range of awning structure and appearance to which new development must relate

8.2.4.13 Retail frontages

Few original shopfronts exist throughout the retail area, but where they do they often exhibit interesting detailing and rich materials. Direct, easy and level access from the footpath to the shop draws the street into the shop and provides equal access opportunities for all in the community.

Active frontages contribute to the area's character and its ongoing vibrancy and commercial vitality. The shopfront to new developments must relate in proportion and scale to the building it belongs to and to adjoining buildings. For example, retaining or reinstating traditional fascia lines integrates a new development with original shopfronts and can significantly improve the appearance of a grouping of shops.

Objectives

- O20**—To provide a diversity of active street frontages which are compatible with the scale and character and architectural treatment of the building as a whole.

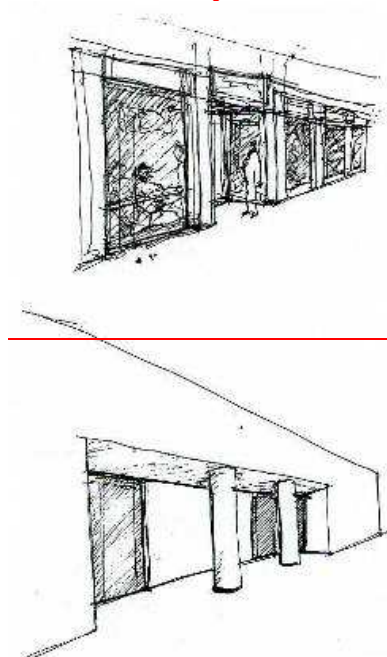
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- Q21** — To preserve the surviving heritage character of whole shop frontages and elements.
- Q22** — To encourage a variety of relationships and openings between the shop and the street.
- Q23** — To ensure shops are accessible for everyone.

Controls

- C39** — Direct level access must be provided between the footpath and the shop to facilitate an accessible entrance.
- C40** — The pattern of shopfront windows and openings must be sympathetic with the overall proportion of the building and the division of the building into bays.
- C41** — Recessed shop frontages are only permitted where the recess provides useable space and is sympathetic to the character of the building.
- C42** — Open grilles or transparent screens are preferred. If shutters are required, they must be visually permeable (70% permeability) to allow viewing of windows and spill lighting of the footpath.
- C43** — Block out roller shutters are not permitted.
- C44** — Shop frontages or elements with heritage character must be preserved and/or repaired or restored.

Desired active street frontage



Unsympathetic 'dead' street frontage.

NB — Cafe and restaurant design should consider window seating configurations which provide the effect of outdoor cafe seating in a confined area and helps to activate the street.



8.2.4.14—Non-retail frontage

Traditional retail building frontages to King Street and Enmore Road contribute to the HCA's architectural and functional character. The streetscape qualities of openness, visual permeability and direct access which characterise the retail strip should be applied to the design of non-retail frontages. Access to other uses should not interrupt or break up the active retail frontages.

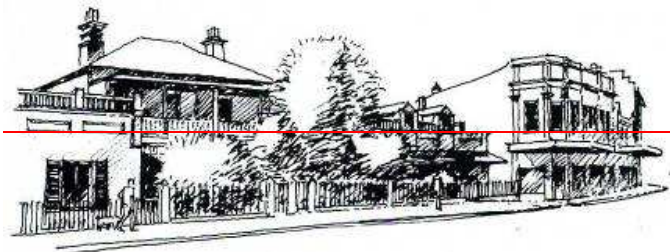
Objectives

- O24** — To retain and reinforce the prevailing retail character and continuity of retail activity along the street.
- O25** — To ensure other uses (and their entries) do not dominate the streetscape or detract from the retail environment, and yet provide a clear, visible and secure address.
- O26** — To encourage direct and easy access for all pedestrians.

Controls

- C45** — Blank walls and dark or obscure glass are not permitted.
- C46** — The amount of blank frontage for commercial uses must be limited to 20% of the building's width (or 3 metres).
- C47** — Solid fences for residential uses are not permitted. Street setback, verandahs or visually permeable fencing (such as palisade or picket fencing) is preferred.
- C48** — Access to non-retail uses must provide entry from side street and rear lane where possible. However, access to non-retail uses may combine the entry with the entry to a retail use or may recess the entry and provide a central court.
- C49** — Access and address to upper level uses must be a maximum of 3 metres and a minimum of 1.5 metres wide.
- C50** — Porte cochere and vehicle setdown and pick-up are not permitted along the King Street frontage.

Existing active residential frontages



8.2.4.15—Materials and finishes

A limited palette of materials, finishes and colours of rendered masonry, dark brick, and tiled or rendered feature panels originally characterised the heritage buildings of King Street and Enmore Road.

This limited palette contributed to a unified streetscape. The range of colours and finishes now available can result in the loss of a cohesive overall appearance, particularly where there is piecemeal development of single properties within an

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architecturally unified row building. The selection of materials, finishes and colours for a new development should ensure some unity while allowing for diversity.

Objectives

- O27** — To ensure buildings are sympathetic to characteristic materials, finishes and colours.
- O28** — To ensure the selection of feature colours for relief elements does not detract from, but rather reinforces, the appreciation of the proportion of the facade articulation.

Controls

- C51** — Materials must be sympathetic to the characteristic rendered masonry, dark brick and tiled or rendered feature panels of heritage and contributory buildings.
- C52** — Colours are generally to be selected from the Heritage Paint Scheme, *King Street/Enmore Road Main Street Study Heritage Paint Scheme* 1991, Rod Howard/Neustein Associates.
- C53** — The palette of contemporary materials must be sympathetic to the prevailing colour and texture and must not include, for example, large areas of polished metal or curtain walls.
- C54** — Existing external brick finishes must not be painted, or rendered and painted.
- C55** — New face brickwork must be sympathetic to the prevailing colour and finish of existing brickwork, that is, smooth-faced and of dark brown/red colour. The use of patterned and mottled brickwork is not permitted.
- C56** — Repair or replacement of wall tiles must be in keeping with the style, colour, dimensions and texture of the original tiling.
- C57** — Colours for large areas of building must be predominantly pastel and earth shades.
- C58** — Colour schemes for a property which, with other properties, makes up one building must have regard for the whole building.
- C59** — Colour used to highlight features and trims must be selected from the Heritage Colour Scheme.
- C60** — Highlighting must be used in a way which enhances rather than detracts from the architectural proportions of the building, any heritage features, and the vertical proportions which contribute to the street pattern.
- C61** — Development proposals which depart from the Heritage Colour Scheme will be considered and assessed on merit, and must satisfy the following criteria:
 - i. — The intensity of colour, tones, hues selected must not detract from appreciation of the streetscape as a whole; and
 - ii. — The colour scheme proposed must be unique (not part of a corporate colour scheme for a chain of commercial enterprises).

Refer to: *King Street/Enmore Road Main Street Study Heritage Paint Scheme* 1991, Rod Howard/Neustein Associates.



Inappropriate paint schemes on adjacent lots comprising part of a row building detract from appreciation of the buildings' unity.

8.2.4.16 Signage

Signage can clearly indicate retail and commercial uses and contribute to a lively, active retail strip. Too much signage creates visual clutter, detracts from the streetscape quality and reduces the effectiveness advertising. The King Street and Enmore Road retail strip is characterised by a variety of signage, including some remnants of traditional painted signs.

New commercial signage which is appropriate to the building form, its geometry and architectural features, will help preserve the building character, while public art may enhance the artistic qualities, creativity and vibrancy of the area. Signage which obscures large areas of street level window glass is not in keeping with this DCP's intention to make shopfronts as visually open as possible. Rooftop signage, which compromises the integrity of the existing King Street and Enmore Road silhouette, is also intrusive and inappropriate.

Lighting must have regard to and highlight the decorative features—their silhouette, projections, recesses and openings of buildings. Illumination within or of the facade must enhance visual appreciation of neighbouring heritage items and contributory buildings.

General signage controls are in Section 2.12 of this DCP (Signs and Advertising Structures). However, in the event of any inconsistency the conservation orientated controls of this section will take precedent.

Objectives

- O29** — To ensure signage is sympathetic to and complements the building form and detailing along King Street and Enmore Road.
- O30** — To ensure signage does not dominate or detract from the architectural features of the buildings and from the white way lighting.
- O31** — To ensure signage retains the visual prominence and integrity of roof and silhouette.

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Controls

- C62** — Signage must be located within bays created by facade articulation, and be compatible with the geometry and proportion of those bays.
- C63** — Signage must not obscure important architectural features.
- C64** — Signage must not be located above the cornice line of the parapet.
- C65** — Neon style signage is not permitted.
- C66** — Rooftop signage is not permitted.
- C67** — Signage must not extend into the corridor of the white-way lights under awnings and be no closer than 700mm to the light fixture.
- C68** — Boxed and illuminated signage above the awning is not permitted.
- C69** — The number of signs on the building facade, excluding signs hanging from suspended awnings, is limited to one per lessee/owner.
- C70** — Hanging or bracketed signs are limited to one below the awning per lessee/owner.
- C71** — One sign is permitted on a side wall. This may be floodlit but not illuminated.
- C72** — Where the building is face brick, a sign may not be painted directly onto the brickwork. A face plate of maximum thickness 5mm must be used.
- C73** — Signage which is part of a unique work of art must contribute to the artistic qualities, creativity and vibrancy of the area.
- C74** — Signage which is part of a unique work of art must not incorporate direct advertising and/or products or services sold. Ongoing maintenance of the sign is a condition of Council consent.
- C75** — Colours used for signs must complement the Heritage Colour Scheme.

8.2.4.17 Access and pedestrian amenity

The King Street and Enmore Road retail strip is an intense development, generally with shopfronts running the full length of blocks, opening directly onto the footpath and uninterrupted by recesses or entries to other uses. There is a characteristically clear and direct relationship between the pavement and the shops, where visual openness and direct access to the retail outlets encourage promenading as well as shopping. Despite the large volume of vehicle traffic on these roads, it is the pedestrian experience which enlivens the area and on which its economic viability depends. Pedestrian amenity and safety are therefore important considerations. This DCP ensures that the sequence of retail frontages, and therefore their attractiveness and accessibility, is well connected by pedestrian through site links or by vehicular access from side streets, service lanes or driveways.

The King Street and Enmore Road shopping strip is on a Council designated and promoted Accessible Pathway.

8.2.4.18 Pedestrian access — through site links

King Street and Enmore Road block lengths are typically 60 metres — 100 metres. Pedestrian access to roads and lanes off the main retail streets is therefore generally adequate. The existing pattern is of shops ranged along a whole block, with all frontages directly onto the street and no access through to the rear. Allowing access through at mid-block would be inappropriate to this pattern and would detract from the quality of the streetscape and the existing area character. Through site links are only permitted where they both improve access and amenity for local residents by connecting to existing road and lane systems, and where they do not detract from the area's character.



Objectives

- O32** — To balance the need for improved access to the retail centre with the need to minimise the impact of the centre on adjacent residential areas.
- O33** — To balance improved access to retail uses at ground level with the need to retain and reinstate contributory shopfronts where possible.

Controls

- C76** — Universal access to retail ground level uses must be provided.
- C77** — For heritage items and contributory buildings, disabled access must be provided with minimal intrusion in the building fabric. The removal of early shopfronts is not permitted.
- C78** — Pedestrian access and address must be provided at the rear or side of the building in accordance with the established pedestrian access and circulation network (i.e. where rear car parking is provided or exists in the vicinity).
- C79** — Appropriate tactile treatment must be provided to the footpath to delineate any obstructions to blind or partially sighted pedestrians.
- C80** — Any vehicular entrances across the footpath to King Street and Enmore Road must be constructed to reinforce pedestrian priority in King Street and Enmore Road.
- C81** — Appropriate measures must be provided within the development to warn drivers of the presence of pedestrians, provide adequate site distance along the footpath and restrict the speed of vehicles.
- C82** — Pedestrian access through sites is not encouraged, except in locations where site links are desirable because they connect to the road and laneway system of adjacent residential areas.

8.2.4.19 Vehicle access

Vehicle access to King Street and Enmore Road is controlled by one-way restrictions and road and lane closures where pedestrian access is still possible. These restrictions are designed to limit traffic volume and the number of traffic movements on what is a major arterial route. The safety and amenity of pedestrians, and quality of the streetscape given by uninterrupted active retail frontages along the length of blocks, must be protected. Vehicle access must not dominate side or rear building frontages at the access points to protect pedestrians.

Objective

- O34** — To balance the need for access to new developments with the need to minimise impact on adjacent buildings and residential areas and the desire to retain active retail street frontages.

Controls

- C83** — Access onto King Street and Enmore Road from side streets and rear lanes, parking areas, or for service vehicles is only permitted under certain conditions regarding distance to corner, width of carriageway, traffic impact, safety and noise.
- C84** — Vehicle access from King Street and Enmore Road onto a new development site is only permitted at established car access points (for example, existing or past garage or service station sites).

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~~C85 Council may require the dedication of corner splays where they do not currently exist. Council's current requirement is 3 metres along each boundary. However, the extent of land to be dedicated will be determined by the particular circumstances of each site.~~



8.2.5 Petersham North Heritage Conservation Area- HCA 3

Section 8.2.5 of this DCP applies to the Petersham North Heritage Conservation Area (HCA 3) (Figure 1).



Figure 1: Petersham North Heritage Conservation Area - HCA 3

8.2.5.1 Statement of heritage significance

The Petersham North Heritage Conservation Area is of historical significance as an area developed from the 1848 Petersham Estate subdivision, 1854 Sydenham Estate subdivision and later subdivisions into the early 20th century. The area's built environment reflects its layered subdivision history.

The Petersham North Heritage HCA is of aesthetic significance for its 19th century villas and their setting, 19th century houses (detached and semi-detached) and their setting, 19th and early 20th century terraces and houses (detached and semi-detached), groups and streetscapes containing 19th century villas, houses and terraces, and groups and streetscapes containing 20th century houses and terraces. The HCA contains the home of Percy Hordern, a member of the Hordern family retail dynasty and prominent residents of Sydney's inner west.

It is representative of the principal characteristics of the development of the Marrickville LGA from an early estate to an urban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs.

8.2.5.2 Summary of core heritage values and elements

- i. The range of high style and modest dwellings of typologies and densities found within the HCA represent the different phases of development within the Marrickville LGA.

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- ii. The street and subdivision patterns provide evidence of the ways in which the layers of re-division and infill of parcels of land have increased density of development and decreased scale of buildings throughout the HCA.
- iii. The HCA provides evidence of the socio-topographic stratification of development in the earliest areas of the Marrickville LGA to be developed for intensive residential use, with substantial homes located on the highest parts of the area and modest housing for workers at the lowest.
- iv. The area demonstrates the principal characteristics of the development of the Marrickville LGA as a residential area in the 19th and early 20th centuries, including substantial Victorian Gentlemen's villas and terrace houses intended for the professional and commuting businessman; modest terraces and cottages on lower terrain and some detached residential development from the Victorian, Federation and Inter-War periods.
- v. The HCA features sandstone kerbing.
- vi. Street names are inserted in the footpath in red cement at corners.
- vii. Focal points are provided by public open spaces such as Petersham Park and Brighton Street Park.

8.2.5.3 Specific elements

The Petersham North HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but when present need to be retained in any new development.

8.2.5.4 Significant subdivision and public domain elements

- i. Street layout;
- ii. Petersham Park (including layout, plantings and infrastructure);
- iii. Brighton Street Park;
- iv. Street tree plantings;
- v. Street names set into footpath;
- vi. Sandstone block kerbing; and
- vii. Central placement of development within lot.

8.2.5.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Groups and runs of buildings from key period of significance (1854-1920);
- ii. Original fabric;
- iii. Quality of streetscape patterns, rhythms and textures;
- iv. Building typologies that reinforce the urban grain:
 - a. Groups of similar types and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality original detailing occurs to front elevation; and
 - c. Increasing simplification of scale and detailing occurs towards rear – including window size, bulk and visual prominence in view from street;
- v. Roof forms appropriate to typology and period of construction:
 - a. Intact roof forms;
 - b. Primary ridgelines of roofs aligned parallel to the street;



- c. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
- d. Lack of major alterations to roof form and volumes;
- e. Original chimneys that contribute to the quality and visual interest of roofscapes; and
- f. Original dormer windows - small and vertically proportioned;
- vi. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- vii. Building heights appropriate to typology and period of construction;
- viii. Detailing and finishes appropriate to the typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation;
 - d. Unpainted and unrendered face brickwork to 20th century fabric; and
 - e. Use of appropriate colour schemes for detailing;
- ix. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- x. Garden plantings in front of dwellings;
- xi. Garden settings of detached dwellings; and
- xii. Lack of car parking infrastructure.

8.2.5.6 Applicable conservation controls

The core period of heritage significance is 1854-1920. Any buildings, archaeological evidence or significant elements of the fabric from this or any earlier period must be retained and maintained.

The relevant heritage conservation area DCP sections are:

- Mixed residential streetscapes (Type B). See Section 8.3; and
- Retail streetscapes. See Section 8.4.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- i. Victorian Italianate/Victorian Filigree;
- ii. Federation styles;
- iii. Inter-War styles; and
- iv. Inter-War Art Deco residential flat buildings

Additional area-specific controls:

- Nil

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8.2.6 Railway Street (Petersham) Heritage Conservation Area- HCA 4

Section 8.2.6 of this DCP applies to the Railway Street (Petersham) Heritage Conservation Area (HCA 4) (Figure 1).

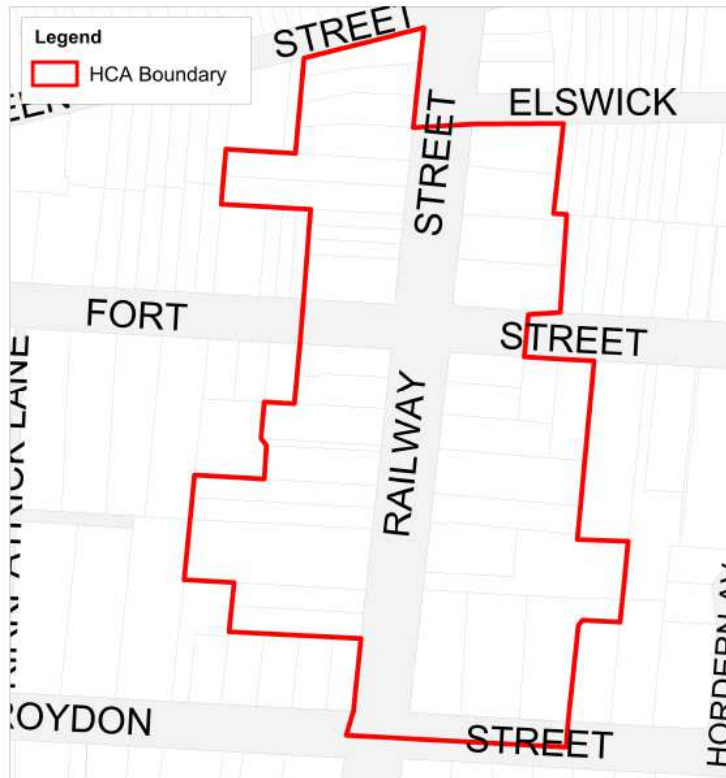


Figure 1: Railway Street (Petersham) Heritage Conservation Area – HCA 4

8.2.6.1 Statement of heritage significance

The Railway Street (Petersham) Heritage Conservation Area is of aesthetic significance as it demonstrates the evolutionary patterns of development in the Marrickville LGA including Federation cottages and Victorian Italianate villas. The diversity of buildings are of a high quality but individual architectural approaches built within a relatively short period demonstrates the range of housing options available to property owners who had the resources to build a bespoke home. This contrasts with the speculative nature of most of the development within the Marrickville LGA.

The HCA reflects the history of subdivision and development in the former Petersham Municipality in the period 1854 to 1940.

8.2.6.2 Summary of core heritage values and elements

- i. The HCA demonstrates the evolutionary pattern of Marrickville LGA's development between 1854 and 1940.



- ii. It includes a range of terrace and 19th/early 20th century built forms including good examples of architectural periods and typologies.
- iii. It includes architectural styles rare in the Marrickville LGA (for example Spanish Mission and high-style Federation).
- iv. Although located adjacent to the busy Parramatta Road corridor the HCA demonstrates residential streetscape qualities and land use patterns.

8.2.6.3 Specific elements

The Railway Street (Petersham) HCA also contains many details or fine-grained elements that are found throughout the LGA on buildings of different styles and types that contribute to the integrity and heritage significance of the LGA. The elements are not found on all buildings, but where present must be retained in any new development.

8.2.6.4 Significant subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings;
- iii. Street names set into footpath;
- iv. Sandstone block kerbing;
- v. Consistent setbacks appropriate to period and architectural typology; and
- vi. Central placement of development within lot.

8.2.6.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Groups and runs of buildings from a key period of significance (1854-1940);
- ii. Original fabric;
- iii. Quality of streetscape patterns, rhythms and textures;
- iv. Building typologies that reinforce the urban grain:
 - a. Groups of similar types and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality original detailing occurs to front elevations; and
 - c. Increasing simplification of scale and detailing occurs towards the rear – including window size, bulk and visual prominence in view from street;
- v. Roof forms appropriate to typology and period of construction:
 - a. Intact roof forms;
 - b. Primary ridgelines of roofs aligned parallel to the street;
 - c. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - d. Lack of major alterations to roof form and volumes;
 - e. Original chimneys that contribute to the quality and visual interest of roofscapes; and
 - f. Original dormer windows - small and vertically proportioned;
- vi. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;

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- vii. Building heights appropriate to typology and period of construction;
- viii. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation;
 - d. Unpainted and unrendered face brickwork to 20th century fabric; and
 - e. Use of appropriate colour schemes for detailing;
- ix. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- x. Garden plantings in front of dwellings;
- xi. Garden settings of detached dwellings; and
- xii. Lack of car parking infrastructure.

8.2.6.6 Applicable conservation controls

The core period of heritage significance is 1854-1940. Any buildings or significant elements of the fabric from this period must be retained and maintained.

The relevant heritage conservation area DCP section is:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural styles. See Section 8.5:

- Victorian Italianate/Victorian Filigree;
- Federation styles;
- Inter-War Styles; and
- Inter-War Art Deco residential flat buildings.

Additional area-specific controls:

- Nil



8.2.7 Parramatta Road Commercial Precinct Heritage Conservation Area- HCA 5

Section 8.2.7 of this DCP applies to the Parramatta Road Commercial Precinct Heritage Conservation Area (HCA 5) (Figure 1).

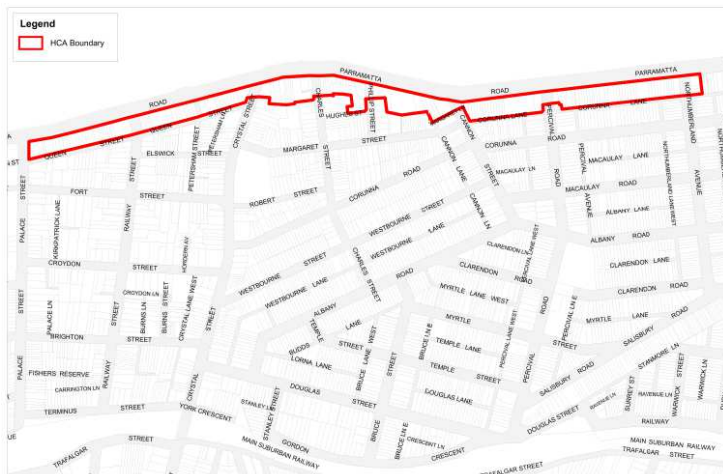


Figure 1: Parramatta Road Commercial Precinct Heritage Conservation Area – HCA 5

8.2.7.1 Statement of heritage significance

The Parramatta Road Commercial Precinct Heritage Conservation Area is of historical significance as it demonstrates the changing role and expectations of retail and commercial development of land adjoining Sydney's main arterial corridors since Colonial settlement. The HCA includes a variety of retail and commercial built forms, some of which – such as the former drive-under petrol station – are now rare in the Sydney Metropolitan area. Its built form provides evidence of the final subdivision of the South Annandale Estate in 1906 as well as evidence of the effect of later road widening on the built environment.

The aesthetic significance of the Parramatta Road Commercial Precinct HCA is derived from its ability to demonstrate the changing role of retail centres along major arterial roads and the ability of the fabric of those buildings to adapt to the changing needs and commercial imperatives. The buildings are predominantly representative of the period 1906 to 1940 and include some rare examples of their type. The streetscape of shops has retained its original configuration with individual bays presenting glazed shopfronts with direct access to the public footpath. Upper levels are used for commercial or residential purposes although high levels of traffic noise and pollution have affected the desirability of premises.

8.2.7.2 Summary of core heritage values

- i. The HCA demonstrates a historical continuity of retail and commercial land uses lining one of the most important transport corridors in NSW. Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic and social values of the HCA.
- ii. The HCA provides very clearly expressed examples of the retail shopping strip typology through its built form, streetscapes and public domain

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improvements developed since the first release of land for development from the Annandale and Petersham Estates in the mid-late 19th century and early 20th century.

- iii. Streetscape rhythms are modulated by regular structural bays derived from traditional shopfronts.
- iv. Several pairs and groups of shops demonstrate high streetscape and individual architectural qualities.
- v. Rare and highly intact individual examples of retail premises include the Olympia Milk Bar located near the former entry to Annandale Farm at Stanmore.
- vi. Views to the skyline above the line of parapets contribute strongly to the aesthetic values of the streetscape.
- vii. The aesthetic value of the streetscape is defined and enhanced by the streetscape wall as it follows the changing alignment of Parramatta Road.

8.2.7.3 Specific elements

The HCA also contains many details or fine-grained elements found throughout the LGA on buildings of different styles and types that contribute to the integrity and heritage significance of the LGA. The elements are not found on all buildings, but where present need to be retained in any new development.

8.2.7.4 Subdivision and public domain elements

- i. Alignment of Parramatta Road;
- ii. Street names set into footpath (where present); and
- iii. Continuity of retail/commercial uses.

8.2.7.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Commercial land uses;
- ii. Active street frontage at ground level;
- iii. Zero setback from street frontage and side boundaries;
- iv. Two storey parapet to street frontage;
- v. Integrity of skyline view and of parapet detailing against the sky from northern footpath and important oblique views;
- vi. Presentation of street elevation formed by regularly spaced bays reflecting historic lot widths;
- vii. Orientation of active uses to Parramatta Road;
- viii. Traditional shoptop of late 19th century commercial design;
- ix. Surviving original land uses, including the Olympia Milk Bar at Stanmore;
- x. Surviving original shopfronts;
- xi. Vertical separation of land use with retail at ground floor and commercial/residential above;
- xii. Individual shops with high quality detailing including arched openings to verandahs and high quality detailing to brickwork and quoining;
- xiii. Division of larger buildings into vertically proportioned bays;
- xiv. Vertically proportioned windows at upper levels;
- xv. Detailed building typology appropriate to architectural type; and



- xvi. Signage appropriate in scale, materials, location and content related to business.

8.2.7.6 Applicable conservation controls

The core period of heritage significance is the late 18th Century to 1940. Any buildings or significant elements of the fabric from this period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Retail streetscapes. See Section 8.4.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree;
- Federation Styles; and
- Inter-War Art Deco residential flat buildings.

Additional area-specific controls:

- Nil Conserve remaining original façade detailing (both to ground and upper levels) to include façade repairs and retention of face brickwork facades without rendering or painting
- Original façade detailing to be used as a template for façade reinstatements within rows
- Where no evidence remains of original ground floor shopfronts and the existing modern shopfront detracts from the appearance of the building, encourage the shop window replacement with a more sympathetic modern shopfront (for example consisting of timber framed glazed bifold doors with timber framed fanlights above)
- Reinstatement of post-supported balconies to shopfronts where there is physical or historical evidence of their existence is encouraged
- Reinstatement of original arched recessed balconies is encouraged. Due to the noise impacts of Parramatta Road it is considered reasonable to allow sympathetically designed enclosure of recessed balcony openings (such as glazing with minimal framing or timber-framed windows) provided that unsympathetic alterations (such as brickwork infill of original arched balcony openings) are removed concurrently
- Retention of suspended awnings is required
- Any future redevelopment of Nos. 266-310 and 230-264 Parramatta Road must ensure they are complementary to the character of HCA 5 in terms of scale, height, form and façade detail
- Contributory buildings within the HCA have been identified and mapped. Refer to Section 8.4.2 of this DCP for details.
- Nil

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8.2.8 Annandale Farm Heritage Conservation Area- HCA 6

Section 8.2.8 of this DCP applies to the Annandale Farm Heritage Conservation Area (HCA 6) (Figure 1).



Figure 1: Annandale Farm Heritage Conservation Area - HCA 6

8.2.8.1 Statement of heritage significance

The Annandale Farm Heritage Conservation Area is of historical significance as a distinctive area developed 1884 to 1910 from the last subdivisions (1884 to 1906) of the Annandale Farm Estate, an important early colonial estate. The association with Annandale Farm remains through discernible elements in the landscape (such as street alignments) following the original Farm boundaries and the potential gatehouse lodge now relocated to the rear garden of 96 Corunna Road.

The Annandale Farm HCA is a representative residential area of late Victorian and Federation period housing, corner shops and retailing and includes some high quality examples from the different architectural periods. Streetscapes are highly cohesive and roofscapes rhythmic due to the staged subdivision release and the development of many groups and runs of houses of a single pattern.

It is distinguished from surrounding areas by its later development and predominance of late Victorian and Federation period housing, wide streets, and by its most substantial housing being Railway Villas located at a low point purposely to attract affluent potential purchasers to the subdivision.

The Annandale Farm HCA is considered locally rare (a heritage criteria) as an area, which retains discernible elements in the landscape (such as street alignments), which relate to an early Colonial estate.

The HCA also has the potential to demonstrate significant archaeological relics in the vicinity of the former farmhouse, outbuildings, garden areas and burial ground.



8.2.8.2 Summary of core heritage values and elements

- i. The HCA enjoys very high associative historic heritage values due to George Johnston's Annandale Farm, one of the most important locations in the early days of the Colony and the centre of a vast pastoral empire.
- ii. There is high archaeological potential relating to deposits from Annandale Farm's layers of development.
- iii. The range of development types includes high quality railway mansions and villas to modest single-fronted row houses.
- iv. The local shopping centre is high quality and substantially intact.
- v. Speculative development patterns are evident in built forms.
- vi. The HCA includes groups of high quality and substantially intact late 19th century and early 20th century houses, terraces and semi-detached cottages.
- vii. Cohesive streetscapes continue to demonstrate original development patterns.
- viii. The strong and regular streetscape rhythm is a result of regular subdivision patterns and prevalence of speculative development practices.

8.2.8.3 Specific elements

The Annandale Farm HCA also contains many details or fine-grained elements found throughout the area on buildings of different styles and types that contribute to the integrity and heritage significance of the LGA. The elements are not found on all buildings but where present must be retained in any new development.

8.2.8.4 Subdivision and public domain elements

- i. Street layout – including alignment of streets to 'fit into' the oblique rectangular space of the original grant;
- ii. Plantings and design in Weekley Park;
- iii. Street tree plantings;
- iv. Street names set into footpath; and
- v. Sandstone block kerbing.

8.2.8.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Good groups of substantially intact late Victorian and Federation freestanding houses and cottages interspersed with terraces and groups of identical but detached houses from key period of significance;
- ii. Predominantly single storey building heights with sections of streetscape dominated by two storey buildings;
- iii. Prevailing character modest in scale with high quality detailing;
- iv. Consistent setbacks with minimal side and front setbacks;
- v. Central placement of development within lot;
- vi. Quality streetscape patterns, rhythms and textures;
- vii. Prominent and high quality stepped roofscapes created by consistent building height and form following variations in topography;
- viii. Building typologies that reinforce the urban grain;

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- a. Groups of similar types and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
- b. High quality original detailing occurs to front elevations; and
- c. Increasing simplification of scale and detailing occurs towards rear – including window size, bulk and visual prominence in view from street;
- ix. Roof forms appropriate to typology and period of construction:
 - a. Intact roof forms;
 - b. Primary ridgelines of roofs aligned consistently by type and style of building;
 - c. Traditional gabled roofs to terraces with ridge running parallel to the street alignment;
 - d. Federation period terraces and houses with prominent gable to street;
 - e. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - f. Lack of major alterations to roof form and volumes; and
 - g. Original chimneys that contribute to the quality and visual interest of roofscapes;
- x. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain that are of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- xi. Building heights appropriate to typology and period of construction;
- xii. Detailing and finishes appropriate to typology and period of construction:
 - a. Vertical proportions to windows;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows;
 - d. Complex timber framed windows to main bay of front elevation;
 - e. Unpainted and unrendered face brickwork to 20th century fabric; and
 - f. Use of appropriate colour schemes for detailing;
- xiii. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences set into stone bases;
- xiv. Garden plantings in front of dwellings;
- xv. Lack of car parking infrastructure; and
- xvi. Vehicular access provided from rear lane, with no driveway crossovers to principal frontage.

8.2.8.6 Applicable conservation controls

The core period of heritage significance is 1883 -1920. Any buildings or archaeological evidence or significant elements of the fabric from this or any earlier period (and, in particular, the period of occupation as Annandale Farm (1788-1883)) must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3; and
- Retail streetscapes. See Section 8.4.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and



- Federation.

Additional area-specific controls:

C1 Contributory buildings within the HCA have been identified and mapped. Refer to Section 8.4.2 of this DCP for details.

C4C2 The existing street and subdivision pattern must be retained as it is expressed on the ground. Any site amalgamation and development must read as terrace houses with separate and direct access to the street frontage.

C2C3 Building envelopes must not be manipulated to achieve additional storeys (for example, fitting three storeys into the volume traditionally occupied by two).

C3C4 Properties shown on Figure 2 (located between Percival Road and Northumberland Avenue and north of Albany Road) are considered to have archaeological potential for footings of early Annandale Farm outbuildings.

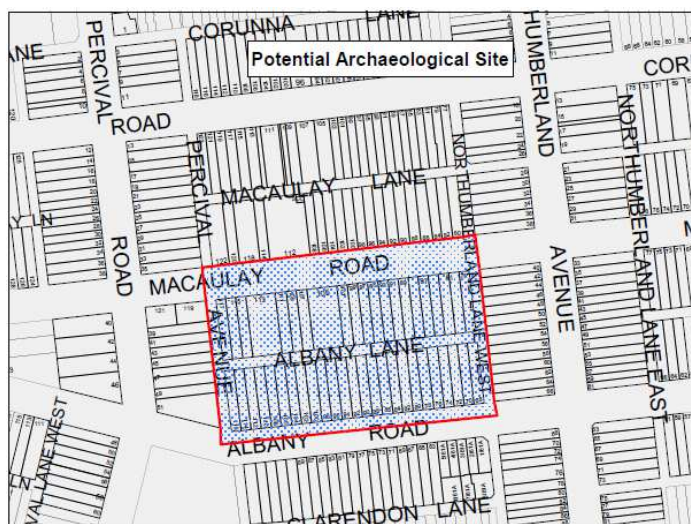


Figure 2: Map showing sites with archaeological potential relating to former Annandale Farm outbuildings

It is proposed to include the following statement (or similar) in Section 149 certificates issued for those properties in order to alert property owners to this archaeological potential:

"This property is considered to be a potential archaeological site. All known and potential archaeological relics in New South Wales are protected under the *Heritage Act 1977*. This means that it is the responsibility of the property owner to seek either an excavation permit under Section 140 of the Act or an Exception under Section 139(4) of the Act when intending to disturb or excavate land where archaeological relics have been identified or are considered likely to occur. Application forms and more information can be obtained from the NSW Heritage Branch website or by contacting the NSW Heritage Branch. Council can require evidence that a permit or exception under the Act has been sought and obtained, as part of a development consent relating to this property".

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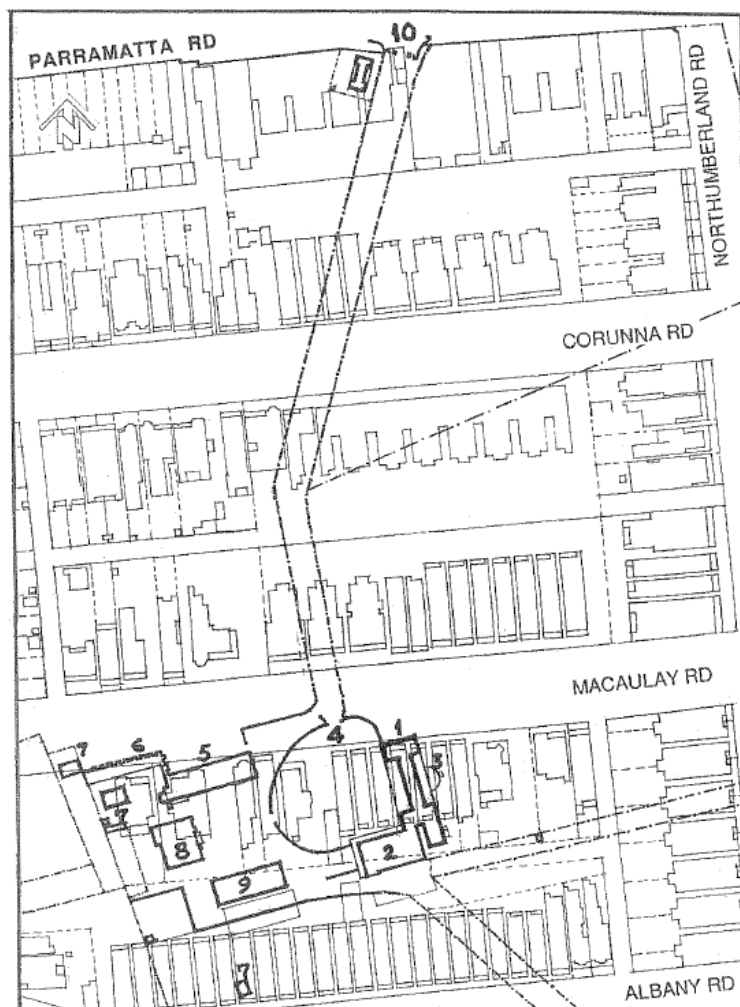


Figure 3: Actual locations of Annandale Farm outbuildings (other than the main house)

Index

1	The main house
2	Kitchen block
3	The piazza
4	Entry to the carriage loop
5	Barracks
6	Buttressed sheds
7	Outbuilding of various functions
8	Outbuilding of various functions
9	Barracks
0	Gates and gatehouse at Parramatta Road

Ref: Map p.179. drawing by Peter Reynolds in Roberts, Alan. 2008. *Marine Officer, Convict Wife: the Johnstons of Annandale*. Annandale Urban Research Association, Balmain in association with Barbara Beckett Publishing, Paddington.



8.2.9 Kingston West Heritage Conservation Area - HCA 7

Section 8.2.9 of this DCP applies to the Kingston West Heritage Conservation Area (HCA 7) (Figure 1).

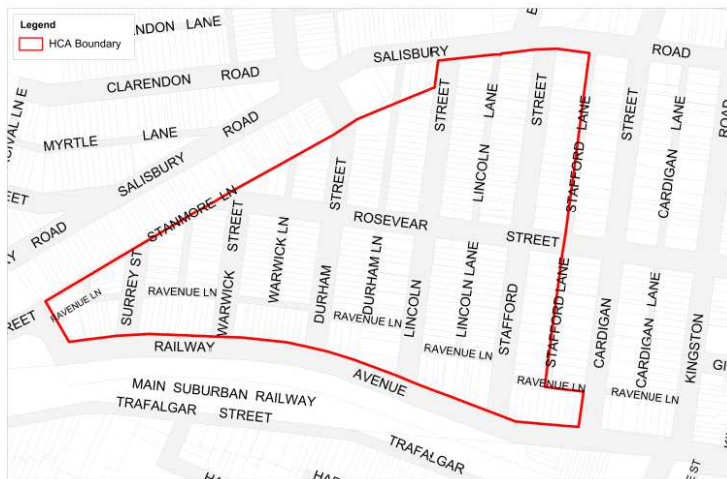


Figure 1: Kingston West Heritage Conservation Area – HCA 7

8.2.9.1 Statement of heritage significance

The Kingston West Heritage Conservation Area represents the development of the 1887 and 1893 subdivisions of the West Kingston Estate. The area's short release period led to a consistency of the residential built forms and typologies in the area with the only exception being a highly contributory shop; and for its modestly scaled (predominantly single storey) but finely detailed and well proportioned examples of terraces and cottages intended for the aspirational middle classes.

Building materials of dwellings built during the Federation period are consistent with the predominant typologies of that period, with dark and duochrome brickwork, timber framed vertically proportioned sash windows and slate/Marseilles pattern terracotta tiled roofs.

The contribution of the public domain to the streetscapes of the HCA is simple and limited to sandstone kerbing and a variety of late 20th century native street tree planting, most of which obscures the elevation of houses from public view but does not contribute to the historic aesthetic qualities of the HCA.

The streetscape quality of the primary cross street within the area, Rosevear Street, is derived from the opportunity afforded to overlook and appreciate the roofscapes of the rear of properties as they step up and down the hillside and the contribution of the traditionally configured side elevations of properties adjoining the street.

The Kingston West HCA clearly represents late 19th and early 20th century residential development.

