

HABERFIELD CONSERVATION STUDY

Prepared for

Ashfield MUNICIPAL COUCIL

By

Robert Moore

In association with

Penelope Pike

Lester Tropman & Associates

Meredith Walker

1.

PREFACE

Ashfield Municipal Council is responsible for the ongoing planning and development of a suburb of national heritage significance - Haberfield.

This Study was commissioned by Council to provide the technical conservation assessment and advice essential to assist it in balancing the needs of residents' modern lifestyles and the responsibility of protecting an item of Australia's National Estate.

In preparing the Study and providing architectural conservation advice to Council over a period of three years, it has become clear to the Study team that planning controls do of themselves not produce caring, responsible people - they only provide an opportunity to alert those who are unaware of heritage and its value. The key to successful conservation is public education and promotion of heritage values, so that the residents and owners of Haberfield will cherish and care for what they have inherited, and in turn, pass it on.

Technical conservation advice is contained in proposed local environmental plan provision, a draft development control plan, technical advice sheets and public works schedules. Educational and promotional ideas are included in four conservation guidelines and recommendations on non-statutory initiatives. Together, these documents can provide the basis to conserve Haberfield into the future.

2.

ACKNOWLEDGEMENTS

The Study team wish to acknowledge the help and support of the following people during the course of this Study:

- The staff of the Engineering and Planning Department of Ashfield Municipal Council, in particular Mr. M.J. Tobin and Mr. G. Campbell.
- Mr. Vince Crow whose research about Haberfield, its development and history as well as his enthusiasm have done so much to assist its conservation.
- The staff of the Mitchell Library.
- The respective families of the Study team members who devoted many evening hours and weekends to the project.
- and our valiant typists, Betty Burke and Lorraine Foster who deciphered the rewrites and edits, through various editions.
- Cover photograph, Lindy Kerr.Dalhousie Street, 1980 .

3.

1. EXECUTIVE SUMMARY

Over the past ten years, increasing controversy has surrounded the future of Haberfield, the first comprehensively-planned 'Garden Suburb' designed and realised in Australia.

As awareness has grown of the suburb's influence on the design of the suburban environment that most Australians live in today, so concern has grown that the heritage importance of Haberfield should be respected and cared for, for the interest and benefit of future Australians.

At the centre of all the controversy has been the extent to which the rights of the individual homeowner should be affected by the implications of conserving the heritage value of Haberfield. This heritage value is particularly imbued in the fabric – that is the building materials and the way in which they are used – of Haberfield's Federation-style homes. As general popular interest in older-style homes has grown, so there has grown a correspondence between the intactness of houses and their market value, but for some home owners in Haberfield, the style of their houses is not one to which they personally relate. Consequently proposals for the alteration of the homes still frequently display little regard for the character of the buildings, whose maintenance and protection are foremost in the objects of other residents in the suburb.

The heritage significance of Haberfield has been recognised by both State and Federal Governments in their support of this Study of the suburb, which seeks to find a way forward through the present difficulties of development control area. The Study has included an assessment of the relative intactness of all the residential and commercial buildings in the suburb. The survey undertaken for this assessment has helped form an overview of those matters which are in the centre of the present development conflicts in the suburb. These include the maintenance and repair works that owners need to undertake as part of normal householder's care; the changes that owners feel they need to make for contemporary living; and at a different level, the civic aspects of developments in the suburb where decisions about apparently small matters, like street trees or kerbing, can incrementally detract from the valued character of the streets, blocks and parks – all the components of the suburb.

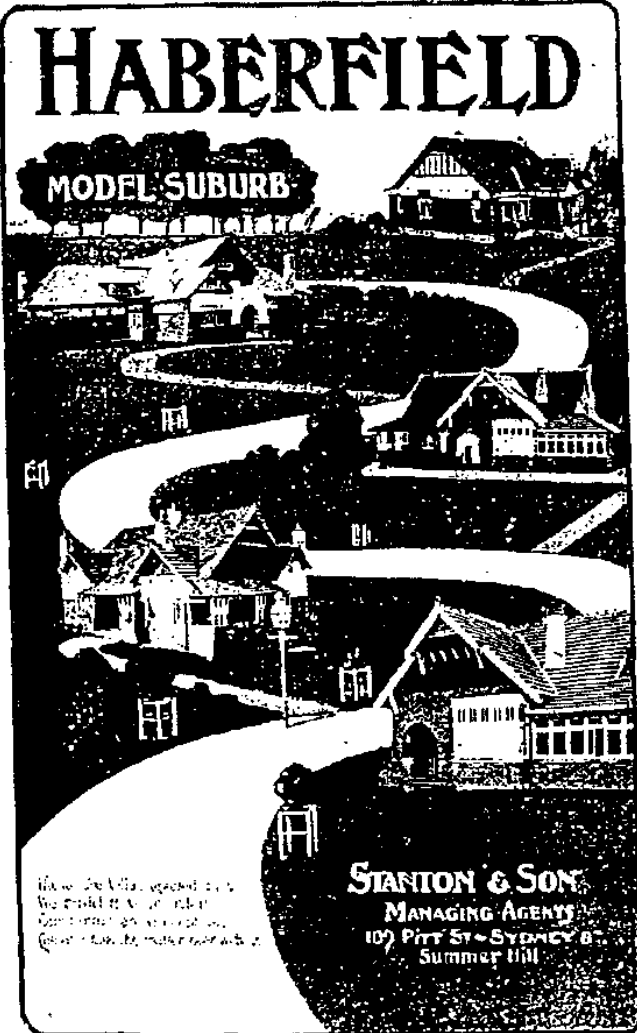
From this survey and the overview facilitated, new planning controls for Haberfield are recommended, with the emphasis not upon stopping property owners from "doing things"- making improvements to their homes, shops or offices – but rather on how to go about "things" in appropriate ways. Basic rules to be followed are set out in a proposed new Local Environment Control Plan for Haberfield which elaborated upon the ways in which Haberfield's houses and commercial buildings should be cared for. Guidelines on maintenance, alterations and additions, and new buildings are recommended to be published in brochure form, with illustrative sketches for assistance in building concepts. In addition, technical advice sheets have been prepared for specific maintenance issues.

Rules and regulations only work as long as most people respect them, and basically respect the intention of the rules as being "best for everybody". Certain basic rules and regulations are essential if the heritage significance of Haberfield is to be appropriately cared for. The importance of the suburb will not go away, and perhaps the best evidence of the recognition of its value is the high prices being paid for Haberfield's homes (especially those substantially intact condition), many of which naturally require some repairs and improvement of facilities to bring them up to currently expected standards of comfort and amenity.

4.

Haberfield can live with its heritage, and draw positive benefits from being a special place, as towns and villages of historic character, all around the world, have proven time and time again, as visitors flock to see them and buyers pay for the privilege of living there. Planning and development controls for such special places are not easy to prepare with universal agreement on their fairness, but such controls evolve over time. The authors of this Study hope that it will assist Council and residents, and all those concerned about Haberfield, to make some further progress in safekeeping the wonderful place that Ashfield is, for the future.

2.0 HABERFIELD IN CONTEXT



HABERFIELD

MODEL SUBURB

How the Villa, opened in 1908, we could not do better. Can't come to see it? Give us a call, we'll make sure you do.

STANTON & SON
MANAGING AGENTS
107 Pitt St - SYDNEY &
Summer Hill

WHY NOT?

Why not live at Haberfield where all the residences are pretty, and nicely distanced from one another where the streets are wide and planted with shade trees, where children grow strong among bright surroundings.

We have one or two choice villas for sale that will please you, or we build to suit your wants. We sell on Easy Terms too.

Come out and inspect these beautiful homes

Our Office on the Estate is always open.

If you cannot visit this delightful neighbourhood, let us post you an illustrated booklet. **YOU WILL BE INTERESTED.**

An early advertisement for Haberfield (Shire and Municipal Record, July 1908)

6.