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8.2.9.2 Summary of core heritage values

- i. Strong aesthetic values come from regular subdivision pattern and terrace house forms responding to the local topography that steps up and down the hill.
- ii. The strong and regular streetscape rhythm is a result of regular bay width to terraces.
- iii. Some high quality examples exist of terraces and modest detached houses set on small lots.
- iv. A good range of terrace and 19th or early 20th century built forms exist within a generally cohesive streetscape.
- v. The HCA demonstrates a variety of contemporary approaches to the management of the historic urban cultural landscape.
- vi. The HCA includes a rare single storey posted verandah corner shop.
- vii. The boundary follows the alignment of the Kingston Estate - an important early estate in the Marrickville LGA – demonstrated through the edges of the area and the internal subdivision patterns.

8.2.9.3 Specific elements

The Kingston West HCA also contains many details or fine-grained elements found throughout the area on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but should be retained where present.

8.2.9.4 Subdivision and public domain elements

- i. Street layout – including alignment of streets to fit into the triangular space of the original grant and without direct links to streets in the Annandale Farm HCA;
- ii. Street tree plantings;
- iii. Street names set into footpath; and
- iv. Sandstone block kerbing.

8.2.9.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Good groups of substantially intact late Victorian and Federation freestanding cottages interspersed with a small proportion of terraces from the key period of significance (1887-1915);
- ii. Prevailing character modest with high-quality detailing;
- iii. Original fabric;
- iv. Consistent setbacks;
- v. No side setbacks;
- vi. Predominantly single storey building heights;
- vii. Quality of streetscape patterns, rhythms and textures;
- viii. Prominent and high quality stepped roofscapes created by consistent building height and form following variations in topography;
- ix. Building typologies that reinforce the urban grain:
 - a. Groups of similar types and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality original detailing occurs to front elevations; and



- c. Increasing simplification of scale and detailing occur towards rear – including window size, bulk and visual prominence in view from street;
- x. Roof forms appropriate to typology and period of construction:
 - a. Intact roof forms;
 - b. Primary ridgelines of roofs aligned parallel to the street;
 - c. Gabled roofs to terraces with ridge running parallel to the street alignment;
 - d. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - e. Lack of major alterations to roof form and volumes;
 - f. Original chimneys that contribute to the quality and visual interest of roofscapes; and
 - g. Original dormer windows - small and vertically proportioned;
- xi. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- xii. Building heights appropriate to typology and period of construction;
- xiii. Detailing and finishes appropriate to typology and period of construction:
 - a. Vertical proportions to windows from early 20th century;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows;
 - d. Complex timber framed windows to main bay of front elevation;
 - e. Unpainted and unrendered face brickwork to 20th century fabric; and
 - f. Use of appropriate colour schemes for detailing;
- xiv. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- xv. Garden plantings in front of dwellings;
- xvi. Lack of car parking infrastructure; and
- xvii. Vehicular access provided from rear lane - lack of driveway crossovers to principal frontage.

8.2.9.6 Applicable conservation controls

The core period of heritage significance is 1893-1915. Any buildings or significant elements of the fabric from this or any earlier period are to be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls:

- Nil

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8.2.10 Cardigan Street Heritage Conservation Area - HCA 8

Section 8.2.10 of this DCP applies to the Cardigan Street Heritage Conservation Area (HCA 8) (Figure 1).

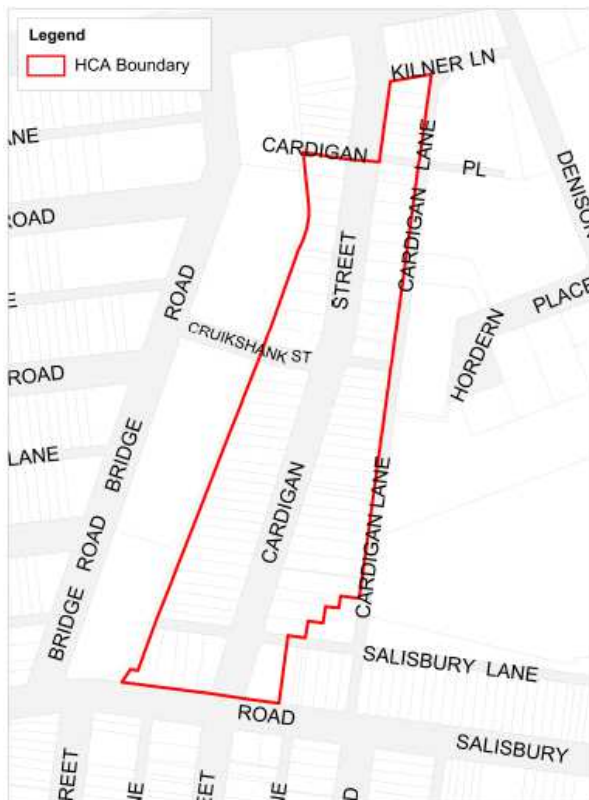


Figure 1: Cardigan Street Heritage Conservation Area – HCA 8

8.2.10.1 Statement of heritage significance

The Cardigan Street Heritage Conservation Area is historically significant for demonstrating the pattern of development in the LGA from early land grants to densely settled urban landscapes. The area was developed later than much of the surrounding area and within a relatively short time frame (1902 to 1915) leading to a notable consistency of the primary built forms and typologies in the area. The HCA occupies part of the Kingston Estate, one of the most important of the early estates in the Marrickville LGA.

The Cardigan Street HCA is of aesthetic significance for its modestly scaled (predominantly single storey) but finely detailed and well proportioned Federation period cottages and semi-detached dwellings from 1902 to 1915 (with some built in the late Victorian style). Building materials of dwellings built during the Federation period are consistent with the predominant typologies of that period, with dark and polychrome brickwork, timber framed vertically proportioned sash windows and Marseilles pattern terracotta tiled roofs.



8.2.10.2 Summary of core heritage values

- i. The HCA was developed later than much of the surrounding area and within a relatively short time frame which has led to a notable consistency of the primary built forms and typologies.
- ii. The aesthetic qualities of the streetscape are enhanced by the mature and high quality street tree planting including Jacaranda and Brush Box.
- iii. The HCA demonstrates high quality and cohesive streetscape values with good individual examples of modestly scaled (predominantly single storey) but finely detailed and well proportioned examples of cottages and semi-detached dwellings.
- iv. The strong and regular streetscape rhythm is a result of regular lot sizes and consistency of built forms.
- v. Aesthetically pleasing serrated roofscapes are created by consistent building height and form aligned to side boundaries set obliquely to the street.
- vi. Public domain elements include sandstone kerbing and street names set into the footpath and a rare example announcing the boundary of the former Petersham Municipality.

8.2.10.3 Specific elements

The Cardigan Street HCA also contains many details or fine-grained elements found throughout the area on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings, but where present need to be retained in any new development.

8.2.10.4 Subdivision and public domain elements

- i. Street layout;
- ii. Mature street trees creating avenue quality to streetscape;
- iii. Street and Municipal names set into the footpath;
- iv. Sandstone block kerbing and guttering; and
- v. Low-density and modestly scaled residential character.

8.2.10.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Good groups of substantially intact late Victorian and Federation freestanding cottages (1902-1915);
- ii. Prevailing character modest with high quality detailing;
- iii. Original fabric;
- iv. Consistent setbacks;
- v. Setbacks aligned to side boundaries creating stepped streetscape due to oblique lot frontage;
- vi. Predominantly single storey building heights;
- vii. Quality of streetscape patterns, rhythms and textures;
- viii. Aesthetically pleasing serrated roofscapes created by consistent building height and form aligned to side boundaries set obliquely to the street;
- ix. Building typologies that reinforce the urban grain:
 - a. Groups of similar types and runs of terraces that demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;

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- b. High quality original detailing to front elevation; and
- c. Increasing simplification of scale and detailing towards the rear – including window size, bulk and visual prominence in view from street;
- x. Roof forms appropriate to typology and period of construction:
 - a. Intact roof forms;
 - b. Primary ridgelines of roofs aligned parallel to the street;
 - c. Gabled roofs to terraces with ridge running parallel to the street alignment;
 - d. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - e. Lack of major alterations to roof form and volumes;
 - f. Original chimneys that contribute to the quality and visual interest of roofscapes; and
 - g. Original dormer windows - small and vertically proportioned;
- xi. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- xii. Building heights appropriate to typology and period of construction;
- xiii. Detailing and finishes appropriate to typology and period of construction:
 - a. Vertical proportions to windows from the early 20th century;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows;
 - d. Complex timber framed windows to main bay of front elevation;
 - e. Unpainted and unrendered face brickwork to 20th century fabric; and
 - f. Use of appropriate colour schemes for detailing;
- xiv. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- xv. Vehicular access provided from rear lane (eastern side) with a lack of driveway crossovers to principal frontage emphasised by retaining walls to street elevation;
- xvi. Lack of car parking infrastructure forward of the building line; and
- xvii. Garden plantings in front of dwellings.

8.2.10.6 Applicable conservation controls

The core period of heritage significance is 1902-1915. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls: Nil



8.2.11 Hopetoun-Roberts-Federation Streets Heritage Conservation Area - HCA 9

Section 8.2.11 of the DCP applies to the Hopetoun-Roberts-Federation Streets Heritage Conservation Area (HCA 9) (Figure 1).



Figure 1: Hopetoun-Roberts-Federation Streets Heritage Conservation Area – HCA 9

8.2.11.1 *Statement of heritage significance*

The Hopetoun-Roberts-Federation Streets Heritage Conservation Area was one of the last areas of Newtown to be subdivided for residential development. The area was developed from 1900 and through its street names it celebrates Australian nationalism during early Federation. Although developed at the beginning of the period of suburban boom the HCA demonstrates the continuity of use of urban densities and development patterns traditional to the Camperdown area.

The HCA occupies part of the Kingston Estate, one of the most important of the early estates in the Marrickville LGA. The HCA is of aesthetic significance for its 19th and early 20th century terraces and houses (detached and semi-detached) and their setting. The rows of attached terraces in particular are of a high quality for their type and the gabled forms demonstrate an unusual variation that contributes strongly to the rhythms of the streetscape. The predominantly single storey scale of the buildings in the HCA reinforces the modest role of the original cottages and terraces as housing for those of limited means.

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8.2.11.2 Summary of core heritage values and elements

- i. The HCA forms part of one of the most important and longest settled parts of the Marrickville LGA.
- ii. A range of terrace, detached and semi-detached dwellings from the late 19th to early 20th centuries sit within a generally cohesive streetscape.
- iii. Good groups of substantially intact late Victorian and Federation freestanding cottages are interspersed with a small proportion of terraces from 1900 to 1915.
- iv. Rows of attached terraces of a high quality for their type, with gabled forms, demonstrate an unusual variation that contributes strongly to the rhythms of the streetscape.
- v. The consistency of the original streetscape is due to a regular subdivision pattern and development within relatively short time frame.
- vi. The predominantly single scale of the buildings in the area reinforces the modest purpose of the original cottages and terraces.
- vii. A close visual and physical relationship exists with the Camperdown Memorial Rest Park and the spire of St Stephen's Church.

8.2.11.3 Specific elements

The Hopetoun-Roberts-Federation Streets HCA also contains many details or fine-grained elements found throughout the LGA on buildings of different styles and types that contribute to the integrity and heritage significance of the LGA. The elements are not found on all buildings, but where present they must be retained in any new development.

8.2.11.4 Subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings; and
- iii. Sandstone block kerbing.

8.2.11.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Good groups of substantially intact late Victorian and Federation freestanding cottages interspersed with a small proportion of terraces from 1900 to 1915;
- ii. Modest prevailing character;
- iii. Original fabric;
- iv. Consistent setbacks;
- v. No side setbacks;
- vi. Predominantly single storey building heights;
- vii. Quality of streetscape patterns, rhythms and textures;
- viii. Prominent and high-quality stepped roofscapes created by consistent building height and form following variations in topography;
- ix. Building typologies that reinforce the urban grain:
 - a. Groups of similar types and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality original detailing occurs to front elevations; and



- c. Increasing simplification of scale and detailing occurs towards the rear – including window size, bulk and visual prominence in view from street;
- x. Roof forms appropriate to typology and period of construction:
 - a. Intact roof forms;
 - b. Primary ridgelines of roofs align parallel to the street;
 - c. Gabled roofs to terraces with ridges run parallel to the street alignment;
 - d. Roof forms of groups or runs of buildings demonstrate consistent pitch and rhythm;
 - e. Lack of major alterations exist to roof form and volumes;
 - f. Original chimneys that contribute to the quality and visual interest of roofscapes; and
 - g. Original dormer windows - small and vertically proportioned;
- xi. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- xii. Building heights appropriate to typology and period of construction;
- xiii. Detailing and finishes appropriate to typology and period of construction:
 - a. Vertical proportions to windows from early 20th century;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows;
 - d. Complex timber framed windows to main bay of front elevation;
 - e. Unpainted and unrendered face brickwork to 20th century fabric; and
 - f. Use of appropriate colour schemes for detailing;
- xiv. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- xv. Small garden plantings in front of dwellings;
- xvi. Lack of car parking infrastructure; and
- xvii. Vehicular access provided from rear lane - lack of driveway crossovers to principal frontage.

8.2.11.6 Applicable conservation controls

The core period of heritage significance is 1900-1915. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls:

- Nil

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8.2.12 Camperdown Park Heritage Conservation Area - HCA 10

Section 8.2.12 of the DCP applies to the Camperdown Park Heritage Conservation Area (HCA 10) (Figure 1).

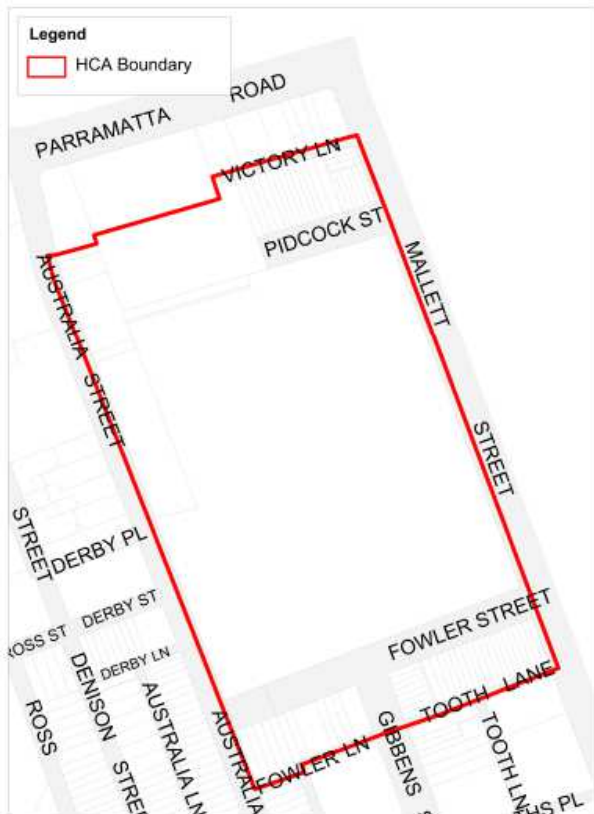


Figure 1: Camperdown Park Heritage Conservation Area – HCA 10

8.2.12.1 Statement of heritage significance

The Camperdown Park Estate Heritage Conservation Area demonstrates the pattern and growth of the terrace-house typology in Sydney during the mid to late 19th century with a small group of shops integrated into the terrace group near the intersection of Gibbena and Fowler Streets.

Camperdown Park was formerly part of the Fowlers Pottery works and provides evidence of the adaptive re-use of industrial sites for civic beautification. The contemporary park demonstrates high aesthetic values within the context of the local area and demonstrates the principles of early 20th century urban park design, including separate areas for specialised recreational activities. The horse and dog watering trough is rare surviving evidence of 19th century infrastructure, as is sandstone kerbing and guttering.



The HCA represents the principal characteristics of the development of the Marrickville LGA from an early estate to urban cultural landscape. The HCA provides valuable evidence of substantially intact and differently detailed groups of terrace housing in an unusual setting overlooking a major park, which allows them to be read as a whole.

8.2.12.2 Summary of core heritage values

- i. The HCA shows evidence of historic integration of industrial and residential land uses.
- ii. The HCA shows evidence of adaptive re-use of obsolete former industrial sites for civic purposes.
- iii. Consistent groups of two storey terraces are set in a cohesive streetscape.
- iv. Significant plantings exist in parks and streetscapes.
- v. Significant details and elements include the water trough.
- vi. The strong and regular streetscape rhythm is a result of regular bay width to terraces and stepping down hillside.

8.2.12.3 Specific elements

The Camperdown Park HCA contains many details or fine-grained elements found on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings, but where present must be retained in any new development.

8.2.12.4 Subdivision and public domain elements

- i. Camperdown Park – layout, plantings and elements;
- ii. Street tree plantings, particularly the mature plantings near the intersection of Fowler and Gibbens Streets which create a strong focal point to the group;
- iii. The Sullivan RSPCA water trough;
- iv. Sandstone block kerbing; and
- v. Consistent subdivision pattern oriented towards the park.

8.2.12.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Continuous streetwall created by rows of terraces of same scale and bulk;
- ii. Prominent and high quality stepped roofscapes and rhythms created by consistent building height and form following variations in topography;
- iii. Building typologies that reinforce the tight urban grain:
 - a. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality detailing occurs to the front elevation of intact and substantially intact terraces; and
 - c. Increasing simplification of scale and detailing occurs towards the rear – including window size, bulk and visual prominence in view from street;
- iv. Roof forms appropriate to typology and period of construction:
 - a. Primary ridgelines of roofs aligned parallel to the street;
 - b. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - c. No major alterations to roof form and volumes;

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- d. Original chimneys that contribute to the quality and visual interest of roofscapes – NB: group with centrally placed chimneys; and
- e. Original dormer windows – small and vertically proportioned;
- v. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- vi. Building heights appropriate to typology and period of construction (predominantly two storey);
- vii. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation; and
 - d. Use of appropriate colour schemes for detailing; and
- viii. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences.

8.2.12.6 Applicable conservation controls

The core period of heritage significance is 1889-1910. Any buildings, archaeological evidence or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree.

Additional area-specific controls:

- Nil

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area notable for its modest workers' cottages. The street layout was formed in the original subdivision of 190 acres.

The North Kingston Estate HCA is of aesthetic significance for its 19th century houses (detached and semi-detached) and their settings, 19th and early 20th century terraces and houses (detached and semi-detached) including several highly cohesive groups, 19th century corner shops, the local shopping precinct and a small amount of industrial development found throughout the area. The modest scale of the original cottages and terraces in the area reinforces their original purpose as workers' housing and are representative of the range of building types and forms available to the working and lower middle classes.

8.2.13.2 Summary of core heritage values and elements

- i. Streetscapes of densely settled mid to late 19th century workers' cottages and terraces are integrated with retail activities including corner shops and small precinct shopping groups.
- ii. The historic and aesthetic values of the core of the HCA, focused on Albermarle Street and St Stephen's Church, demonstrate perfectly the pattern of Sydney's early expansion in association with the development of the main western rail line.
- iii. St Stephen's Church and Camperdown Memorial Rest Park provide a strong focal point for the area – particularly looking to the east from Albermarle Street.
- iv. High urban density, narrow streets and frequency of attached dwellings creates an intimate streetscape quality.
- v. The subdivision pattern and distribution of development throughout the HCA provides the earliest example in Marrickville LGA of the socio-topographic patterns of land use, with the ridgeline of Albermarle Street notable for its early and grander houses surrounded by modest workers' cottages on the lower slopes.
- vi. Good rows, groups and sets of terraces from different architectural periods include styles rare in the Marrickville LGA including Colonial Regency.
- vii. Rare surviving modest workers' cottages include those of weatherboard construction.

8.2.13.3 Specific elements

The North Kingston HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings, but where present they must be retained in any new development.

8.2.13.4 Subdivision and public domain elements

- i. Street layout;
- ii. Narrow lots oriented at 90 degrees to the street alignment;
- iii. Street tree plantings;
- iv. St Stephen's Church, steeple and axial vista from Albermarle Street; and
- v. Sandstone block kerbing.



8.2.13.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. High urban density, narrow streets and frequency of attached dwellings, creating an intimate streetscape quality;
- ii. Residential character demonstrated through a diversity of architectural styles within the single and two storey 19th century and Federation period terrace housing typologies;
- iii. High incidence of substantial private and public buildings, demonstrating individual heritage values and providing a focal point for the development of the first phase of Sydney's expansion beyond the inner city core;
- iv. Minimal setbacks from the street alignment consistent within building groups and visual catchments;
- v. Building typologies reinforce the tight urban grain:
 - a. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality detailing occurs at to front elevations of intact and substantially intact houses and terraces; and
 - c. Increasing simplification of scale and detailing towards the rear including window size, bulk and visual prominence in view from street;
- vi. Roof forms appropriate to typology and period of construction:
 - a. Primary ridgelines of roofs aligned parallel to the street;
 - b. Roof forms of groups or runs of buildings demonstrate consistent pitch and rhythm;
 - c. Lack of major alterations to roof form and volumes.
 - d. Original chimneys that contribute to the quality and visual interest of roofscapes; and
 - e. Original dormer windows that are small and vertically proportioned;
- vii. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- viii. Building heights appropriate to typology and period of construction;
- ix. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation; and
 - d. Use of appropriate colour schemes for detailing; and
- x. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls.

8.2.13.6 Applicable conservation controls

The core period of heritage significance is 1855-1920. Any buildings, archaeological evidence or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP sections:

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- Mixed residential streetscapes (Type B). See Section 8.3;
- Retail streetscapes. See Section 8.4.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls:

- C1** The axial vista from Albermarle Street towards St Stephen's Church must be protected:
- i. New development must not obscure any existing view towards St Stephen's Church or the Camperdown Memorial Rest Park.
 - ii. New development must not introduce elements that may distract from the prominence of the spire of St Stephen's Church or its setting in any vista towards the spire, including into the foreground or background of those vistas.
 - iii. Street trees planted in Albermarle Street must allow the spire to remain the most prominent element in the vista. Canopy-forming trees are not appropriate in Albermarle Street.
- C2** The curtilage of St Stephen's Church and Camperdown Memorial Rest Park must be protected.
- i. Development in the vicinity of St Stephen's Church and the Park must respect the setting of the Church by not introducing buildings or elements that will conflict with the traditional setting of the Church.



8.2.14 Enmore-Newtown Heritage Conservation Area - HCA 12

Section 8.2.14 of the DCP applies to the Enmore-Newtown Heritage Conservation Area (HCA 12) (Figure 1).

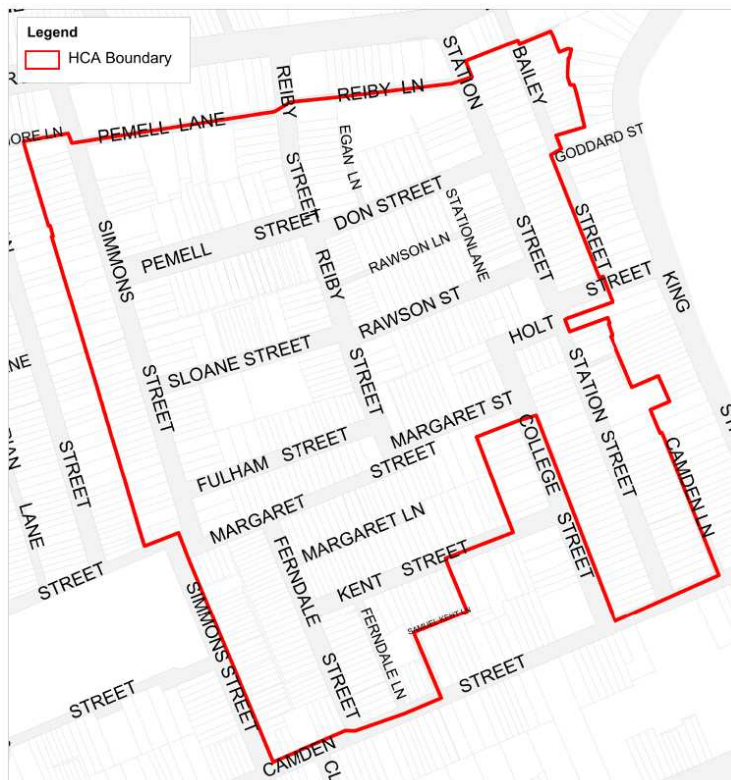


Figure 1: Enmore-Newtown Heritage Conservation Area – HCA 12

8.2.14.1 Statement of heritage significance

The Enmore-Newtown Heritage Conservation Area is historically significant for its streetscapes which demonstrate the pattern and growth of the terrace house typology in Sydney during the mid to late 19th century.

The HCA demonstrates a range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace house. It represents the principal characteristics of the development of the Marrickville LGA from an early estate to a suburban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs including small parks, sandstone kerbing and guttering and street tree planting of the late 20th century.

Early land grants were of 30 acres and were made to emancipists and small settlers, a significant contrast to the large holdings of the estates north of Enmore and Stanmore Roads. Their value for speculative purposes is shown through their rapid re-

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subdivision and amalgamation into a series of estates with substantial houses that exploited the good views to the south, and then re-subdivision into smaller parcels that formed the basis of today's street alignments. Major development within the HCA commenced with the arrival of the rail line in the mid 1850s and continued through successive releases of land over the next 50 years, with the final subdivision made in 1902. The prevailing form of development was the terrace house, and the stylistic development of the type during the second half of the 19th century can be seen in the style and form of the groups within the HCA. Federation period terraces represent the culmination of the medium density typology, superseded by the rise of suburbia in the 20th century.

The area is historically significant for its association with Mary Reiby an early land owner who built a villa at the north-eastern corner bounded by Enmore Road, Station Street, Holt Street and Reiby Street. It was subdivided after her death, and the house survived until 1966 when it was demolished by Sydney City Council to erect the high-rise development on the site today.

The area demonstrates many important variations upon the typology of the modest terrace house, including single and two storey versions and some very early examples of the genre built under a single hipped roof span, and the most utilitarian design of the type. The HCA is socially significant for the prominent location of community facilities at the northern end of the area close to Enmore Road including Reiby Hall, the Masonic Temple and Hall, and the former church at 60 Reiby Street (now in community use).

8.2.14.2 Summary of core heritage values and elements

- i. The area is characterised by mid to late Victorian terraces and cottages on narrow lots.
- ii. Good groups, runs and sets of terraces and detached cottages include unusual variations and details rare in the Marrickville LGA, including Station Street, Bailey Street, Simmons Street and Sloane Street.
- iii. The HCA provides valuable evidence of the range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace house.
- iv. The HCA demonstrates the pattern of development in the Enmore-Newtown area including the evolution of the terrace typology. The Federation period terraces represent the culmination of the typology which was superseded by the rise of suburbia in the 20th century.
- v. The historic pattern of successive re-subdivision of land has resulted in a maze-like street pattern, with internal views tightly described by the street walls and terminating vistas. Streetscapes are narrow and the density of development establishes a tightly described street wall, which creates a sense of intimacy and privacy within the area.
- vi. The HCA demonstrates socio-topographical distribution of housing with many larger terraces on higher parts and the surrounding lower areas dominated by modest, single storey terraces.
- vii. The high urban density, narrow streets and frequency of attached dwellings creates an intimate streetscape quality.
- viii. Setbacks from the street alignment are minimal but consistent within building groups and visual catchments.
- ix. Residential character is demonstrated through diversity of architectural styles within the single and two storey 19th century and Federation period terrace housing typologies.



- x. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, rhythm and materials.

8.2.14.3 Specific elements

The Enmore-Newtown HCA contains details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but must be retained in any new development.

8.2.14.4 Subdivision and public domain elements

- i. Street layout;
- ii. Narrow lots oriented at 90 degrees to the street alignment;
- iii. Street tree plantings; and
- iv. Sandstone block kerbing.

8.2.14.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. High urban density, narrow streets and frequency of attached dwellings that creates an intimate streetscape quality;
- ii. Minimal setbacks from the street alignment consistent within building groups and visual catchments;
- iii. Residential character demonstrated through diversity of architectural style within the single and two storey 19th century and Federation period terrace housing typologies;
- iv. Groups and runs of terraces that demonstrate strong streetscape qualities including cohesiveness of form, rhythm and materials;
- v. Building typologies that reinforce the tight urban grain:
 - a. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality detailing occurs to the front elevation of intact and substantially intact houses and terraces; and
- c. An increasing simplification of scale and detailing towards the rear includes window size, bulk and visual prominence in view from street;
- vi. Roof forms appropriate to typology and period of construction:
 - a. Primary ridgelines of roofs align parallel to the street;
 - b. Roof forms of groups or runs of buildings demonstrate consistent pitch and rhythm;
 - c. A lack of major alterations to roof form and volumes;
 - d. Original chimneys that contribute to the quality and visual interest of roofscapes; and
- e. Original dormer windows that are small and vertically proportioned;
- vii. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
- viii. Building heights appropriate to typology and period of construction;
- ix. Detailing and finishes appropriate to typology and period of construction;

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- a. Window openings appropriate for architectural type;
- b. Timber framed windows;
- c. Complex timber framed windows to main bay of the front elevation; and
- d. Use of appropriate colour schemes for detailing; and
- x. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls.

8.2.14.6 Applicable conservation controls

The core period of heritage significance is 1850-1915. Any buildings, archaeological evidence or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls:

- Nil



8.2.15 Enmore House Estate Heritage Conservation Area - HCA 13

Section 8.2.15 of the DCP applies to the Enmore House Estate Heritage Conservation Area (HCA 13) (Figure 1).



Figure 1: Enmore House Estate Heritage Conservation Area – HCA 13

8.2.15.1 Statement of heritage significance

The Enmore House Estate Heritage Conservation Area is of historical significance as the development of the 1883 subdivision of the grounds and former site of Enmore House, which was demolished at that time. The HCA's aesthetic values are derived from the terrace house form and the regularity of the streetscapes it creates and reinforces.

The HCA includes high quality examples of the terrace house form intended for the middle classes. It provides valuable evidence of the building types and forms available

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to the Victorian worker, including the detached cottage, semi-detached pair and terrace housing.

The HCA represents the principal characteristics of the development of the Marrickville LGA from an early estate to a suburban cultural landscape and contains quality streetscapes and public domain elements representative of civic improvement programs.

8.2.15.2 Summary of core heritage values and elements

- i. The HCA's residential character demonstrates the culmination of the terrace typology as the standard housing form in urban areas.
- ii. The historic pattern of development is demonstrated through the substantial villas from the Victorian period, single and two storey 19th century and Federation period terraces and detached housing.
- iii. The consistent subdivision and streetscape pattern shows little evidence of re-subdivision and/or redevelopment after the main period of development.
- iv. Building forms and streetscape rhythms are substantially intact and provide evidence of the original terrace and villa typologies.
- v. Groups and runs of terraces and houses emphasise the local topography through roof ridges, facades and fences, and create a high quality and distinctive streetscape.
- vi. There is evidence of socio-topographic stratification with more substantial development on higher parts of area and more modest workers' terraces and cottages to lower areas.
- vii. Consistent built forms within the terrace and small-lot house typologies include:
 - a. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses and terraces; and
 - c. Increasing simplification of scale and detailing towards the rear, including window size, bulk and visual prominence in view from street.
- viii. The high urban density, narrow streets and frequency of attached buildings creates an enclosed, intimate streetscape quality (except Edgeware Road which has an open, panoramic quality).
- ix. The HCA benefits from original Iron Palisade fences.
- x. There is a low incidence of major alterations, additions or infill development.

8.2.15.3 Specific elements

The Enmore House HCA contains details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. While not found on all buildings the elements must be retained in any new development.

8.2.15.4 Subdivision and public domain elements:

- i. Street layout;
- ii. Street tree plantings; and
- iii. Sandstone block kerbing.



8.2.15.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. High urban density, narrow streets and frequency of attached buildings that creates an enclosed, intimate streetscape quality (except Edgeware Road);
- ii. Topography that influences the open streetscape of Edgeware Road;
- iii. Narrow lots oriented at 90 degrees to the street alignment;
- iv. Minimal setbacks from the street alignment consistent within building groups and visual catchments;
- v. Residential character demonstrated through consistency of architectural style within streetscapes - single and two storey 19th century terrace housing plus large two storey 19th century villas to Edgeware Road;
- vi. Residential character demonstrated through the single and two storey 19th century and Federation period terrace housing typologies;
- vii. Building typologies that reinforce the tight urban grain:
 - a. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality detailing occurs to the front elevation of intact and substantially intact houses and terraces; and
 - c. Increasing simplification of scale and detailing occurs towards the rear, including window size, bulk and visual prominence in view from street;
- viii. Roof forms appropriate to typology and period of construction:
 - a. Primary ridgelines of roofs align parallel to the street;
 - b. Roof forms of groups or runs of buildings demonstrate consistent pitch and rhythm;
 - c. Lack of major alterations to roof form and volumes; and
 - d. Original chimneys contribute to the quality and visual interest of roofscapes;
- ix. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes;
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- x. Building heights appropriate to typology and period of construction;
- xi. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation; and
 - d. Use of appropriate colour schemes for detailing; and
- xii. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls.

8.2.15.6 Applicable conservation controls

The core period of heritage significance is 1883-1915. Any buildings, archaeological evidence or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

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Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls:

- Nil



8.2.16 Llewellyn Estate Heritage Conservation Area - HCA 14

Section 8.2.16 of the DCP applies to the Llewellyn Estate Heritage Conservation Area (HCA 14) (Figure 1).

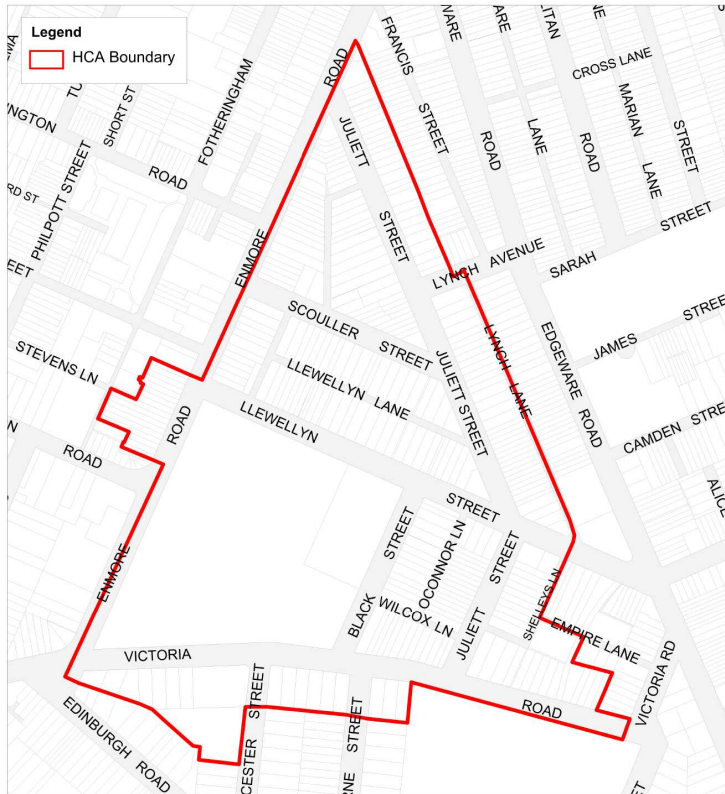


Figure 1: Llewellyn Estate Heritage Conservation Area – HCA 14

8.2.16.1 Statement of heritage significance

The Llewellyn Estate Heritage Conservation Area was developed in 1894 around the 1850s Waterloo Villa (later known as Frankfort Villa, Frankfort House, Bethesda and Stead House) as the Llewellyn Estate subdivision. The HCA retains the original (albeit altered) 1850s villa, which is listed as an individual heritage item.

The HCA demonstrates the pattern of development in the LGA from early land grants to suburban cultural landscape. The pattern of subdivision has responded to the patterns of smaller colonial land grants made south of Enmore Road. The layers of occupation are demonstrated through the street and subdivision pattern, the form of development, recent layers of migration (1950-2000), and gentrification (from c1980).

The pattern of development provides evidence of the historical process of small-scale speculative development and the rise of housing choice for the middle classes. The HCA demonstrates the transition in built forms accompanying the decline of the

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densely developed terrace house model of urban development to the beginning of the low density suburban patterns and social principles of 20th century suburbia.

The Llewellyn Estate HCA is of aesthetic significance for its substantially intact collections (built forms) of early 20th century single storey domestic design covering a range of typologies. It is significant for the individual responses to the triangular street layout, resulting in adapted built forms to accommodate irregular lots near intersections, which allows a range of views over houses not normally available from the public domain. It is also significant for the many substantially intact individual examples of the Federation period bungalow, including original timber joinery, window hoods and detailing to gables and verandahs.

The HCA represents the principal characteristics of the development of the Marrickville LGA from a rural estate to residential area. It provides valuable evidence of the range of building types and forms available to the middle class from the late 19th and early 20th century, including the detached cottage, semi-detached pair and terrace house.

8.2.16.2 Summary of core heritage values and elements

- i. The HCA provides evidence of the growth of the Australian suburban ideal at the beginning of the Federation period – through the patterns of subdivision, detached architectural forms and fine detailing of houses.
- ii. The triangular alignment of the streets has resulted in innovative and individual adaptation of otherwise standard built forms to accommodate the unusual lot shapes near intersections which allow unusual views over the normally hidden rear/utilitarian of houses. Many have retained their original Federation form and stepping down hierarchy.
- iii. The subdivision includes a network of rear lanes typical of 19th century developments which demonstrate the final phase of this subdivision element.
- iv. The spacious suburban landscape is emphasised by the wide streets and footpaths; detached, single storey dwellings; and the scale and mature plantings of Enmore Park.
- v. Detached residential character is demonstrated through a range of typologies of early suburban residential development - from high quality to modest.
- vi. Notable groups and sets of houses built to a matching pattern create particularly distinctive and unified streetscapes.
- vii. The HCA provides high quality evidence of the increasing interest of the middle classes in the expression of individuality in housing choice through the variety of facades and detailing in the area – although a standard design is common behind the facade.
- viii. The high quality public domain includes avenues of mature Brush Box street trees, high-quality Depression era brick paving to footpaths and sandstone block kerbing and guttering with bored drainage holes.
- ix. A high proportion of original forms and fabric to elevations are visible from the street or public domain.
- x. High quality and substantially intact roofscapes include original chimneys and detailing.
- xi. There is a relatively low incidence of major alterations, additions or infill development.
- xii. There is a high incidence of cultural layering, although most is primarily cosmetic – visible building envelopes are substantially intact.



8.2.16.3 Specific elements

The Llewellyn Estate HCA contains details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but where present must be retained in any new development.

8.2.16.4 Subdivision and public domain elements

- i. Street layout based on triangular blocks;
- ii. Irregular lot shapes near intersections;
- iii. Forms of buildings at intersections show adaptation to accommodate lot shape;
- iv. Streetscape rhythms of staggered facades created by irregular lots;
- v. Open character to the streetscape due to wide streets, footpaths, setbacks and single storey built forms;
- vi. Hand laid brick paving to wide footpaths;
- vii. Brush Box street tree planting; and
- viii. Sandstone block kerbing and guttering.

8.2.16.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. A prevailing low density suburban character;
- ii. Single storey built forms throughout the area;
- iii. Good groups of substantially intact late Victorian and Federation bungalows, semi-detached cottages and terraces;
- iv. Individual properties of high aesthetic value;
- v. Building forms appropriate to architectural type (Federation bungalow):
 - a. High quality detailing to front elevation of intact and substantially intact Federation period houses; and
 - b. Increased simplification of scale and detailing towards the rear, including window size, bulk and visual prominence in view from street;
- vi. High proportion of intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- vii. Building heights appropriate to typology and period of construction:
 - a. Original single storey developments with exceptions of shops and existing terraces and Inter-War residential flat development oriented to Enmore Road;
- viii. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of the front elevation; and
 - d. Use of appropriate colour schemes for detailing;
- ix. Roof forms appropriate to typology and period of construction:
 - a. Prominence of Federation (tall and narrow) chimneys in roofscape views;
 - b. Lack of major alterations to roof form and volumes;

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- c. Slate roofs; and
- d. Unglazed terracotta tile roofs;
- x. Fences appropriate to typology and period of principal building:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- xi. Lack of car parking infrastructure accessed from the primary street frontage; and
- xii. Garden plantings in front of dwellings.

8.2.16.6 Applicable conservation controls

The core period of heritage significance is 1886-1915. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls:

- C1** Retain, protect and plan for ongoing maintenance and viability of the significant street tree plantings (particularly Brush Box).
- C2** To retain triangular street layout, development must not require the amalgamation of lots into the development site. Existing views of oblique intersections must be preserved and not obscured by new development.
- C3** Development at atypical (non-90 degree) intersections must present a primary facade to one elevation only and respond to the shape of the lot through the built form.



8.2.17 Holmwood Estate Heritage Conservation Area - HCA 15

Section 8.2.17 of the DCP applies to the Holmwood Estate Heritage Conservation Area (HCA 15) (Figure 1).



Figure 1: Holmwood Estate Heritage Conservation Area – HCA 15

8.2.17.1 Statement of heritage significance

The Holmwood Estate Heritage Conservation Area is of historical significance as the subdivision of the last remaining grounds of the site of the 1837 "Holmwood" house (aka Bello Retiro), which led to development of distinctive late 19th to early 20th century residential streetscapes.

The HCA contains fine examples of single and two storey terraces set in a highly cohesive streetscape with good street tree planting and other streetscape qualities. It is aesthetically significant for its narrow and dense development, which establishes a tightly described street wall, creating a sense of intimacy and privacy. It is also significant for its 19th and early 20th century terraces, cottages and houses (detached and semi-detached), which include several highly cohesive groups.

The built form reflects the interruption to development throughout NSW caused by the 1890s depression, as many lots were still undeveloped in 1910 and now read as being "non-original" when they are, in fact, original development.

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The Holmwood Estate HCA has historical association with Josiah Gentle, owner of the Bedford Brickworks (now Sydney Park) who purchased the site of “Holmwood”, in addition to other blocks within the subdivision, and developed 15 Dickson Street in 1896 as his own residence, as well as the terraces at 17-23 Dickson Street in circa 1900.

8.2.17.2 Summary of core heritage values and elements

- i. The streetscapes demonstrate the pattern of division of larger properties and the growth of the terrace typology for both middle and working classes.
- ii. The residential character demonstrates the culmination of the terrace typology as the standard housing form in urban areas.
- iii. The consistent subdivision and streetscape pattern show little evidence of re-subdivision and/or redevelopment after the main period of development.
- iv. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.
- v. Streetscapes are narrow and the density of development establishes a tightly described street wall, which creates a sense of intimacy and privacy within the area.
- vi. High quality detailing occurs to the front elevation of intact and substantially intact houses and terraces.
- vii. Building forms and streetscape rhythms are substantially intact and provide evidence of the original terrace typologies.
- viii. High quality and substantially intact roofscapes include surviving original chimneys and detailing.
- ix. There is a low incidence of major alterations, additions or infill development.
- x. There exists a high incidence of cultural layering, although most is primarily cosmetic – visible building envelopes are substantially intact.

8.2.17.3 Specific elements

The Holmwood Estate HCA also contains many details or fine-grained elements on buildings of different styles and types that contribute to the HCA's integrity and heritage. The elements are not found on all buildings; but where present they must be retained in any new development.

8.2.17.4 Subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings;
- iii. Sandstone block kerbing and guttering;
- iv. Minimal setbacks from the street alignment consistent within building groups and visual catchments; and
- v. High urban density, narrow streets and predominantly attached dwellings creating an intimate streetscape quality.

8.2.17.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the single and two storey 19th century and Federation period terrace housing typologies;
- ii. Building typologies that reinforce the tight urban grain:



- a. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, rhythm and materials;
- b. High quality detailing occurs to the front elevation of intact and substantially intact houses and terraces; and
- c. Increased simplification of scale and detailing towards the rear, including window size, bulk and visual prominence in view from street;
- iii. Roof forms appropriate to typology and period of construction:
 - a. Primary ridgelines of roofs aligned parallel to the street;
 - b. Roof forms of groups or runs of buildings demonstrate consistent pitch and rhythm;
 - c. Few major alterations to roof form and volumes;
 - d. Original chimneys that contribute to the quality and visual interest of roofscapes; and
 - e. Original dormer windows that are small and vertically proportioned;
- iv. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- v. Building heights appropriate to typology and period of construction;
- vi. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to the main bay of front elevation; and
 - d. Use of appropriate colour schemes for detailing; and
- vii. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls.

8.2.17.6 Applicable conservation controls

The core period of heritage significance is 1887-1930. Any buildings, archaeological evidence or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls:

- Nil

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8.2.18 Goodsell Estate Heritage Conservation Area - HCA 16

Section 8.2.18 of this DCP applies to the Goodsell Estate Heritage Conservation Area (HCA 16) (Figure 1).

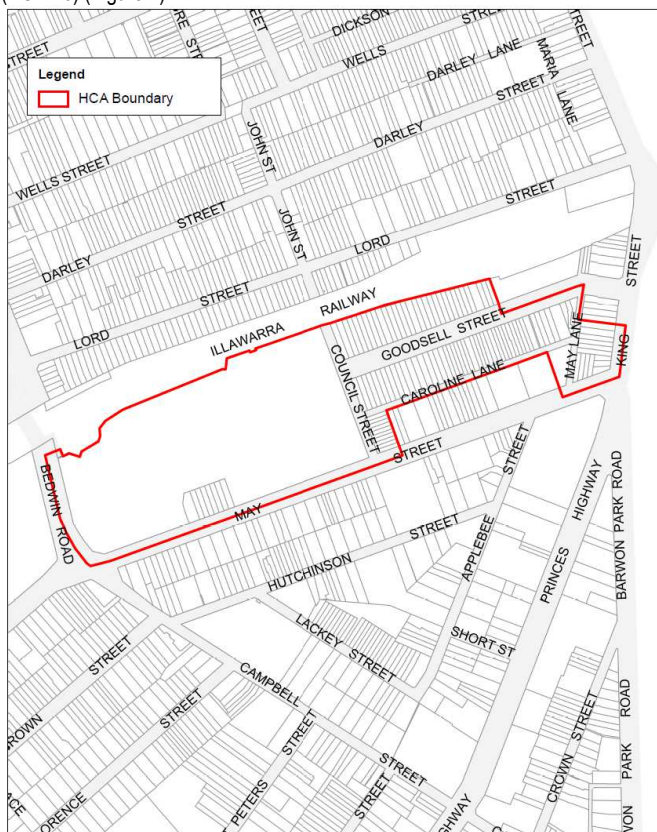


Figure 1: Goodsell Estate Heritage Conservation Area – HCA 16

8.2.18.1 Statement of heritage significance

The Goodsell Estate Heritage Conservation Area demonstrates the principles and patterns of Marrickville LGA's development from Colonial to contemporary eras.

The Marrickville LGA contained many brick and pottery works but Frederick Goodsell's Steam Brick Factory and pit was Sydney's first full steam-powered brickworks and the leading producer from 1869 onwards. The footprint of Camdenville Park overlays the site of the brickworks and the surviving terrace facing May Street was built by Goodsell and occupied by brickmakers. The HCA also includes a property at 665 Princes Highway which predates the Goodsell Estate subdivision. It also contains a small collection of Victorian shops located at 9 May Street and along the Princes Highway.

The HCA is historically significant for the pattern of the built forms that responded to the progressive release of land for development. They demonstrate the patterns of subdivision and development in the Marrickville LGA.



The HCA is aesthetically significant for its narrow and dense streetscape development of 19th and early 20th century terraces, cottages and houses (detached and semi-detached) including several highly cohesive groups. These establish a tightly described street wall which creates a sense of intimacy and privacy, emphasised by the mature fig trees at the eastern end of the streetscape. This contributes positively to the aesthetic values of the area.

The HCA demonstrates a range of modest housing available to the Victorian worker and contributes to the evidence of the evolution of the terrace typology in the Marrickville LGA throughout the second half of the 19th century to its final form before being superseded by the suburban cultural landscape.

8.2.18.2 Summary of core heritage values and elements

- i. The HCA shows strong physical evidence of the earlier use of the site as a brick pit and manufacturing works.
- ii. The HCA contains what was on-site workers' housing.
- iii. The HCA contains the increasingly rare evidence of very modest speculative workers' housing.
- iv. High quality street trees contribute to the aesthetic values of the streetscape.
- v. The consistent subdivision and streetscape pattern shows little evidence of re-subdivision and/or redevelopment after the main period of development.
- vi. Terraces in Council Street emphasise the local topography through stepping of roof ridges, facades and fences, creating a highly patterned and distinctive streetscape.
- vii. Building forms and streetscape rhythms are substantially intact and provide evidence of the original terrace and villa typologies.
- viii. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.
- ix. High urban density, narrow streets and predominance of attached buildings create an enclosed, intimate streetscape quality focused on Camdensville Park.
- ~~ix-i.~~ Original buildings design for commercial purposes to support and service local populations.
- ~~x-ii.~~ A high proportion of original form and fabric to elevations are visible from the street or public domain.
- ~~xi-iii.~~ There is a low incidence of major alterations, additions or infill development.
- ~~xii-iv.~~ There is a high incidence of cultural layering, although most is primarily cosmetic – visible building envelopes are substantially intact.

8.2.18.3 Specific elements

The Goodsell Estate HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings; but where present must be retained in any new development.

8.2.18.4 Subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings;
- iii. Sandstone block kerbing and guttering;

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- iv. Minimal setbacks from the street alignment consistent within building groups and visual catchments; and
- v. High urban density, narrow streets and predominantly attached dwellings creates an intimate streetscape quality.

8.2.18.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

i. Residential character demonstrated through the single and two storey 19th century and Federation period terrace housing typologies;

ii. Victorian commercial properties including two storey corner shops;

i.

ii-iii. Building typologies that reinforce the tight urban grain:

- a. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, rhythm and materials;
- b. Simple detailing occurs to the front elevation of intact and substantially intact houses and terraces; and
- c. Increasing simplification of scale and detailing towards the rear includes window size, bulk and visual prominence in view from street;

iii-iv. Roof forms appropriate to typology and period of construction:

- a. Primary ridgelines of roofs align parallel to the street;
- b. Roof forms of groups or runs of buildings demonstrate consistent pitch and rhythm;
- c. Few major alterations to roof form and volumes;
- d. Original chimneys that contribute to the quality and visual interest of roofscapes; and
- e. Original dormer windows that are small and vertically proportioned;

iv-v. Intact or substantially intact built elements:

- a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
- b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;

v-vi. Building heights appropriate to typology and period of construction;

vi-vii. Detailing and finishes appropriate to typology and period of construction:

- a. Window openings appropriate for architectural type;
- b. Timber framed windows;
- c. Complex timber framed windows to main bay of front elevation; and
- d. Appropriate colour schemes used for detailing;

vii-viii. Fences appropriate to typology and period of construction.

8.2.18.6 Applicable conservation controls

The core period of heritage significance is 1869-1957 but development of the residential component was substantially completed by 1920. Any buildings or significant elements of the fabric from 1920 or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

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Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate; and
- Federation.

Additional area-specific controls:

- C1** Camdenville Park must be retained as open space.

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8.2.19 Kingston South Heritage Conservation Area - HCA 17

Section 8.2.19 of the DCP applies to the Kingston South Heritage Conservation Area (HCA 17) (Figure 1).

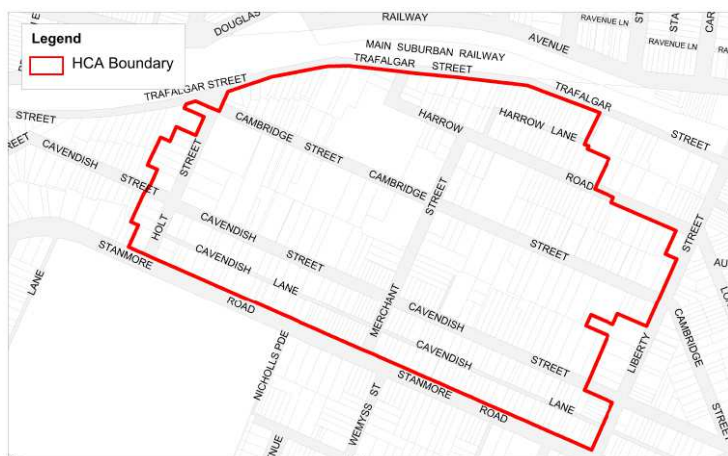


Figure 1: Kingston South Heritage Conservation Area – HCA 17

8.2.19.1 Statement of heritage significance

The Kingston South Heritage Conservation Area was part of the December 1863 “Holt, Smart and Mort’s Subdivision of South Kingston”, Deposited Plan 1 under the Torrens Title System still in use in NSW. The area developed in the late 1860s and 1870s as a highly desirable residential precinct for entrepreneurs and the middle class.

The HCA is aesthetically significant for its examples of late 19th century to mid 20th century development including 19th century villas and their garden setting, 19th century houses (detached and semi-detached) and their garden setting, 19th and early 20th century terraces and houses (detached and semi-detached), and a group of Inter-War residential flat buildings in Holt Street. The HCA represents the rich variety of built forms, collectively represent of the cultural needs and aspirations of the community that built and occupied them between 1854-1940.

8.2.19.2 Summary of core heritage values and elements

- i. The HCA is the most intact part of the first subdivision made under the Torrens Title System in 1863 and has retained its original subdivision pattern and 16 intact lots and the original house on the property.
- ii. The HCA contains a variety of land uses including residential, educational, institutional and commercial set within large properties and reflecting the generous lot sizes of the original subdivision.
- iii. The HCA contains high quality examples of a range of architectural styles and typologies from 1863 to 1960 and a variety of built forms including early Victorian vernacular houses; substantial Victorian Gentleman’s villas and semi-detached mansions; rare three storey terraces; modest single storey workers’ terraces; high quality Inter-War residential flat buildings; and a rare



Marrickville LGA example of a mid 20th century modern house. It also contains good representative examples of late 20th century residential flat buildings.

- iv. The HCA shows evidence of 19th century socio-topographic stratification with larger dwellings at higher parts of area and very modest single storey terraces in lower areas.
- v. There is a consistency of built forms within the terrace and small lot house typologies, including groups and runs of terraces that demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.
- vi. The HCA contains high quality detailing to the front elevation of intact and substantially intact houses and terraces.
- vii. Public domain elements include sandstone kerbing and street names set in red cement into footpaths.

8.2.19.3 Specific elements

The Kingston South HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings, but where present must be retained in any new development.

8.2.19.4 Subdivision and public domain elements

- i. Street layout – including alignment of Stanmore Road;
- ii. Surviving Deposited Plan 1 allotments and structures on those lots from the key period of significance (1854-1940);
- iii. Street tree plantings;
- iv. Montague Gardens – including mature vegetation and remnants of original fabric (fence);
- v. Street names set into footpath; and
- vi. Sandstone block kerbing.

8.2.19.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Imposing street presence of dwellings regardless of typology;
- ii. Groups and runs of buildings from 1854 to 1940;
- iii. Residential character demonstrated through the single and two storey 19th century and Federation period terrace housing typologies;
- iv. Building typologies that reinforce the tight urban grain:
 - a. Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality detailing occurs to the front elevation of intact and substantially intact houses and terraces; and
 - c. Increased simplification of scale and detailing towards the rear includes window size, bulk and visual prominence in view from street;
- v. Roof forms appropriate to typology and period of construction:
 - a. Primary ridgelines of roofs align parallel to the street;
 - b. Roof forms of groups or runs of buildings demonstrate consistent pitch and rhythm;
 - c. A lack of major alterations to roof form and volumes;

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- d. Original chimneys that contribute to the quality and visual interest of roofscapes; and
- e. Original dormer windows are small and vertically proportioned;
- vi. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- vii. Building heights appropriate to typology and period of construction;
- viii. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation; and
 - d. Use of appropriate colour schemes for detailing;
- ix. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls.

8.2.19.6 Applicable conservation controls

The core period of heritage significance is 1854-1920. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate; and
- Federation.

Additional area-specific controls:

- C1** The further subdivision of lots titled under Deposited Plan 1 is not permitted.

Figure 2 locates those lots where further subdivision is not permitted. Advice is provided on Section 149 (5) Certificates issued by Council for those properties to alert prospective owners.

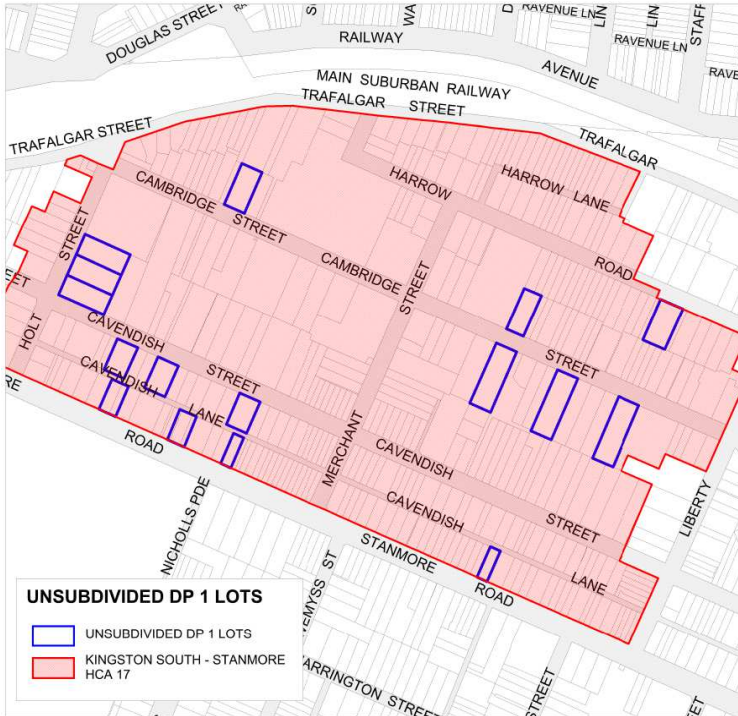


Figure 2: Lots (outlined in blue) within the Kingston South Heritage Conservation Area (HCA 17) where further subdivision is not permitted.

8.2.20 Petersham South (Norwood Estate) Heritage Conservation Area - HCA 18

Section 8.2.20 of the DCP applies to the Petersham South (Norwood Estate) Heritage Conservation Area (HCA 18) (Figure 1).

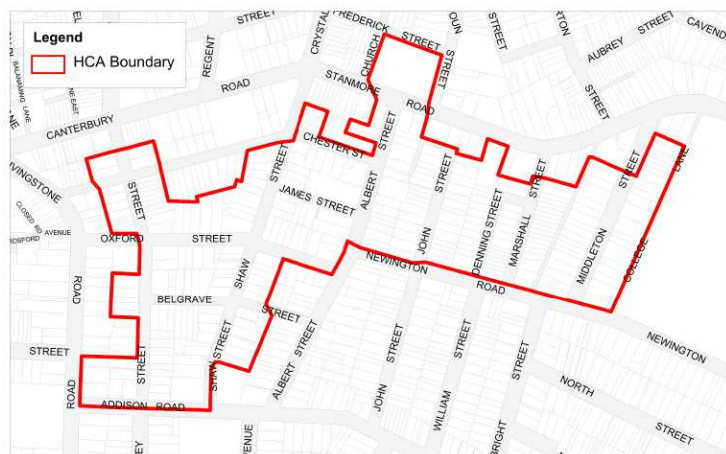


Figure 1: Petersham South (Norwood Estate) Heritage Conservation Area – HCA 18

8.2.20.1 Statement of heritage significance

The Petersham South (Norwood Estate) Heritage Conservation Area is of historical significance as an area developed from the 1854 Norwood Estate subdivision and an extension to George Johnston's Annandale Farm. The HCA is of aesthetic significance for its diverse range of development which demonstrates the ongoing process of speculative development and re-subdivision of land.

The HCA has a fine range of housing from the late 19th century through to the mid 20th century including 19th century villas and their garden setting, 19th century houses (detached and semi-detached) and their garden setting, 20th century houses (cottages, bungalows and two storey), and 19th and early 20th century terraces and houses.

The streetscape of Middleton Street is rare in the Marrickville LGA, with substantial houses set high above the road and supported by sandstone terraces rising in tiers from a retaining wall at street level. Development on the eastern side of the road is set at or below ground level, which provides space for a basement level.

The HCA is a representative area of late 19th century and mid 20th century period housing ranging from substantial Victorian Gentlemen's villas to modest detached residential development.

8.2.20.2 Summary of core heritage values and elements

- i. The HCA contains predominantly residential land uses set within large properties, which provide evidence of re-subdivision of the earlier villa allotments.



- ii. The HCA contains a rich variety of built forms from substantial Victorian Gentleman's villas to modest, single storey workers' terraces in close juxtaposition.
- iii. The HCA contains high quality examples of a range of architectural styles and typologies from 1863 to 1940.
- iv. Rare examples (within the Marrickville LGA) exist of adaptation of built form to topography and use of terracing.
- v. Evidence exists of 19th century socio-topographic stratification with larger dwellings located at higher parts of the area and modest single storey terraces to lower areas, although later layers of infill development are evident in higher areas.
- vi. The consistency of built forms within the terrace and small lot house typologies includes groups and runs of terraces that demonstrate strong streetscape qualities such as cohesiveness of form, scale, rhythm and materials.
- vii. High quality detailing to the front elevation of intact and substantially intact houses and terraces show increasing simplification of scale and detailing towards rear – including window size, bulk and visual prominence in view from the street.

8.2.20.3 Specific elements

The Petersham South (Norwood Estate) HCA contains details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but must be retained where present.

8.2.20.4 Subdivision and public domain elements

- i. Street layout – including alignment of Stanmore Road;
- ii. Street tree plantings;
- iii. Marr Playground and Maundrell Park – including mature vegetation and civic improvements;
- iv. Street names set into footpath (where present); and
- v. Sandstone block kerbing.

8.2.20.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Groups and runs of buildings from key period of significance (1854-1940);
- ii. Variety of periods, styles and typologies of built form;
- iii. Original fabric;
- iv. Quality of streetscape patterns, rhythms and textures;
- v. Building typologies that reinforce the urban grain:
 - a. Groups of similar types and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality original detailing occurs to the front elevation; and
 - c. Increasing simplification of scale and detailing occurs towards the rear, including window size, bulk and visual prominence in view from street;
- vi. Roof forms appropriate to typology and period of construction:
 - a. Intact roof forms;
 - b. Primary ridgelines of roofs that align parallel to the street;

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- c. Roof forms of groups or runs of buildings that demonstrate consistent pitch and rhythm;
- d. Few major alterations to roof form and volumes;
- e. Original chimneys that contribute to the quality and visual interest of roofscapes; and
- f. Original dormer windows - small and vertically proportioned;
- vii. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- viii. Building heights appropriate to typology and period of construction;
- ix. Detailing and finishes appropriate to typology and period of construction:
 - a. Vertical proportions to windows pre mid 20th century;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows;
 - d. Complex timber framed windows to main bay of front elevation;
 - e. Unpainted and unrendered face brickwork to 20th century fabric; and
 - f. Use of appropriate colour schemes for detailing;
- x. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- xi. Garden plantings in front of dwellings;
- xii. Garden settings of detached dwellings; and
- xiii. Lack of car parking infrastructure visible from the street.

8.2.20.6 Applicable conservation controls

The core period of heritage significance is 1854-1940. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation styles.

Additional area-specific controls:

- Nil



8.2.21 Norwood Park Estate Heritage Conservation Area - HCA 19

Section 8.2.21 of the DCP applies to the Norwood Park Estate Heritage Conservation Area (HCA 19) (Figure 1).



Figure 1: Norwood Park Estate Heritage Conservation Area – HCA 19

8.2.21.1 Statement of heritage significance

The Norwood Park Estate Heritage Conservation Area is of historical significance as an area developed within a short timeframe within the Federation period (1905-1915) from the 1905 Norwood Park Estate subdivision. This was probably the last portion of the Norwood Park Dairy, which ceased operating in 1905.

The Norwood Park Estate HCA is of aesthetic significance for its high quality streetscape and many high quality examples of Federation bungalows that include original timber joinery and detailing to verandahs. This quality is derived from the consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing, and garden spaces of the elements of the group. The public domain is simply designed and detailed.

It is representative of the principal characteristics of the development of the Marrickville LGA from a rural estate to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs including sandstone kerbing and street tree planting of the late 20th century.

8.2.21.2 Summary of core heritage values and elements

- i. The HCA has a consistent subdivision pattern.
- ii. A late use of laneways is evident in the HCA.
- iii. There is a suburban character to streetscape.

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- iv. The HCA contains strong examples of Federation Queen Anne domestic architecture.
- v. The high quality streetscape is derived from the consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing and garden spaces.
- vi. The public domain is simply designed and detailed.
- vii. The composition is terminated by the small group of substantially intact early 20th century shops located on the northern side of Addison Road.
- viii. High quality detailing is evident through the HCA.

8.2.21.3 Specific elements

The Norwood Park Estate HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings; but where present need to be retained in any new development.

8.2.21.4 Subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings;
- iii. Sandstone block kerbs and gutters;
- iv. Setbacks from the street alignment consistent and sufficient to allow a small front garden to be planted;
- v. Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms; and
- vi. Low brick front fences appropriate to the period of the house and following a consistent vertical height of approximately 500mm to 600mm.

8.2.21.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the bungalow typology (Federation and Californian (Sydney) variants);
- ii. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing occurs to the front elevation of intact and substantially intact houses is appropriate to the period and style of the dwelling; and
 - c. Increased simplification of scale and detailing towards the rear, including window size, bulk and visual prominence in view from street;
- iii. Roof forms appropriate to typology and period of construction:
 - a. Slate roofs;
 - b. Primary plane of roofs parallel to the street (Federation);
 - c. Primary plane of roofs aligned parallel to the side boundary with prominent multi-gable elevation to street (Inter-War/Californian bungalows);
 - d. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - e. Few major alterations to roof form and volumes; and
 - f. Original chimneys that contribute to the quality and visual interest of roofscapes;



- iv. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- v. Building heights appropriate to typology and period of construction;
- vi. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to the main bay of front elevation (Federation);
 - d. Paired double-hung timber sash windows to Inter-War buildings; and
 - e. Use of appropriate colour schemes for detailing; and
- vii. Fences appropriate to typology and period of construction:
 - a. Original low face-brick (not rendered or painted) walls.

8.2.21.6 Applicable conservation controls

The core period of heritage significance is 1905-1915. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3; and
- Retail streetscapes. See Section 8.4.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Federation styles; and
- Inter-War styles (particularly Inter-War Californian bungalow).

Additional area-specific controls:

- Nil

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8.2.22 Audley Street South (Bayswater Estate) Heritage Conservation Area - HCA 20

Section 8.2.22 of the DCP applies to the Audley Street South (Bayswater Estate) Heritage Conservation Area (HCA 20) (Figure 1).



Figure 1: Audley Street South (Bayswater Estate) Heritage Conservation Area - HCA 20

8.2.22.1 Statement of heritage significance

The Audley Street South (Bayswater Estate) Heritage Conservation Area is of historical significance as a largely intact built environment resulting from the 1893 subdivision of part of the Norwood Estate. The HCA represents the Federation period of residential development in the Marrickville LGA.

The HCA is of aesthetic significance for its strong patterns created by the consistently expressed built forms and survival of much original detailing from the HCA's key period of significance, represented by detached Federation double fronted bungalows set centrally on their lots.

8.2.22.2 Summary of core heritage values and elements

- i. The HCA shows a consistent subdivision pattern.
- ii. There is a suburban character to the streetscape.
- iii. High quality examples of Federation Queen Anne domestic architecture feature in the HCA.
- iv. The high quality streetscape is derived from the consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing and garden spaces.



- v. The public domain is simply designed and detailed.
- vi. High quality detailing exists throughout the HCA.

8.2.22.3 Specific elements

The Audley Street South (Bayswater Estate) HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but where present must be retained in any new development.

8.2.22.4 Subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings;
- iii. Sandstone block kerbs and gutters;
- iv. Setbacks from the street alignment consistent and sufficient to allow a small front garden to be planted; and
- v. Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms.

8.2.22.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the bungalow typology (Federation and Californian (Sydney) variants);
- ii. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses is appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing towards the rear, including window size, bulk and visual prominence in view from street;
- iii. Roof forms appropriate to typology and period of construction:
 - a. Slate roofs;
 - b. Primary plane of roofs parallel to the street (Federation);
 - c. Primary plane of roofs parallel to the side boundary with prominent multi-gable elevation to street;
 - d. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - e. Lack of major alterations to roof form and volumes; and
 - f. Original chimneys that contribute to the quality and visual interest of roofscapes;
- iv. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- v. Building heights appropriate to typology and period of construction;
- vi. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;

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- c. Complex timber framed windows to main bay of front elevation (Federation);
- d. Groups of timber casement windows to front elevation and main room visible on side elevation (Californian/Sydney);
- e. Paired double-hung timber sash windows (Inter-War); and
- f. Use of appropriate colour schemes for detailing; and
- vii. Fences appropriate to typology and period of construction:
 - a. Original low face-brick (not rendered or painted) walls.

8.2.22.6 Applicable conservation controls

The core period of heritage significance is 1905-1915. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Federation styles.

Additional area-specific controls:

- Nil



8.2.23 Rathlin Estate Heritage Conservation Area - HCA 21

Section 8.2.23 of the DCP applies to the Rathlin Estate Heritage Conservation Area (HCA 21) (Figure 1).



Figure 1: Rathlin Estate Heritage Conservation Area – HCA 21

8.2.23.1 Statement of heritage significance

The Rathlin Estate Heritage Conservation Area is of historical significance as an area that was a notable grand estate of the Victorian period. The HCA forms the final subdivision of the Rathlin Estate which was subdivided from the Petersham Estate, one of the largest early Estates in the LGA. Rathlin was an important early villa estate acquired by the Salvation Army as their major training college and now demonstrates significant historic, aesthetic and social values.

The HCA demonstrates the early implementation of the suburban ideal through residential development consisting of detached Federation period houses on wide lots with side driveways.

The HCA demonstrates aesthetic significance through its Federation period bungalows and quality streetscape setting that exhibits a consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing, and garden spaces.

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It demonstrates the principal characteristics of the development of the Marrickville LGA from a rural estate to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs including sandstone kerbing and street tree planting of the late 20th century.

8.2.23.2 Summary of core heritage values and elements

- i. The HCA has a consistent subdivision pattern.
- ii. There is a suburban character to streetscape.
- iii. High quality examples of Federation and Federation Queen Anne domestic architecture exists in the HCA.
- iv. The high quality streetscape is derived from the consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing and garden spaces.
- v. The public domain is simply designed and detailed.

8.2.23.3 Specific elements

The Rathlin Estate HCA also contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. Where present, those elements must be retained in any new development.

8.2.23.4 Subdivision and public domain elements

- i. Street layout;
- ii. Subdivision layout;
- iii. Grass verges with street tree planting;
- iv. Sandstone block kerbing;
- v. Scale and proportion of highly intact lots;
- vi. Setbacks from the street alignment consistent and sufficient to allow a small front garden to be planted; and
- vii. Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms.

8.2.23.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the Federation bungalow typology;
- ii. Imposing street presence of intact and substantially intact Federation period dwellings;
- iii. Individual dwellings of high aesthetic value;
- iv. Substantially intact groups demonstrating key elements (scale, form and detailing) of the Federation period bungalow style;
- v. Building typologies that reinforce the suburban grain:
 - a. Houses that demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing that occurs to the front elevation of intact and substantially intact houses is appropriate to the period and style of the dwelling; and



- c. Increasing simplification of scale and detailing evident towards the rear, including window size, bulk and visual prominence in view from street;
- vi. Roof forms appropriate to typology and period of construction:
 - a. Slate roofs;
 - b. Primary plane of roofs aligned parallel to the street;
 - c. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - d. Lack of major alterations to roof form and volumes; and
 - e. Original chimneys that contribute to the quality and visual interest of roofscapes.
- vii. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- viii. Building heights appropriate to typology and period of construction;
- ix. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation;
 - d. Paired double-hung timber sash windows to Inter-War; and
 - e. Use of appropriate colour schemes for detailing.
- x. Fences appropriate to typology and period of construction:
 - a. Original low face-brick (not rendered or painted) walls
- xi. Garden plantings in front of dwellings; and
- xii. Lack of car parking infrastructure accessed from the primary street frontage.

8.2.23.6 Applicable conservation controls

The core period of heritage significance is 1909-1919. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Federation styles.

Additional area-specific controls:

- Nil

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8.2.24 Morgan Street Heritage Conservation Area - HCA 22

Section 8.2.24 of the DCP applies to the Morgan Street Heritage Conservation Area (HCA 22) (Figure 1).



Figure 1: Morgan Street Heritage Conservation Area – HCA 22

8.2.24.1 Statement of heritage significance

The Morgan Street Heritage Conservation Area represents residential development from 1890 to 1904 including modest terraces in Federation style built as rental housing. The area is of historical significance as part of the 1890 Alexander Estate subdivision, which has historical association with builder Alexander Ducros who built a number of terraces in the area from 1900 to 1904.

The Morgan Street HCA is of aesthetic significance for its modest Federation period terrace architecture and intact roofscape.

8.2.24.2 Summary of core heritage values and elements

- i. The HCA's imposing street presence is due to the minimal setback of the terrace and its highly consistent built form, including a prominently gabled roofscape.
- ii. This substantially intact group demonstrates key elements (scale, form and detailing) of the modest terrace in the Federation period.
- iii. The separate cottage demonstrates unusual built form for the Marrickville LGA being an 'L' shape footprint with wing projecting towards street.



8.2.24.3 Specific elements

The Morgan Street HCA is highly cohesive and contains many details or fine-grained elements that contribute to the integrity and heritage significance of the area. The single cottage at the southern end is characterised by different elements.

8.2.24.4 Subdivision and public domain elements

- i. Subdivision layout;
- ii. Narrow grass verges with street tree planting;
- iii. Sandstone block kerbing; and
- iv. Scale and proportion of lots – highly intact.

8.2.24.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Imposing street presence due to minimal setback of the terrace and highly consistent built form, including a prominently gabled roofscape;
- ii. Substantially intact group demonstrating key elements (scale, form and detailing) of the modest terrace in the Federation period;
- iii. Separate cottage demonstrating unusual built form for the Marrickville LGA being an L shape footprint with wing projecting towards street;
- iv. Building typologies that reinforce the urban grain:
 - a. Simple and strongly expressed structural rhythm to the front elevation;
 - b. A group that demonstrates strong streetscape qualities including cohesiveness of form, scale, rhythm and materials; and
 - c. Increasing simplification of scale and detailing occurs towards the rear, including window size, bulk and visual prominence in view from street;
- v. Roof forms appropriate to typology and period of construction:
 - a. Composition being a single roof covering the whole terrace with prominent gables marking individual dwelling bays;
 - b. Intact roof forms;
 - c. Gabled roofs to terraces with primary ridgeline parallel to the street alignment;
 - d. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - e. Lack of major alterations to roof form and volumes; and
 - f. Original chimneys that contribute to the quality and visual interest of roofscapes;
- vi. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- vii. Building heights appropriate to typology and period of construction;
- viii. Detailing and finishes appropriate to typology and period of construction:
 - a. Vertical proportions to windows from early 20th century;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows; and
 - d. Use of appropriate colour schemes for detailing;

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- ix. Fences appropriate to typology and period of construction:
 - a. Original Iron Palisade fences a variant on standard design with centre-opening gate; and
 - x. Lack of car parking infrastructure.

8.2.24.6 Applicable conservation controls

The core period of heritage significance is 1890-1904. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.

Additional area-specific controls:

- Nil



8.2.25 Jarvie Avenue Heritage Conservation Area - HCA 23

Section 8.2.25 of the DCP applies to the Jarvie Avenue Heritage Conservation Area (HCA 23) (Figure 1).

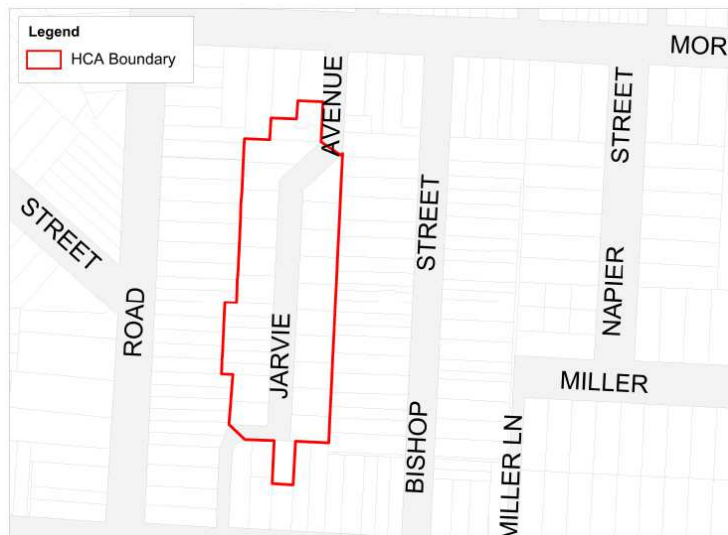


Figure 1: Jarvie Avenue Heritage Conservation Area – HCA 23

8.2.25.1 Statement of heritage significance

The Jarvie Avenue Heritage Conservation Area is of historical significance as a 1930s subdivision by John Jarvie and is one of the last substantial residential subdivisions in the Marrickville LGA.

The HCA is of aesthetic significance for its very good examples of modest Inter-War bungalows and semi-detached cottages, the strong patterns created by the consistently expressed built forms and survival of much original detailing.

The HCA retains narrow grass verges with street tree plantings and narrow, centrally located concrete footpaths; low solid fencing constructed of brick to match the house with decorative brickwork detailing that adds texture to the streetscape, building style, scale and forms; a prominent roofscape composed of forms characteristic of the Inter-War period; minimal setbacks from all boundaries; one side sufficient to allow vehicular access; wide building frontage; configuration of facades; high quality face brickwork; and minimal garden spaces.

8.2.25.2 Summary of core heritage values and elements

- i. The HCA's enclosed streetscape contains hidden entry points, narrow street width and a close street wall.
- ii. The residential character is demonstrated through the consistency of the bungalow typology.

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- iii. The HCA's substantially intact group demonstrates key elements (scale, form and detailing) of the Inter-War period Californian and Georgian Revival bungalow styles.
- iv. A range of stylistic variation exists within a highly consistent overall built form.
- v. Individual dwellings are of high aesthetic value.

8.2.25.3 Specific elements

The Jarvie Avenue HCA also contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings, but where present must be retained in any new development.

8.2.25.4 Subdivision and public domain elements

- i. Street layout;
- ii. Subdivision configuration;
- iii. Grass verges with street tree planting and narrow, centrally located footpath;
- iv. Front setback - garden or soft surface; and
- v. Detached, low density character (semi-detached dwellings read as a single dwelling on first inspection).

8.2.25.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the bungalow typology;
- ii. Substantially intact group demonstrating key elements (scale, form and detailing) of the Inter-War Californian bungalow and Georgian Revival style period bungalow style;
- iii. Range of stylistic variation within a highly consistent overall built form;
- iv. Individual dwellings of high aesthetic value;
- v. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses is appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing occurs towards the rear, including window size, bulk and visual prominence in view from street;
- vi. Building forms appropriate to architectural type (Inter-War Californian and Georgian Revival bungalows);
- vii. Roof forms appropriate to typology and period of construction:
 - a. Good quality roofscape views;
 - b. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - c. Intact roof forms and volumes;
 - d. Where original roof cladding has been replaced, unglazed dark terracotta tile has been used; and
 - e. Original chimneys that contribute to the quality and visual interest of roofscapes;



- viii. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- ix. Building heights appropriate to architectural type (Inter-War bungalows of Californian and Georgian Revival styles);
- x. High quality detailing to front elevation (appropriate to architectural type including Inter War bungalows of Californian and Georgian Revival styles):
 - a. Unpainted and unrendered face brickwork;
- xi. Timber framed casement windows set in groups (some pairs with double hung sashes):
 - a. Original Art Deco style lead lighting to windows facing street;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows;
 - d. Paired double-hung timber sash windows; and
 - e. Use of appropriate colour schemes for detailing.
- xii. Fences appropriate to typology and period of construction:
 - a. Low brick fences to street elevation constructed of finely detailed face brick to match the house; and
- xiii. General lack of car parking infrastructure forward of the building line (some significant exceptions).

8.2.25.6 Applicable conservation controls

The core period of heritage significance is 1930-1940. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Inter-War styles (in particular Californian bungalow and Georgian Revival).

Additional area-specific controls:

- C1** The existing subdivision and development pattern must be preserved in any development. Site amalgamation is not permitted.

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8.2.26 Porter's Brickworks Estate Heritage Conservation Area - HCA 24

Section 8.2.26 of the DCP applies to the Porter's Brickworks Estate Heritage Conservation Area (HCA 24) (Figure 1).

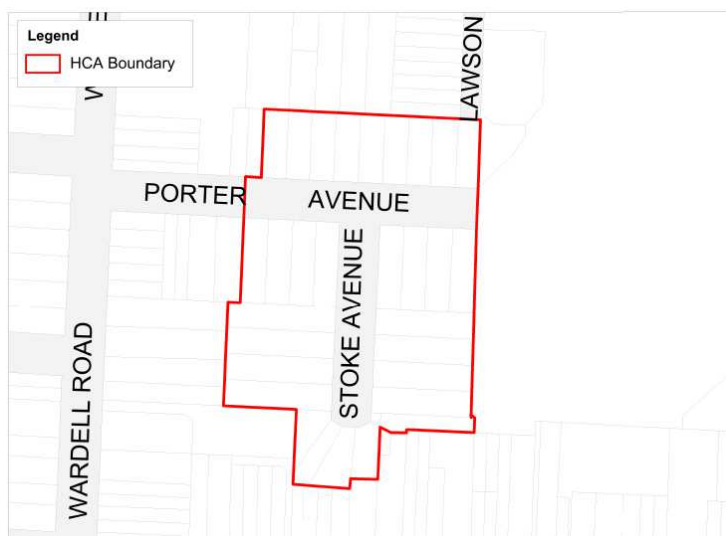


Figure 1: Porter's Brickworks Estate Heritage Conservation Area – HCA 24

8.2.26.1 Statement of heritage significance

The Porter's Brickworks Estate Heritage Conservation Area is of historical significance as an area developed from the 1928 subdivision of a portion of what had been Porter's Brickworks. By this time virtually all vacant land in the area had been subdivided, so the HCA represents the final period of major residential development in the Marrickville LGA from 1928 to 1935.

The HCA is of aesthetic significance for its good quality individual examples and small groups of post Federation and Inter-War period bungalows that retain original timber joinery, window hoods and detailing to gables and verandas. Its streetscape is of significance for the surviving camellia street plantings, which are rare in the Marrickville LGA.

8.2.26.2 Summary of core heritage values and elements

- i. The principles of the growing Australian suburban ideal in the post Federation period are expressed through the HCA's patterns of subdivision, architectural form and finely grained detailing of the original Federation and Inter-War bungalows.
- ii. The low density suburban character of the streetscape is due to street widths, wide verges, setbacks and single storey built forms.
- iii. Setbacks from the street alignment are consistent and sufficient to allow a small front garden to be planted.