2.1 HOW THE STUDY AROSE

1. National Trust Listing 1978

In 1978, the National Trust of Australia (NSW), aware of the trends to unsympathetically modernise houses in Haberfield, inspected the suburb and established two "Recorded" urban conservation areas in its Register, suggesting to Ashfield Municipal Council that the special qualities of the area should be considered whenever new development was proposed, and that appropriate planning measures should be prepared to ensure the conservation of the area (Plate A).

The Trust's listing proposal stated that Haberfield was listed

"For its historic significance as a prototype of the familiar Australia suburb, and an early example of departure from the denser pattern of 19th Century development, and for the visual and townscape significance of its fine individual houses, gardens and tree-planted streets. Most elements of Federation domestic architecture and residential planning are to be found here, of high quality and in good condition. The shopping area is distinguished by the Art Nouveau detailing of upper shop fronts and by two churches which form landmarks on the Dalhousie Street ridge."¹

At the time of the Trust's initial listing, Ashfield Municipal Council was in the process of preparing a draft local environment plan to replace the 1951 County of Cumberland Planning Scheme in which all of Haberfield had been zones as "Living Area, an open and flexible zoning which did not contain any conservation aims or objectives. Ashfield council sought the advice of the newly-formed Heritage Council of New South Wales for appropriate planning strategies for the area.

2. The Department of Environment and Planning

The Heritage and Conservation Branch of the Department of Environment and Planning, (now the Department of Planning) whose staff service the Heritage Council, prepared conservation provisions and guidelines for the Haberfield Conservation area, and a series of exhibition panels, brochures, press releases and a video in both English and Italian, explaining the conservation proposals, in an attempt to raise community awareness of the issues. These were placed in simultaneous exhibition with the Draft Ashfield Plan, in January 1981, but were not incorporated officially as part of the Draft Plan; they did not therefore enjoy any legally enforceable status in terms of development or demolition control. The incremental changes to houses in the suburb continued.

The conservation proposals put forward by the Heritage Council explained the importance of Haberfield and its particular inheritance of Federation architecture, and gave detailed advice as to house maintenance, designing extensions, additions, appropriate building materials, accommodation for cars and public landscaping.

To seek the comments of Haberfield residents on the conservation guidelines, the Heritage Council published an explanatory brochure in English and Italian which was distributed to every household on the Conservation area. Ashfield Municipal Council also published information about the conservation proposals in its Newsletter to residents.

In May 1981, a seminar was held by the Heritage Council for Haberfield residents and Ashfield Council officers and aldermen on the Conversation of Federation Houses. The seminar featured expert practical advice on repair and maintenance of Federation homes; the design of extensions and additions; the maintenance of Federation gardens and of Federation interiors. It was first of a series of "Federation houses seminars" throughout"

¹ National Trust of Australia (NSW) Register Proposal August 1979. (Revised 1980.1983)

7.

Sydney which followed in the years to come². A directory of Sydney-based services and suppliers useful for the repair and maintenance of Federation houses was also prepared and distributed during the four-month exhibition of the conservation guidelines, a document which has grown since that time into a major publication by the Department of Planning covering the State as a whole³.

3. The Heritage Council of NSW

Whilst clearly recognising Haberfield's significance as an item of the State's environmental heritage, the Heritage Council did not recommend to the Minister for Planning and Environment that he places an interim conservation order under the Heritage Act, over the suburb. Such an order would have had the effect of transferring to the Heritage Council the responsibility for initial approval, on heritage grounds, of all development before any building or development application could be considered by Ashfield Municipal Council.

At that time, the Heritage and Conservation Branch was receiving approximately 350 new representations for conservation assistance or advice throughout the State per month. Added to pre-existing involvements, the work coming into the Branch was far outstripping its limited staff resources which averaged 12 professional staff and 13 administrative positions⁴.

There was therefore no practical way the Heritage Council could place an Interim Conservation Order on the Haberfield conservation area and serve as the primary consent authority for the ongoing use, adaptation and redevelopment of its approximately 1500 houses, and a busy shopping centre. Such a usurpation of the local authority's responsibility would not have been correct or conducive to community support, and it was obvious that the Council should be appropriately equipped to discharge its new conservation-administration role.

4. Resident Interest & The Haberfield Association

In Mid 1980, a group of residents from all parts of the suburb of Haberfield formed the Haberfield Association in response to the perceived threats to the architectural integrity of the suburb. The Association actively campaigned in support of the Heritage Council's conservation guidelines, conducting door-knock campaigns with Italian translators, to explain the effects of the draft Ashfield Planning Scheme on the area and the alternative conservation proposals. The Association continues to organise a variety of community events and newsletters to increase the local appreciation of the suburb's importance.

Local historian Vince Crow prepared a short history of the development of Haberfield, which was published by the Ashfield and District Historical Society, which drew attention to the importance of the suburb and its important place in Australian Planning history.

5. Ashfield Municipal Council and the Ashfield Local Environmental Plan 1985

When the draft Ashfield Plan and the conservation guidelines went on exhibition, Ashfield Council resolved to respond to what the majority of residents wanted for the area. An analysis of written comments, petitions, etc., received by the Council, indicated strong support for the conservation approach. Of the 254 comment sheets received by the Heritage Council about the guidelines exhibition, 88 percent were in favour of the proposals, 11 per cent wanted further information and less than one per cent were opposed to the conservation guidelines. Twenty-five percent of responses sought the

² Heritage Council of NSW *Conservation of Federation Houses*. Seminar Proceedings, Sydney 1981

³ Heritage Council of NSW *Directory of Suppliers and Services*, Sydney 1988

⁴ Heritage Council of NSW *Planning for Conservation*. Unpublished proceedings of seminars on heritage conservation for local government offices, c.1981

8.

extension of the conservation area to include the later estates in the fringe areas of Haberfield.

Of the 124 comments in the public comment books kept by Ashfield Council at the exhibition venues (NOT formal submissions to the plan), 108 were in favour of the proposed controls, one opposed them, and sixteen requested the extension of the conservation area to be subject to the controls.

The responses to a Council letter to all residents dated 9th March 1981, totalled 628 signatures in support of the controls and 568 signatures against them. A petition in favour of the controls bearing over one thousand signatures was also presented to Council by the Haberfield Association. It was concluded by all parties that the proposed conservation action had significant community support and some form of immediate control on demolition and development was needed.

In July 1981, following sustained resident pressure for conservation, Ashfield Council declared a moratorium on all development not consistent with the Heritage Council's guidelines, in an attempt to prevent the incremental erosion of the architectural integrity of the suburb.

The response to the Heritage Council's exhibition also indicated that special training/advice was needed for Council building and planning officers handling specific applications in the area and that detailed controls were essential. Information gaps could also be identified: Should the conservation area be extended? Should the Waratah Street area be included? What is the architectural integrity and significance of individual buildings? Had some been altered so far as to have irretrievably lost their heritage importance? Clearly more detailed analysis and study of the suburb was essential.

Ashfield Council considered all the submissions made on the draft plan, and on the Haberfield exhibition through 1981. In February 1982 Commissioner Charles O'Connell was appointed to conduct a public hearing into the major issues of the plan, at the request of Ashfield Council. The Haberfield Association and the National Trust made lengthy submissions supporting the heritage significance of the area. The Trust had reconsidered its two initial conservation area listings and decided to recommend unifying them into one area – the same as that delineated by the Heritage Council in its guidelines and exhibition (Plate 2.1.A).