- iv. The residential character is demonstrated through the consistency of the bungalow typology (Federation and Inter-War Californian).
- v. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials.
- vi. High quality detailing to front elevation of intact and substantially intact houses is appropriate to the period and style of dwellings.
- vii. Roof forms are appropriate to the typology and period of construction.
- viii. Building heights are appropriate to the typology and period of construction.
- ix. Detailing and finishes are appropriate to the typology and period of construction.
- x. Low fences are constructed of face-brick (not rendered or painted).
- xi. The HCA contains street tree plantings of camellias and eucalypts.
- xii. Street views terminate at Marrickville Park.

8.2.26.3 Specific elements

The HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the HCA's integrity and heritage significance. The elements are not found on all buildings but must be retained in new development where present.

8.2.26.4 Subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings (camellias and eucalypts);
- iii. Setbacks from the street alignment consistent and sufficient to allow a small front garden to be planted; and
- iv. Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms.

8.2.26.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the bungalow typology (Federation and Californian (Sydney) variants);
- ii. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses is appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing occurs towards the rear, including window size, bulk and visual prominence in view from street;
- iii. Roof forms appropriate to typology and period of construction:
 - a. Slate roofs;
 - b. Primary plane of roofs parallel to the street (Federation);
 - c. Primary plane of roofs parallel to the side boundary with prominent multi-gable elevation to street;
 - d. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - e. Lack of major alterations to roof form and volumes; and

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- f. Original chimneys that contribute to the quality and visual interest of roofscapes;
- iv. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- v. Building heights appropriate to typology and period of construction;
- vi. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation (Federation);
 - d. Groups of timber casement windows to the front elevation and main room visible on side elevation (Californian/Sydney);
 - e. Paired double-hung timber sash windows (Inter-War); and
 - f. Use of appropriate colour schemes for detailing;
- vii. Fences appropriate to typology and period of construction:
 - a. Original low face-brick (not rendered or painted) walls.

8.2.26.6 Applicable conservation controls

The core period of heritage significance is 1928-1935. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Federation styles; and
- Inter-War styles (in particular Californian bungalow).

Additional area-specific controls:

- C1** Camellia street plantings must be maintained.



8.2.27 Petersham Commercial Precinct Heritage Conservation Area - HCA 25

Section 8.2.27 of the DCP applies to the Petersham Commercial Precinct Heritage Conservation Area (HCA 25) (Figure 1).

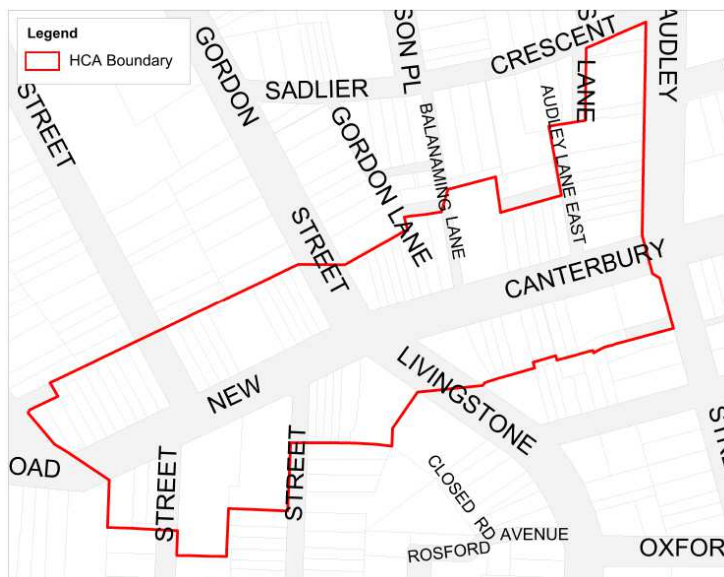


Figure 1: Petersham Commercial Precinct Heritage Conservation Area – HCA 25

8.2.27.1 Summary of heritage significance

The Petersham Commercial Precinct Heritage Conservation Area demonstrates the development of a major suburban shopping precinct over more than 70 years. Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic and social values of Petersham and the Marrickville LGA.

The streetscapes are of aesthetic significance because they encompass a substantially intact mid to late 19th century retail precinct, which includes notable examples of the Federation Freestyle retail development, such as the group at 65-77 New Canterbury Road, recognised as an exemplar of its style. The aesthetic value of the area is enhanced by the undulating alignment of New Canterbury Road, which provides a fine series of evolving views and vistas.

The commercial and retail buildings within the HCA demonstrate the principal characteristics of the traditional suburban shopping area with narrow shopfronts and clearly defined structural bays providing physical evidence of the regularity of the underlying subdivision pattern. First floor facades are generally intact. Although many original ground floor shopfronts have been substantially altered, the streetscape at pedestrian level remains cohesive due to the regular spacing of the original shopfronts and the 1920s hanging ball white-way lights under the awnings which creates a distinctive aesthetic quality to the streetscape and accentuates the curvature of the facade as it follows the alignment of New Canterbury Road.

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The group demonstrates strong aesthetic qualities also through the consistency of the parapeted and enclosing street wall, with its finely worked detailing creating a high quality and strongly defined skyline view from the opposing footpath and when travelling through the area.

8.2.27.2 Summary of core heritage values and elements

- i. The HCA provides very clearly expressed examples of the retail shopping strip typology through its built forms, streetscapes and public domain improvements that provide physical evidence of historic role as a focal point for the local community.
- ii. The current streetscape was developed over 70 years following the arrival of the rail line in the mid 19th century. Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic, and social values of the HCA.
- iii. The Petersham commercial precinct has become recognised as Sydney's 'Little Portugal' and provides a focus for supplies, food and entertainment.
- iv. The streetscapes of shops have retained their original configuration as individual bays with glazed shopfronts with direct access to the public footpath. Upper levels are used for commercial or residential purposes.
- v. Hanging white-way lighting under awnings has survived from the 1920s and establishes a unifying and identifying element to the streetscape.
- vi. Several pairs and groups of shops demonstrate high streetscape and individual architectural qualities.
- vii. Views to the skyline above the line of parapets contribute strongly to aesthetic values.
- viii. The aesthetic value of the streetscape is defined and enhanced by the streetscape wall following the curved alignment of New Canterbury Road.

8.2.27.3 Specific elements

The HCA also contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings, but where present must be retained in any new development.

8.2.27.4 Subdivision and public domain elements

- i. Street alignment follows the ridgeline;
- ii. Street tree plantings work with footway dining areas in Audley Street;
- iii. High urban density, winding road and attached shopfronts with a consistent parapet creates an intimate and high quality streetscape;
- iv. Intricate 'skyline' views above early decorative parapets; and
- v. Retail shops accessed directly from the footpath with no setbacks or arcades.

8.2.27.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i.vi. Commercial character demonstrated through the single and two storey 19th century and Federation period retail typologies;
- ii.vii. Building typologies that reinforce the tight urban grain:

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- a. Groups and runs of shops demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
- b. High quality detailing occurs to front elevation of intact and substantially intact shops and commercial buildings; and
- c. Increasing simplification of scale and detailing occurs towards rear – including window size, bulk and visual prominence in view from rear lanes and side streets;

~~iii-viii.~~ Roof forms appropriate to typology and period of construction:

- a. Consistent parapet lines with detailed skyline elements;
- b. Primary ridgelines of roofs hidden behind the parapet;
- c. Lack of alterations to roof form and volumes visible from the public domain;
- d. Intact or substantially intact built elements;
- e. Intact or substantially intact shopfronts;
- f. Consistency of form and detailing to facades; and
- g. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;

~~iv-ix.~~ Building heights appropriate to typology and period of construction; and

~~v-x.~~ Detailing and finishes appropriate to typology and period of construction:

- a. Window openings appropriate for architectural type;
- b. Timber framed windows;
- c. Use of appropriate colour schemes for detailing; and
- d. Advertising signage does not intrude in streetscape view.

8.2.27.6 Applicable conservation controls

The core period of heritage significance is 1861-1935. Any buildings, archaeological evidence or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Retail streetscapes. See Section 8.4.

Primary relevant historic architectural style (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree; and
- Federation.
- ~~Contributory Buildings Map – Petersham. Refer to Section 8.4.2 of this DCP.~~

Additional area-specific controls:

- Nil Contributory buildings within the HCA have been identified and mapped.
- Refer to Section 8.4.2 of this DCP for details.
- ~~_____~~

NB *A design guide for shops is in Part 5 Commercial and Mixed Use Development of this DCP.*

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8.2.28 Lewisham Estate Heritage Conservation Area - HCA 26

Section 8.2.28 of the DCP applies to the Lewisham Estate Heritage Conservation Area (HCA 26) (Figure 1).

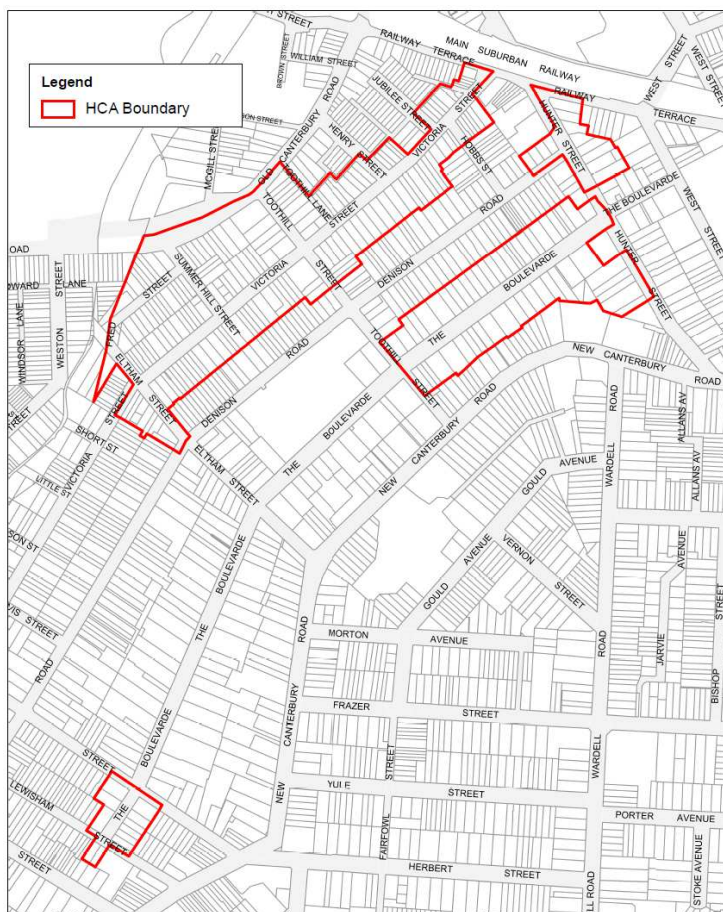


Figure 1: Lewisham Estate Heritage Conservation Area – HCA 26

8.2.28.1 Statement of heritage significance

The Lewisham Estate Heritage Conservation Area was developed from a series of subdivisions from the early 1880s to 1898, beginning with the Lewisham Estate subdivision prior to 1882.

The HCA is of aesthetic significance because it contains a range of housing typologies (late 19th to early 20th century) including finely crafted Victorian Italianate, Rustic Gothic, Filigree and Regency houses, terraces and villas and later Federation examples, including Federation cottages, terraces and Queen Anne houses in Hunter Street and Toothill Street. Several good examples of houses and residential flat buildings from the Inter-War period can also be found.



The Lewisham Estate HCA is socially significant for demonstrating physical evidence of the late 19th century community through the prominent location of community facilities at the northern end of the area close to New Canterbury Road including the Baptist church (The Boulevarde) and memorial scout hall (The Boulevarde - South end) and 20th century Depression relief work programs (the stone wall to Old Canterbury Road).

The HCA is representative of the range of building types and forms available to the community in the late 19th to early 20th centuries, including the detached villa, mansion and cottage, semi-detached and terrace house.

8.2.28.2 Summary of core heritage values and elements

- i. The HCA demonstrates a range of substantially intact high style and modest dwellings and corner shops that demonstrate the different phases of development and options for housing available in the 19th century.
- ii. Evidence exists of the application and adaptation of the 19th century residential forms to the larger lots of the 20th century 'suburban dream' with space for off-street parking at the rear of the property and a good garden to provide an aesthetically pleasing setting for most houses.
- iii. The HCA contains evidence of the social and cultural values of the late 19th century community demonstrated through the prominent location of community facilities at the northern (Baptist church) and southern ends (memorial scout hall) of the HCA.
- iv. The HCA enjoys high quality street tree planting.
- v. Sandstone kerbing, guttering and public infrastructure is seen throughout the HCA.
- vi. The prevailing low density character is due to large lot sizes and garden spaces in front of buildings.
- vii. There is a mix of single and two storey buildings.
- viii. The HCA contains good groups of substantially intact late Victorian and Federation villas, houses, bungalows, semi-detached cottages and terraces.
- ix. Individual properties are of high aesthetic value.
- x. There are a high proportion of intact or substantially intact built elements.
- xi. Building heights are appropriate to architectural style and period of construction.
- xii. Detailing and finishes are appropriate to the typology and period of construction.
- xiii. Roof forms are appropriate to the typology and period of construction.
- xiv. Federation (tall and narrow) chimneys are prominent in roofscape views.
- xv. Fences are appropriate to the typology and period of principal building.

8.2.28.3 Specific elements

The Lewisham Estate HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but must be retained where present.

8.2.28.4 Subdivision and public domain elements

- i. Regular subdivision patterns;

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- ii. Open character to the streetscape due to wide streets, footpaths, large lot sizes and generous suburban scaled building setbacks;
- iii. Brush Box and other formal street tree planting at maturity and density to form a good avenue/act as street wall; and
- iv. Sandstone block kerbing and guttering.

8.2.28.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Prevailing low density character due to large lot sizes and front garden spaces;
- ii. Mixture of single and two storey buildings;
- iii. Good groups of substantially intact late Victorian and Federation villas, houses, bungalows, semi-detached cottages and terraces;
- iv. Individual properties of high aesthetic value:
 - a. Building forms appropriate to architectural type;
 - b. High quality detailing to the front elevation; and
 - c. Increasing simplification of scale and detailing towards the rear, including window size, detail and proportion;
- v. High proportion of intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
- vi. Building heights appropriate to typology and period of construction:
 - a. Original development mixes one and two storey depending on the conventions of the architectural style;
- vii. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural style;
 - b. Timber framed windows;
 - c. Complex timber joinery windows to main bay of the front elevation (Federation); and
 - d. Use of appropriate colour schemes for detailing;
- viii. Roof forms appropriate to typology and period of construction:
 - a. Prominence of Federation (tall and narrow) chimneys in roofscape views;
 - b. Lack of major alterations to roof form and volumes;
 - c. Slate roofs; and
 - d. Unglazed or low glazed dark red terracotta tile roofs;
- ix. Fences appropriate to typology and period of principal building:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- x. Lack of car parking infrastructure accessed from the primary street frontage; and
- xi. Garden plantings in front of dwellings.

8.2.28.6 Applicable conservation controls

The core period of heritage significance is 1880-1940. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.



Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree;
- Federation styles; and
- Inter-War styles (in particular Californian bungalow).

Additional area-specific controls:

- Nil

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8.2.29 Hordern Avenue Heritage Conservation Area - HCA 27

Section 8.2.29 of the DCP applies to the Hordern Avenue Heritage Conservation Area (HCA 27) (Figure 1).



Figure 1: Hordern Avenue Heritage Conservation Area – HCA 27

8.2.29.1 Statement of heritage significance

The Hordern Avenue Heritage Conservation Area demonstrates important and rare historic and aesthetic values through its highly intact and cohesive streetscape, achieved through the use of consistent forms, materials and detailing.

The HCA's subdivision qualities demonstrate the principles of infill development as understood and implemented in the Inter-War period, with the current layer of development being at least the third known to have occurred on the site.

The design and detailing of the group of Inter-War semi-detached bungalows and adjacent residential flat buildings is high quality and includes decorative brickwork and unusual details such as flattened-arched lintels to door openings, which together with



the attached and linear built forms and minimal site setbacks establishes an intimate aesthetic quality to the buildings in the group.

The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.

8.2.29.2 Summary of core heritage values and elements

- i. The HCA contains an intact Inter-War streetscape;
- ii. The HCA is a good example of small-scale speculative development by a single builder as seen through the characteristics of the built form (architectural style, scale, materials, detailing and subdivision pattern) which are both uniform within the HCA and distinctly different from those of the surrounding area.
- iii. The built forms represents a specific sub-group within the LGA in the early years of the 20th century as it transformed from a dense urban to detached suburban cultural landscape, and then adapted the suburban form to a higher density and more austere built form.
- iv. Detached Inter-War period semi-detached bungalows and residential flat buildings demonstrate elements of both the Inter-War Art Deco and Inter-War Georgian Revival architectural typologies with hipped roofs and intrinsic detailing stylistic details of simple housing at a time of significant austerity.
- v. The subdivision pattern is significant because of its configuration as a narrow central road flanked by shallow lots, demonstrating the profit-motivated principles of speculative subdivision and urban redevelopment.
- vi. The scale of development is modest and intended for residents of limited means but each property was provided with access to off-street car garaging.
- vii. The HCA contains strongly expressed design elements.
- viii. There is a symmetrical design of buildings at the entry to Hordern Avenue.
- ix. There is consistency of design throughout the HCA.
- x. High quality face brickwork includes decorative monochrome and polychrome detailing.
- xi. Prominent use of decorative brickwork to facades includes mottled, coloured and wire-scraped brickwork laid to create textural interest.
- xii. Arched headers to recessed porch entries feature on houses in Hordern Avenue.
- xiii. Soldier-header brick courses above windows are used more than the usual concrete lintel, demonstrating attention to detail and quality of craftsmanship.
- xiv. Low solid fencing constructed of brick match the buildings with decorative brickwork detailing that adds texture to the streetscape.
- xv. There is a consistent building style, scale and forms.
- xvi. A simple but highly consistent roofscape is composed of hipped roof forms characteristic of the Inter-War period with tall, narrow brick chimneys.
- xvii. Minimal setbacks exist from all boundaries other than provision for side driveway to garage at rear with no significant garden space.
- xviii. The HCA features wide frontage of buildings to the street and a configuration of facades.
- xix. Street names are set into the footpath.

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8.2.29.3 Specific elements

The Hordern Avenue HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings, but if present must be retained in any new development.

8.2.29.4 Subdivision and public domain elements

- i. Street layout;
- ii. Subdivision configuration;
- iii. Minimal front setback - garden or soft surface;
- iv. Detached, low density character with strong street wall established by semi-detached dwellings aligned to maximise width of street presentation;
- v. Street names set into footpath; and
- vi. Provision for driveways to parking/garages at rear of lots.

8.2.29.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the Inter-War stripped Art Deco/Georgian Revival inspired semi-detached housing typology expressed as a single bungalow;
- ii. Substantially intact group demonstrating key elements (scale, form and detailing) of the Inter-War stripped Art Deco and Georgian Revival styles period bungalow style;
- iii. Range of stylistic variation and detailing using manipulation of fabric (not applied details) within a highly consistent overall built form;
- iv. Individual dwellings of high aesthetic value:
 - a. High quality detailing to the front elevation using manipulation of materials such as brickwork to create subtle yet distinctive aesthetic values and qualities; and
 - b. Unpainted and unrendered face brickwork;
- v. Building typologies that reinforce the suburban grain:
 - a. Houses that demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses are appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing towards the rear, including window size, bulk and visual prominence in view from street;
- vi. Building forms appropriate to architectural type and density;
- vii. Roof forms appropriate to typology and period of construction:
 - a. Roofscape a prominent in the streetscape – particularly the long, low roof forms at the entrance to, and within, Hordern Avenue;
 - b. Roof forms of groups or runs of buildings that demonstrate consistent pitch and rhythm;
 - c. Intact roof forms and volumes;
 - d. Intact roofing materials - unglazed dark terracotta tile; and
 - e. Original chimneys that contribute to the quality and visual interest of roofscapes;
- viii. Intact or substantially intact built elements:



- a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
- b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
- ix. Building heights appropriate to architectural type (all semi-detached cottages are single storey; all residential flat buildings are two storey);
- x. Timber framed casement windows set in groups (mainly pairs of double hung sashes):
 - a. Original Art Deco style lead lighting to main windows facing street (flats);
 - b. Window openings appropriate for architectural type (not reconfigured);
 - c. Timber framed windows;
 - d. Paired double-hung timber sash windows;
 - e. Rare horizontal/brick pattern glazing bars; and
 - f. Use of appropriate colour schemes for detailing;
- xi. Fences appropriate to typology and period of construction:
 - a. Low brick fences to street elevation, constructed of finely detailed face brick to match the house with castellated capping; and
- xii. General lack of car parking infrastructure forward of the building line.

8.2.29.6 Applicable conservation controls

The core period of heritage significance is 1937-1945. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Inter-War styles (in particular Inter-War Art Deco).

Additional area-specific controls:

- Nil

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8.2.30 Dulwich Hill Commercial Precinct Heritage Conservation Area - HCA 28

Section 8.2.30 of the DCP applies to the Dulwich Hill Commercial Precinct Heritage Conservation Area (HCA 28) (Figure 1).



Figure 1: Dulwich Hill Commercial Precinct Heritage Conservation Area – HCA 28

8.2.30.1 Statement of heritage significance

The Dulwich Hill Commercial Precinct Heritage Conservation Area is of aesthetic significance as a largely intact retailing precinct of the period 1890 to 1938, retaining original parapeted roof forms, recessed shopfronts, generally intact first floor shop facades and some representative examples of Inter-War residential flat buildings. It demonstrates the development of a major suburban shopping precinct following the extension of the tramline from Marrickville to Dulwich Hill along Marrickville Road in 1889, later tramline extension in 1913 and the opening of the Dulwich Hill rail station in 1895.

Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic, and social values of Dulwich Hill and the Marrickville LGA.

The HCA's streetscapes are of aesthetic significance because they encompass a substantially intact mid to late 19th century retail precinct. The aesthetic value of the area is enhanced by the undulating alignment of New Canterbury Road, which provides a fine series of evolving views and vistas including at the intersection with Marrickville Road.



The commercial and retail buildings demonstrate the principal characteristics of the traditional suburban shopping area with narrow shopfronts and clearly defined structural bays providing physical evidence of the regularity of the underlying subdivision pattern. Although evidence of most original shopfronts has been lost, the streetscape at pedestrian level remains cohesive due to regular spacing of the original shopfronts and the 1920s hanging white-way lights under the awnings, creating a distinctive aesthetic quality to the streetscape and accentuating the curvature of the facade as it follows the alignment of New Canterbury Road.

The consistency of the parapeted and enclosing street wall, with its finely worked detailing, creates a high quality and strongly defined skyline view from the opposing footpath and when travelling through the area.

8.2.30.2 Summary of core heritage values and elements

- i. The HCA provides clearly expressed examples of the retail shopping strip typology through its built forms, streetscapes and public domain improvements, showing physical evidence of its historic role as a community hub.
- ii. The current streetscape was developed over 50 years following the extension of the tramline from Marrickville Road and the creation of Dulwich Hill rail station, further emphasising the HCA's community role.
- iii. Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic, and social values of the HCA.
- iv. The streetscapes of shops have retained their original configuration as individual bays with glazed shopfronts with direct access to the public footpath. Upper levels are used for commercial or residential purposes.
- v. Hanging white-way lighting under awnings has survived from the 1920s and establishes a unifying and identifying element to the streetscape.
- vi. Several pairs and groups of shops demonstrate high streetscape and individual architectural qualities, including the simple but aesthetically important row of angled hoods over the upper level windows on the northern side of Marrickville Road.
- vii. Views to the skyline above the line of parapets contribute strongly to the aesthetic values of the precinct.
- viii. The aesthetic value of the streetscape is defined and enhanced by the streetscape wall following the curved alignment of New Canterbury Road and the termination of the Marrickville Road retail activity at the former tram terminus.

8.2.30.3 Specific elements

The HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the HCA. Elements are not found on all buildings but where present must be retained in any new development.

8.2.30.4 Subdivision and public domain elements

- i. Street alignment creating an interesting and changing streetscape;
- ii. Intricate skyline views above early decorative parapets; and
- iii. High urban density, winding road and attached shopfronts with consistent parapet creating an intimate and high quality streetscape.

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8.2.30.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Commercial character demonstrated through the single and two storey 19th century and Federation period retail typologies;
- ii. Building typologies reinforce the tight urban grain:
 - a. Groups and runs of shops demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact shops and commercial buildings; and
 - c. Increasing simplification of scale and detailing towards the rear including window size, bulk and visual prominence from rear lanes and side streets;
- iii. Roof forms appropriate to typology and period of construction:
 - a. Primary ridgelines of roofs hidden behind the parapet;
 - b. Lack of alterations to roof form and volumes visible from the public domain;
 - c. Intact or substantially intact built elements;
 - d. Intact or substantially intact shopfronts; and
 - e. Consistency of form and detailing to facades; and
 - f. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
- iv. Building heights appropriate to typology and period of construction;
- v. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Simple hoods to windows in group forming strong streetscape pattern;
 - c. Timber framed windows;
 - d. Appropriate colour schemes for detailing; and
 - e. Advertising signage does not intrude in the streetscape view.

8.2.30.6 Applicable conservation controls

The core period of heritage significance is 1890-1940. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Retail streetscapes. See Section 8.4.

Primary relevant historic architectural style (note: other styles will exist for some buildings in the area):

- ~~Contributory Buildings Map—Dulwich Hill. Refer to Section 8.4.2 of this DCP.~~
- ~~Victorian Italianate/Victorian Filigree;~~
- ~~Federation; and~~
- ~~Inter-War styles.~~
- ~~—~~

Additional area-specific controls:

- ~~Contributory buildings within the HCA have been identified and mapped. Refer to Section 8.4.2 of this DCP for details~~

• ~~Nil~~

NB A design guide for shops is in Part 5 Commercial and Mixed Use Development.



8.2.31 South Dulwich Hill Heritage Conservation Area - HCA 29

Section 8.2.31 of the DCP applies to the South Dulwich Hill Heritage Conservation Area (HCA 29) (Figure 1).



Figure 1: South Dulwich Hill Heritage Conservation Area – HCA 29

8.2.31.1 Statement of heritage significance

The South Dulwich Hill Heritage Conservation Area was developed in the Federation period as a series of c1910 subdivisions around the Wardell Road (now Dulwich Hill) rail station, which opened in 1895. The HCA is of aesthetic significance for its many high quality individual examples and small groups of Federation bungalows that retain original timber joinery, window hoods and detailing to gables and verandahs to a quality and consistency rare in the Marrickville LGA. The HCA includes excellent examples of the Iron Palisade fence, particularly in Cannonbury Grove.

The HCA contains a collection of a locally significant variation of the standard Federation bungalow design with a low ridgeline set parallel to the street alignment, as well as high quality streetscapes derived from the consistency of subdivision pattern, setbacks, built forms, roof volumes, materials, detailing, and garden spaces. The built forms represent the Marrickville LGA in the early 20th century as it transformed from a

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dense urban to detached suburban cultural landscape with detached late Federation bungalows and wide lots allowing asymmetrical siting of houses to provide for a side driveway in later development.

The HCA also contains a collection of relatively intact early 20th century shops along Wardell Road from the Federation and Inter-War period.

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8.2.31.2 Summary of core heritage values and elements

- i. The principles of the growing Australian suburban ideal in the post Federation period are expressed through the patterns of subdivision, the architectural form and finely grained detailing of the HCA's original Federation and Inter-War bungalows and residential flat buildings.
- ii. The built forms represent the Marrickville LGA in the early years of the 20th century as it transformed to detached suburban cultural landscape.
- iii. The HCA contains detached late Federation and Inter-War (Californian) bungalows.
- iv. Inter-War residential flat buildings include representative and important variations on the style.
- iv-v. Cluster of commercial buildings to support the needs of local populations.
- v-vi. The speculative nature of suburban development is demonstrated by groups of houses built to a pattern; the subtleties of design and detailing within each group differ from the other groups in the LGA.
- vi-vii. The aesthetic values of the HCA and its component streetscapes are derived from the strong patterns created by the consistently expressed built forms and survival of much original detailing.
- vi-viii. The HCA includes quality individual examples and small groups of the Federation bungalow, including original timber joinery, window hoods and detailing to gables and verandahs to a quality and consistency rare in the LGA.
- viii-ix. The area includes excellent examples of the Iron Palisade fence, particularly in Cannonbury Grove.
- ix-x. The area contains a locally significant variation of the standard Federation bungalow design with a low ridgeline set parallel to the street alignment.
- x-xi. Residential character is demonstrated through the consistency of the simple form yet well detailed Federation bungalow typology.
- xi-xii. The spatial planning and layout of lots demonstrates the community's interpretation of the ideals of the suburban movement within the context of modest middle class areas.
- xii-xiii. The HCA features street tree planting of Brush Box (Cannonbury Grove – within the road reservation) and Ficus (Margaret Street within the wide verge area).
- xiii-xiv. Brick paved footpaths constructed during the Depression vary within the HCA. Some streets are fully paved, whilst others are paved adjacent to the property boundary with a grass verge to the gutter.
- xiv-xv. The asymmetrical placement of later houses on their lots allowed car access to the rear of the property, demonstrating the increasing importance of cars in the early 20th century. Many earlier houses (based on the external evidence of the fabric) were placed centrally with no space for a side driveway.



8.2.31.3 Specific elements

The South Dulwich Hill HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but where present must be retained in any new development.

8.2.31.4 Subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings (Brush Box and Ficus);
- iii. Brick paving to footpaths laid in the Depression;
- iv. Setbacks from the street alignment consistent and sufficient to allow a small front garden;
- v. Zero setback from the street alignment for commercial properties;
- iv. —
- vi. Asymmetrical placement of houses on lots to allow a side driveway; and
- vii. Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms.

8.2.31.5 Elements that contribute to the consistency of the streetscape visible from the public domain

- i. Residential character demonstrated through the consistency of the simple form yet well detailed Federation bungalow typology;
- ii. Commercial typologies demonstrated through consistency of form, zero setbacks, parapets, window openings and awnings;
- i. —
- iii. Significant local variation on the standard Federation bungalow form (with low ridge parallel to the road alignment);
- iv. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses are appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing towards the rear includes window size, bulk and visual prominence in view from street;
- iv-v. Roof forms appropriate to typology and period of construction:
 - a. Simple Federation roof forms on most properties, although some contributory roofs are more complex in form;
 - a-b. Parapets to commercial properties, both single and two storey;
 - b-c. Slate roofs;
 - c-d. Delicate terracotta ridge capping to original slate roofs;
 - d-e. Original dark red (not orange) unglazed or low glazed terracotta tiles;
 - e-f. Primary plane of roofs parallel to the street;
 - f-g. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - g-h. Lack of major alterations to roof form and volumes; and
 - h-i. Original chimneys that contribute to the quality and visual interest of roofscapes;

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~~vi.~~ Intact or substantially intact built elements:

- a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
- b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;

~~vi-vii.~~ Building heights appropriate to typology and period of construction;

~~vii-viii.~~ Detailing and finishes appropriate to typology and period of construction:

- a. Unpainted dark face brick to main facade and commons to sides;
- b. Window openings appropriate for architectural type;
- c. Timber framed windows;
- d. Complex timber joinery windows to main bay of front elevation or timber framed casement windows set in groups to front elevation;
- e. Lack of elaborate lead lighting; and
- f. Use of appropriate colour schemes for detailing;

~~viii-ix.~~ Fences appropriate to typology and period of construction:

- a. Original Iron Palisade fences; and
- b. Original low face-brick (not rendered or painted) walls.

8.2.31.6 Applicable conservation controls

The core period of heritage significance is 1901-1920. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Federation styles; and
- Inter-War styles (in particular Californian bungalow).

Additional area-specific controls:

- Nil



8.2.32 Civic Precinct Heritage Conservation Area - HCA 30

Section 8.2.32 applies to the Civic Precinct Heritage Conservation Area (HCA 30) (Figure 1).

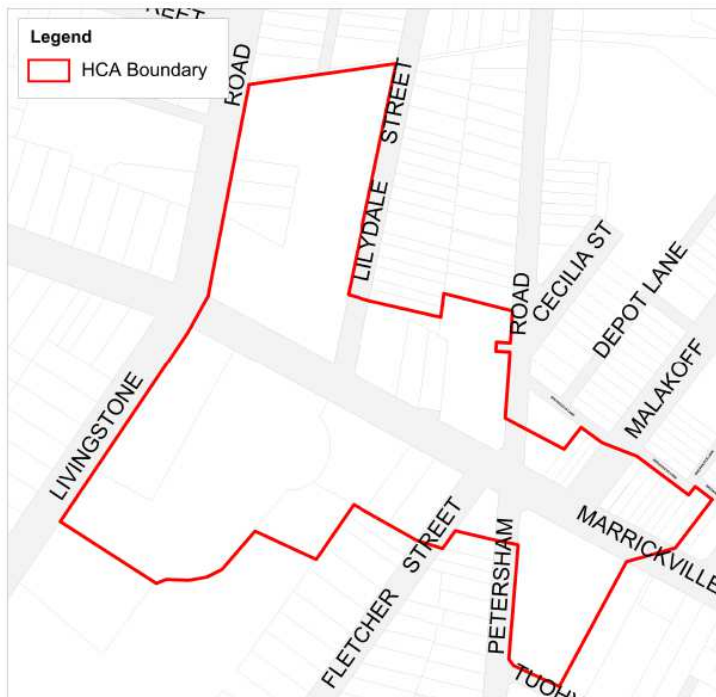


Figure 1: Civic Precinct Heritage Conservation Area – HCA 30

8.2.32.1 Statement of heritage significance

The Civic Precinct Heritage Conservation Area is a high quality and substantially intact example of the local civic precinct from 1895 to 1940. It is historically significant as the traditional centre of the Marrickville LGA and defined by its strongly expressed and imposing civic and community buildings including the former town hall, one of the most substantial fire stations in NSW, two major churches, a local hospital and many ancillary buildings. It also extends into the adjacent Marrickville Road shopping centre streetscape as the two functions developed concurrently, facilitated by the opening of the 1889 tramway from Dulwich Hill to Marrickville which ran along Marrickville Road.

The HCA is of aesthetic significance for its important buildings. The two churches are excellent examples of the Inter-War Romanesque and Victorian/Federation Gothic styles. The fire station and main ward block of the former Marrickville Hospital demonstrate the Federation Free Classical style. The town hall is an example of the Inter-War Free Classical style and the modest medical centre at 342 Marrickville Road is an example of the Inter-War Georgian Revival style. The setting of each building is generous, allowing most of the main buildings to be viewed in the round, reflecting their important role in the historic development of the local area.

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The HCA is socially significant for its rich range of community services and functions, including St Brigid's Catholic Church and St Clement's Church of England, the former Marrickville Hospital and medical consulting rooms in the area, the former town hall and current library, and the fire station.

8.2.32.2 Summary of core heritage values and elements

- i. The imposing scale and street presence of major civic buildings establish a strong focal point with lesser scale to ancillary and supporting buildings.
- ii. Civic and social functions continue through the main buildings in the HCA.
- iii. St Brigid's Church and the former Marrickville Hospital complex are set back from Marrickville Road with vegetated settings addressing each other.
- iv. St Brigid's Church and St Clement's Church are imposing local church buildings with towers that bracket the east and west extents of the area.
- v. The HCA contains individually outstanding designs of individual civic and public buildings.
- vi. The town hall, fire station and St Clement's Church are aligned to provide a semi-formal forecourt setting to allow scale of buildings and their relationship to each other to be appreciated.

8.2.32.3 Specific elements

The retail section of the HCA contributes to the setting and integrity of the civic streetscape through its continuing use as a retail/commercial area and through its consistent parapet heights, which contribute to the HCA's aesthetic values by directing the eye to the churches and focal points at the western end. The retail precinct also contains some good examples of late 19th/early 20th century retail shops with residential accommodation above. Other individual shops contribute minimal aesthetic value to the area and are significant primarily for their ongoing retail/commercial role.

The HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but must be retained where present.

8.2.32.4 Subdivision and public domain elements

- i. Boundaries of the former villa estates occupied by Lilydale and Shrublands Nurseries;
- ii. Civic and spatial relationships between:
 - a. St Brigid's Church and the former Marrickville Hospital complex (both set back from Marrickville Road with vegetated settings addressing each other);
 - b. St Brigid's Church and St Clement's Church (both imposing local church buildings with towers that bracket the east and west extents of the area); and
 - c. Alignment of town hall, fire station and St Clement's to provide semi-formal forecourt setting to allow scale of buildings and their relationship to each other to be appreciated;
- iii. Sandstone block kerbing; and
- iv. Street tree planting and public domain improvements to retail area.



8.2.32.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. High incidence of substantial private and public buildings demonstrate individual heritage value and contribute to the integrity of the HCA as a focal point for the development of Marrickville LGA's expansion as a suburban area;
- ii. Generous setbacks from the street alignment for the LGA consistent within building groups and visual catchments;
- iii. Building typologies that reinforce the civic functions of the area:
 - a. High quality examples of a range of architectural styles from the period of construction;
 - b. Groups of buildings demonstrating strong streetscape qualities including cohesiveness of form, scale, rhythm and materials;
 - c. High quality detailing to the front elevation of intact and substantially intact houses and terraces; and
 - d. Major buildings designed to be read in the round;
- iv. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original buildings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
- v. Building heights appropriate to typology and period of construction;
- vi. Building heights that emphasise the hierarchy of civic purpose in the group; and
- vii. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. High quality brickwork and attention to detail in finishes; and
 - d. Original brickwork to Federation period buildings remains unpainted.

8.2.32.6 Applicable conservation controls

The core period of heritage significance is 1895-1940. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Retail streetscapes (for the retail area at the eastern end of the HCA). Refer to Section 8.4 of this DCP.

Primary relevant historic architectural style Sheets (note: other styles will exist for some buildings in the area):

- Contributory Buildings Map—Marrickville. Refer to Section 8.4.2 of this DCP.
- Victorian Italianate/Victorian Filigree;
- Federation; and
- Inter-War styles.

Additional area-specific controls:

- Contributory buildings within the HCA have been identified and mapped.
- Refer to Section 8.4.2 of this DCP for details

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NB *A design guide for shops is in Part 5 Commercial and Mixed Use Development of this DCP.*



8.2.33 David Street Heritage Conservation Area - HCA 31

Section 8.2.33 of the DCP applies to the David Street Heritage Conservation Area (HCA 31) (Figure 1).



Figure 1: David Street Heritage Conservation Area – HCA 31

8.2.33.1 Statement of heritage significance

The David Street Heritage Conservation Area is a rare and distinctive enclave of substantial Federation period detached houses, gardens and street plantings. It was designed and detailed to be attractive to local industrialists, businessmen and other wealthy members of the community.

The David Street HCA is historically significant as an area developed within a short timeframe from 1890 to 1915, and featuring many houses built for entrepreneurs such as Gateshead at 400 Marrickville Road, Marsden at 14 David Street, and Chandos at 9 David Street.

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The David Street HCA is of aesthetic significance for its substantial Federation detached housing within generous gardens and mature Brush Box street planting planted early (shown as fully grown in 1943 aerial photos), giving the appearance of a Federation period garden suburb (though built on more than one subdivision). The Robert Street Federation semi-detached housing, with asymmetrical frontages designed to resemble single houses, is also significant for its adaptation of fashionable Federation designs to provide more modest housing and the continuation of the Brush Box planting into this more modest streetscape.

8.2.33.2 Summary of core heritage values and elements

- i. The aesthetic values of the HCA and its component streetscapes are derived from the high quality of Federation design and detailing in houses and their settings and the consistency of subdivision pattern, setbacks, built forms, roof volumes, materials, detailing and garden spaces.
- ii. The Brush Box street trees form a streetscape of enclosed and intimate quality enhanced by the connections with individual properties and the garden setting and plantings of properties.
- iii. The HCA includes quality individual examples of the Federation bungalow, including return verandahs, original timber joinery, and window hoods and detailing to gables and verandahs to a quality and consistency rare in the LGA.
- iv. The HCA includes excellent examples of brick fences with original iron infill panels which are rare in the LGA.
- v. The importance of asymmetry as a principle in domestic Federation design was facilitated by the provision of side driveways to houses and asymmetrical semi-detached cottages in Robert Street.

8.2.33.3 Specific elements

The David Street HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but must be retained where present.

8.2.33.4 Subdivision and public domain elements

- i. Street layout;
- ii. Street tree plantings (Brush Box) in the road reservation;
- iii. Bend in road alignment, enclosing and revealing the streetscape;
- iv. Setbacks from the street alignment consistent and sufficient to allow a small front garden to be planted (eastern side and Robert Street properties) and generous (for the LGA) gardens to the western side of David Street;
- v. Mature trees in the rear gardens of homes visible above ridgelines of properties;
- vi. Asymmetrical placement of house on lot to allow side driveway; and
- vii. Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms.