From the evidence submitted to the Commissioner of Inquiry and his inspections of the area, he concluded that the proposed conservation area and the adjoining fringe areas both warranted special environmental protection and that appropriate conservation area provisions should be incorporated in the draft plan. He went on to say that:







“If (Council does not include the conservation area in the draft plan) I would expect the Heritage Council to seek the Minister's approval to act under Section 82(1) of the Heritage Act.”⁵ (Section 82(1) facilitates the Minister directing a Council to prepare a conservation-based plan for an area)

In 1983 Ashfield Council resolved to adopt the Commissioner's recommendations and commenced negotiation with the Heritage and Conservation Branch of the Department to draft suitable conservation provisions. However, the drafting of the provisions had to be limited to specific issues raised in submissions received to the draft plan and was hampered by the lack of detailed knowledge of the architectural integrity of individual buildings, especially in the fringe areas proposed for inclusion in the conservation area. The standard heritage conservation provisions developed by the Heritage Branch for use

⁵ O'Connell, C., Commissioner of Inquiry, Report to the Council of the Municipality of Ashfield. An Inquiry under Section 68 of the Environmental Planning and Assessment Act, 1979, into submissions on the exhibited Ashfield Draft local Environmental Plan, Sydney, April 1982

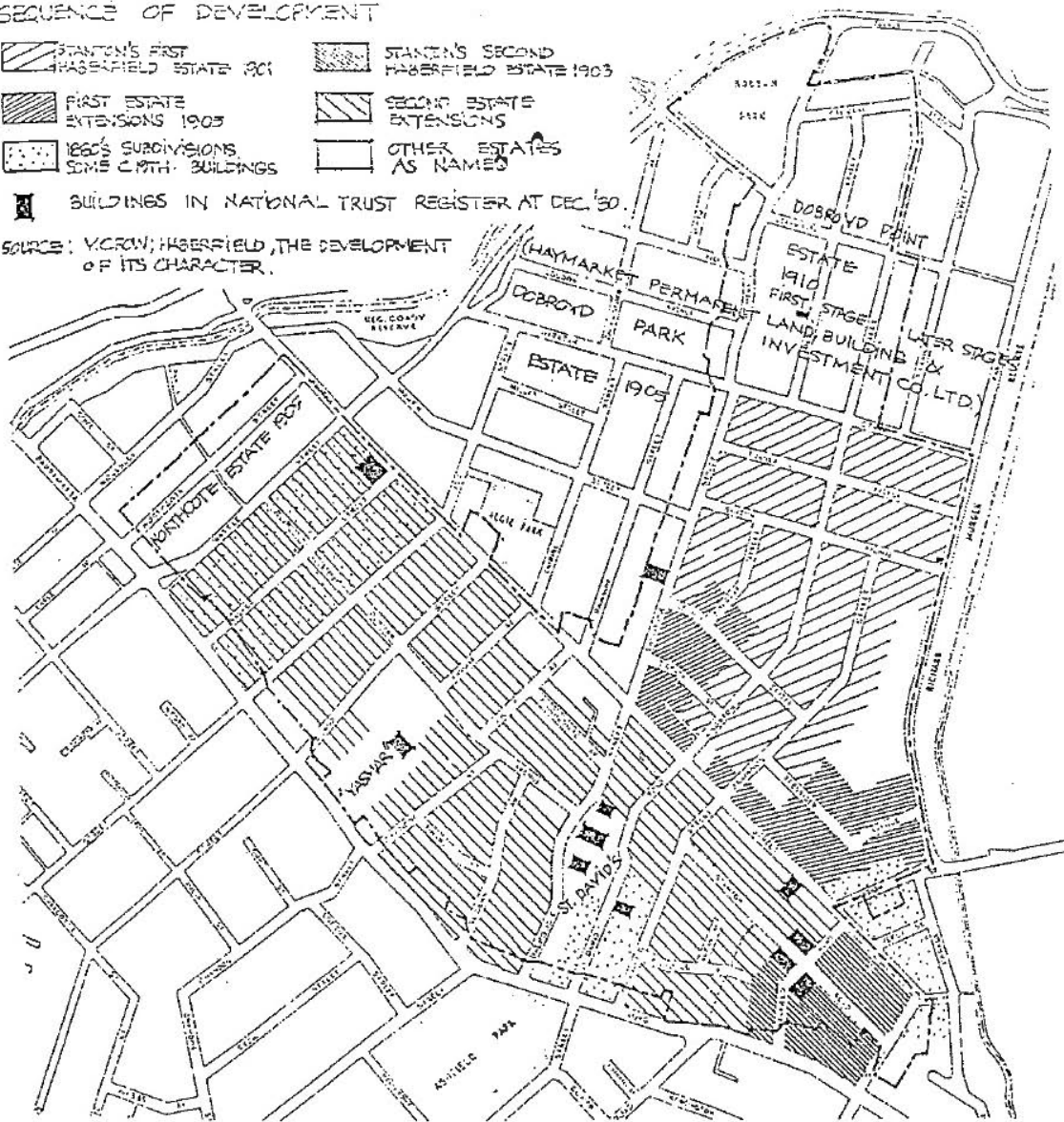
Haberfield Urban Conservation Area – Sequence of development

SEQUENCE OF DEVELOPMENT

- | | |
|--|---|
|  STANTON'S FIRST HABERFIELD ESTATE 1901 |  STANTON'S SECOND HABERFIELD ESTATE 1903 |
|  FIRST ESTATE EXTENSIONS 1903 |  SECOND ESTATE EXTENSIONS |
|  1860's SUBDIVISIONS SOME 19TH. BUILDINGS |  OTHER ESTATES AS NAMED |

 BUILDINGS IN NATIONAL TRUST REGISTER AT DEC. '30.

SOURCE: V. G. ROW, HABERFIELD, THE DEVELOPMENT OF ITS CHARACTER.



HABERFIELD

HABERFIELD
URBAN CONSERVATION AREA

Municipality of Ashfield

W. Hutton
Urban Conservation Committee
The National Trust of Australia (N.S.W.)

--- boundary of Urban Conservation Area

August 1974, Revised November 1980
0 100 200 300 m 1:10,000



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in conservation areas throughout NSW were adapted for use in the final plan with some specific addition controls. The plan was gazetted on 20th December 1985.

6. The Haberfield Conservation Area National Estate Study

In 1983 Ashfield Council applied for financial assistance to carry out the necessary detailed study of the heritage of the suburb of Haberfield and was awarded a National Estate grant in the Australian Heritage Commission's 1983/84 Program.

A study brief was prepared jointly by Ashfield Council with the Department of Planning and Environment and tenders called from suitably experienced heritage consultants. After detailed negotiation a team of specialist conservation consultants was engaged under the direction of architect Robert Moore. The team members were Ms. Penny Pike (Conservation Planner), Lester Tropman & Associates (Landscape Architects) and Meredith Walker (Inventory Methodology). Ms. Sheridan Burke later provided the thematic history and contextual analysis, from material researched in the course of preparing a postgraduate architectural thesis.

The inventory work took place during 1986-88, with a draft D.C.P. and proposed L.E.P. amendments being submitted to the steering committee at the end of 1987.

During the course of the study, Ashfield Council sought to maintain development control practices in line with the conservation provisions in the Ashfield LEP and was rewarded with favourable decisions in the Land & Environment Court of N.S.W. The experience of these cases and the extremely detailed inventory work provided the bases for the final preparation of the study recommendations, submitted to Ashfield Council at the end of 1988.

7. Australian Heritage Commission. Register of the National Estate.

A nomination of Haberfield suburb for the register of the National Estate was before the Australian Heritage Commission (October 1988).⁶

⁶ M. Pearson, Australian Heritage Commission

11.

2.2 THE THEMATIC HISTORY OF HABERFIELD

THE DEVELOPMENT OF A GARDEN SUBURB

2.2.1 Aboriginal Occupation

The Sydney region has been occupied by Aboriginal tribes for at least 20,000 years. ¹ Although no physical evidence appears to survive of their presence at Haberfield, there is little doubt that they inhabited the rocky shoreline, fishing and gathering shellfish.