8.2.33.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the high quality and well detailed Federation bungalow typology;



- ii. Significant local variation on the standard Federation bungalow form (with complex roof forms, return verandahs and more sophisticated detailing);
- iii. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing towards the rear include window size, bulk and visual prominence in view from street;
- iv. Roof forms appropriate to typology and period of construction:
 - a. Complex Federation roof forms on most properties, although some contributory roofs are simpler;
 - b. Slate roofs;
 - c. Terracotta ridge capping tiles;
 - d. Original dark red (not orange) unglazed or low glazed terracotta tiles;
 - e. Primary plane of roofs that slope away from the street elevation;
 - f. Verandah roofs continuous to the main roof plane;
 - g. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - h. Lack of major alterations to roof form and volumes; and
 - i. Original chimneys that contribute to the quality and visual interest of roofscapes;
- v. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- vi. Building heights appropriate to typology and period of construction;
- vii. Detailing and finishes appropriate to typology and period of construction:
 - a. Unpainted dark face brick to main facade and return verandah elevation and commons to other elevations;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows;
 - d. Complex timber joinery windows to the main bay of the front elevation, windows to verandah and to the bay adjacent to return on the side elevation (where present);
 - e. Lack of elaborate lead lighting; and
 - f. Use of appropriate colour schemes for detailing;
- viii. Fences appropriate to typology and period of construction:
 - a. Original wrought iron panels set into low face-brick (not rendered or painted) walls; and
- ix. Large rear garden areas with mature plantings.

8.2.33.6 Applicable conservation controls

The core period of heritage significance is 1890-1915. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

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- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Federation styles; and
- Inter-War styles (particularly Inter-War Californian bungalow).

Additional area-specific controls:

- Nil



8.2.34 Collins Street Heritage Conservation Area - HCA 32

Section 8.2.34 of the DCP applies to the Collins Street Heritage Conservation Area (HCA 32) (Figure 1).

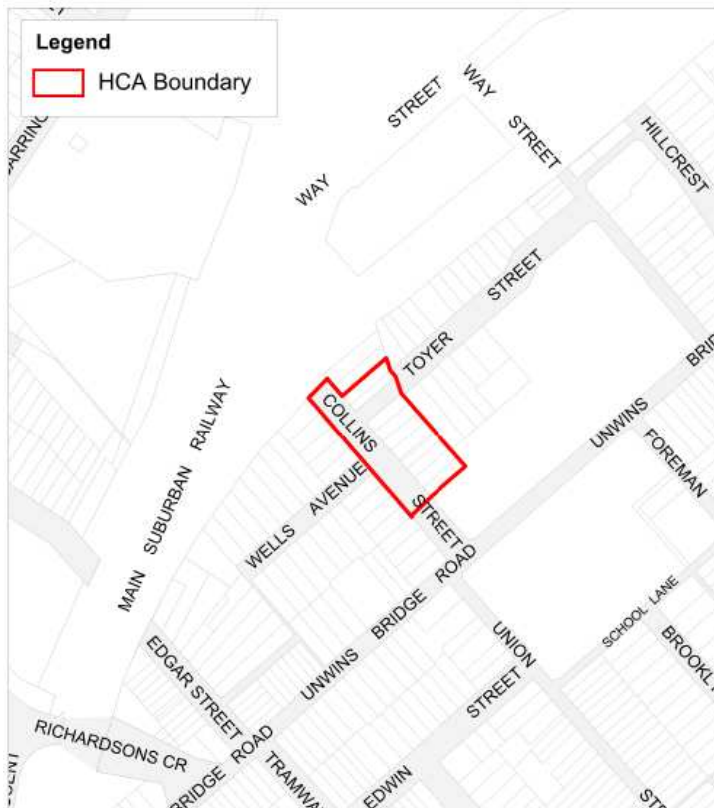


Figure 1: Collins Street Heritage Conservation Area – HCA 32

8.2.34.1 Statement of heritage significance

The Collins Street Heritage Conservation Area demonstrates historic and high quality aesthetic values as sandstone is its primary building material. Most contributory buildings were constructed between 1870 and 1930, and the use of sandstone from the adjacent quarry and subsequent occupation by stonemasons reveals a connection between employment and housing.

The buildings demonstrate a high level of craftsmanship through the construction detailing of the stonework and although the houses are relatively modest, they form a streetscape group of high aesthetic quality as they step down the hillside, particularly the late Victorian sandstone cottages at 1-3 and 11-13 Collins Street. The area also includes excellent examples of Iron Palisade fences with sandstone pillars and capping.

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The area contains a 1930s freestanding shop – possibly a butcher's shop with ceramic and glass tiles to the exterior, which is one of the last of its type. The small park at the corner of Collins Street and Toyer Street is good example of a 'pocket park' created on single lots of undeveloped land in the area.

The built forms are rare in their use of sandstone as a primary construction material in the second half of the 19th century. It also demonstrates rare aesthetic qualities due to the quality and details of construction.

8.2.34.2 Summary of core heritage values and elements

- i. The built forms of the HCA represent the close association between local industry and residential development demonstrated by the use of sandstone as a primary construction material during a period when it had passed from common use for residential dwellings.
- ii. The HCA contains rare and high quality detailing.
- iii. The HCA contains one of the last examples of freestanding retail shop of a non-milk bar type in the Marrickville LGA.
- iv. The clear differentiation in the age and architectural style of the houses between the northern and southern sides of Collins Street demonstrates the sequential development of the individual lots within Sydenham Farms.
- v. One property (9 Collins Street) demonstrates brickwork and brick type which is aesthetically rare in the Marrickville LGA.

8.2.34.3 Specific elements

The Collins Street HCA contains details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but must be retained where they exist.

8.2.34.4 Subdivision and public domain elements

- i. Consistent setbacks from the street alignment;
- ii. Minimal setbacks from the street alignment sufficient to allow a small front garden; and
- iii. Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms.

8.2.34.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Sandstone construction of houses, fences, retaining walls and detailing;
- ii. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. Consistency and streetscape value is reinforced by the stepping down of roofs to follow the fall of the topography;
 - c. High quality detailing to the front elevation of intact and substantially intact houses is appropriate to the period and style of the dwelling;
 - d. High quality detailing to the side elevation used where forming street wall (13 Collins); and



- e. Increasing simplification of scale and detailing occurs towards the rear, including window size, bulk and visual prominence in view from street;
- iii. Roof forms appropriate to typology and period of construction:
 - a. Simple Victorian roof forms on most properties, although some contributory roofs are more complex in form;
 - b. Original dark red (not orange) unglazed or low glazed terracotta tiles;
 - c. Primary plane of roofs sloping away from the street elevation;
 - d. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - e. Lack of major alterations to roof form and volumes; and
 - f. Original chimneys that contribute to the quality and visual interest of roofscapes;
- iv. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
 - v. Building heights appropriate to typology and period of construction;
 - vi. Detailing and finishes appropriate to typology and period of construction:
 - a. Unpainted sandstone walls;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed sash windows;
 - d. Lack of elaborate lead lighting; and
 - e. Use of appropriate colour schemes for detailing; and
 - vii. Fences appropriate to typology and period of construction:
 - a. Iron Palisade set in sandstone base with sandstone pillars.

8.2.34.6 Applicable conservation controls

The core period of heritage significance is 1870-1930. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Filigree;
- Federation styles; and
- Inter-War styles (in particular Californian bungalow).

Additional area-specific controls:

- Nil

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8.2.35 Wells Avenue Heritage Conservation Area - HCA 33

Section 8.2.35 of the DCP applies to the Wells Avenue Heritage Conservation Area (HCA 33) (Figure 1).



Figure 1: Wells Avenue Heritage Conservation Area – HCA 33

8.2.35.1 Statement of heritage significance

The Wells Avenue Heritage Conservation Area was developed from the 1924 Moulden's Estate subdivision, with most houses built in 1925 and 1926. Housing in the area represents the adaptation of a fashionable housing style to suit the budget of working and lower middle classes prior to the Depression.

The subdivision relates to the nearby tram depot, as tram employees purchased a number of the properties shortly after the 1924 subdivision. The HCA is of aesthetic significance for its strong patterns created by the consistently expressed built forms



that follow the fall of the land and demonstrate a strongly expressed and aesthetically prominent and cohesive streetscape group.

Detached Inter-War double fronted bungalows with side entry door and no central hallway demonstrate the adaptation of the Californian bungalow into a smaller and simpler form for the lower, middle and working classes. The HCA demonstrates the survival of much original detailing, including highly consistent building style, scale and forms, prominent roofscape (from both front and rear/oblique) characteristic of the Inter-War period.

8.2.35.2 Summary of core heritage values and elements

- i. The clear differentiation in the age and architectural style of the houses between the northern and southern sides of Collins Street demonstrates the sequential development of the individual lots within Sydenham Farms.
- ii. Houses are of consistent scale, form, style and detailing, and demonstrate the mature form of suburban development found in the Marrickville LGA.
- iii. Although the built forms are highly consistent and demonstrate construction by a single builder, subtle differences in detailing within groups of houses demonstrate their sequential construction and sale.
- iv. Detached Inter-War double fronted bungalows with side entry door and no central hallway demonstrate the adaptation of the Californian bungalow for lower, middle and working classes.
- v. Low brick fences are consistent with the built form.
- vi. Fences are constructed of water-pipe and woven mesh wire, with unevenly opening gates to allow pedestrian access via the driveway rather than a separate pathway.
- vii. The HCA contains a pair of single storey local shops, one of which has retained its original shopfront form and detailing (although hidden by paint). This demonstrates the form and distribution of local retaining in the 1930s and 1940s.
- viii. Split level streetscape responds to the steep local topography and creates a distinctive streetscape quality.
- ix. Bullnose brick kerbing exists on Collins Street and Wells Avenue.
- x. Face brick footpath paving to Wells Avenue was laid during the Depression as an unemployment relief scheme.

8.2.35.3 Specific elements

The HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but must be retained where they exist.

8.2.35.4 Subdivision and public domain elements

- i. Responses to topography;
- ii. Street layout – split levels and sandstone retaining wall;
- iii. Regular subdivision configuration;
- iv. Brick-paved footpaths with bullnosed coping to kerbs;
- v. Front setback - garden or soft surface;
- vi. Detached, low density character;
- vii. Consistent roofscapes from viewpoints, including over the rear elevations (including intact chimneys); and

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- viii. Driveways constructed of two wheel tracks with central grass strip.

8.2.35.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the bungalow typology;
- ii. Substantially intact group demonstrating key elements (scale, form and detailing) of the modest Californian bungalow style;
- iii. Range of fine-grained stylistic variations within a highly consistent overall built form;
- iv. Individual dwellings of highly intact original aesthetic value;
- v. Building typologies that reinforce the suburban grain:
- a. Houses that demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
- b. High quality detailing to the front elevation of intact and substantially intact houses appropriate to the period and style of the dwelling; and
- c. Increasing simplification of scale and detailing towards the rear, including window size, bulk and visual prominence in view from street;
- vi. Roof forms appropriate to typology and period of construction:
 - a. Good quality roofscape views, including over rear roofs due to topography;
 - b. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - c. Intact roof forms and volumes mainly include low-pitch roof to porch with some third gable to porch;
 - d. Where original roof cladding has been replaced, low-glazed dark red or brown terracotta tile (not orange unglazed) used; and
 - e. Original chimneys that contribute to the quality and visual interest of roofscapes;
- vii. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
- viii. Building heights appropriate to architectural type and responding to local topography;
- ix. Original detailing to elevations consistent with the simple and rustic qualities of the Californian bungalow in Sydney:
 - a. Unpainted and unrendered face brickwork;
 - b. Light painted roughcast above eyelevel to front facade;
 - c. Main front door inset on side (driveway) elevation;
 - d. Porch access via door from front room to side; and
 - e. Heavy splayed roughcast cement columns supporting porch;
 - x. Timber framed casement windows set in groups of three:
 - a. Glazing bars configured consistently throughout the HCA;
 - b. Timber framed windows;
 - c. Original Art Deco style lead lighting to windows facing street; and
 - d. Use of appropriate colour schemes for detailing;



- xi. Fences appropriate to typology and period of construction:
 - a. Low brick fences to street elevation constructed of finely detailed face brick with dentilation/castellation to match the house; and
 - b. Fences constructed of water-pipe and woven wire with asymmetrical gate to driveway to create a 'pedestrian' entry; and
- xii. Lack of car parking infrastructure forward of the building line.

8.2.35.6 Applicable conservation controls

The core period of heritage significance is 1920-1940. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Federation styles; and
- Inter-War styles (in particular Californian bungalow).

Additional area-specific controls:

- Nil

NB *The laneway was added to the HCA following a 9 February 2011 resolution of Council and additional heritage research.*

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8.2.36 Stanley Street Heritage Conservation Area - HCA 34

Section 8.2.36 of the DCP applies to the Stanley Street Heritage Conservation Area (HCA 34) (Figure 1).

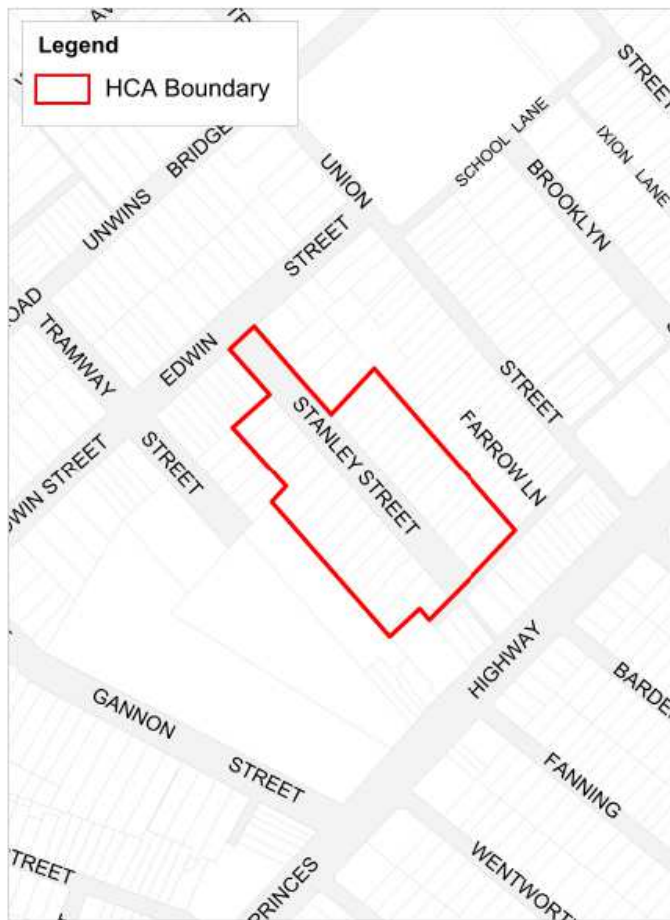


Figure 1: Stanley Street Heritage Conservation Area – HCA 34

8.2.36.1 Statement of heritage significance

The Stanley Street Heritage Conservation Area is a cohesive and aesthetically distinctive residential precinct demonstrating the primary aesthetic principles of modest bungalow and semi-detached cottage design in the Inter-War period.

The streetscape includes a substantially intact and highly consistent group of detached Inter-War double fronted bungalows with side entry door and no central hallway, including some rare single fronted variations which continue the streetscape rhythms on the southern side and a group of semi-detached cottages with Art Deco detailing, also with side entrances and enclosed front porches on the northern.



The streetscape is notable for the consistency of the original low brick fences in materials matching the house and the rare survival of the water-pipe and woven mesh wire gates which utilise unevenly opening gates to allow pedestrian access via the driveway rather than a separate pathway. This was an economical yet practical solution that also demonstrates the increasing importance being given to the car over the pedestrian in the context of the evolving 20th century suburban landscape.

8.2.36.2 Summary of core heritage values and elements

- i. Houses include two groups of consistent scale, form, style and detailing, each built by different speculative builders - one who built detached bungalows and the other semi-detached cottages. They show the mature form of suburban development in the LGA.
- ii. The aesthetic values of the HCA and its streetscape are derived from the strong patterns created by the consistently expressed built forms and regular building footprint and setbacks which create a strongly expressed and aesthetically cohesive streetscape group enhanced by the survival of much original fabric.
- iii. Detached Inter-War double fronted bungalows with side entry door and no central hallway demonstrate the adaptation of the Californian bungalow for lower, middle and working classes.
- iv. The half-gabled roof form demonstrated by many houses is an uncommon variation to the unusual bungalow roof configuration. The single fronted version is particularly rare in the Marrickville LGA.
- v. The rhythmic nature of the facades in the streetscape views is enhanced by the oblique alignment of the street and orientation of buildings to the side boundaries, creating a staggered effect.
- vi. Semi-detached cottages with Art Deco detailing provide a more affordable housing option.
- vii. Low brick fences consistent with the built form and constructed of water-pipe and woven mesh wire were an economical and practical solution (of unevenly opening gates) to allow pedestrian access via the driveway rather than a separate pathway.
- viii. Setbacks and front garden spaces are highly consistent within the streetscape group, featuring medium setbacks from all boundaries with one side sufficient to allow vehicular access.

8.2.36.3 Specific elements

The Stanley Street HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings but must be retained where present.

8.2.36.4 Subdivision and public domain elements

- i. Regular subdivision configuration;
- ii. Oblique alignment of Stanley Street and orientation of properties to side boundaries, creating a staggered streetscape;
- iii. Wide verges with bullnosed coping and narrow concrete footpaths;
- iv. Front setback – gardens well planted;
- v. Detached, low density character (semi-detached dwellings read as a single dwelling on first inspection);

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- vi. Consistent roofscapes from viewpoints – including over the rear elevations (including intact chimneys); and
- vii. Driveways constructed of two wheel tracks with central grass strip.

8.2.36.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the bungalow typology;
- ii. Substantially intact group demonstrating key elements (scale, form and detailing) of the modest Californian bungalow style, including a highly cohesive group with half-gabled roof forms;
- iii. Range of fine-grained stylistic variation within a highly consistent overall built form;
- iv. Individual dwellings of highly intact original aesthetic value;
- v. Building typologies that reinforce the suburban grain:
 - a. Houses that demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing towards rear, including window size, bulk and visual prominence in view from street;
- vi. Roof forms appropriate to typology and period of construction:
 - a. Good quality roofscape views and in particular oblique streetscape views;
 - b. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - c. Intact roof forms and volumes including half-gabled single and triple variants;
 - d. Where original roof cladding has been replaced, low-glazed dark red or brown terracotta tile (not glazed dark grey/black) used; and
 - e. Original chimneys that contribute to the quality and visual interest of roofscapes;
- vii. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings, roofscapes and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
- viii. Building heights appropriate to architectural type;
- ix. Original detailing to elevations consistent with the simple and rustic qualities of the Californian bungalow:
 - a. Unpainted and unrendered face brickwork;
 - b. Main front door inset on side (driveway) elevation;
 - c. Porch access via door from front room to side; and
 - d. Brick columns supporting porch;
- x. Timber framed sash windows set in pairs:
 - a. Timber framed sash windows unusual for Californian bungalows;
 - b. Original Art Deco style lead lighting to windows facing street (semi-detached cottages); and
 - c. Use of appropriate colour schemes for detailing;
- xi. Fences appropriate to typology and period of construction;



- a. Low brick fences to street elevation – constructed of finely detailed face brick with dentilation/castellation to match the house and very low and visually lightweight ribbon-pattern infill panels set within pillars approximately six courses high and two bricks wide; and
- b. Asymmetrical metal wire gate to driveway to create a 'pedestrian' entry; and
- xii. Lack of car parking infrastructure forward of the building line.

8.2.36.6 Applicable conservation controls

The core period of heritage significance is 1920-1940. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Inter-War styles (in particular Californian bungalow and Art Deco); and
- Inter-War Art Deco residential flat buildings.

Additional area-specific controls:

- Nil

8.2.37 Inter-War Group Heritage Conservation Area - HCA 35

Section 8.2.37 of the DCP applies to the Inter-War Group Heritage Conservation Area (HCA 35) (Figure 1).



Figure 1: Inter-War Group Heritage Conservation Area – HCA 35

8.2.37.1 Statement of heritage significance

The Inter-War Group Heritage Conservation Area demonstrates important and rare historic and aesthetic values. The group of buildings in the HCA form highly intact and cohesive streetscapes through consistent forms, materials and detailing, reflecting their construction by a single builder between 1936 and 1943.



Each precinct within the HCA demonstrates the principles of infill development as they were understood and implemented in the Inter-War period, with the current layer of development being created through the redevelopment of earlier holdings. The resultant built forms reflect this process of incrementally tighter urban grain and denser development within an overriding suburban development context.

The design and detailing of the groups of Inter-War semi-detached bungalows and adjacent residential flat buildings is consistent throughout the LGA. It is high in quality and includes coloured and decorative brickwork laid to create integrated textural interest in a design that is normally very simple.

The consistent single storey built scale with maximised lot coverage and minimal setbacks from all boundaries establishes an intimate aesthetic quality to the buildings. The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.

The Jocelyn Avenue precinct includes two Inter-War residential flat buildings in a pattern representative of that used by the Inter-War speculative builder.

8.2.37.2 Summary of core heritage values and elements

- i. Each development is sited within and responds to the constraints imposed by the re-subdivision of a larger late 19th century allotment.
- ii. Internal subdivisions of each development maximise the developable area, with a central street, minimal setbacks and small allotments.
- iii. Development is consistent in its stylistic period and architectural typology.
- iv. The HCA's aesthetic values are derived from the strong patterns created by consistent built forms and original detailing, including:
 - a. Narrow grass verges with street tree planting and narrow, centrally located concrete footpath/full width footpath;
 - b. Prominent roofscapes composed of hipped roof forms characteristic of the Inter-War period;
 - c. Minimal setbacks from all boundaries with no significant garden space or vehicular access;
 - d. Wide frontage of buildings to street and configuration of facades with side-entry doors;
 - e. Use of materials including high quality face brickwork utilising decorative monochrome and duochrome detailing to achieve textural effects to the facade; and
 - f. Low solid fencing constructed of brick to match the house with decorative brickwork detailing that adds texture to the streetscape.

8.2.37.3 Specific elements

The Inter-War Group HCAs contain many details or fine-grained elements on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings and must be retained, where present.

8.2.37.4 Subdivision and public domain elements

- i. Street layout;
- ii. Subdivision configuration;

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- iii. Grass verges with street tree planting and narrow, centrally located footpath;
- iv. Minimal front setback - garden or soft surface; and
- v. Detached, low density character (semi-detached dwellings read as a single dwelling on first inspection).

8.2.37.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the Inter-War Art Deco bungalow typology;
- ii. Substantially intact group demonstrating key elements (scale, form and detailing) of the Inter-War striped Art Deco and Georgian Revival bungalow;
- iii. Range of stylistic variation and detailing using manipulation of fabric (not applied details) within a highly consistent overall built form;
- iv. Individual dwellings of high aesthetic value:
 - a. High quality detailing to the front elevation using manipulation of materials such as brickwork to create subtle yet distinctive aesthetic values and qualities; and
 - b. Unpainted and unrendered face brickwork;
- v. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses is appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing occurs towards the rear – including window size, bulk and visual prominence in view from street;
- vi. Building forms appropriate to architectural type (Inter-War Art Deco cottages and semi-detached Californian and Georgian Revival bungalows);
- vii. Roof forms appropriate to typology and period of construction:
 - a. Good quality roofscape views;
 - b. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - c. Intact roof forms and volumes with almost all hipped (exceptions being Californian bungalows in Hollands Avenue);
 - d. Where original roof cladding replaced, unglazed dark terracotta tile used; and
 - e. Original chimneys contribute to the quality and visual interest of roofscapes;
- viii. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect original built form and are unobtrusive in the context of the streetscape;
- ix. Building heights appropriate to architectural type (all single storey);
- x. Timber framed casement windows set in groups (some pairs of double hung sashes):
 - a. Original Art Deco style lead lighting to windows facing the street;
 - b. Window openings appropriate for architectural type;
 - c. Timber framed windows;
 - d. Paired double-hung timber sash windows; and



- e. Use of appropriate colour schemes for detailing;
- xi. Fences appropriate to typology and period of construction:
 - a. Low brick fences to street elevation constructed of finely detailed face brick to match the house; and
- xii. General lack of car parking infrastructure forward of the building line (significant exceptions).

8.2.37.6 Applicable conservation controls

The core period of heritage significance is 1936-1943. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Inter-War Art Deco residential flat buildings.

Additional area-specific controls:

- Nil

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8.2.38 Hoskins Park & Environs Heritage Conservation Area - HCA 36

Section 8.2.38 of the DCP applies to the Hoskins Park & Environs Heritage Conservation Area (HCA 36) (Figure 1).

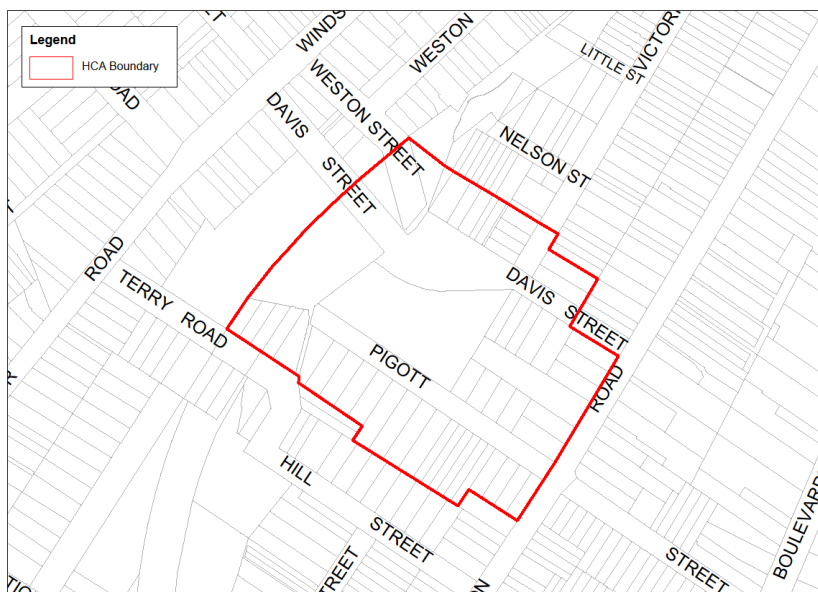


Figure 1: Hoskins Park & Environs Heritage Conservation Area – HCA 36

8.2.38.1 Statement of heritage significance

The area comprising the Hoskins Park & Environs Heritage Conservation Area was developed during the late nineteenth and early twentieth centuries. It is largely the result of the construction of the Wardell Road-Darling Island Railway Line and the formation of Hoskins Park which was put onto separate title in 1911. The unusual configuration of Davis Street reflects the construction of the Wardell Road-Darling Island Railway Line and provides evidence of its impacts on the physical fabric of the Marrickville local government area.

The Hoskins Park & Environs HCA is of historical significance as an area providing evidence of early twentieth century urban consolidation in Dulwich Hill, both by the provision of public parks and by the consistent residential development on Davis and Pigott Streets. The character of the Hoskins Park & Environs HCA derives from a combination of several features including site configuration and topography, mature trees and landscaping, and smaller detail elements from the 1920s, along with its important visual relationship with late nineteenth and early twentieth century housing along Davis and Pigott Streets.

The aesthetic significance of the Hoskins Park & Environs HCA is due to the physical character of Hoskins Park along with the inter-relationship of the park and residential development around it. The aesthetic quality of the HCA is reinforced by the retention of original setbacks, garden spaces and street planting along Davis and Pigott Streets. The HCA has retained the early pattern of subdivision and contains Victorian dwellings along with late Federation and Inter-War era bungalow style houses that reflect the different periods of residential development and subdivision



in the locality. Although some individual buildings have been unsympathetically modified, the overall form of most houses is intact and contributes to the character of the streetscape.

Hoskins Park is representative of the parks initiated by the Municipality of Petersham in the early part of the 20th century and shares several features with other parks from the inter-war period also managed by the Municipality of Petersham.

8.2.38.2 Summary of core heritage values and elements

- i. The principles of the growing Australian suburban ideal in the post Federation period are expressed through the HCA's patterns of subdivision, architectural form and finely grained detailing of the original Federation and Inter-War bungalows, and their relationship to Hoskins Park.
- ii. Hoskins Park & Environs HCA demonstrates the development of the local area, including the physical impacts of the Wardell Road-Darling Island goods line which impacted on the resultant shape of Hoskins Park and the resultant alignment of Davis Street.
- iii. The low density suburban character of the streetscapes surrounding Hoskins Park is due to predominantly consistent setbacks and single storey built forms.
- iv. Setbacks from the street alignment are consistent and sufficient to allow a small front garden to be planted.
- v. The residential character is demonstrated through the consistency of the bungalow typology (Federation and Inter War Californian) and predominantly modest scale Victorian cottages.
- vi. Residential development on the northern side of Davis Street is predominantly 19th century in character, though on the southern side they were constructed in the early twentieth century on residual land between Hoskins Park and Denison Street.
- vii. Houses on the northern side of Pigott Street were also constructed in the early 20th century, though those on the southern side were constructed between circa 1910 and 1935.
- viii. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials, despite some unsympathetic modifications.
- ix. High quality detailing remains to some front elevations of intact and substantially intact houses, appropriate to the period and style of dwellings.
- x. Roof forms are mostly appropriate to the typology and period of construction.
- xi. Building heights are mostly appropriate to the typology and period of construction.
- xii. Detailing and finishes are mostly appropriate to the typology and period of construction.
- xiii. Low fences are constructed of face-brick, with some rendered and painted. Several wooden picket fences also exist.
- xiv. The mature tree planting of Hoskins Park contribute to the amenity of the HCA, particularly those located on the southern edge of the park along Pigott Street.
- xv. The Hoskins Park & Environs HCA maintains a strong visual link to the former Waratah Flour Mills site, now a residential development located on the western edge of the park with the railway line separating the park from the former mill buildings.

8.2.38.3 Specific elements

The HCA contains many details or fine-grained elements on buildings of different styles and types that contribute to the HCA's integrity and heritage significance. The elements are not found on all buildings but must be retained in new development where present.

8.2.38.4 Subdivision and public domain elements

- i. Street layout, including remnant sandstone kerb and guttering;

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- ii. Setbacks from the street alignment consistent and sufficient to allow a small front garden to be planted; and
- iii. Low density suburban character of streetscape due to street widths, wide verges, setbacks and predominantly single storey built forms.

8.2.38.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the consistency of the bungalow typology (Federation and Californian (Sydney) variants);
- ii. Building typologies that reinforce the suburban grain:
 - a. Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials;
 - b. High quality detailing to the front elevation of intact and substantially intact houses is appropriate to the period and style of the dwelling; and
 - c. Increasing simplification of scale and detailing occurs towards rear, including window size, bulk and visual prominence in view from street;
- iii. Roof forms appropriate to typology and period of construction:
 - a. Slate roofs;
 - b. Primary plane of roofs parallel to the street (Federation);
 - c. Primary plane of roofs parallel to the side boundary with prominent multi-gable elevation to street;
 - d. Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm;
 - e. Lack of major alterations to roof form and volumes; and
 - f. Original chimneys that contribute to the quality and visual interest of roofscapes;
- iv. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
 - v. Building heights appropriate to typology and period of construction;
 - vi. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural type;
 - b. Timber framed windows;
 - c. Complex timber framed windows to main bay of front elevation (Federation);
 - d. Groups of timber casement windows to the front elevation and main room visible on side elevation (Californian/Sydney);
 - e. Paired double-hung timber sash windows (Inter-War); and
 - f. Use of appropriate colour schemes for detailing;
 - vii. Fences appropriate to typology and period of construction:
 - a. Original low face-brick (not rendered or painted) walls.

8.2.38.6 Applicable conservation controls

The core period of heritage significance is 1880-1935. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Residential detached and semi-detached streetscapes (Type A). See Section 8.3.



Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Federation styles; and
- Inter-War styles (in particular Californian bungalow).

Additional area-specific controls:

- Nil

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8.2.39 Lackey Street & Simpson Park, St Peters
Heritage Conservation Area – HCA 37

Section 8.2.39 of the DCP applies to the Lackey Street & Simpson Park, St Peters Heritage Conservation Area (HCA 37) (Figure 1).

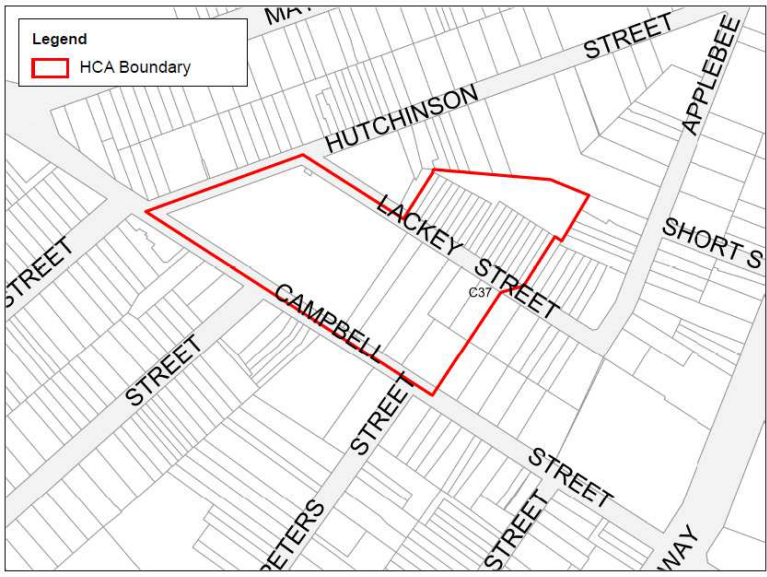


Figure 1: Lackey Street & Simpson Park, St Peters Heritage Conservation Area – HCA 37

8.2.39.1 Statement of heritage significance

The Lackey Street/Simpson Park, St Peters, Heritage Conservation Area is of local historical significance for its late Victorian period (1880s) subdivision pattern, which was constrained by the pattern of the earlier 1862 subdivision 'The Brompton Estate', and for its long row of terraces (19-53 Lackey Street) built 1882-1884 by local builder William Salisbury Baker as working class housing.

The Lackey Street terraces are of aesthetic significance as local representative examples of late 19th century working-class Victorian Filigree style terrace housing, of particular aesthetic interest for their open space setting at both the front and rear (with Simpson Park at the front and public open space at the rear), and as a long continuous row of identical terraces interrupted only by the access lane to the open space at the rear.

As Lackey Street is narrow, the terraces are built with verandahs and balconies to the street alignment, and the Ficus trees along the street frontage of Simpson Park overhang the street, Lackey Street presents a distinctive streetscape.

The Heritage Conservation Area is considered locally rare as an unusually long row of late 19th century terraces with open space to both front (Simpson Park) and rear. Simpson Park, created in 1924, is considered a relatively rare example of a park

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resulting from local community action to provide open space in a working class area in the early 20th century.

8.2.39.2 Summary of core heritage values and elements

- i. The HCA contains a visually distinctive pocket of 19th century terrace housing streetscape which represents increasingly rare local evidence of modest late 19th century speculative worker's housing development (terrace row at 19-53 Lackey Street).
- ii. Simpson Park and the public open space at the rear of the terrace row at 19-53 Lackey Street (accessed via a laneway between terraces at 35 & 37 Lackey Street) provides a rare and distinctive open space setting for the terrace housing, with the Ficus trees around the boundaries of Simpson Park demonstrating landscaping techniques in the latter half of the 20th century.
- iii. The terrace row at 19-53 Lackey Street, is an unusually long uniform terrace row within a narrow streetscape with Simpson Park opposite, providing consistent and uniform terrace facades and parapets built to the street alignment which are a prominent element in the streetscape.
- iv. The area contains remnants of an early subdivision pattern.
- v. A high proportion of original detail to the Lackey Street terraces street elevations remains.

8.2.39.3 Specific elements

The terrace row at 19-53 Lackey Street – a continuous long uniform row of late 19th century terraces – contains specific elements that contribute to the integrity of the front elevations of the row including:

- Parapet with urns
- Terrace row built with verandahs/balconies to the street alignment
- Cast iron palisade front fences to front verandahs
- Cast iron lace balustrades to first floor balconies
- Fin walls with decorative elements between terraces
- Consistent and uniform fenestration pattern to terrace facades: Ground floor: single narrow timber-framed window, timber panelled front door with fanlight above; First floor: pair of glazed timber panelled French doors with fanlight above
- The Ficus tree boundary planting to Simpson Park is the defining element of the Park

8.2.39.4 Subdivision and public domain elements

- i. Street layout
- ii. Plantings in Simpson Park, particularly Ficus tree boundary planting
- iii. Terraces built with verandahs/balconies to the street alignment of Lackey Street
- iv. Narrow street width of Lackey Street; and
- v. Open space at rear of terraces.

8.2 Heritage Conservation Areas (HCAs) Directions and Controls

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8.2.39.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Residential character demonstrated through the continuous uniform long row of Lackey Street late 19th century terrace houses built with verandahs/balconies to the street alignment.
- ii. Ficus tree plantings to Simpson Park street frontages
- iii. Long parapet to terrace row along Lackey Street
- iv. Intact or substantially intact built elements:
 - a. Consistency of form and detailing to Lackey Street terraces parapet to terrace row; and
 - b. Any additions visible from the street or public domain are of a minor scale, reversible or unobtrusive
- v. Consistent parapet height to terrace row in Lackey Street; and
- vi. Detailing and finishes are appropriate to the building typology and period of construction (Lackey Street terrace row)

8.2.39.6 Applicable conservation controls

The core period of significance for the terrace housing in Lackey Street is late 19th century (1880-1900).

Relevant heritage conservation area DCP section:

- Residential Type B (See Section 8.3)

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Filigree

Additional area-specific controls:

- Simpson Park must be retained as open space
- The public open space to the rear of the terraces (accessed via a laneway between terraces at 35 & 37 Lackey Street) must be retained as open space.

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8.2.40 Camden Street & James Street, Enmore Heritage Conservation Area – HCA 38

Section 8.2.40 of the DCP applies to the Camden Street & James Street, Enmore Heritage Conservation Area (HCA 38) (Figure 1).



Figure 1: Camden Street & James Street, Enmore Heritage Conservation Area – HCA 38

8.2.40.1 Statement of heritage significance

The eleven property group of Victorian period dwellings at Nos. 89A-89E and No. 91 Camden Street, and Nos. 11-19 James Street, Enmore, has historical significance associated with the subdivision of the Enmore Estate and residential development in Enmore between the 1840s and 1880s. No. 91 Camden Street, a Victorian Georgian brick cottage with slate roof, dates to the earlier development phase, while the two rows of five single-storey terraces at Nos. 11-19 James Street and Nos. 89A-89E Camden Street were constructed as speculative residential development around 1880-81. John Garsed, a notorious builder and developer in Sydney in the late-nineteenth century was owner and developer of the group. Collectively, the eleven Victorian properties of cottage and row houses, set within narrow streets and laneways, retain the form, features and characteristics of modest housing types in Enmore in the second half of the 19th century.

The group has an unusual streetscape quality that reflects the subdivision phases. The residential group conserves its cultural significance as a group of modest dwellings within a small conservation area.

8.2.40.2 Summary of core heritage values and elements

- i. The area forms part of the Village of Enmore Estate subdivided as lots dating from the 1840s.
- ii. The group of residential buildings provides a chronology of subdivision patterns in the Village of Enmore Estate, and residential typologies that evolved in the suburb of Enmore throughout the second half of the 19th century to provide for a greater density of living as the population of inner Sydney suburbs increased.
- iii. All buildings in the group have association with John Garsed, a notorious builder and developer living in Sydney in the second half of the 19th century.
- iv. The two rows of Victorian single storey attached cottages (Nos. 89A-89E Camden Street and 11-19 James Street) are good examples of Victorian style row houses built in the 1880s to accommodate the expanding population of Enmore.
- v. Generally, original fabric and features of the principal elevations of the terrace rows have been maintained.
- vi. The single-storey freestanding Victorian Georgian cottage (No. 91 Camden Street) has retained much of its original fabric and character of its style and demonstrates the distinctive aesthetic attributes of the Victorian Georgian form and composition.

8.2.40.3 Specific elements

No. 91 Camden Street – a single-storey, freestanding Victorian Georgian cottage contains specific elements that contribute to the integrity of the group including:

- Hipped slate roof
- Timber-framed, double-hung sash windows

Nos. 89A-89E Camden Street

- Hipped roofs with intact rendered chimneys
- Small front gardens contained within their setbacks
- Timber framed double-hung sash windows
- Original form and character

Nos. 11-19 James Street

- Hipped roofs
- Some intact brick chimneys with terracotta pots
- Double-hung sash windows
- Original form and character

8.2.40.4 Subdivision and public domain elements

- i. The site layout of the terrace group at Nos. 89A-89E Camden Street, together with its right of way leading to the rear of No. 91 Camden Street, is unusual within the local area and has unique streetscape quality associated with speculative development in the Victorian era.
- ii. The group of residential buildings provides a chronology of subdivision patterns in the Village of Enmore Estate and the residential typologies that evolved in the suburb of Enmore throughout the second half of the nineteenth century to provide for a greater density of living as the population of the inner Sydney suburbs increased.

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8.2.40.5 Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. High urban density, narrow streets and frequency of attached buildings that creates an enclosed, intimate streetscape quality
- ii. Minimal setbacks from the street alignment consistent within building groups and visual catchments;
- iii. Building typologies that reinforce the tight urban grain;
- iv. Roof forms appropriate to typology and period of construction:
 - a. Detailing and finishes appropriate to typology and period of construction;
 - b. Window openings appropriate for architectural type; and
 - c. Timber framed windows.

8.2.40.6 Applicable conservation controls

The core period of heritage significance is 1840-1880s. Any buildings, archaeological evidence or significant elements of the fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Mixed residential streetscapes (Type B). See Section 8.3.

Primary relevant historic architectural style. See Section 8.5 (note: other styles will exist for some buildings in the area):

- Victorian Italianate/Victorian Filigree.

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8.3 Controls for residential Heritage Conservation Areas

The following sections provide more specific controls for areas based on their principal built character. While areas are included for their identifiable heritage values there is considerable variation across some areas in building styles, periods and levels of intactness.