2.2.2 First Land Grant 1803

The European history of Haberfield commenced with the granting of 194 hectares (480 acres) known as "Sunning Hill Far", Iron Cove, on 9 August 1803, to Lieutenant Nicholas Bayley (or Bailey) of the notorious New South Wales (Rum) Corps. The grant ran from the Parramatta Road to Long Cove Creek around the shoreline to Iron Cove Creek, and Bayley commenced construction of a farm house near Parramatta Road and the present Rogers Road (formerly Orpington Street). ²

2.2.3 Ramsay Family Home

In 1826 Sunning Hill Farm was purchased by emancipist merchant Simeon Lord for £850. He completed the house and renamed the estate, Dobroyde (after his childhood home) and presented it as a dowry (but with a mortgage) to his eldest daughter, Sarah Ann, who had recently married Dr David Ramsay.

Dr Ramsay, a keen amateur naturalist, established a plant nursery and orange groves at Dobroyde, planting many fine specimen trees in the grounds of Dobroyde House. Ramsay's horticultural enthusiasm was rewarded with medals from the Australian Floral and Horticultural Society, including a silver in 1840 for a "Pine Apple". ³

A staunch Presbyterian, Ramsay established St. David's Sunday School in 1840 and after his death in 1860, his widow continued the family devotion to the Church, providing financial assistance for the development of the Church, manse, public school and a family vault. The Gothick style church was completed in 1869 and the adjacent Yasmar (Ramsay backwards) school opened in 1861-1862. The manse was built in 1911, stylised in a suitably gothicised Federation manner.

In 1860 Mrs. Ramsay divided the estate into twenty portions and settled them amongst her ten children. Roads on the general alignments of Waratah, Dalhousie/Boomerang, Ramsay and Alt (then Tenandra Street) streets formed the boundaries of these portions (Pate 2.2 A).

Although the Ramsay family owned and occupied the Dobroyde estate, contemporary local newspaper articles indicated that the land was used by an array of people – Aborigines, Chinese market gardeners, Gypsies and picnickers. ⁴ The ridge along Dalhousie and Boomerang Streets provided access to the Point (then still virgin bushland) from Parramatta Road, the colony's busy western highway.

¹ National Parks & Wildlife Service (ed) *The Aborigines of New South Wales*, NSW Government Printer, n.d. p.14

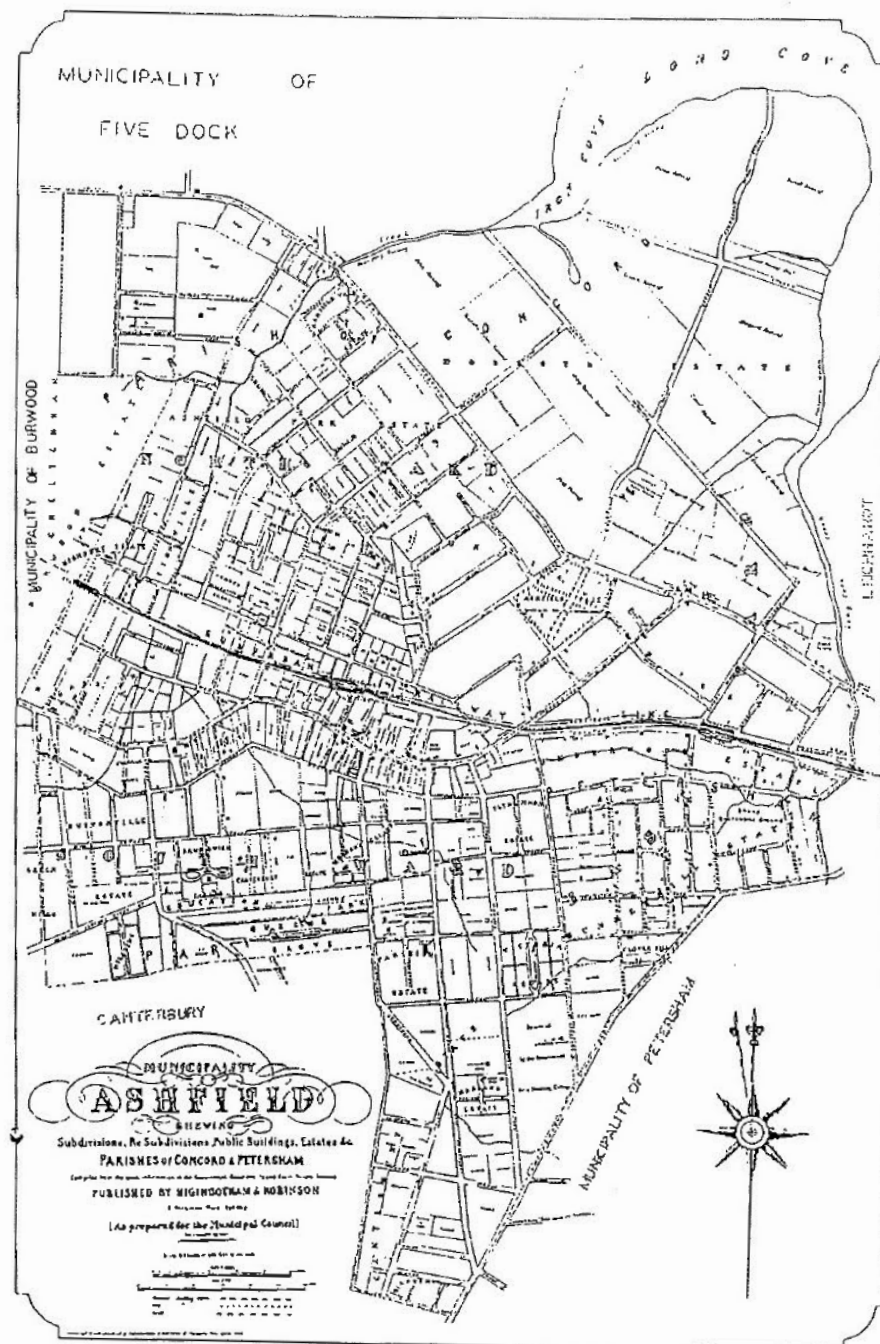
² Crow, Vincent. *Haberfield, the Development of its Characters*, Sydney, Ashfield and District Historical Society and Ashfield Municipal Council, 1978.

³ Brodsky, I.I. Dr David Ramsay: A sketch of his History and Family, unpublished m.s. 1960

⁴ The Ashfield Advertiser, 11 April 1904

PLATE 2.2.A

Plan of Haberfield circa 1896 showing Ramsay family 1860 subdivision. Source: Ashfield Council



Plan of Haberfield circa 1896 showing Ramsay family 1860 subdivision.
Source: Ashfield Council.

13.

2.2.4 Residential Subdivision 1880

Settlement of the Ramsay children's estates were slow. One of the daughters, Mary Louisa Learmonth, built Yasmar House on Parramatta Road circa 1873. A son, Edward Pearson Ramsay, followed his father's botanical interests, running the Dobroyde Plant Nursery and being foundation member of the Linnean Society. Three other sections of the estate, (between Wattle and Alt Streets; around the southern end of St. Davids Road and O'Connor Street and around Percy and Lord Streets), were sold and subdivided for residential development in the mid eighteen eighties. Building activity was limited and virtually ceased during the eighteen eighties. Building activity was limited and virtually ceased during the eighteen nineties depression but some nineteenth century houses remain in these small areas as evidence of the first phase of intensive residential development of the suburb.

The land had been used for the agistment of cattle and contained garbage tips, trotter-making establishments, tripe manufacturing places and similar noxious trades, according to Richard Stanton.⁵

2.2.5 Richard Stanton's Model Estate 1901 – 1922

In 1901 realtors W.H. Nicholls and Richard Stanton of Summer Hill purchased 20 hectares (50 acres) of the Dobroyde Estate at £110 per acre renaming it the Haberfield Estate (after the maiden name of Stanton's wife).⁶ The first estate was bounded by Waratah, O'Connor, Ramsay Kingston, Barton and Lansdowne Streets, and as other Ramsay family members were gradually persuaded to sell to Stanton, the estate was extended to encompass all the land between Lansdown Streets, and as other Ramsay family members were gradually persuaded to sell to Stanton, the estate was extended to encompass all the land between Lansdowne, Ramsay, Hawthorne and Waratah Streets. In 1902 the suburb of Haberfield was incorporated into the Borough of Ashfield as its north east ward. The second estate, launched in 1903, was between Parramatta Road and Ramsay Street around Haberfield Road, and development was soon greatly extended west to Wattle Street. By 1910, the estate exceeded 80 hectares (200 acres). It was unusual to find so large a tract of relatively undeveloped land so close to suburb was remarkably swift. By 1903 Stanton could claim:

"that during the 15 months the Estate had been started, 65 foundations had been put in on 45 of which residences had been completed, and were now occupied, eight were nearly ready for occupation and ten were in the course of erection. The carry out the work, employment had been found for nearly 100 men all the year round. The sum of £20,000 had been expended in material and £12,000 had been put away in wages. The capital value of the residences built and in the course of erection to order was nearly £30,000 the estate had been improved by the planting of 150 ornamental trees in the various streets and 3000 feet of kerbing and guttering had been paid for"⁷

Haberfield was the first large scale subdivision undertaken by the real estate business of Richard Stanton and Sons and the firm expanded quickly to service this project, then moved into other planned estate developments at Manly and Rosebery, through with less dramatic success.

⁵ R. Stanton, Evidence to Royal Commission of the housing of people in the Metropolis. Melbourne, 1917.

⁶ There are conflicting secondary reports of the price paid by Stanton per acre. Johnson, A. *The Development of Haberfield as a Garden Suburb*, Advanced Study Report, University of Sydney (Architecture), 1976 cites a cost of £50 per acre. These citations may simply reflect different periods of purchase or different Ramsay family vendors.

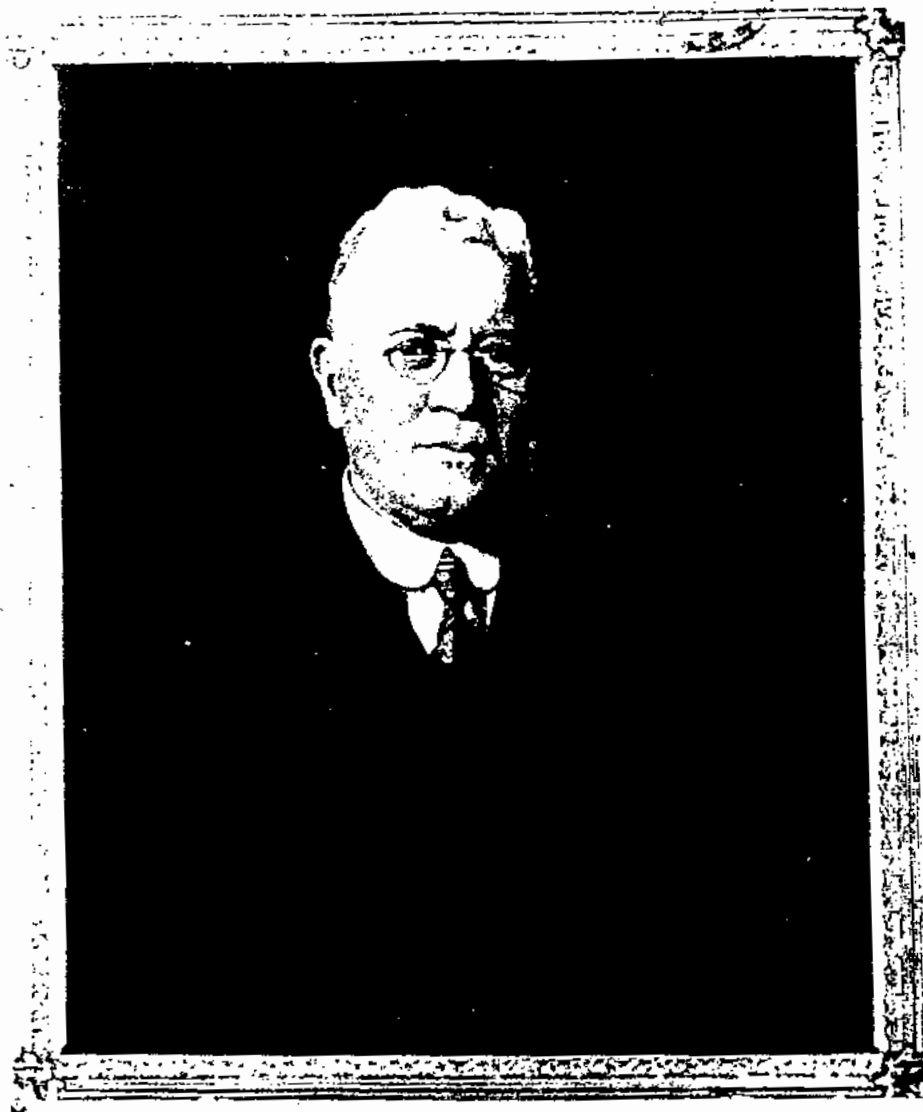
⁷ The Ashfield Advertiser, 11 April 1903

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PLATE 2.2.B

Richard Stanton

Source: G.A. Taylor. Town Planning for Australia



RICHARD STANTON

15.

Since establishing his real estate office and home in nearby Summer Hill, Richard Stanton had taken an active interest in the development of Ashfield, first as an alderman and later as mayor in 1893-4 and again in 1906. (Plate 2.2 B) In 1907, Stanton moved to Haberfield, to the Bunyas, built and designed by the Estate architect, J. Spencer Stansfield on the site of the old Ramsay family home, Dobroyde House.⁸ The Bunyas was considered to be the largest and most complete cottage residence in the State, with all the furniture being specifically designed and fitted.⁹

In the absence of archival evidence from the Stanton firm, the attribution of the garden suburb layout ideas to Richard Stanton himself stems both from Stanton and the comments of Charles Reade in the Garden Cities and Town Planning Magazine:

“The whole idea and plan was conceived and worked out by Mr. Richard Stanton at the same time that Letchworth Garden City was in its infancy. Mr. Stanton, in fact, was the pioneer of the garden suburb movement in New South Wales and developed his ideas all unconscious of the (Garden City) Movement that had begun in England only a short time before Haberfield was launched.”¹⁰

In evidence given to a Victorian Inquiry into housing Stanton stated:

“in those days I had not had any English experience to guide me; it was About the time Ebenezer Howard started in London. I had nothing to work on. I simply organised the scheme out of my own experience as a business man. I developed it, and when I got to a certain stage I found it was likely to take on with the public.”¹¹

Stanton regretted this block by block congestion at ever increasing prices. From £110 for the first estate, it rose to £325 per acre and finished at £750.

The street layout of most of the suburb was effectively determined by the several pre-existing streets, the 1860 Ramsay subdivision pattern and Stanton's piecemeal acquisition of land from Ramsay's family descendants. There was therefore little opportunity to introduce any central village features, and no incentive to provide a public square, or axial focus for the estate. (Plate 2.2.C) The recreation ground which Stanton's firm established off Hawthorne Parade, complete with tennis court and pavilion for evening entertainments, lectures and concerts, was officially opened in April 1903 and handed over to the Haberfield Club, (made up residents of the estate) for a nominal rental. By 1911 seven courts had been built and the Club was intending to purchase the freehold of the site (Plate 2.2.D).