8.3.1 Defining the residential HCAs

There are two types of residential HCAs.

TYPE A Residential detached and semi-detached HCAs where detached and semi-detached housing is predominant and terrace housing is either absent or rare.

This includes:

- HCA 1 The Abergeldie Estate
- HCA 8 Cardigan Street
- HCA 14 Llewellyn Estate
- HCA 19 Norwood Park Estate
- HCA 20 Audley Street South (Bayswater Estate)
- HCA 21 Rathlin Estate
- HCA 23 Jarvie Avenue
- HCA 24 Porter's Brickworks Estate
- HCA 27 Hordern Avenue
- HCA 29 South Dulwich Hill
- HCA 31 David Street
- HCA 32 Collins Street
- HCA 33 Wells Avenue
- HCA 34 Stanley Street
- HCA 35 Inter-War Group
- HCA 36 Hoskins Park & Environs

TYPE B Mixed residential HCAs where there is a mix of terrace housing, detached and semi-detached housing. This includes:

- HCA 3 Petersham North
- HCA 4 Railway Street (Petersham)
- HCA 6 Annandale Farm
- HCA 7 Kingston West
- HCA 9 Hopetoun-Roberts-Federation Streets
- HCA 10 Camperdown Park
- HCA 11 North Kingston Estate
- HCA 12 Enmore-Newtown
- HCA 13 Enmore House Estate
- HCA 15 Holmwood Estate
- HCA 16 Goodsell Estate
- HCA 17 Kingston South
- HCA 18 Petersham South (Norwood Estate)
- HCA 22 Morgan Street
- HCA 26 Lewisham Estate
- HCA 37 Lackey Street & Simpson Park, St Peters
- HCA 38 Camden Street & James Street, Enmore



The DCP controls can conserve heritage significance by encouraging new works to respect that significance. This is achieved by:

- i. Protecting elements that contribute to heritage significance;
- ii. Minimising or, where possible, reversing the impact of existing non-contributory elements; and
- iii. Preventing new works that will adversely affect or compromise heritage significance.

The DCP focuses on the management of streetscape changes and major additions to the rear of properties that may adversely affect the cumulative significance of a group of buildings or a particular significant streetscape.

The streetscape is defined as:

- **Street attributes** being the combination of elements within a street which create the urban form of that street. It includes such elements as building forms and styles, landscaping, street furniture and pavements; and
- **Properties** adjoining and adjacent on either side of the subject site, fronting the same street, and the corresponding range of properties opposite. In most instances it is appropriate to consider up to ten allotments on either side of the subject site.

In effect, properties located in the immediate vicinity of the subject site form part of the streetscape context.

Minor additions not visible from the street are not subject to special heritage controls, nor are internal alterations (unless on a heritage item).

The DCP applies to each HCA; however, where relevant, an additional sub-control relevant only to a particular style or area is included and identified as applying to a specific area type. In this regard, the common controls apply to any development in all the HCAs with additional controls provided for the different types (A and B) and/or area specific requirements.

Information sheets about the main characteristics of each style of building likely to be found in the HCAs are in Section 8.5 and ideas for extensions likely to be appropriate to that building style can be found in the residential period housing design guide in Part 4 of this DCP.

8.3.2 Residential HCA controls

This section lists the characteristics and controls for the residential HCAs. These need to be read in conjunction with the specific relevant HCA in Section 8.2 and its Statement of Heritage Significance which incorporates the elements that contribute to the consistency of the streetscape. The information in Section 8.2 supports the controls in this section and will be considered by Council in assessing a development application.

Controls common to all residential HCAs

- C1** New development must be consistent with the recorded elements that contribute to the consistency of the streetscape in HCAs (refer to the relevant HCA sheet in Section 8.2).

8.3.2.1 Public domain elements

General characteristics of the significant period of development

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- i. Street tree plantings in roadway and on verges (Brush Box or Ficus); and
- ii. Solid sandstone blocks to kerbs.

Residential Type A characteristics

- i. Brick paving to footpaths laid in the Depression using dark red-brown face bricks;
- ii. Bull-nosed brick paving to kerbs; and
- iii. Grass verges.

Residential Type B characteristics

- i. Street names inlaid in footpaths using red cement (in the former Petersham LGA);
- ii. Formal public parks;
- iii. Brick paving to footpaths laid in the Depression using dark red-brown face bricks; and
- iv. Concrete footpaths.

Controls common to all residential HCAs

- C2** Disturbance to paving, planting or kerbing for the provision of services must be minimised.
- C3** Existing sandstone and brick kerbing, guttering or drainage must be maintained or repaired in preference to replacement. Sandstone kerb blocks or brick footpaths must not be removed to provide concrete vehicular cross-overs.
- C4** Any dislodged bricks must be re-laid promptly and neatly by a qualified paver/bricklayer.

Additional Controls for Residential Type A

- Nil

Additional Controls for Residential Type B

- C5** Concrete panels with inlaid street names must be retained in-situ for a distance of at least 500mm from the lettering.
- C6** Brick paving must be maintained and weeded to ensure bricks are not dislodged by growth.

Area-specific additional requirements

- Nil

Encouraged

- i. Proactive planting to ensure long term viability of avenue plantings; and
- ii. Ongoing health and viability of individual trees by providing adequate space for trunk growth and water penetration to roots.

8.3.2.2 Subdivision

General characteristics of the significant period of development

- i. Street layouts reflect the historical development of the HCA and are generally regular;
- ii. Consistent lot sizes and proportions; and
- iii. Lots oriented at 90 degrees to the street (narrow side to street frontage).



Controls common to all residential HCAs

- C7** Existing street layouts must be retained.
- C8** New lots must be oriented at 90 degrees to the street alignment with the narrow side to the street.
- C9** Any re-subdivision must be consistent with the traditional pattern in the area.
- C10** Site amalgamation and/or interrupting the visual rhythms of the streetscape by building over former boundary alignments are not supported.

Area-specific additional requirements

- C11** HCA 14 Llewellyn Estate: Oblique lot configuration near intersections must be retained.
- C12** HCA 31 David Street: The original long, narrow lots must not be re-subdivided.
- C13** HCA 17 Kingston South: Surviving un-subdivided lots from Deposited Plan 1 made under the Torrens Title System must not be subdivided.

8.3.2.3 Building setbacks

NB See also *Car parking* in this section of the DCP.

General characteristics of the significant period of development

- Nil

Residential Type A characteristics

- i. Consistent setbacks to frontages within groups of similar houses in streets;
- ii. Strong roofscape rhythms due in part to consistent setbacks from front and side boundaries within a group;
- iii. Houses generally placed asymmetrically on lots to allow space on one side for a side driveway giving access to the rear of the property (often to a rear garage) and on the other an access path; and
- iv. Setbacks provide for front garden space.

Residential Type B characteristics

- i. Consistent setbacks within groups and runs of terraces and dwellings in the streetscapes within a limited range;
- ii. Strong roofscape patterns due to attached/terraced built forms with no side setbacks;
- iii. Detached dwellings and buildings placed symmetrically on their lot;
- iv. Setback spaces allow a small front garden space to some properties; and
- v. Access to off-street parking provided via rear lanes.

Controls common to all residential HCAs

- C14** Original front building setbacks must be retained from front boundaries and to side boundaries.
- C15** New construction including carports and garages must not be built between the original building line and the street boundary.
- C16** Driveway-width setbacks beside the house must not be built over unless there is no pattern of side setbacks within the street group or where rear

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lane access is available for vehicles to the back garden. Extensions over existing driveways must not be used to justify the erection of garages or carports on driveway setbacks adjacent to buildings.

Additional controls for Residential Type A

- Nil

Additional controls for Residential Type B

- C17** Existing patterns of building setback must be retained and matched by any new development within the group or terrace.
- C18** All vehicular access must be provided from rear lanes.

NB *Requests for vehicular access from the principal street are unlikely to be permitted due to the overriding streetscape elements of the HCA. (See Section 8.2 for a description of the elements that contribute to the consistency of the streetscape and its heritage significance).*

Area-specific additional requirements

- Nil

Encouraged

- Planting of front garden spaces using traditional species from the early 20th century, including camellias, azaleas and hydrangeas; and
- Driveways of twin concrete wheel tracks with a central grass strip.

8.3.2.4 Building heights

General characteristics of the significant period of development

- Nil

Residential Type A characteristics

- Single storey dwellings without attic forms.

Residential Type B characteristics

- Prevailing height of original dwellings is one to two storeys.
- Some examples of original three storey terraces and dwellings can be found.
- Habitable attic rooms with dormers or other windows to the front plane of roofs are not common.

Controls common to all residential HCAs

- C19** New development (including extensions to the rear) that will be visible from the street must be no higher than the existing roof form or height of the building and must not overwhelm the existing built form.
- C20** Terraces, decks, staircases or other elements must not be accessible from roof or attic spaces.

Area-specific additional requirements

- Nil

Encouraged

- Nil



8.3.2.5 Building form

The following sections cover the form and detailing of new work in HCAs. If there is no specific reference to a special control this section applies to all styles of house in the HCA.

A design guide for period houses is provided in Sections 4.1.9 - 4.1.22 of this DCP for dwelling houses on different sized lots. Applicants must consider the design approaches and the principles established in that section to assist in designing alterations and additions. However, in the event of an inconsistency, this section prevails.

General characteristics of the significant period of development

- i. Building forms are characteristic of their individual architectural style.
- ii. Most buildings are modest and based on standardised floor plans.
- iii. The scale and level of detailing decreases towards the rear of properties. Windows to side elevations also reduce in scale (but retain proportions) behind the main rooms (which can be in the middle of the main house) and towards the rear of properties.
- iv. Most houses were originally built with an open front verandah or porch (depending on style). Many front porches have been enclosed mainly by lightweight materials, usually with the original form still able to be appreciated.
- v. Buildings are essentially rectangular or L shaped with early extensions at the rear taking a typical form of full width sunrooms under a skillion or a series of rooms set behind each other at one side. More recent extensions to the rear often have a large family/kitchen room used as the main living space with access to rear garden areas.
- vi. Extensions to the front of houses, other than to enclose a verandah or porch, are rare, leading to a high degree of consistency to most streetscapes in the HCAs.

Residential Type A characteristics

- i. The traditional configuration of rooms either side of a central hallway is common, often with one room being pushed forward under a gabled roof with an adjacent porch or verandah across the remainder of the front elevation.
- ii. Particularly common in Inter-War houses is a side main entry door, with internal access only to front porches. This is also seen in some other housing styles.

Residential Type B characteristics

- i. Almost all dwelling types were built originally with an open front verandah, balcony or porch (depending on style).

Controls common to all residential HCAs

- C21** Extensions and alterations visible from the street must be consistent with the overall massing and form of the property (refer to the specific style sheets) and must not dominate the existing building form.

Area-specific additional requirements

- Nil

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Encouraged

- i. The plan form of additions to the rear of buildings to relate to the traditional pattern of development of the house.

8.3.2.6 Roof form

General characteristics of the significant period of development

- i. Visually prominent roof forms in the streetscape are key to maintaining the heritage values of each HCA;
- ii. Original chimneys contribute to the quality and visual interest of roofscapes from the first half of the 20th century; and
- iii. No areas characterised by original roof windows (dormers, skillion or any other form).

Residential Type A characteristics

- i. Many areas contain significant groups, runs and sets of houses built to identical patterns that result in consistent forms of roofscape that contribute to the distinctive streetscape values of those areas. Even when not identical in form, the majority of houses have roof forms typical of their style and this consistency of form, scale and setbacks results in highly cohesive and visually distinctive roofscapes.
- ii. The orientation of the main roof planes is an important element in each streetscape and relates to the architectural style of the house. Federation roofs are characterised by a prominent plane facing the street often with decorative gables over a projecting room. Californian bungalow roofs are characterised by multiple gables and often roof planes oriented to side boundaries. Other Inter-War styles feature lower pitched and hipped roofs. Refer to the style sheets for more details in Section 8.5 of this DCP.
- iii. Original roofing materials in residential detached and semi-detached areas include slate in many of the highest quality houses although dark red or dark brown semi-glazed terracotta in the Marseilles pattern is more common. Some properties demonstrate high quality and finely worked terracotta ridge capping to slate roofs. Rolled (corrugated) iron was not applied to visible elevations in Marrickville LGA's residential detached and semi-detached HCAs, although it was used almost universally to skillion roofs over the utility areas and sometimes on the rear-facing roof plane.

Residential Type B characteristics

- i. Even when not identical the majority of buildings have roof forms typical of their period and this consistency of form, scale and setbacks has resulted in a highly cohesive and visually distinctive roofscape in most areas.
- ii. The orientation of the main roof planes is an important element in the streetscape and varies in accordance with the architectural style of the property. Nineteenth century roofs are usually gabled or hipped and oriented with their main ridge parallel to the road alignment. Some 19th century roofs consist of a skillion roof behind a parapeted front facade. Victorian Italianate and Federation roofs are characterised by a prominent plane facing the street and a decorative bay or gable to the protruding room, whereas Californian bungalow roofs are identified by their multiple gables and lack of roof planes facing the street. Other Inter-War styles have lower pitched and hipped roofs. Refer to the style sheets for more details in Section 8.5 of this DCP.
- iii. The most prevalent roof form in these HCAs is the simple gable of the terraced house. Those roofs are highly consistent within a small range and



establish a strong streetscape pattern due to their form reflecting the regularly divided terrace bays, regular punctuation by firewalls and chimneys and constancy of pitch and height. Their aesthetic qualities are enhanced by their close response to the local topography as the terraces step to follow the slope of the landscape.

- iv. Original roof forms are significantly simpler in their scale and form towards the rear of the property. Nineteenth century houses and terraces are characterised by skillion or hipped roofs above the rear rooms, with the more complex 20th century bungalow roofs being a simple hip towards the rear with the original utility rooms such as kitchen, laundry and original porch/sleepout under a simple corrugated iron skillion roof.
- v. In some areas, such as the North Kingston Estate, the roofs of many properties have been altered, often with adverse impact on the quality of the streetscape.
- vi. Original roofing materials include slate to many of the highest quality houses and terraces, with rolled corrugated iron common to the more modest 19th century terraces and cottages. Dark red or dark brown semi-glazed terracotta roof tiles in the Marseilles pattern is common to 20th century houses and terraces.
- vii. Some properties demonstrate high quality and finely worked terracotta ridge capping to slate roofs.
- viii. Original dormers are not common, but where found are narrow in their proportions, with simple roof form and weatherboard side boards laid parallel to the roof plane.
- ix. Rolled corrugated iron was used almost universally for verandah and balcony roofs in the Victorian and early Federation period and for skillion roofs over the utility areas and sometimes on the rear facing roof plane for all periods.
- x. A high proportion of roofs have been re-clad. The presence of original roof materials, especially slate, is rare and adds significantly to the integrity and aesthetic qualities of the property and streetscape.

Controls common to all residential HCAs

- C22** Existing original roof forms (and, where possible, materials) must be retained to the front elevation and for the length of the main roof to the side elevations.
- C23** If replacement of roof covering is required the new roof covering must match that of the original roof, if known. If the house is part of an identical pattern group and other houses have retained their original roof, this must be matched. Where the original covering is not known or unavailable the new roof must be dark red-brown semi-glazed Marseilles pattern tiles.
- C24** Existing chimneys must be retained (even if the fireplace has been removed).
- C25** Elements such as decorative finials or gargoyles must not be added unless matching a known earlier element.
- C26** Solar panels must not be fitted to the front roof plane and if on the side elevation must be towards the rear of the property and not be visible from the street frontage.

Additional controls for Residential Type A

- Nil

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Additional controls for Residential Type B

- C27** Exposed party or firewalls between terraces must be retained (or reinstated if missing).
- C28** The scale and form of dormers must comply with Section 4.1.8 (Dormer windows) of this DCP.
- C29** The number of dormers to the rear of Victorian period terraces and Victorian period cottages is limited to one per roof plane for roofs of 6 metres width or less (measured from the inside of the firewall) and two per plane for roofs of greater width than this.
- C30** Arched profile roofs must not be used for dormers unless the ground floor windows have arched headers or there is fabric or documentary evidence of an original arched form.
- C31** Dormers must be well proportioned but detailed simply and not include finials or other decorative elements unless based on fabric or documentary evidence.
- C32** The reinstatement of a dormer located on a terrace within a row containing original dormers must match the existing scale, proportions, positioning, materials and detailing of the original dormers.
- C33** Dormers must be positioned to minimise interruption of skyline views of chimneys and other original roof features when viewed from the street.
- C34** Flat cement or imitation slate tiles and unglazed orange terracotta tiles are not consistent with the aesthetic heritage values of the Marrickville LGA's HCAs and must not be used.

Area-specific additional requirements

- C35** HCA 29 South Dulwich Hill: The form of the characteristic roofs must be retained in any new development.

Encouraged

- i. The retention of original roof materials and detailing where feasible; and
- ii. If attic spaces are proposed, in-plane skylights to rear elevations.

8.3.2.7 Building facades

General characteristics

- Nil

Residential Type A characteristics

- i. The consistency of facade scales, proportion, materials and detailing contributes strongly to the cohesiveness of the streetscape and its aesthetic value in the residential detached and semi-detached HCAs.

Residential Type B characteristics

- i. The facades of terraces and Victorian houses are characterised by their highly structured and geometric street elevation.
- ii. The proportions are highly consistent for each style of housing in the LGA, and identical when the house is part of a group. This consistency is apparent even when a streetscape contains a range of forms and building scales due to the disciplined approach to the design of buildings in the 19th and early 20th centuries. The consistency of facade scales, proportions, materials and detailing in each HCA contributes strongly to the cohesiveness of the streetscape and its aesthetic value.



Controls common to all residential HCAs

- C36** The original scale, proportion, materials and detailing of street facades must be retained.

Area-specific additional requirements

- Nil

8.3.2.8 Verandahs and porches

General characteristics

- Verandahs and porches are a key feature of residential facades in the Marrickville LGA. They provide shade and are a transitional space between the public and private domain. They are also important to the visual quality of the streetscape through the rhythms created by their regular spacing and depth.
- Each architectural style is characterised by different verandah designs and detailing. Refer to the style sheets for details in Section 8.5 of this DCP.
- Many verandahs or porches have been progressively infilled.

Controls common to all residential HCAs

- C37** Original verandahs and porches to the front and visible side elevations must be retained.
- C38** Enclosure to front verandahs and porches will only be considered where the property is located on a main road and the enclosure is consistent with the style of the building.
- C39** Verandahs must not be enclosed by security grilles.
- C40** Original window awnings and hoods must be retained to their original detail.

Area-specific additional requirements

- Nil

8.3.2.9 Windows and doors

General characteristics

- Front doors were traditionally provided to the main elevation in most houses although some HCAs (Wells Avenue, Stanley Street and Inter-War Group) are characterised by side entries.
- The appearance of windows is one of the most distinctive elements of each architectural style and there is considerable variety between styles in patterns of fenestration. Refer to style sheets for details in Section 8.5 of this DCP.
- Original windows are usually timber framed.
- Few houses in the LGA had decorative leadlight glazing to windows although there are some notable examples. Small panes of coloured glass with larger panes of clear glass were common.
- Original awnings and window hoods are an important detail to many houses, particularly from the Federation period providing visual interest and shade. They contribute to the aesthetic quality of streetscapes.

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Controls common to all residential HCAs

- C41** Front doors must be retained in their original position.
- C42** New windows to visible facades must be appropriate in form and material for the style of the house (based on original fabric or photographic evidence or on the evidence of original houses of the same style in the streetscape).
- C43** The size and location of existing original window openings to the principal facade must not be altered.
- C44** If sound amelioration is required, any double glazing must be applied to the internal face of windows.

Area-specific additional requirements

- Nil

8.3.2.10 Facade materials

General characteristics

- i. Federation houses were built mostly of dark red brick although other colours can be found. The use of darker bricks to create bands or other decorative effects was popular. Tuck-pointing was relatively uncommon, although it is still found in places. As the style moved towards the Inter-War, other colours such as dark brown, liver and blue-black (manganese) bricks became common. Roughcast render was sometimes used above eyeline. The Art Deco period saw the introduction of further colours, including red-yellow and red-green which were used as feature bricks. Texture was introduced in the Art Deco period through the use of different brick finishes and glazing levels laid to create a pattern in the facade.
- ii. Sandstone is rare as a facade material, with the notable exception of the Collins Street HCA 32. If used, it was usually rock faced.
- iii. Common bricks were often used to side and rear elevations.
- iv. Houses built in the early 20th century were built of face brick and not rendered. Rendering and/or painting those walls has in recent years become a fashionable alteration which has serious implications for the long term survival of the fabric as well as creating potentially expensive maintenance obligations for owners. Both render and paint can be difficult or impossible to remove from bricks without causing permanent damage. Coating bricks in cement mortar or plastic-based products prevents the brickwork breathing, causing damp to rise up the wall, decay to the bricks and eventual failure. Painted surfaces require regular re-painting and washing to keep clean. Painted and rendered walls attract graffiti.
- v. Colour schemes to timber and other facade elements are an ephemeral element in the streetscape (except where face brick has been painted or rendered). Most houses in the LGA have used traditional early 20th century colour schemes which contribute to a harmonious streetscape quality.

Residential Type A characteristics

- Nil

Residential Type B characteristics

- i. Surviving 19th century construction in the Mixed Streetscapes HCAs is predominantly solid brick or stone. Few timber buildings have survived (although some can be found in Petersham, Newtown-Camperdown and



Enmore). Most brickwork and some stonework was rendered in lime mortar and painted.

Controls common to all residential HCAs

- C45** Original unpainted brick or stone facades visible from the street must not be rendered, coated or painted.
- C46** Original render must not be removed. If repair or replacement is necessary it must be achieved using lime mortar or matching traditional materials and techniques.
- C47** New materials to principal facades must be compatible with the colour, texture, finishes and proportions of the existing materials of the property and the materials of original properties within a matching group.
- C48** Common bricks must be used on side elevations unless the existing front door is situated on that elevation, when face bricks to match any original face bricks must be used.
- C49** Colour schemes to visible elevations (including from rear lanes) must be appropriate to the architectural style and period of the house and based on historical evidence if available.

Additional controls for Residential Type A

- Nil

Additional controls for Residential Type B

- C50** Surviving 19th century timber buildings must be conserved and retained.
- C51** Rendered and painted finish to 19th century facades must be retained or repaired.
- C52** Original painted signs on walls must not be painted over or damaged.

Area-specific additional requirements

- Nil

8.3.2.11 Security

General characteristics

- i. Many houses have visible security devices such as window and door meshes, grilles and bars. These can be intrusive in the streetscape particularly if painted in a light colour and/or of an opacity which prevents the window or door behind being seen.
- ii. Enclosure of verandahs by bars or mesh has an adverse impact on the aesthetic value of the streetscape.
- iii. High walls and security fences are rare in front of the building line which has helped to retain the integrity of many streetscapes.

Controls common to all residential HCAs

- C53** Security bars to visible elevations must be painted a dark, non-reflective colour.
- C54** Security mesh must not be used to visible elevations.
- C55** Security roller shutters must not be used to visible elevations.

Area-specific additional requirements

- Nil

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Encouraged

- i. The reconstruction of altered or removed original features and elements to principal facades;
- ii. Removal of intrusive changes such as window bars, infilling to verandahs;
- iii. Existing rendered or painted facades visible from the street are to be painted a dark, neutral colour in low gloss paint; and
- iv. Use of clear security films affixed to internal face of glazing in preference to security bars.

8.3.2.12 Fences

Fences can complement traditional houses and provide a unifying element in the streetscape. General DCP controls relating to fences are also in Section 2.11 of this DCP.

General characteristics of the significant period of development

- i. Original fences were Iron Palisade; brick with worked iron panels or low walls of face brick to match the houses. Other styles of fences, including picket fences, were rare. Side fences in front of the building line were usually of the same materials and height as the front fence.
- ii. High fences and walls were not part of the original fabric of the Marrickville LGA.
- iii. Fences behind the front building line were generally 6ft (approximately 1800mm) high timber paling.
- iv. Earlier Federation houses were built with Iron Palisade fences, often with both a formal pedestrian entry close to the centre of the lot and a tradesman's gate adjacent to the side boundary for deliveries. Later Federation houses also provided for vehicular width gates although car ownership was still rare at that time.

Residential Type A characteristics

- i. Driveway gates became more common in the Marrickville LGA with the construction of low density development and the rising popularity of the private cars. They were often asymmetrically split to provide a pedestrian-width gate within the wider opening.

Residential Type B characteristics

- i. Walls extending between the gutter line and fence height were common to separate and provide privacy between terraces. They were often finished on the diagonal or ogee-profiled.
- ii. Side fences in front of the building line were usually of the same materials and height as the front fence.
- iii. Driveway gates allowed access from the private open space at the rear of the property although most have now been replaced by roller shutters.

Controls common to all residential HCAs

- C56** Original fences and gates must be retained and repaired. The height of original fences must not be altered.
- C57** Where the property is one of a group of houses that otherwise feature original fences, a new fence must match the original design, including height, spacing of bars/elements, density/transparency and materials in



- accordance with the relevant type. See Section 2.11 of this DCP on fences and controls.
- C58** For new infill development where there is otherwise adjoining consistent fencing, the overall style of the fence must relate to the adjacent fencing; however, details are to be simple and contemporary.
- C59** Any other new fence forward of the building line must be appropriate to the architectural style and period of construction of the house with regard to the scale and form of adjoining fences.
- C60** Iron Palisade fences must be set into individual sockets in the base and not set above on a base-plate.
- C61** Swimming pool style safety fences and sheet metal fences must not be used where visible from the street.
- C62** Brick or sandstone fences must not be rendered or painted.

Area-specific additional requirements

- Nil

Encouraged

- The use of unpainted or stained timber paling fences behind the building line; and
- The removal of unsympathetic fences and construction of fences to match original fences in a streetscape.

8.3.2.13 Car parking

Cars are a part of the residential detached and semi-detached landscape and need to be planned for in development. Many Federation subdivisions provided space for the car by offsetting the house on the lot to allow a car to access the rear garden. By the Inter-War period this practice was common. Refer to Section 8.3.2.3 (Building Setbacks) in this DCP for additional controls on car access and structures.

General characteristics of the significant period of development

- Nil

Residential Type A characteristics

- Early Federation development did not always provide access to the rear of the property from the main street elevation. In some areas access was still provided via a network of rear lanes.
- In some areas where houses are centrally located and no lanes are provided, car access has been provided by the removal of dividing fences between properties (for example, in HCA 20 Audley Street South (Bayswater Estate)).
- Later Federation and Inter-War development commonly limited the width of houses and offset them on their lots to provide a side driveway to a garage at the rear of the property.
- Driveways were predominantly constructed of two wheel tracks with a central grass strip that minimises water run-off from the driveway and reduces the impact of the drive on the aesthetic quality of the streetscape.

Residential Type B characteristics

- Off-street access to private property is available primarily from the network of rear lanes in those areas.

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- ii. Off-street car parking to the main, or street, elevation of 19th century properties is limited to the very substantial, generally freestanding, Victorian villas or in the few locations where the facade is set far enough back to allow a vehicle to access the space. Where the latter situation has occurred the streetscape quality is significantly reduced.
- iii. Later Federation and Inter-War development commonly limited the width of houses and sometimes offset them on their lots to provide a side driveway to a garage at the rear of the property.

Controls common to all residential HCAs

- C63** Access to the rear garden area via existing driveways or rear laneways must be retained.
- C64** No structures associated with car parking or similar (for example, boat, caravan or trailer parking) must be built forward of the rear building line on an existing driveway.
- C65** Additional hardstand areas for vehicles must not be provided in front garden areas.
- C66** Finishes to new or refurbished driveways must match original driveway finishes or are to be simple grey concrete. Bright white, painted, coloured, terracotta pavers or aggregate surfaces or patterned concrete must not be used.

Additional controls for Residential Type A

- Nil

Additional controls for Residential Type B

- C67** No new driveway cross-overs must be constructed except to rear lanes.

Area-specific additional requirements

- C68** HCA 20 – Audley Street South (Bayswater Estate): The removal of side fences to provide access between properties to the rear garden areas is an established practice that could continue to provide access.

Encouraged

Residential Type A

- i. Laying of real bricks as paving rather than bright white concrete;
- ii. Driveways constructed of two wheel tracks with grass or other planting between the tracks; and
- iii. Retention of rear garages.

Residential Type B

- i. Car parking located at the rear of the property is visually recessive and accessed from the rear lane network.



8.4 Controls for ~~heritage~~ retail streetscapes in Heritage Conservation Areas

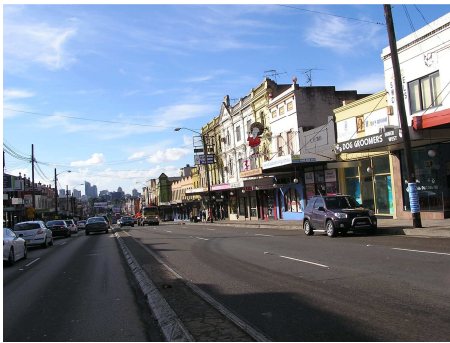


Figure 1. Examples of buildings within Marrickville's Retail Streetscape HCAs

~~The Marrickville Heritage Study 2009 has recognised the value of both individual and groups of shops within the retail and commercial areas of the Marrickville LGA.~~

"Retail streetscapes" are streetscapes of traditional retail shop buildings, usually built to the street alignment (with no setback) and generally of two storeys, with retail spaces, shopfronts and awnings to the ground floor, and traditionally residences to the first floor (often converted to either office space or storage).

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There are ~~four~~ three commercial HCAs (refer to Section 8.2) to which these controls apply:

- HCA 2 Enmore and King Street;
- HCA 5 Parramatta Road Commercial Precinct;
- HCA 25 Petersham Commercial Precinct; and
- HCA 28 Dulwich Hill Commercial Precinct.

The King Street and Enmore Road HCA 2 existed as a HCA when MLEP 2011 and MDCP 2011 were prepared. ~~Specific The~~ controls relevant to King Street and Enmore Road precinct ~~previously prepared are included are~~ in Section 8.2.4.

Other HCAs contain ~~retail streetscapes~~ shops (for example, Stanmore shops within the Annandale Farm HCA 6 and small shops within the Civic Precinct HCA 30) ~~whilst other HCAs contain as well as~~ corner shops. ~~to which t~~ The controls in this section also apply to those buildings.

~~These~~ controls aim to conserve the heritage significance of the commercial HCAs, smaller shopping areas and corner shops within larger HCAs by encouraging new work that ~~will~~ respects heritage significance by:

- i. Protecting elements that contribute to the heritage significance of the HCA;
- ii. Minimising the impact of existing non-contributory elements; and
- iii. Preventing new layers that will harm or compromise heritage significance.

This ~~DGP~~ section focuses on the management of streetscape changes and major additions to the rear of properties that may adversely affect the cumulative significance of a group of buildings or a particular significant streetscape.

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The streetscape comprises:

- **street attributes** which are defined as the combination of elements within a street which create the urban form of that street. It includes such elements as building forms and styles, landscaping, street furniture and pavements; and
- **properties** which are those adjoining and adjacent on either side of the subject site, fronting the same street, and the corresponding range of properties opposite. In most instances it is appropriate to consider up to ten allotments on either side of the subject site.

Buildings considered to represent a significant historical period layer within a commercial area which are either substantially intact or have reversible alterations are known as “contributory buildings” (within a HCA) or “period buildings” (outside of a HCA) have been mapped for 6 commercial centres in the Marrickville LGA. Those maps are contained within Part 8.4.2 of MDCP 2011.

Minor additions not visible from the street are not subject to ~~these special~~ heritage controls. Internal alterations to properties in HCAs are also not subject to ~~special~~~~these~~ heritage controls.

This section of the DCP applies to each HCA; however, where relevant, a sub-control is included and identified as applying to a specific area type.

Information sheets about the main characteristics of each style of building likely to be found in each area and ideas for extensions likely to be appropriate to that style can be found in Part 5 (Commercial and Mixed Use Development) of this DCP.

8.4.1.1 Public domain elements

Characteristics of the significant period of development

- i. Street tree plantings; and
- ii. Concrete footpaths.

Controls common to all retail HCAs

- C1** Concrete footpaths must be retained.
- C2** Street tree plantings must not impact shop awnings.

Area-specific additional requirements

- Nil

Encouraged

- i. Ongoing health and viability of individual street trees by providing adequate space for trunk growth and water penetration to roots.

8.4.1.2 Subdivision

Characteristics of the significant period of development

- i. Subdivision layouts reflecting the historical development of these areas and generally regular within the boundary of 19th century subdivisions;
- ii. Generally consistent lot sizes; and
- iii. Lots oriented at 90 degrees to the street (narrow side to street frontage).



Controls common to all retail HCAs

- C3** Existing subdivision layouts must be retained, or where amalgamation of lots for the purpose of new development is allowed, new development must be articulated to reflect original subdivision patterns.
- C4** New lots must be oriented at 90 degrees to the street alignment with the narrow side to the street.
- C5** Any re-subdivision must be consistent with the traditional pattern in the area.
- C6** Site amalgamation that interrupts the visual rhythms of the streetscape by introducing large unarticulated building frontages to the street is not supported.

Area-specific additional requirements

- Nil

8.4.1.3 Setbacks

Characteristics of the significant period of development

- i. Buildings constructed to the front and side boundaries on almost all lots; and
- ii. Rear setbacks vary.

Controls common to all retail HCAs

- C7** Existing patterns of building setback must be retained and matched by any new development within groups, generally resulting in buildings to be built to front and side boundaries.

Area-specific additional requirements

- Nil

8.4.1.4 Building heights

Characteristics of the significant period of development

- i. Prevailing height of original buildings is two storeys.

Controls common to all retail HCAs

- C8** Alterations and additions to existing buildings must retain a minimum of 6 metres of the front bay of the building and be designed to minimise visibility of rear extensions as seen from the public domain at eye height at the front property boundary on the opposite side of the street.
- C9** First floor extensions to an existing building must be set back behind the parapet in a way that the new extension is not visible from the public domain.

- NB** *These controls assume the retention of the front bay for a minimum of 6 metres for contributory and period buildings and ~~does~~ not apply to infill buildings. Contributory and period buildings are identified in a series of maps in Section 8.4.2.*

Area-specific additional requirements

- Nil

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8.4.1.5 Building form

This section of the controls covers the form and detailing of new work in those HCAs.

Characteristics of the significant period of development

- i. Building forms are characteristic of their individual architectural style.
- ii. Most are modest in form and based on a standardised floor plan with corner sites often having a greater level of design detail.
- iii. Retail buildings originally frequently included timber framed or copper framed ground floor glazed shopfronts with recessed tiled entries, often accessed via steps, and with shop windows featuring top highlight windows. Ground floor shopfronts have frequently been heavily altered. Where original features exist they must be retained.
- iv. Retail building types were frequently originally built with an open front balcony to the first floor. Many front balconies have been enclosed, mainly with lightweight materials. In most cases, original form can still be appreciated and enclosures are reversible.
- v. Building forms are essentially rectangular or L-shaped with early extensions at the rear.
- vi. Alterations to the front of properties other than to enclose the balconies are rare at first floor level, leading to a high degree of consistency to most first floor level streetscapes.
- vii. Traditionally, signage consisted of lettering, often gold, painted onto windows (both to ground floor and first floor), signage painted along the awning fascia to the ground floor level, and signs hanging below the awning.

Controls common to all retail HCAs

- | | |
|------------|---|
| C10 | Remaining early shopfronts must be retained. |
| C11 | Signage to first floor facades is not permitted, other than painted signage to windows. |
| C12 | Existing open balconies to the front elevation must not be enclosed. |
| C13 | Rear extensions must not be visible from the front street. |

Area-specific additional requirements

- Nil

Encouraged

- i. The removal of layers and infill that obscure original facade elements (such as enclosed balconies) to reveal surviving original fabric; and
- ii. Reinstatement of original shopfront form and detailing (where known) or original shopfront forms (where detailing is not known).

8.4.1.6 Roof form

Characteristics of the significant period of development

- i. Many commercial areas contain significant groups or sets of retail buildings built to a consistent pattern. The extensive use of parapet forms to the street frontage contribute to the distinctive streetscape values of those areas.
- ii. Most roofs are not visible from the main street as they are behind parapets. Typically they are mono-pitch metal roofs sloping towards the rear of the



property. Those roof forms are, however, visible from surrounding streets and rear lanes.

- iii. Individually prominent buildings such as corner locations feature particular roof forms using a range of materials including slate, unglazed terracotta and corrugated iron.
- iv. Corrugated iron was used almost universally to roofs over balconies and on roofs behind parapets.

Controls common to all retail HCAs

- C14** Significant original roof forms, where visible from the street, must be retained. If replacement of roof covering is required it must use the material of the original roof if known. If the building is part of an identical pattern group and other buildings in the group have retained their original roof then this must be matched.
- C15** Solar panels must not be fitted to roofs that are visible from the principal street.
- C16** Dormer and roof windows are generally not suitable on retail buildings and will be assessed in accordance with the identified heritage values of the heritage conservation area and controls contained within Section 4.1.8 of this DCP.

Area-specific additional requirements

- Nil

Encouraged

- Nil

8.4.1.7 Building facades

Characteristics of the significant period of development

- i. The facades of retail buildings are characterised by their consistent street elevations, in some places featuring traditional timber or copper framed and clad and glazed shopfronts, awnings and with first floor facades frequently with balconies.
- ii. The facade proportions, where the retail building is part of a group, are usually highly consistent and often identical.
- iii. This consistency is apparent even when a streetscape contains a range of forms and building scales due to the design approach towards retail buildings in the 19th and early 20th centuries.
- iv. The consistency of facade scales, proportions, materials and detailing in each HCA contributes strongly to the cohesiveness of the streetscape and its aesthetic value.
- v. Balconies to the first floor are a key element of the facade design and visual appearance in each of Marrickville's retail streetscape HCAs. They provide depth, shade and interest to the first floor facades.
- vi. Each architectural style is characterised by variations in design and detailing of balconies. Refer to the style sheets in Section 8.5 for details.
- vii. Windows (first floor) and French doors (first floor, opening onto balconies) to retail buildings are generally simple timber framed double hung or casement windows, or simple timber framed French doors.

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- viii. Original or early awnings are an important detail to many buildings. They provide both interest to the facade and shade to the shopfront and are highly contributory to the aesthetic quality of the streetscape.
- ix. The predominant facade material is face or rendered brick (rendered to Victorian period buildings and face brick for Federation to 1930s buildings). Tiled shopfronts are found across the HCAs. A major change in appearance is the painting of former face brick shops and the application of painted signs.
- x. Common bricks were often used to rear elevations.
- xi. Many buildings have been changed by the addition of security devices such as security grilles or roller doors to shopfronts and bars.

Controls common to all retail HCAs

- C17** The original scale, proportion, materials and detailing of contributory buildings in the streetscape must be retained.
- C18** Shopfronts must not be covered by solid roller doors or security screens.
- C19** Original shop awnings must be retained and repaired.
- C20** Original shopfronts must be retained and repaired.
- C21** Original windows and French doors to upper levels must be retained in their original position and in operable condition.
- C22** New windows to principal facades must be appropriate for the style of the building (based on original fabric or photographic evidence, or on the evidence of original buildings of the same style in the streetscape). Generally they must be timber framed.
- C23** The size and location of existing original window openings on principal facades must not be altered.
- C24** If sound amelioration is required, double glazing must be applied to the internal face of windows.
- C25** Infilling of balconies with solid construction, glazing or security screens is not permitted.
- C26** Original rendered and painted finishes to 19th century facades must be retained.
- C27** Original face brick facades must be retained and original un-painted elements must not be painted.
- C28** Original render to 19th century buildings must not be removed. If repair or replacement is necessary it must be achieved using lime-based mortar or appropriate traditional materials and techniques. Cement based or other sealing finishes must not be used.
- C29** New materials must be compatible with the colour, texture, finishes and proportions of the existing materials of the property and, where appropriate, the materials of original properties within a matching group.
- C30** Colour schemes to principal elevations (including from rear lanes) must be appropriate to the architectural style and period of the retail building and based on historical evidence, if available. Paint schemes related to advertising or corporate colours will generally not be appropriate on contributory buildings.
- C31** Original painted signs on walls must not be painted over or damaged.
- C32** Security mesh must not be used to elevations visible from the street.
- C33** Roller shutters must not be used to elevations visible from the street.



Area-specific additional requirements

- Nil

Encouraged

- The removal of screening materials to re-open original balconies;
- Reconstruction of lost balconies provided it is based on historic photographic or fabric evidence of the original form of the property or of matching properties in the vicinity;
- If shade or privacy is required to balconies, timber or canvas blinds that can be removed without harm in the future;
- Reconstruction of shopfronts based on evidence from other buildings in a group or from historic photographs;
- Reconstruction of removed or altered first floor facade windows where the building is part of a streetscape group where detailing can be matched from other buildings in the group (or where historic photographic evidence is available);
- Reconstruction of removed timber window joinery including reinstatement of original configuration and glazing patterns;
- The use of plain glass to shopfronts unless a known original glazing pattern is being reinstated;
- Existing rendered or painted facades to 20th century buildings which are visible from the street painted a neutral colour to blend in with original materials in low-gloss paint;
- Use of security grilles to shopfronts which allow view of shopfronts when closed; and
- Security bars to windows in visible elevations should be painted a dark, non-reflective colour.

8.4.1.8 Car parking

Cars are not a feature of the original streetscapes in the retail streetscape HCAs. Vehicular access must always be obtained from rear lanes in those areas.

Characteristics of the significant period of development:

- Off-street access to private property is available from the network of rear lanes in these areas.