No other public facilities were provided by Stanton. Churches negotiated to purchase their sites on the estate and the State Minister for Public Instruction eventually secured a school site in Denman street after visiting the estate in 1906.

The Water and Sewerage Board made sewerage available throughout the estate by 1906 and electric light was installed throughout the suburb by 1911.

Though Stanton's sales prospectus made much of the nearby swimming baths, bowling greens, tree-filled public parks and new School of the Arts, all were located outside the estate, there being no land dedicated for public open space, parks or community facilities,

⁸ Crow, V. *Haberfield – the Federation Suburb*, Ashfield and District Historical Society, Sydney, 1985, p.15

⁹ Home & Garden Beautiful, Vol. VII No. 7, February 1913, p 145

¹⁰ Garden Cities and Town Planning Magazine, Vol IV, No. 1, January 1914, p.20

¹¹ R. Stanton op cit

PLATE 2.2.C

Plan of Haberfield

Source: Haberfield Proprietary Company, Haberfield
Garden Suburb, n.d. circa 1911



17.

Plate 2.2.D

The Haberfield Recreation Club Tennis Pavilion
Source: Haberfield Proprietary Company, Haberfield
Garden Suburb circa 1911



18.

other than the Tennis Club. Stanton offered the land now occupied by the Army off Hawthorne Parade to Council for a park, but this was declined by Ashfield Council.

The attributes which made Stanton's Haberfield Estate a progressive model suburb were its segregation of land uses; its fine houses of a standard uniformly above average; and its spacious tree lined streets and landscaped gardens, all of which were initiated and strictly controlled by Stanton, and supervised by Mr. Pettigrew, the manager of all building operations.¹² (Plate 2.2.E)

Stanton's syndicate, the Haberfield Proprietary company only developed about half of the suburb of Haberfield. The Haymarket Permanent Land, Building and Investment Co. Ltd. Purchased land in the western and northern part of the suburb, and followed the standards (though unfortunately not the building covenants restricting materials and extensions) which had been established by Stanton, holding its first land auction in May 1905 (Plate 2.2.F). Most of the suburb of Haberfield thereby developed a similarity of scale, character, architecture and street landscaping, despite the different authorships of the estates.

In 1901, there were no government statutory controls on subdivision. Stanton therefore established his own development controls on building setbacks and materials incorporating them into the land titles by covenant to ensure they would be respected even after Stanton's company had sold the land.

By doing so Stanton aimed to assure all owners that nearby development would be of similar quality and design. Stanton declared in 1915 –

"I was one of the first to place a covenant on land to the effect that there should be no building on an allotment other than one cottage residence. I went so far as to debar two storey houses. One of the strong points ins that the line of sight is uniform. At the beginning, the covenant provided the cost of a building at £300 - £400. The front elevation had to be of brick or stone with a slate or tiled roof. No building was allowed nearer than 20' to the alignment – that prevails today"...¹³

The distance across each street between housefronts was 32-35 metres (106-116) feet). Streets were usually 19.8m (66 feet) wide of which 3.8m (12 feet) either side accommodated shade trees in the street's shoulder. Every block had a minimum of 12.2 (45 feet) frontage, with a depth of 42.7 metres (150 feet) allowing adequate garden space. The estate gardeners laid out the grounds of each new house before its owners moved in and tended the shade trees in the streets (Plate 2.2.G)

A small commercial area was set aside at the intersection of Dalhousie and Ramsay Roads to service the area, and corner shops were not permitted elsewhere (Plate 2.3.H). "Slumless, publess and laneless" was one of the suburb slogans and as Stanton's prospect stated:

"in preserving the distinctive character of the building regulations, business premises are also kept up to a high standard of excellence ... shopping of every description can be done as cheaply here as in town"¹⁴

¹² The Ashfield Advertiser, 14 Jul 1906.

¹³ R.Stanton op cit

¹⁴ Haberfield Proprietary Company, Haberfield Garden Suburb, u.d. Prospectus, c.1911

PLATE 2.2.E

Haberfield Cottages

Source: Haberfield Proprietary Company, Haberfield Garden Suburb, n.d. circa 1911

Our Cottages

IN regard to our cottages, as cleanliness is next to godliness, we make a strong point of fitting up very nice bathrooms. They are most luxurious, with fine lavatory basins. Everything is arranged so as to enable one to enjoy the luxury of a handsome bathroom.



No real estate investment in this country is more attractive than building blocks at

**Haberfield
Garden Suburb**

at present prices. We are spending about half a million pounds in improvements, and you will reap the benefit of a share of this expenditure if you BUY NOW.

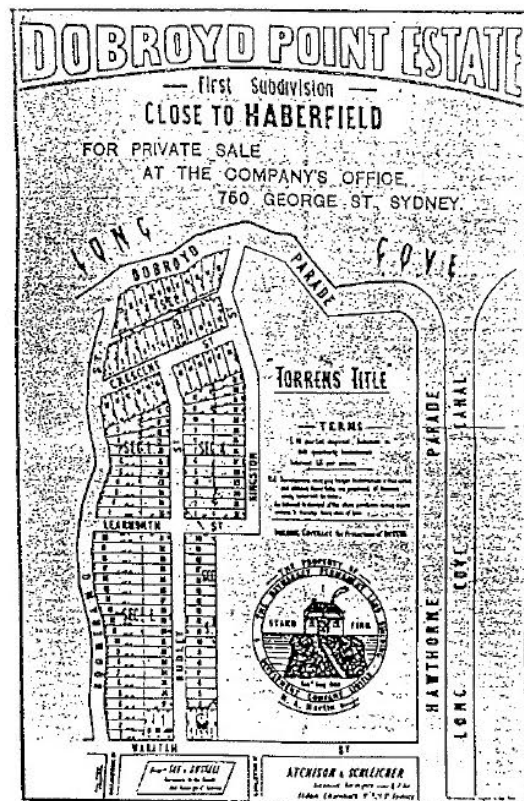
Be Comfortable

DO NOT FORGET that "THE GARDEN SUBURB" is WITHIN 32 MINUTES from the General Post Office, Sydney, by electric tram. The door to your own home is open to you at the Garden Suburb. Would it not be pleasing to you every time you enter to say, "This is my own home—this is mine for life, and I can add to it the personal touches which I would never attempt to lavish upon a rented house"?



Two Charming Views at Haberfield

Source: Haymarket Permanent Land, Building & Investment Company Ltd. Dobroyd Point Estate circa 1910



Dobroyd Point Estate Auction Plan.
Source: Haymarket Permanent Land, Building & Investment Company Ltd.
Dobroyd Point Estate circa 1910

21.

Plate 2.2.G

Street scene, Haberfield

Source: Haberfield Proprietary Company, Haberfield Garden
Suburb circa 1911



Street Scene in Haberfield

Plate 2.2.H

Haberfield Commercial area Above c.1911, Below 1985.

We have an established five minutes' service throughout the busy period, morning and evening, and in the middle of the day a regular ten minutes' service. This train runs through Haberfield, and also runs through to Abbot'sford, so that the destination on the train you are looking for will be Haberfield or Abbot'sford, and none other.

THE FARES ARE REALLY LOW

A child can go from Haberfield to Circular Quay for 6d., and the regular fare for adults is 2s. 6d. to the Railway Station, and, if you take the through journey, go to the Quay.



A Busy Corner at "The Model Suburb."

IN preserving the distinctive character of the building regulations, business premises are also kept up to a high standard of excellence, as shown here. This is the terminus of the electric tram section, and it will be found that shopping of every description can be done as cheaply here as in town.



Haberfield Commercial area Above c.1911, Below 1985.

23.

Now shorn of its fine two storey verandahs, the shopping area continues to be a vibrant, busy centre, with the above awning facades substantially intact, but in need of consistent maintenance and rehabilitation work such as a traditional colour scheme project.