Controls common to all retail HCAs

- C34** Access to the rear private open space area via existing laneways must be retained.
- C35** No new driveway cross-overs must be constructed except to rear lanes.

Area-specific additional requirements

- Nil

Encouraged

- Car parking at the rear of the property, visually recessive and accessed from the rear lane network.

8.4.2 Contributory buildings and period buildings mapping

8.4.2

i. The maps referred to in this section, identify ~~which those~~ buildings within commercial centres within the Marrickville LGA which are:

- contributory buildings ~~to within an the~~ HCAs and/or
- period buildings within a Planning Precinct of:
 - Dulwich Hill Commercial Precinct HCA 28 and Dulwich Hill Commercial Planning Precinct No. 38;
 - Petersham Commercial Precinct HCA 25 and Petersham Commercial Planning Precinct No. 36; and
 - Marrickville Civic Precinct HCA 30 and part of Marrickville Town Centre Commercial Planning Precinct No. 40.

The following areas are mapped:

1. Parramatta Road Commercial Precinct HCA 5 and Parramatta Road Commercial Planning Precinct No. 35;
2. Annandale Farm HCA 6 and Stanmore North Planning Precinct No. 3 (relates to Percival Road, Stanmore);
3. King Street and Enmore Road HCA 2 and King Street and Enmore Road Commercial Precinct No. 37;
4. Petersham Commercial Precinct HCA 25 and Petersham Commercial Planning Precinct No. 36 (relates to New Canterbury Road, Petersham);
5. Dulwich Hill Commercial Precinct HCA 28 and Dulwich Hill Commercial Planning Precinct No. 38;
6. Dulwich Hill Station North Planning Precinct No. 18 (relates to Wardell Road, Dulwich Hill);
7. New Canterbury Road West Planning Precinct No. 17 (relates to New Canterbury Road, Dulwich Hill);
8. Marrickville Civic Precinct HCA 30 and part of Marrickville Town Centre Commercial Planning Precinct No. 40; and
9. Marrickville Town Centre Commercial Planning Precinct No. 40 (relates to Illawarra Road).

A contributory building represents a significant historical period layer for the HCA or commercial area, which is either substantially intact or has reversible alterations.

Non-contributory buildings are therefore those buildings which do not represent a significant historical layer for that HCA or commercial centre and/or are substantially altered in a non-reversible manner.

Heritage items are marked as such on these maps and are subject to other specific MLEP 2011 and DCP controls.

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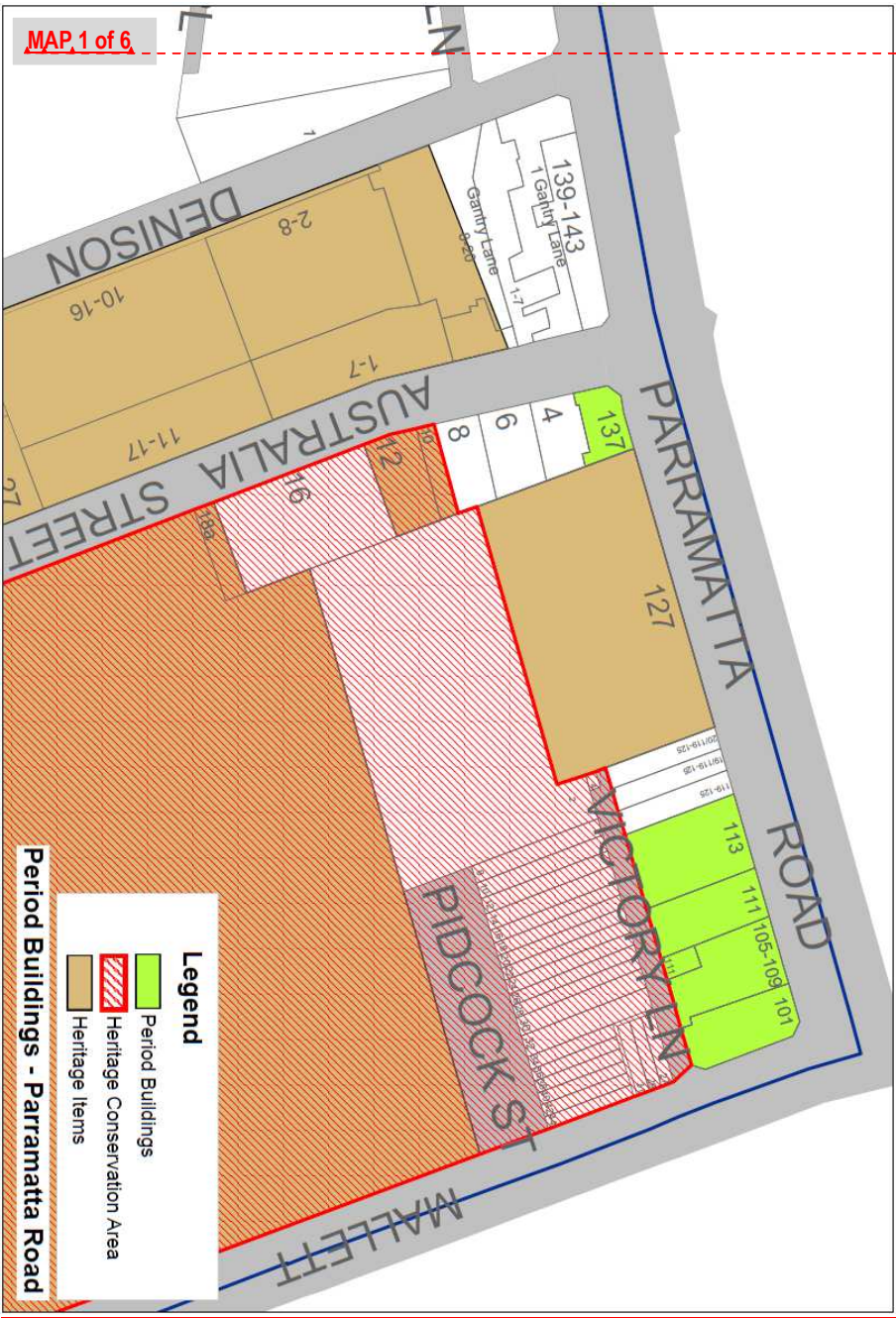
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- ii. ~~The maps in this section, also map which buildings are contributory to the streetscapes within the Dulwich Hill, Petersham and Marrickville commercial centres. Within the Marrickville commercial centre only some of these contributory buildings fall within the designated HCA.~~ The maps in this section will provide guidance to applicants and Council officers on which buildings require retention (under Part 5 of the DCP) and in some instances the applicable building height and floor space ratio controls (under Part 9 Strategic Context of the DCP).

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1. Parramatta Road Commercial Precinct HCA 5 and Parramatta Road Commercial Planning Precinct No. 35



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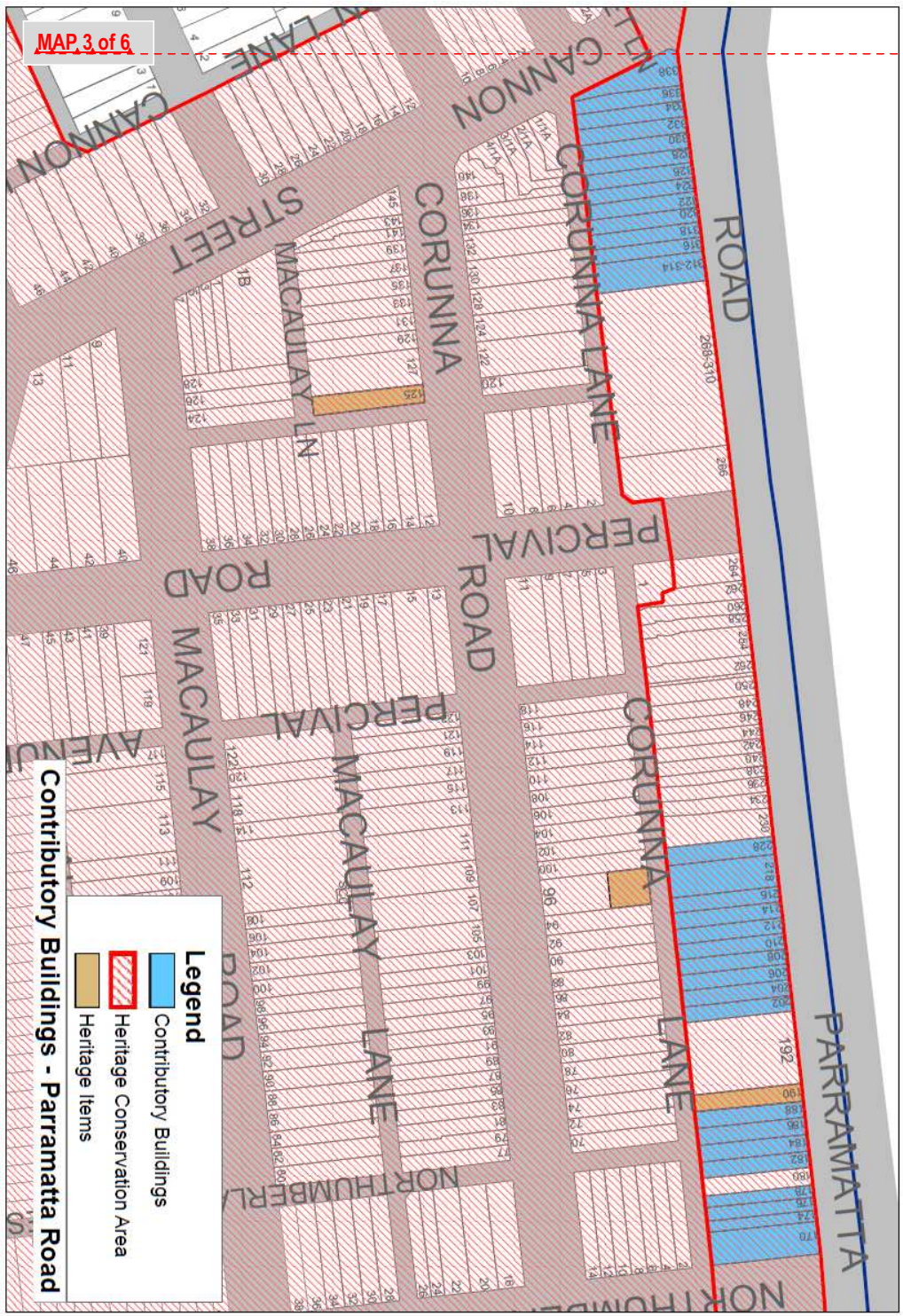
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8.5 HCA Style Sheets

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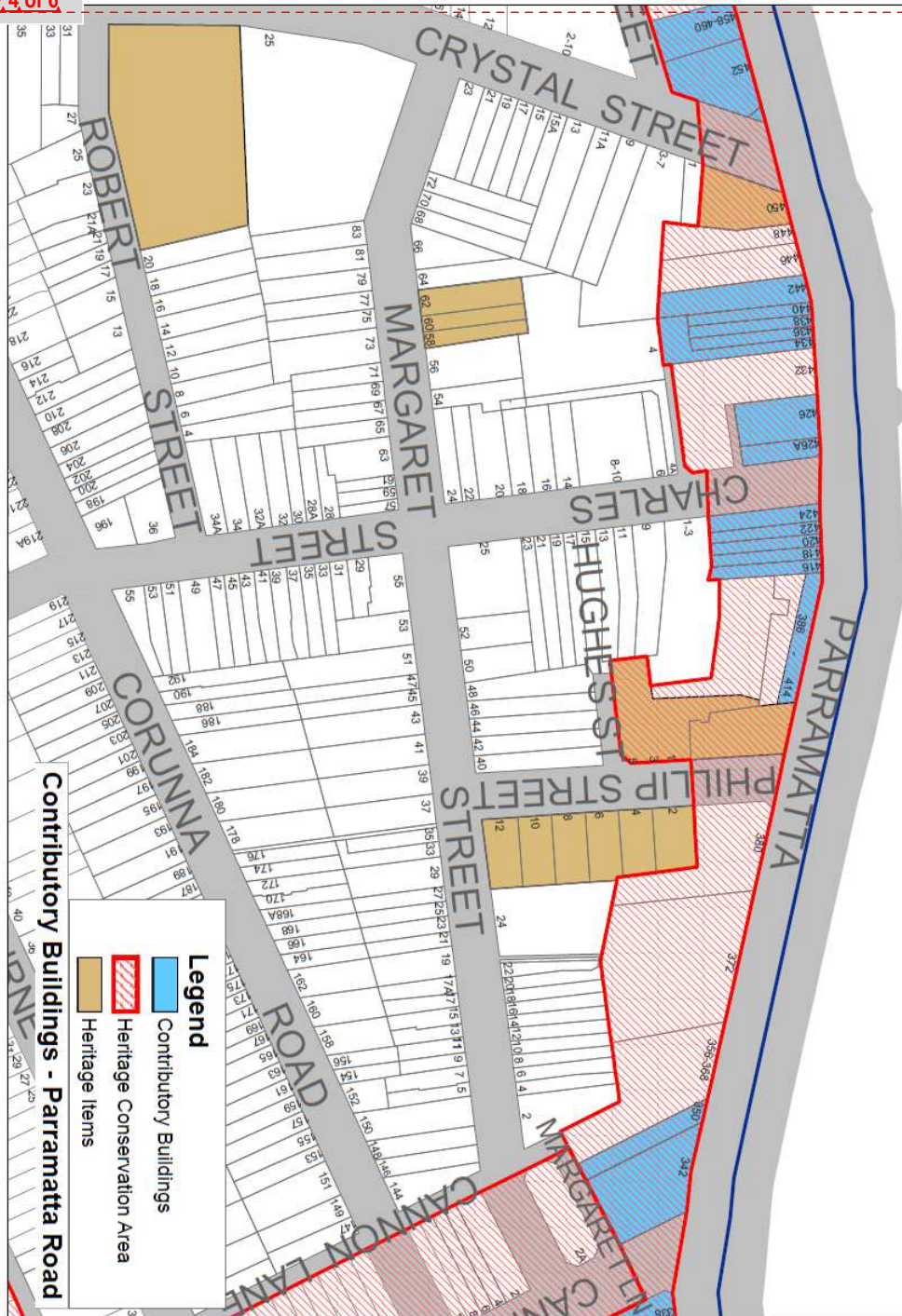
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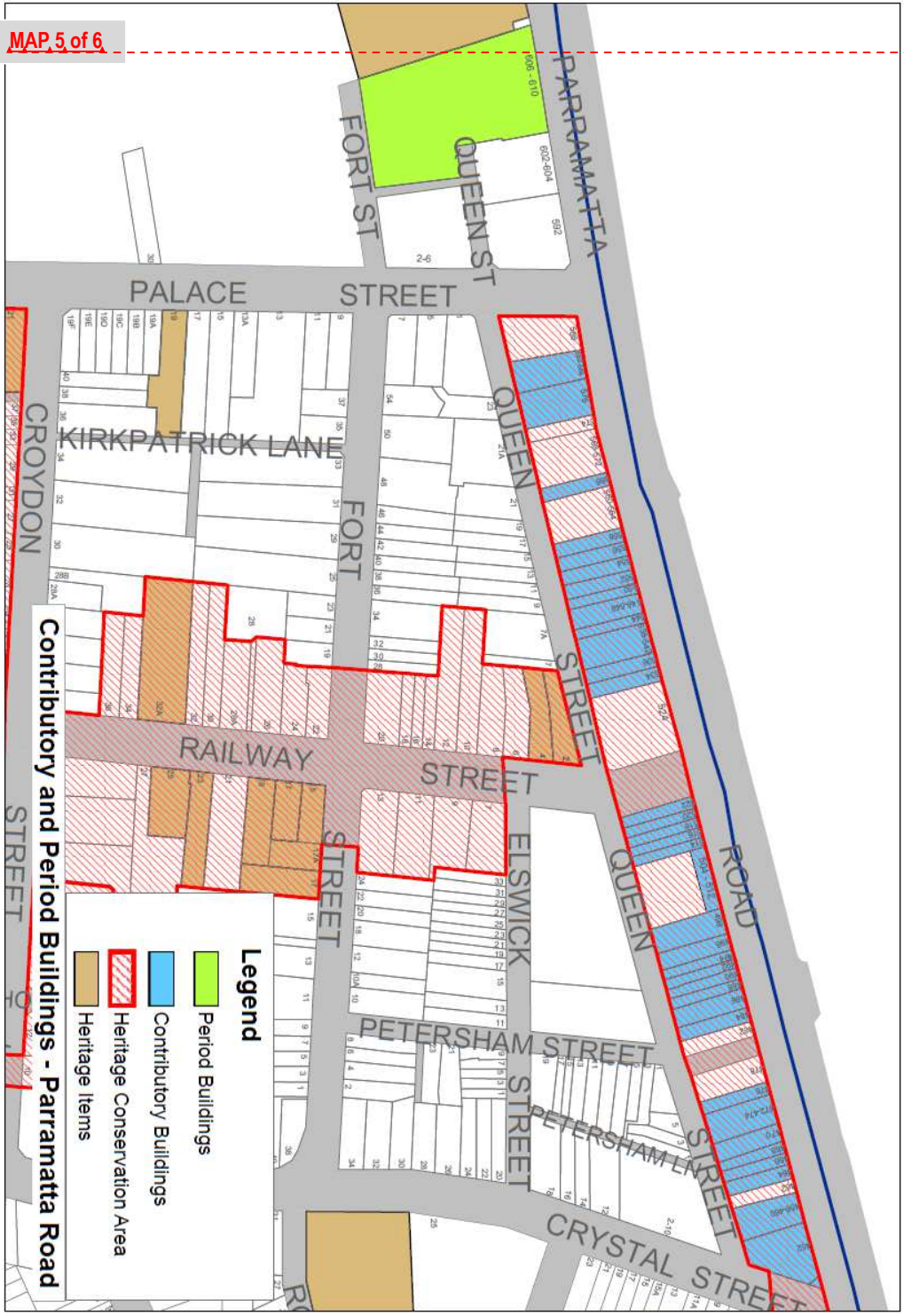


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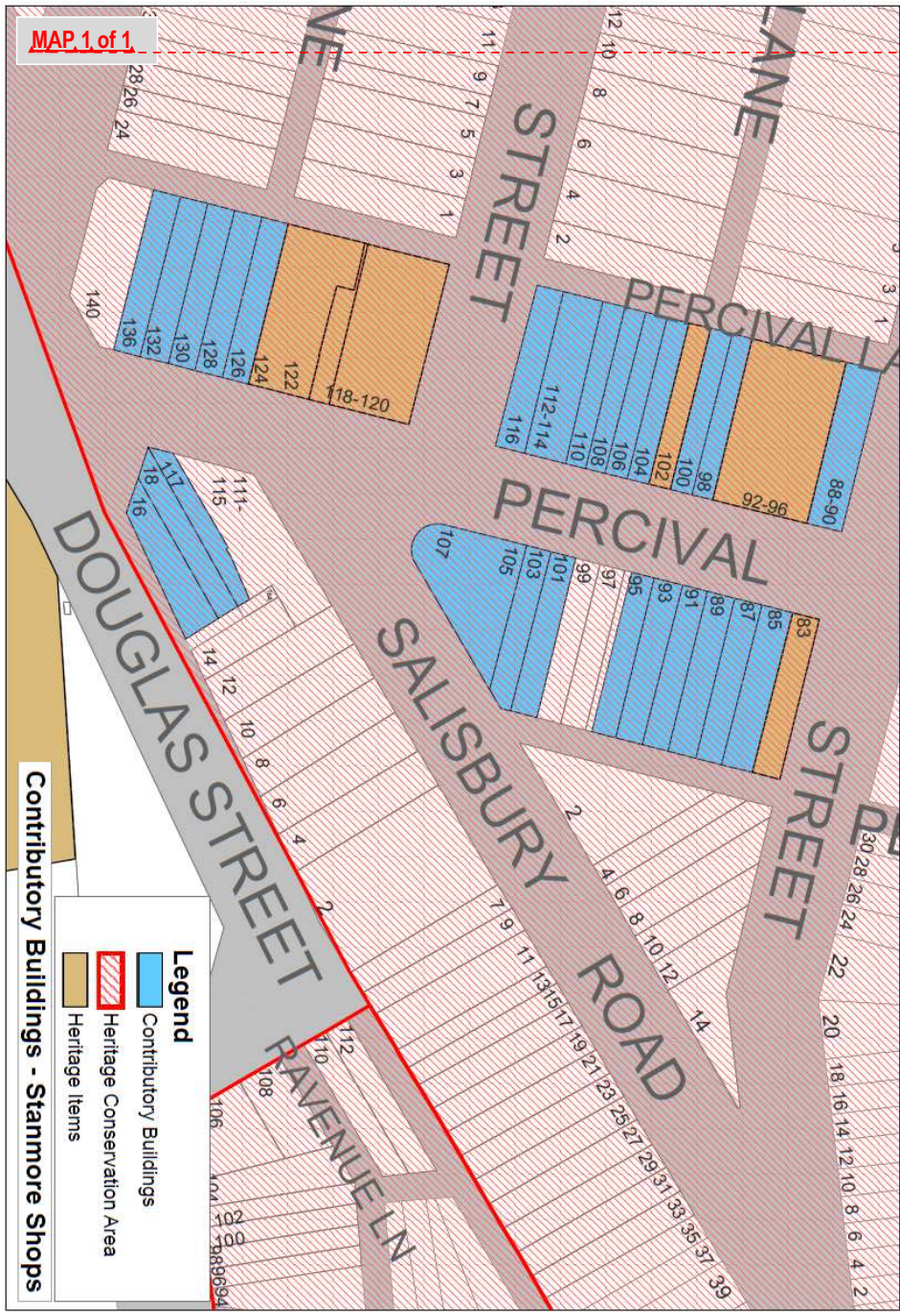
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2. Annandale Farm HCA 6 and Stanmore North Planning Precinct No. 3
(relates to Percival Road, Stanmore)



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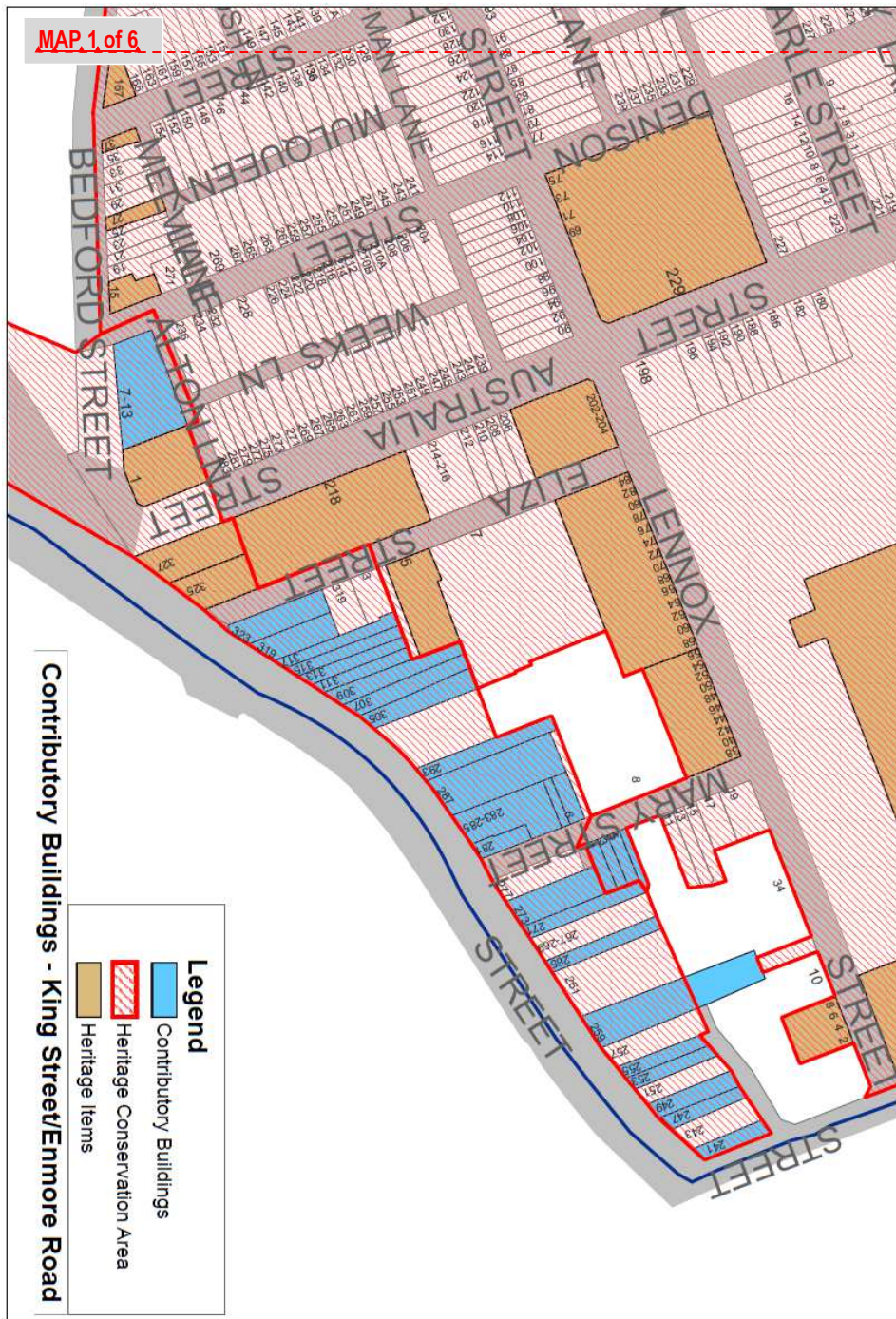
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3. King Street and Enmore Road HCA 2 and King Street and Enmore Road Commercial Precinct No. 37



8.5 HCA Style Sheets

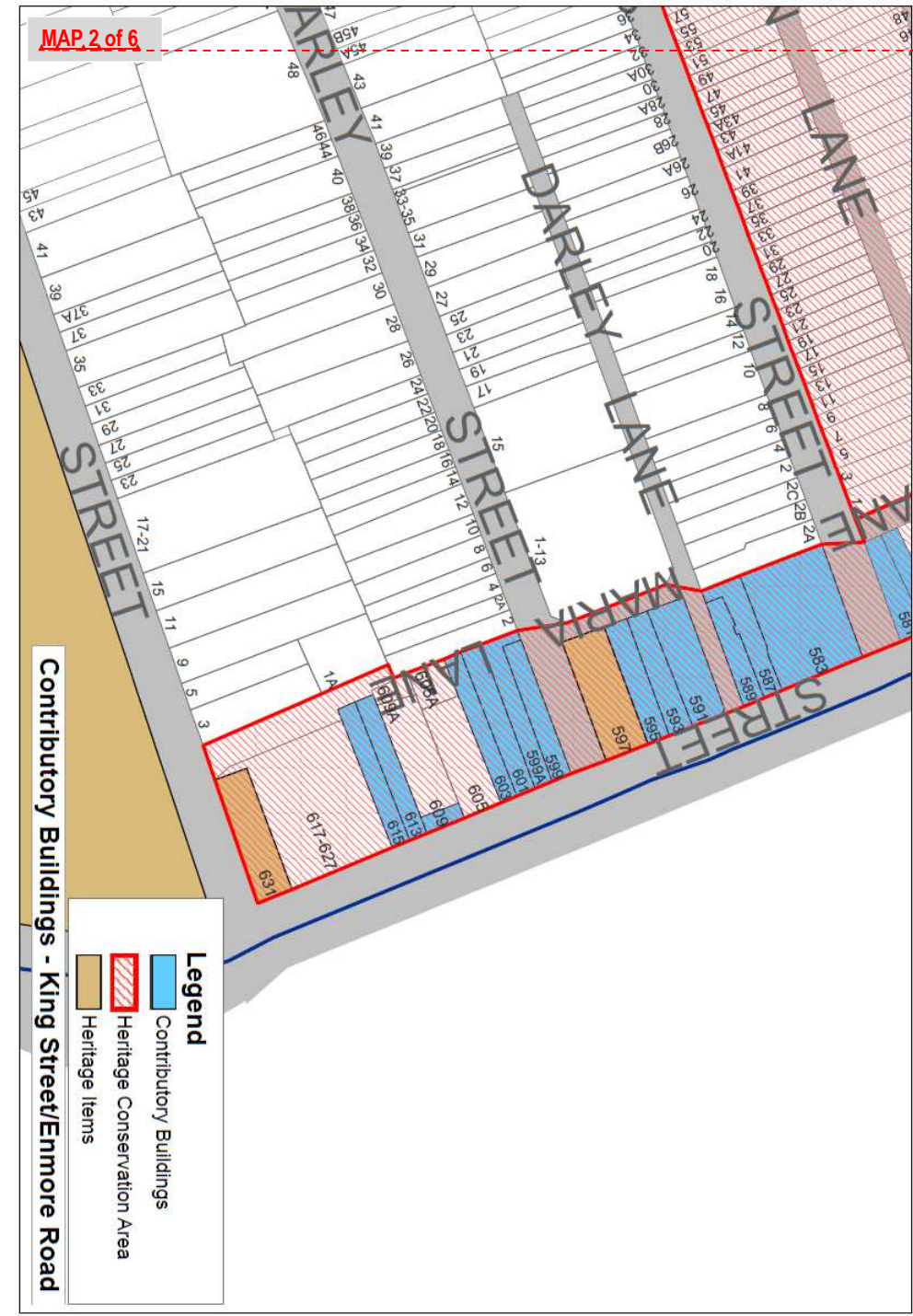
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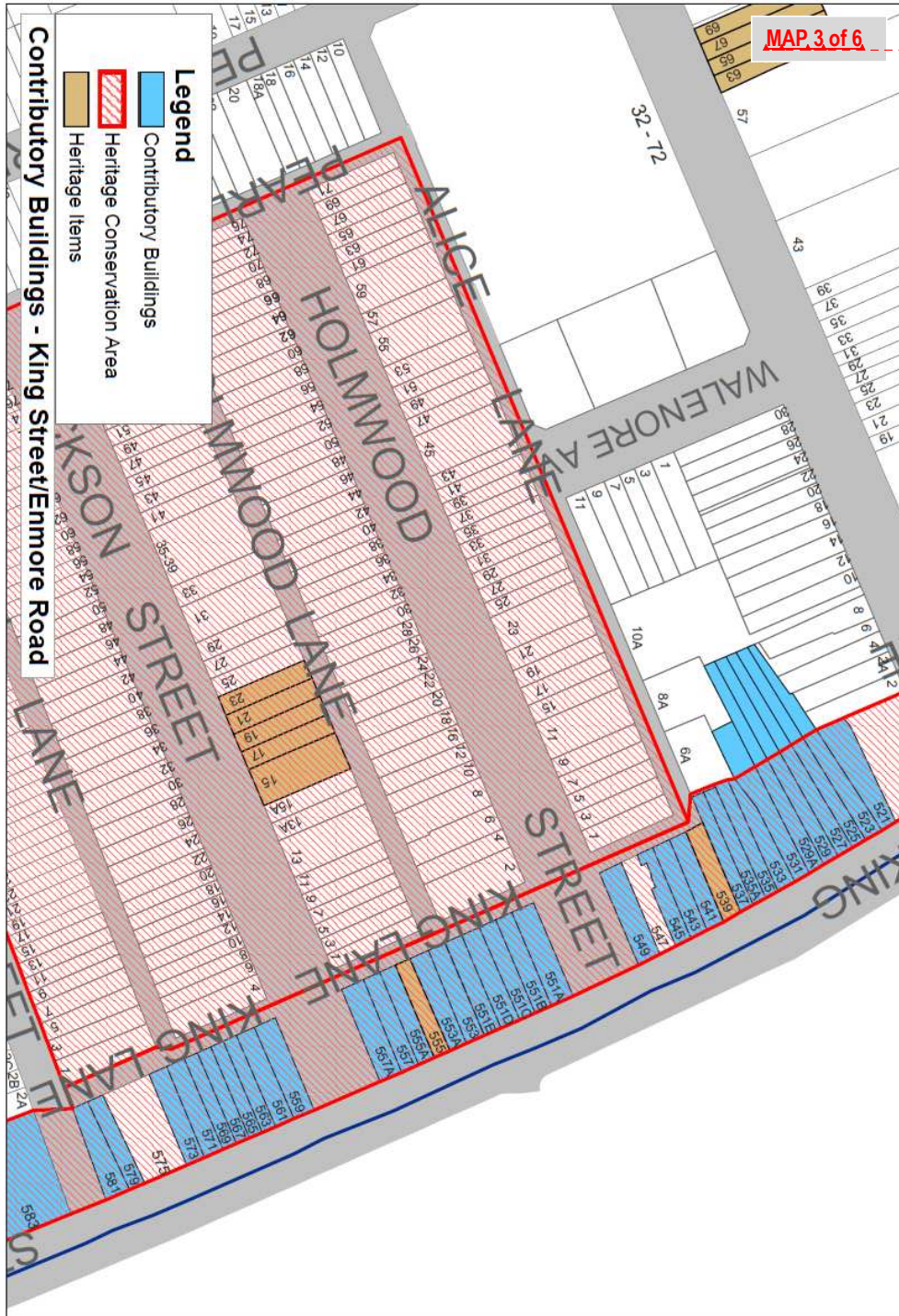
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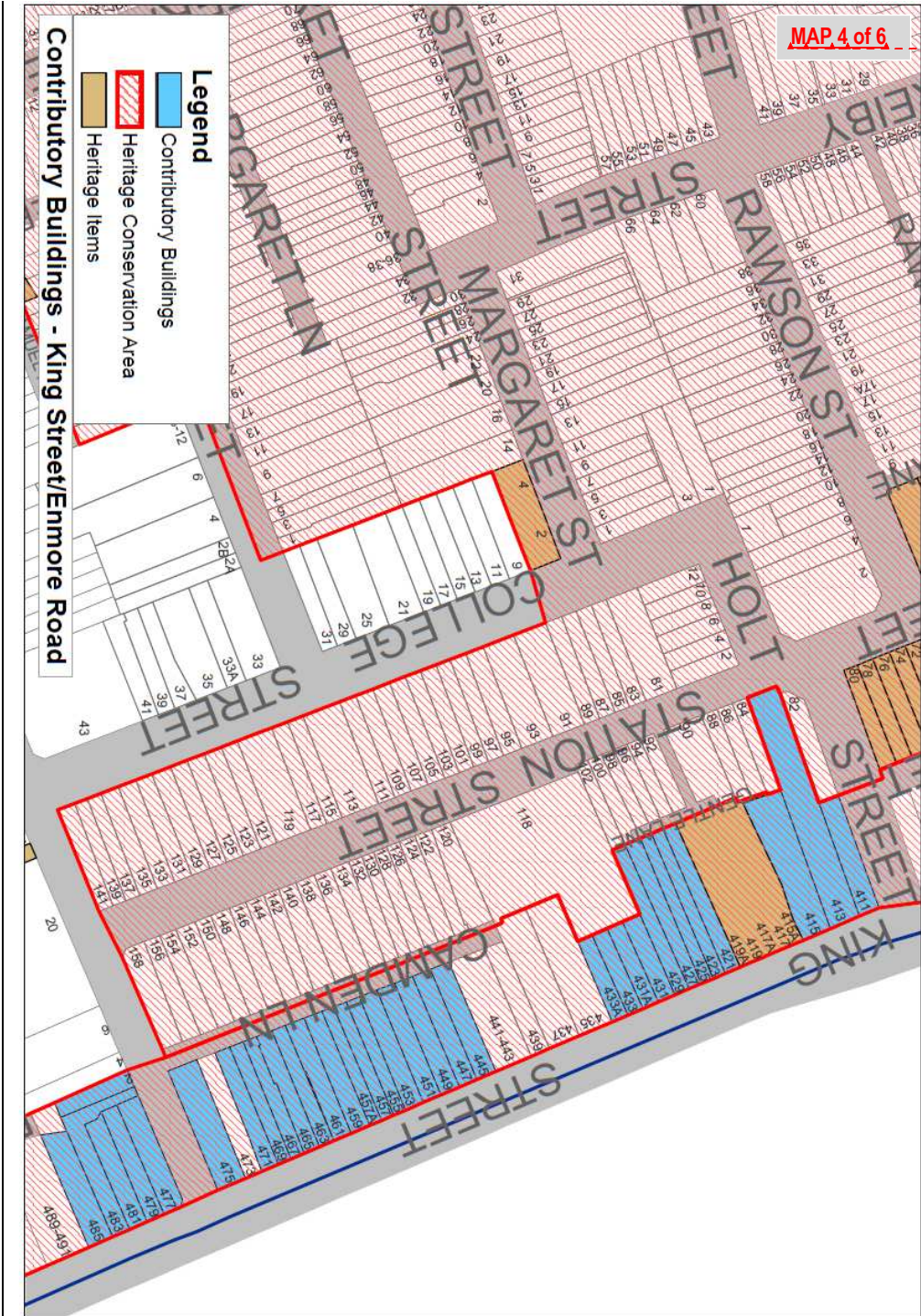
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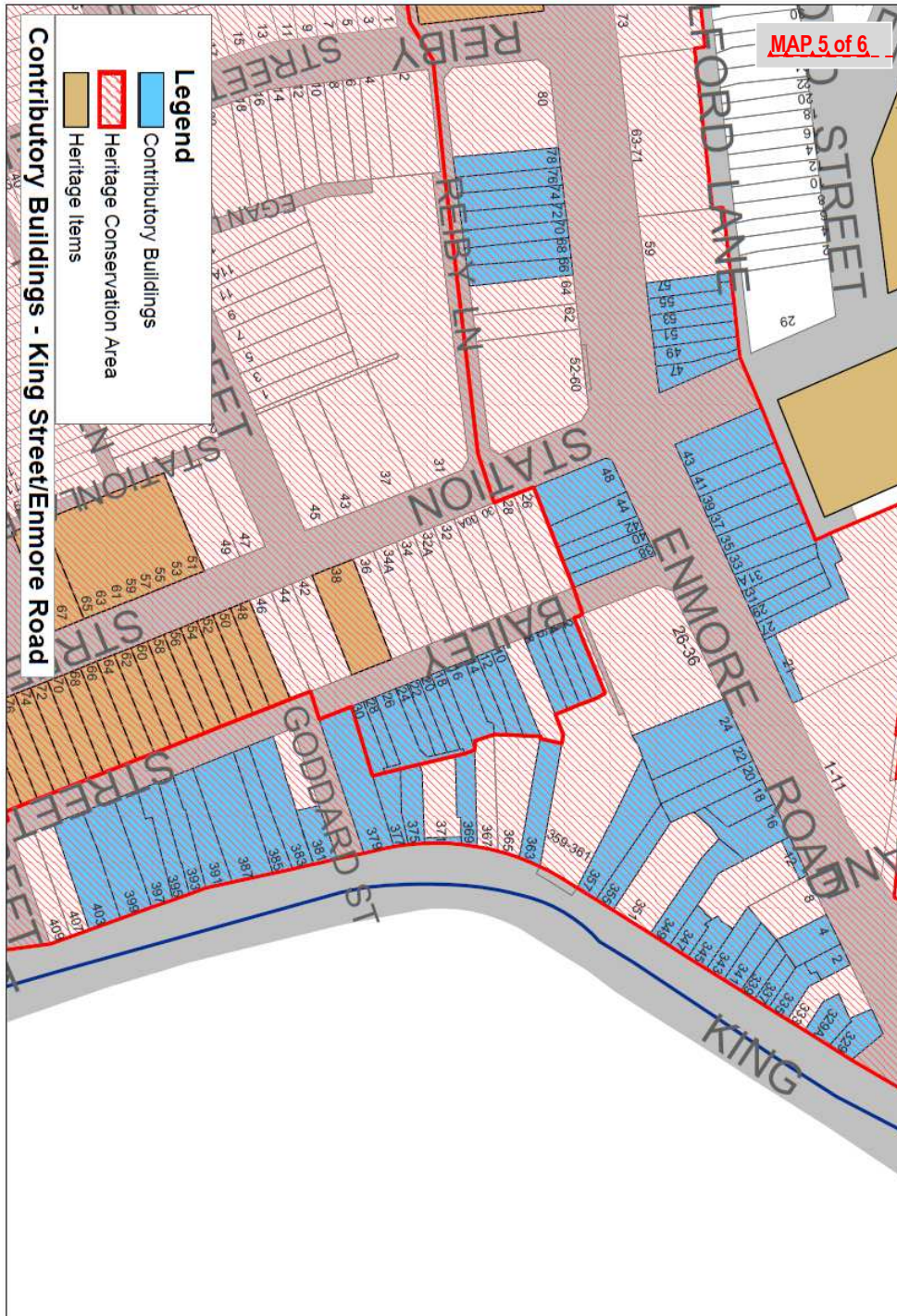
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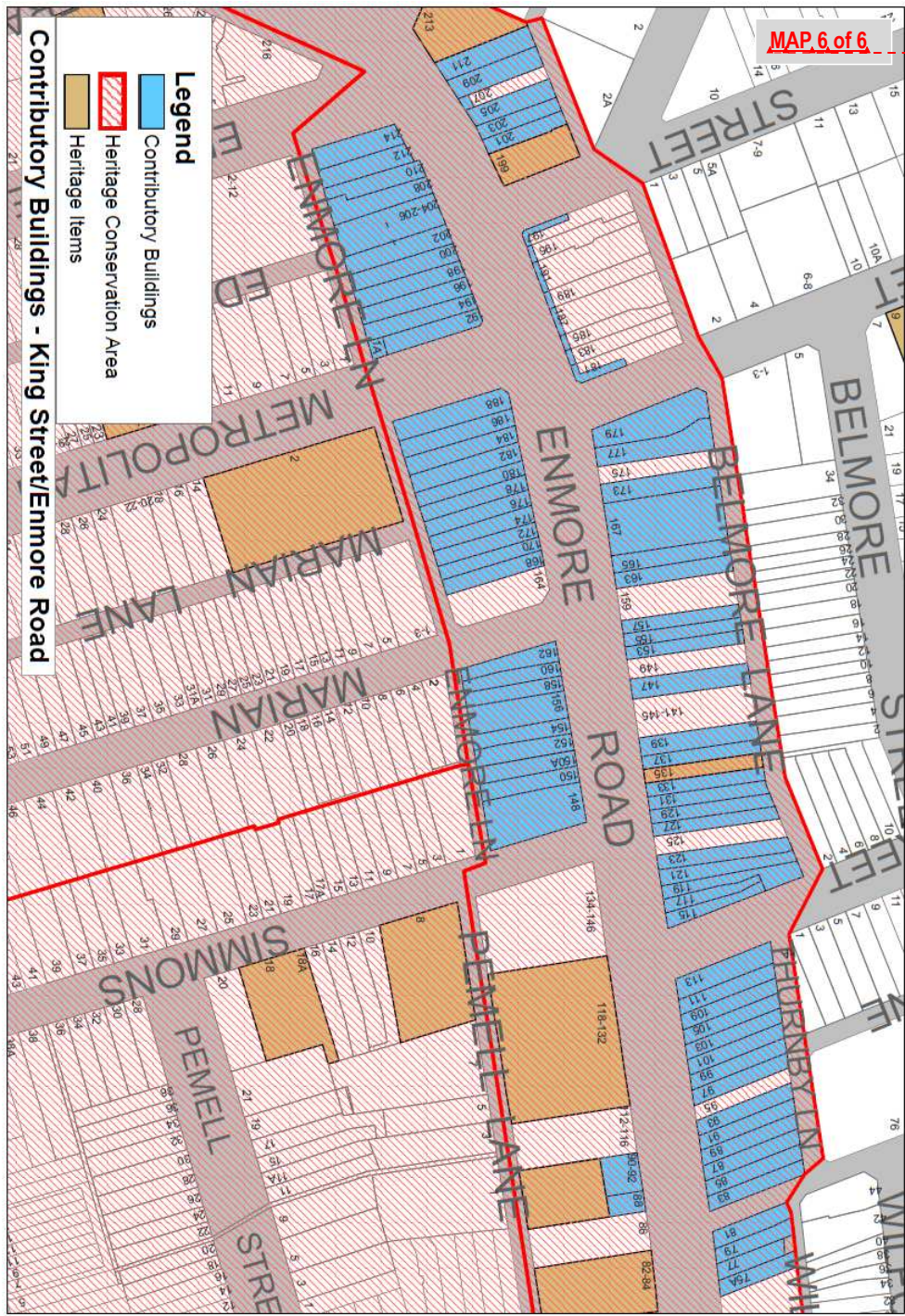
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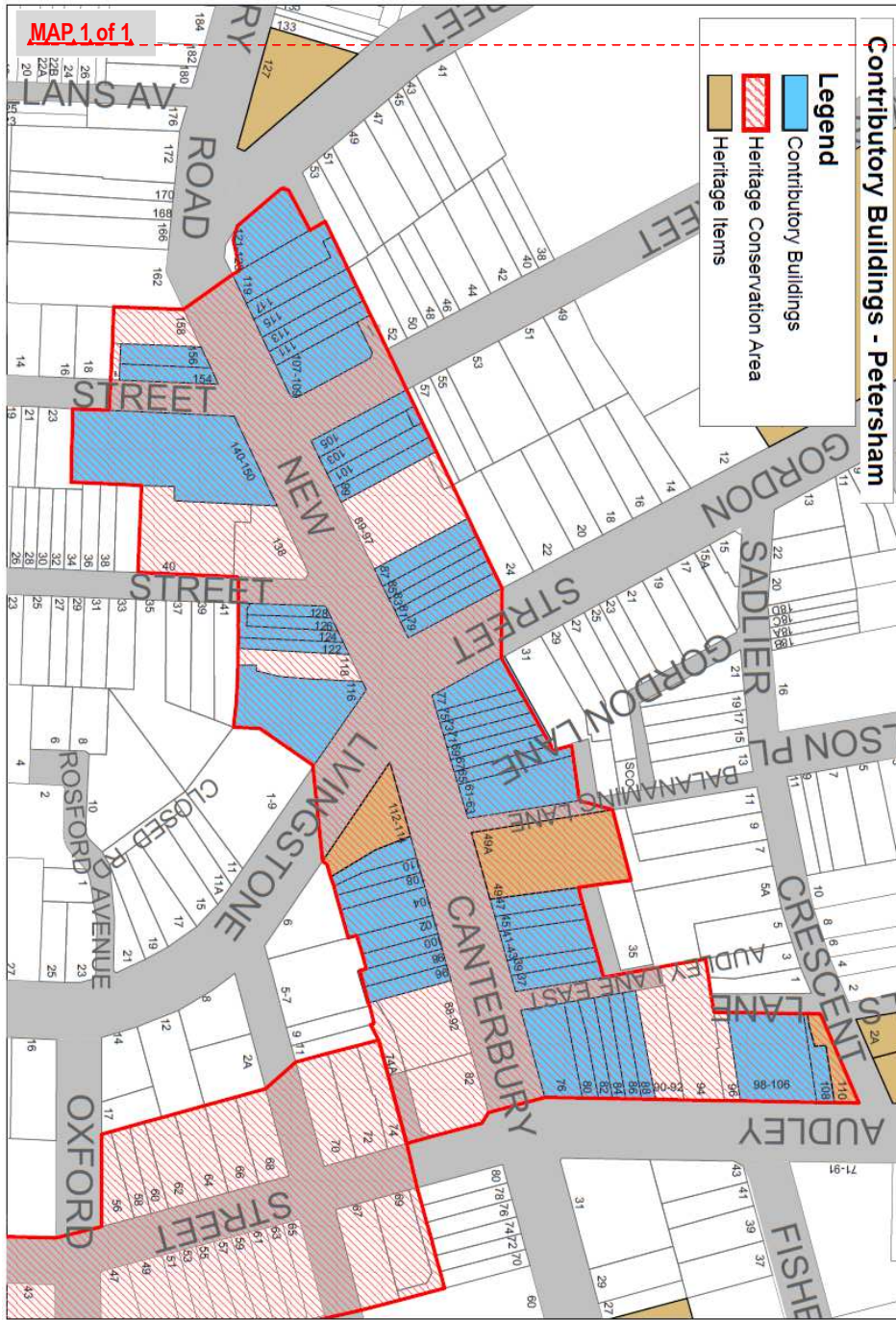
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4. Petersham Commercial Precinct HCA 25 and Petersham Commercial Planning Precinct No. 36 (relates to New Canterbury Road, Petersham)