Stanton's company sold land and house as a complete mortgage package – building speculatively as well as to order, and providing finance at five per cent interest after ten per cent deposit. The company showroom and site office on the corner of Ramsay and Kingston Streets (demolished for a new service station) could illustrate for intending purchasers, homes costing between £750 and £2,500, in various stages of construction, with different orientations (Plate 2.2.1). A wide range of fittings and interior finishes could be selected from showroom displays to personalise each house (Plate 2.2.J). Stanton boasted that no two houses on the estate were exactly alike, but complementary forms, materials, scale and design signatures created a family resemblance amongst the estate's houses which display a remarkable variety of architectural detail. Houses were developed all over the estate simultaneously, as buyers individually chose their sites, so there is no geographical contrast between earlier and later dwellings, nor between scale of building within the Stanton estate over its 21-year development.

Blue and white enamel street name signs and red cement lettering of street name signs let into the footpath were other distinctive features of the estate. (Plate 2.2.K)

The remarkable architectural versatility of the houses had been orally attributed to architect J. Spencer Stansfield, by Richard Stanton's son, Irvine.¹⁵ However, the Ashfield Advertiser of 11.3.1903 congratulates architect D. Wormald on the excellence of the design of the various houses on the estate. In the absence of other documentary evidence both these attributions stand. Given the lengthy period of the estate development, it is likely that both attributions are correct although more architects involved in the estate may be discovered by later research.

The estate proved an enormous financial success, both to Stanton and to his initial purchasers. In 1914 George Taylor wrote:

“... The purchaser is still winning the profits of continually increasing values, as the freehold system allows him to reap the harvest of quickly accumulating values given by surrounding properties”.¹⁶

Stanton was invited to give evidence as an expert in real estate development by the Victorian Royal Commission on the Housing Conditions of the People in the Metropolis and in the Populous Centres of the State in March 1915. A transcript of his evidence was later published together with the entire proceedings by the Government Printer in Melbourne in 1917. A copy is reproduced at Appendix A and provides a fascinating insight into Stanton's intentions and the earliest development of the site.

In 1922 the Haberfield Proprietary Company was wound up and purchasers who still owed money obtained bank loans to settle their mortgages. As families grew up, many houses were extended to the rear, adopting single-storey skillion or lean-to forms, mostly in brick (following the title covenants) and some in timber with fibro cement cladding, often with low pitched roofs of galvanised iron.

¹⁵ Crow, V. op cit

¹⁶ Taylor, G.A. Town Planning for Australia, Sydney, Building Limited, p.106

24.

PLATE 2.2.I

Haberfield Proprietary Company Site Show Room
Source: Haberfield Proprietary Company, Haberfield
Garden Suburb, circa 1911



Plate 2.2.I. Interior of the Show Room, Haberfield Proprietary Company, circa 1911.

Plate 2.2.J

Haberfield Proprietary Company Site Office
Source: Haberfield Proprietary Company, Haberfield
Garden Suburb, circa 1911

'Tis a Far Better Cottage than
you have ever known

ESPECIALLY is this true if you have been a tenant. Its purchase at "HABERFIELD" "The Garden Suburb" will thrill you with a sense of ownership and pride which will never enter into the life of a man who continues to rent either in the city or country. The greatest financial authorities admit there is no investment as safe as real estate.



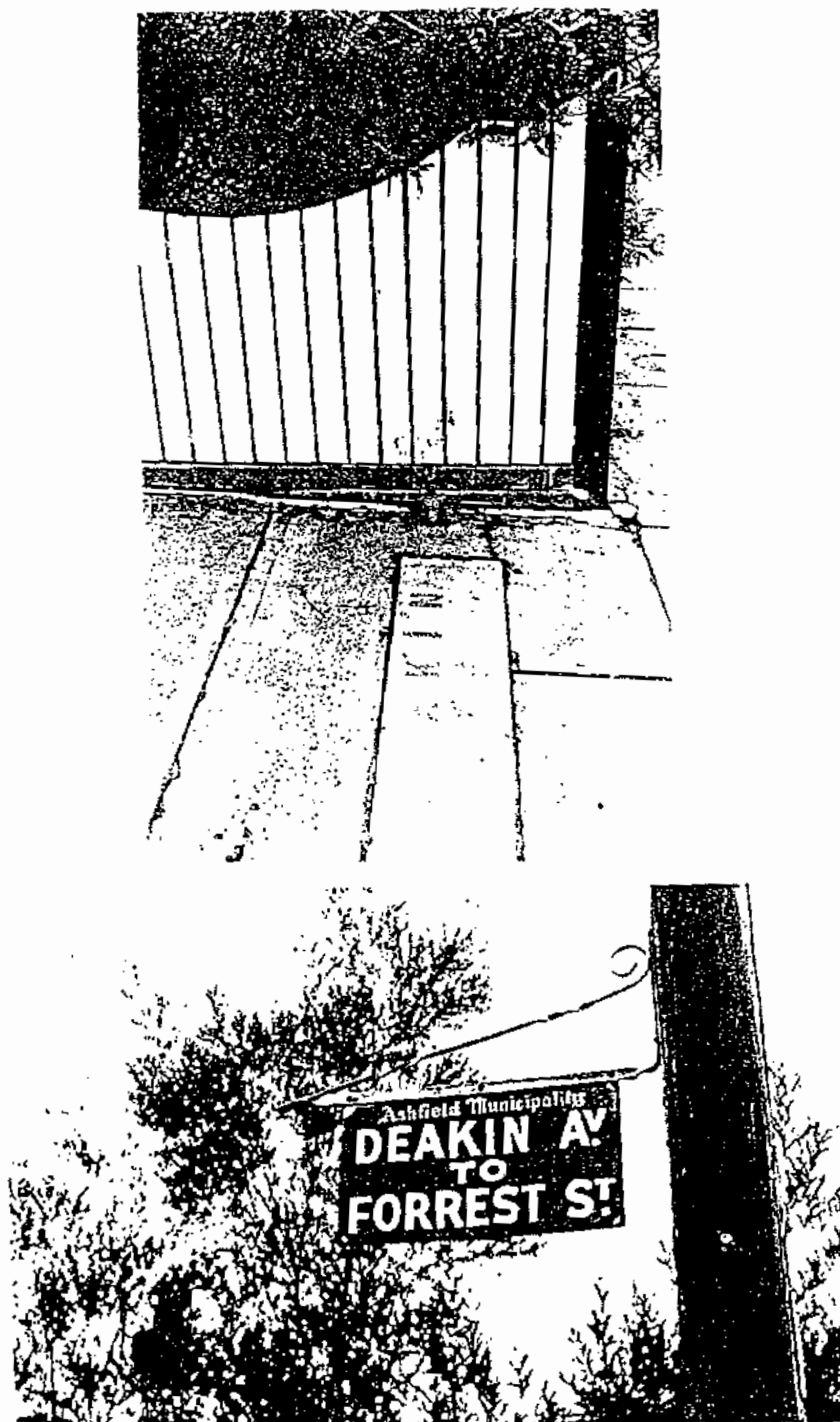
Our Offices

This is the Office of STANTON & SON at the corner of Kingston and Ramsay Streets, admitted to be the most artistic and at the same time appropriate for the use it is put to. The Architect has his room on the left, on the right is the Clerk of Works, and the centre lounge is an empty department. The various rooms are treated differently, suggesting various styles to our buyers. The grounds are neatly laid out and well kept. The whole is a most complete effect, illustrative of our workmanship and ideas.

26.

Plate 2.2.K

Street signs, Haberfield, 1988



Street signs, Haberfield, 1988.

2.2.6 Post World War II

Until the nineteen fifties little changed in Haberfield, since development pressures were focussed more in the outer-ring suburbs of Sydney. However, with the post-World War Two “Baby Boom” and later Mediterranean immigration influx, the pressure on housing areas close to the city began to increase. Haberfield has proven particularly popular with Italian families, and today the Ramsay Street shopping area contains many Italian businesses. Council’s rate records also indicate strong concentrations of families of Italian descent resident in the suburb.