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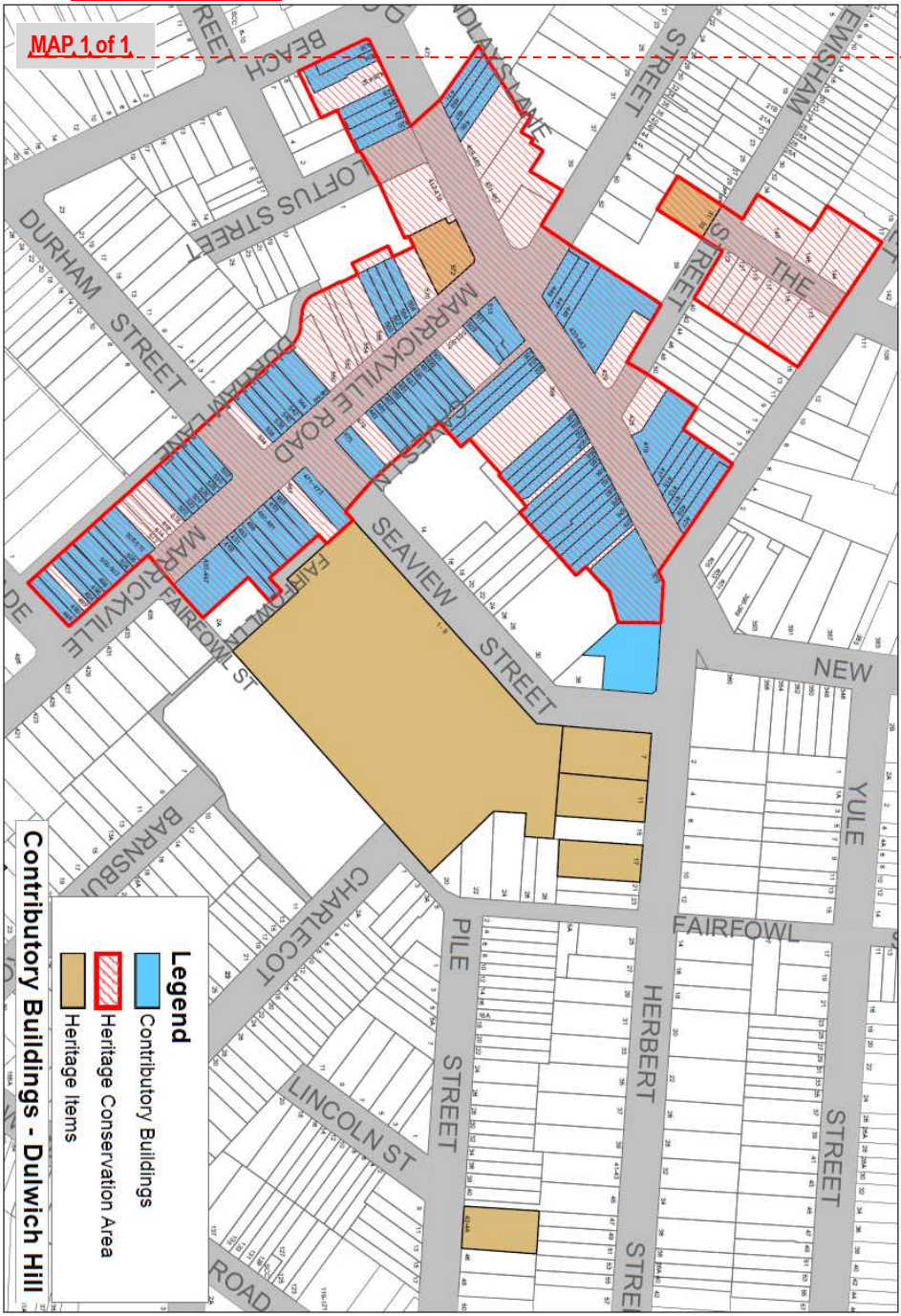
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5. Dulwich Hill Commercial Precinct HCA 28 and Dulwich Hill Commercial Planning Precinct No. 38



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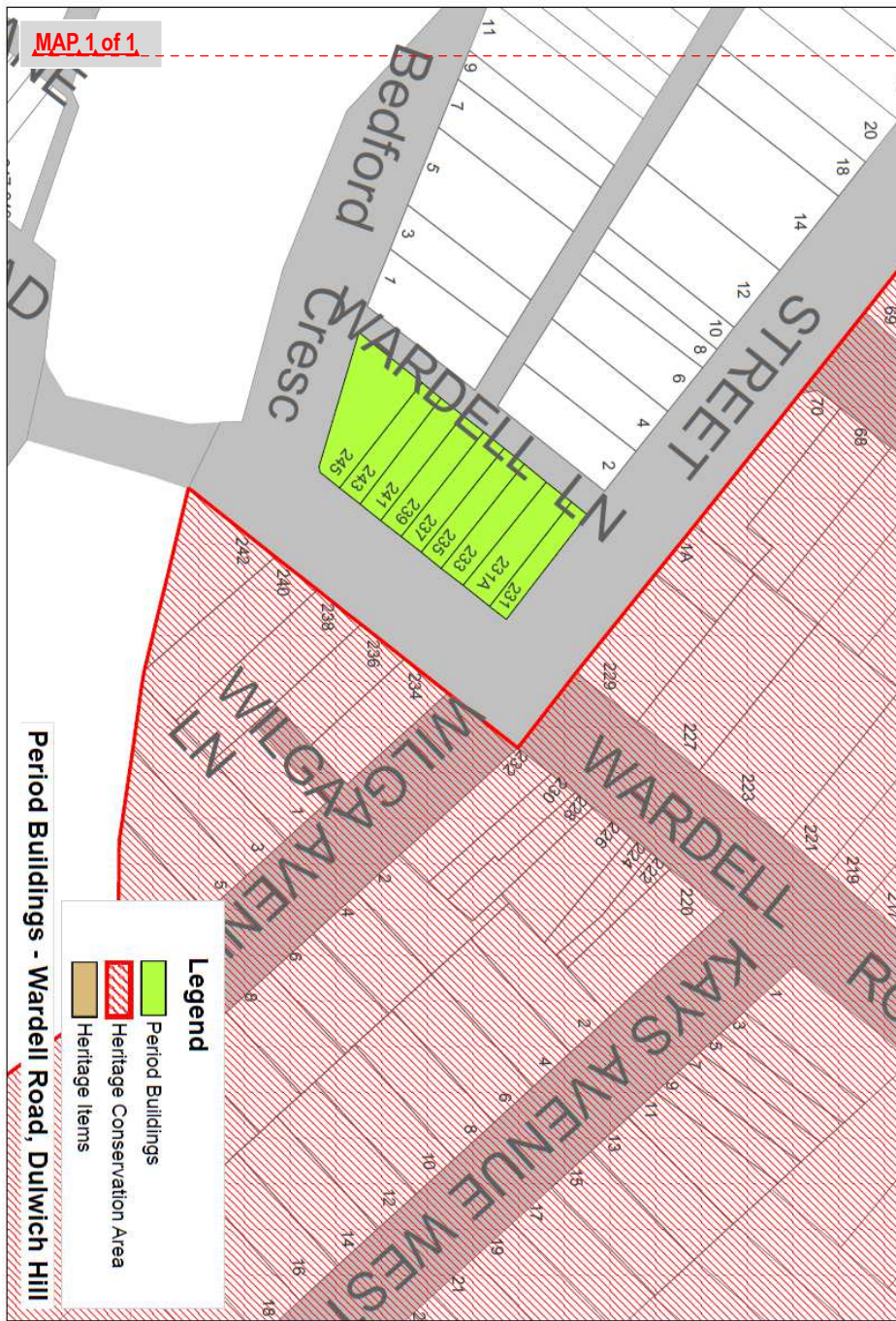
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6. Dulwich Hill Station North Planning Precinct No. 18 (relates to Wardell Road, Dulwich Hill)



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7. New Canterbury Road West Planning Precinct No. 17 (relates to New Canterbury Road, Dulwich Hill)



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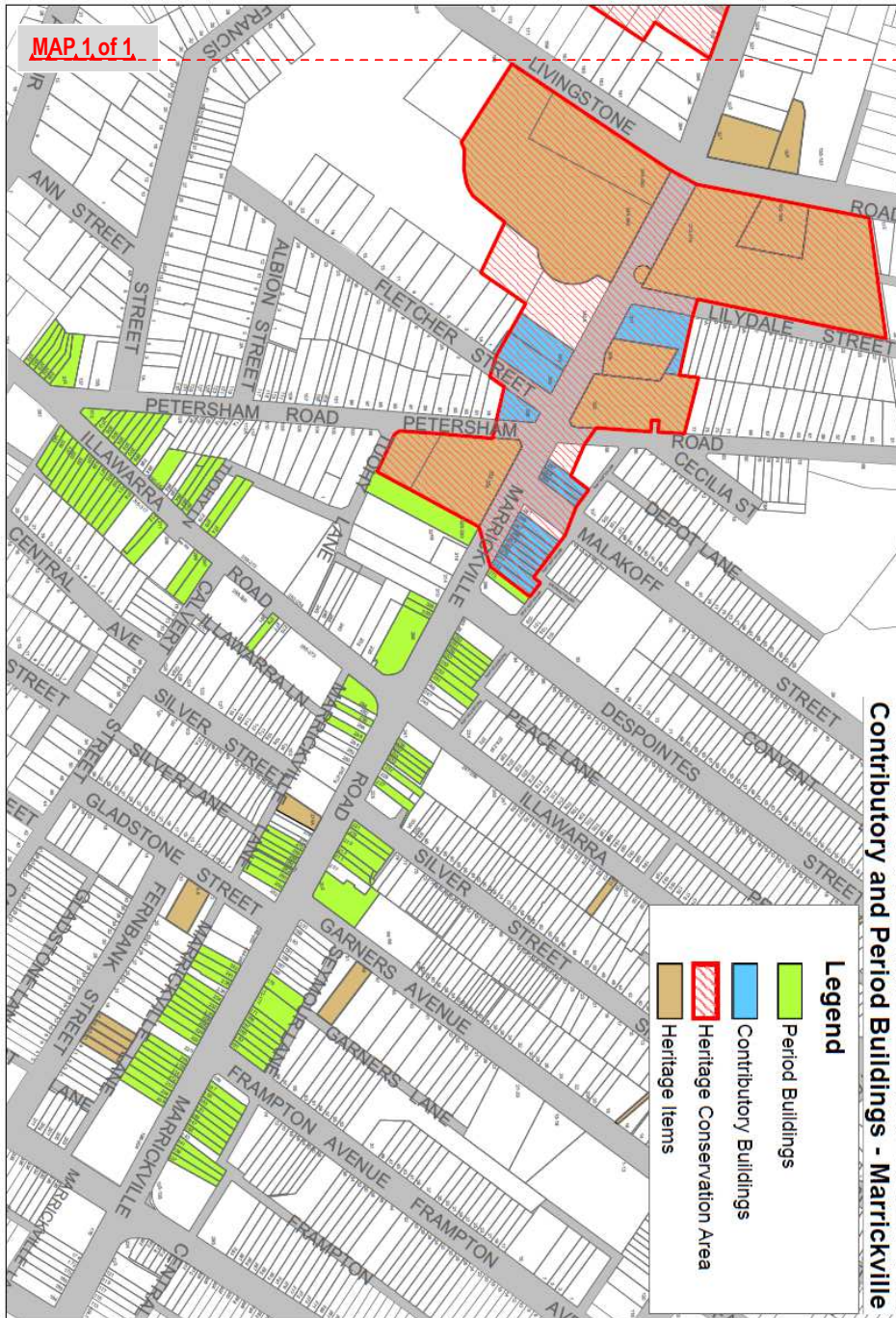
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**8. Marrickville Civic Precinct HCA 30 and part of Marrickville Town Centre
Commercial Planning Precinct No. 40**



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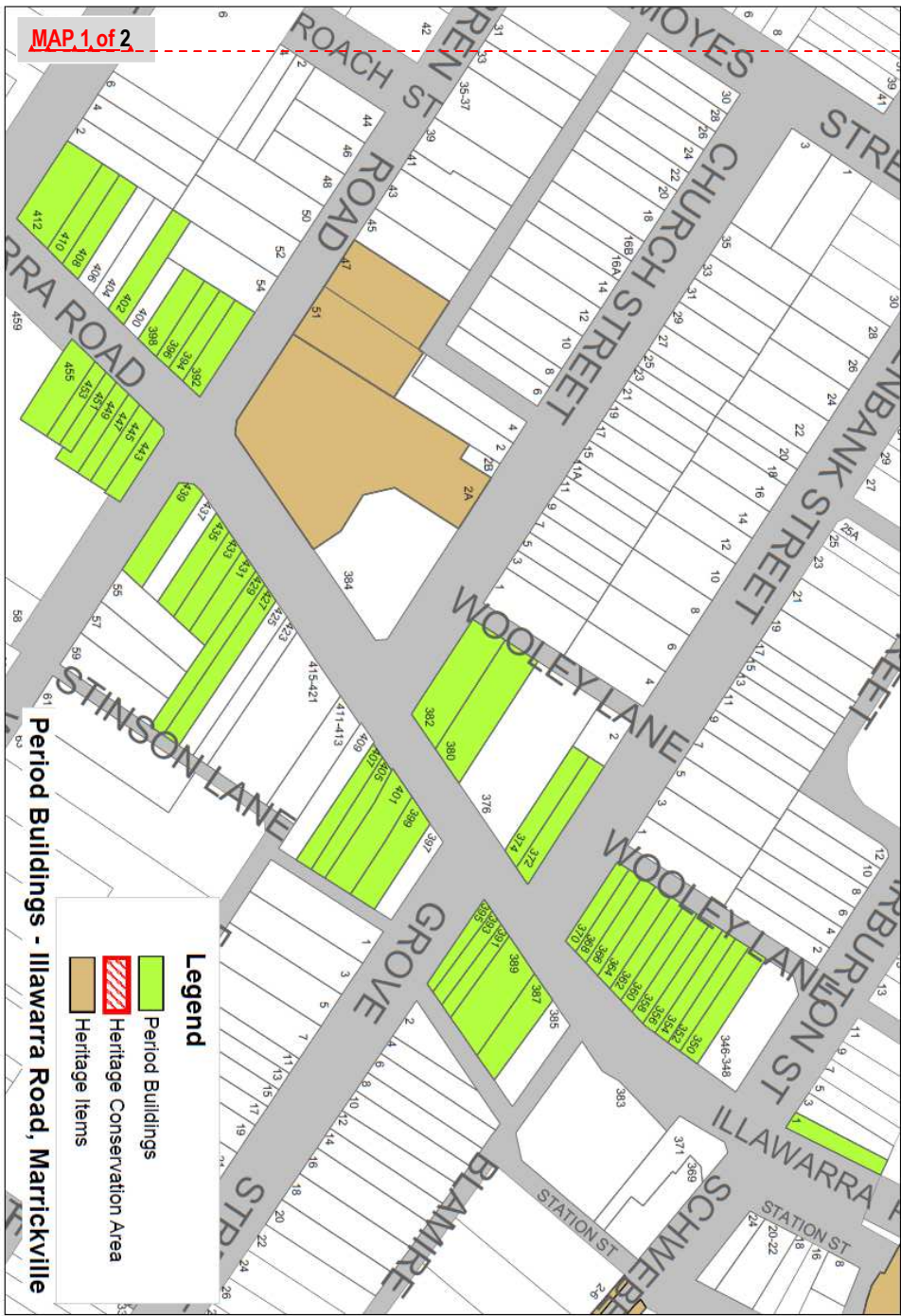
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9. Marrickville Town Centre Commercial Planning Precinct No. 40 (relates to Illawarra Road)



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8.5 HCA Style Sheets

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Marrickville Heritage Review

Council considered a report on “Marrickville Heritage Review 2014” at its meeting on 21 July 2015:

~~In dealing with the matter Council resolved (in part) to amend Part 8 (Heritage) of MDCP 2011 “to include contributory building maps and make reference to six select commercial centres as mapped in the Marrickville Contributory and Period Building Assessment and Mapping Project for 6 Select Commercial Centres (Paul Davies);”~~

The six select commercial centres mapped referred to above relate to the following commercial centres:

- ~~i. Parramatta Road — Camperdown to Lewisham;~~
- ~~i. Illawarra Road — Marrickville;~~
- ~~ii. King Street and Enmore Road — Newtown and Enmore;~~
- ~~iii. New Canterbury Road — Dulwich Hill Commercial Area;~~
- ~~iv. Wardell Road Commercial Area — Dulwich Hill; and~~
- ~~v. Stanmore Shops — Percival Road, Stanmore.~~

~~The Contributory Buildings Maps for the above commercial centres are available from the Heritage and Conservation page of Council’s website (refer to “Marrickville Contributory and Period Building Assessment and Mapping Project for 6 Select Commercial Centres (Paul Davies Pty Ltd);”~~



8.5 HCA Style Sheets

8.5.1 Victorian Italianate/Victorian Filigree



Figure 1: Examples of the Victorian Italianate, Filigree styles in the Marrickville LGA

This section provides details about managing change to Victorian Italianate/Victorian Filigree style houses in HCAs. They should be read in conjunction with the streetscape controls relevant to the HCA - see Section 8.2 (Heritage Conservation Areas).

The characteristics of the Victorian Italianate/Victorian Filigree style described here are those which are found frequently in Marrickville's LGA HCAs. Some properties demonstrate original features not described here, and others do not demonstrate all those features. The evidence of the fabric (including old photographs of the house) should be the main source of information about the original form of each property.

8.5.1.1 Characteristics

The characteristics described below reflect the findings of the fieldwork undertaken in the preparation of the HCAs. Marrickville LGA's buildings do not always fit the standard description of the Victorian Italianate or the Victorian Filigree styles shown in books and publications since those describe examples and elements found in other parts of Australia. Many Marrickville LGA houses represent a crossover of detailing from those two styles.

- These were the most popular styles in Marrickville in the late 19th century and are well represented throughout the LGA's HCAs from that period.
- Most Victorian Italianate style dwellings were built between 1880 and 1900.
- Most Victorian Filigree style dwellings were built between 1870 and 1900.
- Houses were generally sited centrally on their lot.
- The Victorian Italianate and Victorian Filigree styles were applied to detached and semi-detached houses (single and two storeys) and terraces.

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- Almost all non-terrace examples were asymmetrical although semi-detached examples were a mirror-image of each other.
- Victorian Filigree style terraces and semi-detached residences usually featured one room width with an entry hall to one side, and full width verandahs and balconies with decorative cast iron columns and cast iron decorative balustrading ("iron lace"). Both styles often featured a decorative cast iron valance to verandahs and balconies.
- Most Victorian Italianate style dwellings were two rooms wide with one room projecting towards the street with a semi-hexagonal bay. Larger villas and mansions were wider.
- In the Victorian Italianate style where there was no window bay; a small square-sided turret was commonly found.
- Examples demonstrating both a turret and bay-front are rare in the Marrickville LGA.
- A single-fronted version of the Victorian Italianate style with a hallway on the side closest to the side boundary is also found.
- Verandahs at the front were either full width or next to the projecting bay.
- Verandahs and balconies had separate roofs – traditionally concave curved or bull-nosed corrugated iron (frequently altered later to a simple skillion roof).
- Gabled and hipped roof forms were usually asymmetrical, except for terraces. The integrity of the roof form in the streetscape is paramount for this building type.
- In terrace rows on sloping streets, the roof forms of the row stepped down the slope of the street.
- Roof materials included slate (most common) or Marseilles pattern tiles (less common on original roofs but common on re-roofed houses). Corrugated iron was not used to visible elevations but was used sometimes on the skillion section to the rear of the property. Tiles were not highly glazed and were usually dark red.
- Brackets under the eaves were common.
- Chimneys are prominent elements in the roovescape. Chimneys were located on side elevations.
- Dormers were not used on Victorian Italianate houses and cottages.
- Dormers were used occasionally on Victorian Italianate and Victorian Filigree terraces (more common on earlier terraces).
- Widow's walks with a cast-iron balustrade are found atop substantial two or more storey villas located at high points in the LGA.
- Wall materials included rendered masonry either smooth finish or rendered and ruled to imitate stone (imitation ashlar).
- Windows included a vertically proportioned sash opening. They were often arranged in pairs or groups of three (using two narrow windows to flank the main central window). Arched headers to windows on the front elevation were common. Ornate decorative moulding around windows, especially drip moulds above, were common. Decorative glazed ceramic tiles wall mounted as a feature panel near windows occur in some examples.
- Windows to side elevations were simple double-hung timber-framed sash windows reducing in size towards the rear of the property.
- Front fences were Iron Palisade set into a rolled-top sandstone base with matching gate. Fences stepped to follow the fall of the land. Gate posts



were constructed of sandstone block, rendered masonry or cast iron. See Section 2.11 Fencing in this DCP for detailed controls.

- The scale of the building and the level of detail reduced towards the rear of the property.
- Beyond the front section of the house under the main roof (usually two to three rooms deep), the rear rooms had a skillion roof full width or, where there was a rear wing and breezeway, the skillion was pitched across the wing.

8.5.1.2 Objectives

- 01** To retain and if possible enhance the contribution of the property to the streetscape.
- 02** To ensure any change in the HCA is sympathetic to the Victorian Italianate or Victorian Filigree style values of the property and its ability to contribute to the identified heritage values of the area.
- 03** To retain the curtilage and setting – including front setbacks - free of car parking.
- 04** To keep original roof forms and materials and the scale of the building as presenting to the street.
- 05** To retain or reinstate front facade proportions, materials and open verandahs and balconies.
- 06** To protect, maintain and recover original details of the house, front yard and fence.

8.5.1.3 Principles for change and design approach

The principles for change are detailed in the residential HCA controls in Sections 8.2 and 8.3 of this DCP. The design approaches set out in the design guide in Part 4 (Residential Development) of the DCP should be used to guide the preparation of plans for housing alterations and additions.

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8.5.2 Federation



Figure 1: Examples of Federation housing styles in Marrickville LGA's HCAs

These controls provide details about managing change to Federation houses in HCAs. They should be read in conjunction with the streetscape controls relevant to the HCA.

The characteristics of the Federation style described here are found frequently in Marrickville LGA's HCAs. Some properties demonstrate original features not described here, and others do not demonstrate all of those features. The evidence of the fabric (including old photographs of the house) must be the main source of information about the original form of each property.

8.5.2.1 Characteristics

The characteristics described below reflect the findings of the fieldwork undertaken for the HCAs in 2009. Marrickville LGA's HCAs contain many vernacular, simply designed and detailed examples from the period which include many of the features of the Federation style but were most likely builder-designed and built, giving the streetscapes a highly consistent form with rows of repeated roofs, bays and verandahs.

Few exemplary architect-designed examples have survived within the HCAs from the period.

Recognised Federation period styles found in the Marrickville LGA are the most common Federation Queen Anne style, but also include Federation bungalow, Filigree, Anglo-Dutch/Flemish and Arts and Crafts styles.

Some elements such as dormer windows are not characteristic of the Federation period buildings in Marrickville LGA's HCAs. Generally, non-characteristic elements should not be applied to buildings in the HCA unless replacing a known original element of that type.

- The Federation Queen Anne style was the most popular style in the Marrickville LGA in the early 20th century and is well represented throughout the HCAs from that period.
- The Federation period style was applied to detached and semi-detached houses (single and two storeys) and terraces.
- Most Federation dwellings were built between 1895 and 1920.
- Earlier examples were generally sited centrally on their lot.



- Later houses built in areas without rear laneways were often limited in their width and offset sufficiently to allow access to the rear of the block for a motor vehicle.
- Rough-carved sandstone block bases were used where land slopes sufficiently.
- Almost all examples were asymmetrical although semi-detached examples are usually a mirror-image of each other.
- Most were two rooms wide with one room projecting towards the street.
- Box bay windows featured in protruding front rooms.
- Some Federation elements including a 'candle snuffer' roof form are very rare in the Marrickville LGA.
- A very modest single-fronted version with a hallway on the side closest to the side boundary was common.
- The front verandah was either full width or next to a projecting bay. Some had return verandahs on the side of the wider setback.
- Verandahs had a continuous or detached roof often using the same materials as the main dwelling.
- Turned timber posts and timber brackets and/or spindle valance were used as the main decorative element to the facade – particularly applied as valance to front verandah.
- Some very early examples had iron filigree (lace) valance to the verandah edge.
- Gabled and hipped roof forms were usually asymmetrical (unless part of a semi-detached pair).
- The integrity of the roof form in the streetscape is paramount for this building type.
- Roof materials included slate or Marseilles pattern tiles.
- Decorative ridge capping tiles were used but do not feature gargoyles or fantastic elements.
- Tiles were not highly glazed and were usually a sienna-dark red.
- Corrugated iron was not used to visible elevations but was used sometimes on the skillion section to the rear of the property.
- Chimneys are prominent elements in the roofscape. Chimneys were located on side elevations and are tall and narrowly proportioned with simple pots.
- Dormers were not used on Federation houses and cottages in Marrickville LGA's HCAs.
- The scale of the building and level of detailing reduced towards the rear of the property.
- Beyond the front section of the house under the main roof (usually two to three rooms deep) the rear rooms had a skillion roof full width or, where there was a rear wing and breezeway, the skillion was pitched across the wing.
- Walls were of face brick and dark red-brown.
- Brickwork to front facade was often dichromatic with dark red brickwork and dark brown banding at eye height.
- Examples with an Arts and Crafts influence had rough-cast above eyeline level and to the chimney.
- Windows were vertically proportioned sash opening.

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- Windows were prominent and important elements in the front facade. They were timber-framed and often included highly designed joinery, with arched headers and combinations of highlights and sidelights.
- Decorative leadlights are found but are not common elements in the HCAs.
- Windows to side elevations were simple double-hung sash windows reducing in size towards the rear of the property.
- Front fences were Iron Palisade set into a chamfer top sandstone base with matching main pedestrian and tradesman's gates, plus driveway gate if property included space for a driveway.
- Fences step to follow the fall of the land. Gate posts were constructed of sandstone block, rendered masonry or cast iron. See Section 2.11 (Fencing) in this DCP.

8.5.2.2 Objectives

- | | |
|-----------|---|
| O1 | To retain and, if possible, enhance the contribution of the property to the streetscape. |
| O2 | To ensure any change in the HCA is sympathetic to the Federation period values of the property and its ability to contribute to the identified heritage values of the area. |
| O3 | To retain the curtilage and setting – including front setbacks - free of car parking. |
| O4 | To keep original roof forms and materials and the scale of the building as presenting to the street. |
| O5 | To retain or reinstate front facade proportions, materials and open verandahs. |
| O6 | To protect, maintain and recover original details of the house, front yard and fence. |

8.5.2.3 Principles for change and design approach

The principles for change are detailed in the residential HCA controls in Sections 8.2 and 8.3 of this DCP. The design approaches set out in the design guide in Part 4 (Residential Development) of this DCP should guide the preparation of plans for housing alterations and additions.



8.5.3 Inter-War



Figure 1: Examples of Inter-War period housing styles in Marrickville HCAs. Note use of matching brickwork for front fences. Both of these examples have side entries.

These controls provide details about managing change to Inter-War period houses in HCAs. They should be read in conjunction with the streetscape controls relevant to each HCA.

The characteristics of the Inter-War period styles described here are found frequently in Marrickville LGA's HCAs. Some properties demonstrate original features not described here and others do not demonstrate all of those features. The evidence of the fabric (including old photographs of the house) must always be the main source of information about the original form of each property.

8.5.3.1 Characteristics

Marrickville LGA's HCAs contain many vernacular, simply designed and detailed examples from the period which include many of the features of Inter-War period styles but were most likely builder-designed and built, giving the streetscapes a highly consistent form with rows of repeated roofs, bays and verandahs.

Most examples of Inter-War period style housing in the Marrickville LGA are modest. Recognised Inter-War period styles are the most common Inter-War Californian bungalow style, but also include Inter-War Georgian Revival and Art Deco styles.

Inter-War period houses (as opposed to residential flat buildings) in Marrickville LGA's HCAs are universally single storey. First floor additions are therefore non-characteristic elements and must not be applied to such buildings in the HCAs.

The Inter-War Californian bungalow style was the most popular Inter-War period style in the Marrickville LGA in the 1920s and 1930s and is well represented throughout the HCAs from that period.

- The Inter-War period styles were applied predominantly to detached houses (single storey only).
- Most Inter-War period dwellings were built in the 1920s and 1930s, generally as the result of subdivision of Victorian period villa estates.
- Later examples were generally limited in width, are detached and feature side driveways to rear garages.

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- Rough-carved sandstone block or brick base were used where the land slopes sufficiently.
- Almost all examples were asymmetrical, although semi-detached examples were usually a mirror-image of each other.
- Many examples featured side entries.
- Facades were generally asymmetrical, often featuring a projecting bay, porch or verandah across part of the width only.
- Bays, verandahs and porches frequently had flat roofs.
- Brick posts or a combination of brick and timber posts were used for verandahs and porches, often with a brick balustrade.
- Existing hipped, jerkin head and hipped and gabled roof forms were usually asymmetrical (unless part of a semi-detached pair).
- The integrity of the roof form in the streetscape is paramount for this building type.
- Roof materials included Marseilles pattern tiles (glazed and unglazed).
- Plain ridge capping tiles were used.
- Tiles were not highly glazed and were usually a sienna-dark red.
- Corrugated iron was not used to visible elevations but was used sometimes on the skillion section to the rear of the property.
- Chimneys are less prominent elements in the roofscape. Chimneys were located on side elevations and are often short with simple pots.
- Dormers were not used on Inter-War period houses.
- The scale of the building and level of detailing reduced towards the rear of the property.
- Beyond the front section of the house under the main roof (usually two to three rooms deep) the rear rooms had a skillion roof full width or, where there was a rear wing and breezeway, the skillion was pitched across the wing.
- Walls were of face brick – dark red-brown or dark brown “liver” brick (liver brick in the 1930s examples).
- Windows were vertically proportioned with either casements or timber framed double hung windows to the facade, sometimes with simple (such as diamond pattern) lead lighting. Timber-framed double hung windows sat to the side and rear elevations.
- Front fences were low brickwork (0.8 metres to 1.2 metres high) to match the house plus driveway gate if property included space for a driveway. Fences stepped to follow the fall of the land. Gate posts were constructed of brickwork (see Section 2.11 (Fencing) in this DCP for detailed controls).

8.5.3.2 Objectives

- O1** To retain and, if possible, enhance the contribution of the property to the streetscape.
- O2** To ensure any change in the HCA is sympathetic to the Inter-War period values of the property and its ability to contribute to the identified heritage values of the area.
- O3** To retain the curtilage and setting – including front setbacks - free of car parking.
- O4** To keep original roof forms and materials and the scale of the building as presenting to the street.



- O5** To retain or reinstate front facade proportions, materials and open verandas or porches.
- O6** To protect, maintain and recover original details of the house, front yard and fence.

8.5.3.3 Principles for change

The principles for change are detailed in the residential HCA controls in Sections 8.2 and 8.3 of this DCP. The design approaches set out in the design guide in Part 4 (Residential Development) of this DCP should be used to guide the preparation of plans for housing alterations and additions.

8.5.4 Inter-War Art Deco residential flat buildings



Figure 1: Example of an Inter-War Art Deco residential flat building, including front door detailing

These controls provide details about managing change to Inter-War Art Deco residential flat buildings in HCAs. They should be read in conjunction with the streetscape controls relevant to each HCA.

The characteristics of the Inter-War Art Deco residential flat buildings described here are found frequently in Marrickville LGA's HCAs. Some properties demonstrate original features not described here; and others do not demonstrate all these features. The evidence of the fabric (including old photographs of the building) must be the main source of information about the original form of each property.

8.5.4.1 Characteristics

The characteristics reflect the findings of the fieldwork undertaken for MLEP 2011. Marrickville LGA's HCAs contain simply designed and detailed examples of this style which include features of other Inter-War period styles. All examples were most likely builder-designed and built, giving the streetscapes a highly consistent form with rows of repeated roofs and bays.

Most examples of Inter-War Art Deco residential flat buildings in the Marrickville LGA are modest. They are usually two storeys.

- The Inter-War Art Deco style was the most popular Inter-War period style for construction of residential flat buildings in the Marrickville LGA in the 1920s and 1930s and is well represented throughout the HCAs.
- Most Inter-War Art Deco residential flat buildings were built in the 1920s and 1930s, generally as the result of subdivision of Victorian period villa estates.
- Many examples feature side driveways to rear garages.
- Brick base were used where land slopes sufficiently.
- Almost all examples are symmetrical with central front doors.
- Some examples feature side entries.



- Facades were generally symmetrical, often featuring articulation through projecting bays, recessed entry porches, brick pilasters or engaged columns.
- The buildings featured hipped roof forms, usually symmetrical, and occasionally parapets with a hipped roof form behind.
- The integrity of the facades in the streetscape is paramount for this building type.
- Roof materials included Marseilles pattern tiles (glazed and unglazed).
- Plain ridge capping tiles were used not highly glazed and usually sienna-dark red.
- Corrugated iron was generally not used except for minor rear sections.
- This building type does not feature any chimneys.
- The scale of the building is usually consistent throughout.
- Facades featured articulation and decorative brick detailing.
- Walls were of face brick – dark red-brown or dark brown “liver” brick (liver brick in the 1930s examples), often with use of contrasting brickwork, particularly to the facade.
- Windows were vertically proportioned with either casements or timber framed double hung windows to the facade, sometimes with simple (such as diamond pattern) lead lighting. Timber-framed double hung windows sat to the side and rear elevations.
- Front fences were low brickwork (0.8 metres to 1.2 metres high maximum) to match the building plus driveway gate if property included space for a driveway. Fences stepped to follow the fall of the land. Gate posts were constructed of brickwork (see Section 2.11 (Fencing) of this DCP for detailed controls).
- Rear garaging, if present, was of brickwork with hipped terracotta tiled roofs to match the main building.

8.5.4.2 Objectives

- | | |
|-----------|--|
| 01 | To retain and enhance the contribution of the property to the streetscape. |
| 02 | To ensure any change in the HCA is sympathetic to the Inter-War period values of the property and its ability to contribute to identified heritage values. |
| 03 | To retain the curtilage and setting – including front setbacks - free of car parking. |
| 04 | To keep original roof forms and materials and the scale of the building as presenting to the street. |
| 05 | To retain or reinstate front facade proportions and materials including unpainted and unrendered brickwork. |
| 06 | To protect, maintain and recover original details of facade, front garden and fence. |

8.5.4.3 Principles for change

The principles for change are detailed in the residential HCA controls in Sections 8.2 and 8.3 of this DCP. The design approaches set out in the design guide in Part 4 (Residential Development) of the DCP guides the preparation of plans for alterations and additions to residential flat buildings.

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Appendix 1 - Heritage Conservation Areas Map

See the attached map.