Many of Haberfield’s original inhabitants have now passed away, and houses have been allowed to deteriorate. In the 1960’s residential flat building construction raged through Sydney’s inner city areas, picking off corner or larger blocks for redevelopment. In Haberfield, the title covenants maintained the status quo in most areas, though fringe areas fronting Wattle Street were redeveloped for residential flat buildings. Along Parramatta Road, many houses were replaced with automotive business and larger estates such as Yasmar House and the Bunyas were subdivided. However, whilst it soon became clear the medium density residential development was not to be a major factor of change, it also became evident that the individual houseowner’s desire to alter his own home was fast changing the appearance and architectural homogeneity of the suburb.

2.2.7 The 1980’s: Conservation Threats

By the 1980’s the new residents’ desire to alter their homes often arose from the prolonged absence of maintenance, leading to failure of timber decorative elements, especially windows and verandahs, where paint had not been kept up. Daily deliveries of persuasive “Do-it-yourself” unsolicited mail advertising cheap aluminium windows and doors, fully fitted and installed in less time than stripping for repainting might take, have had a dramatic effect (Plate 2.2.L). Such projects have mutilated many Haberfield houses, but the majority of these types of changes are reversible, especially when the level of investment return for keeping houses “intact” or, in turn, reinstating lost elements, can be proved to reward the financial outlay involved.

The original terracotta and slate roofs of Haberfield have aged and, becoming brittle with age, present problems of repair and maintenance, which often lead to their replacement with metal decking or modern cement tiles, sometimes in unfortunate colours including blue, green, dark brown and variegated. In turn, these modern roofs will need replacement eventually and it is then that Council conservation policies regarding building materials could be used to direct choices to more sympathetic materials and colours (Plate 2.2.M).

More serious long term damage had been done by the extraordinary practice of “skinning” buildings. The entire outer skin of original bricks, usually blues or reds, sometimes banded) laid in soft lime mortar is removed and replaced by cream, white or reproduction “colonial” bricks set in hard cement mortar. This usually involved simultaneous replacement of timber windows and verandah details with aluminium sections. The only external sign that inside these skinned buildings the kernel of a Federation house may remain, is the roof form and verandah structure, and incongruously the winding (often now pebble-creted) front path and remnants of original plant material in the garden (Plate 2.2.N).

The vast majority of these changes did not require building or planning consent from Ashfield Council. Very, very few were even known to Council, being the co-operative weekend work of the owners, friends and family.

28.

Plate 2.2.L

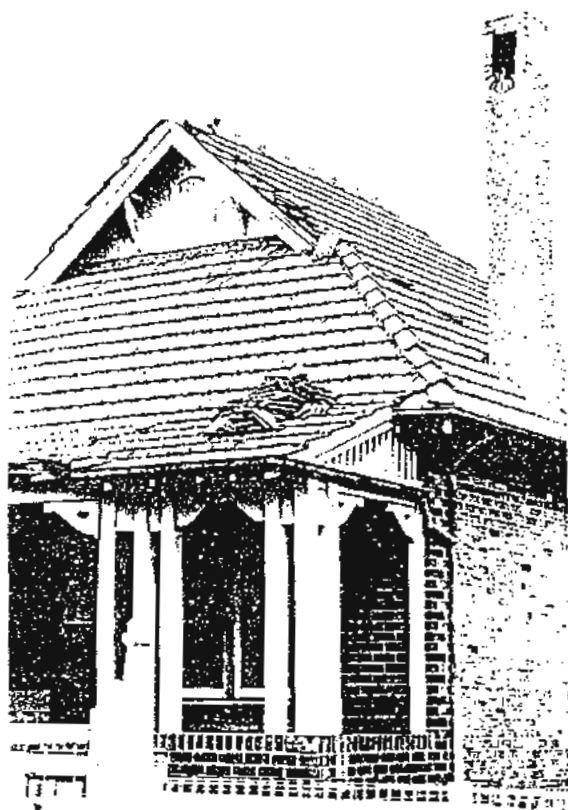
Replacement of Timber Windows, Haberfield 1983



29.

Plate 2.2.M

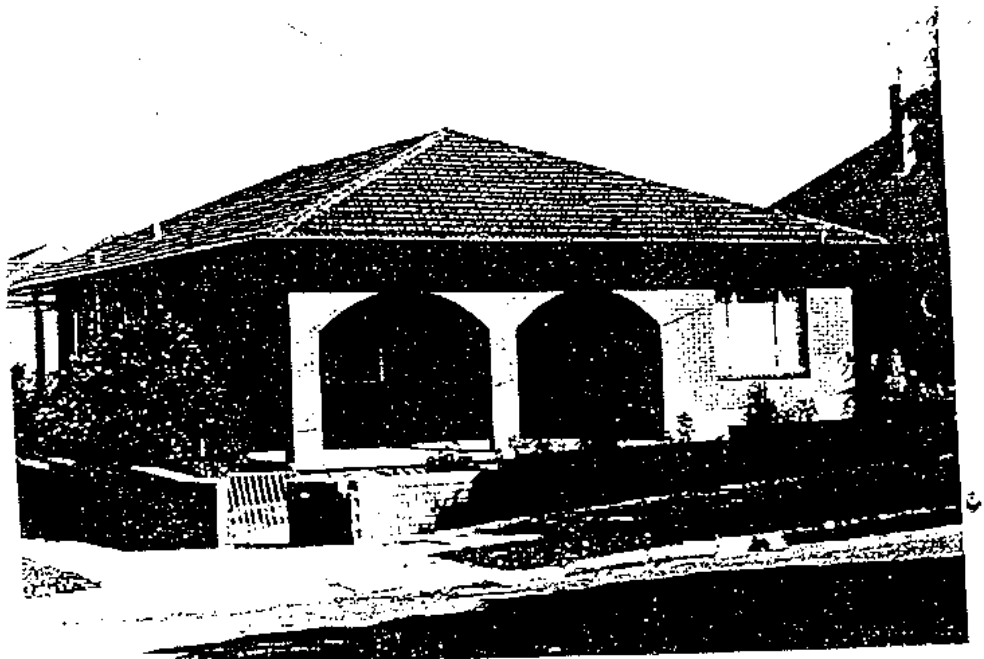
Deteriorating Original Roof, Kingston Avenue, Haberfield,
1985



30.

Plate 2.2.N

Haberfield House being Skinned of original exterior face
brickworks



31.

The 1980's: Conservation Action

In 1978 the National Trust of Australia (NSW) listed Haberfield in its Register “for its historic significance as a prototype of the familiar Australian suburb, and an early example of departure from the dense pattern of 19th Century development and for the visual and townscape significance of its fine individual houses, gardens and tree planted streets” ¹⁷

In 1980, the Haberfield Association was formed by local residents in response to the perceived threats to the architectural integrity of the Suburb, and it campaigned strongly for a conservation plan to protect Haberfield's history and character. Vince Crow prepared a short history of the development of Haberfield (upon which this analysis draws), and Ashfield and District Historical Society published and circulated it.

In 1981 Ashfield Council exhibited a draft Plan without conservation provisions for Haberfield whilst the Heritage Council of NSW simultaneously exhibited conservation guidelines, supported by seminars, bi-lingual brochures and exhibition panels.

In April 1982, the Commissioner of Inquiry examining the Ashfield Draft Plan recommended conservation provisions by inserted in the final plan and that consideration be given to extending the conservation areas to include the fringe areas.

In 1983 the Council was awarded a National Estate Grant to initiate a comprehensive study of the suburb and consultants began the 3 year detailed inventory and examination of Haberfield's residential, commercial and streetscape heritage which is represented by this report.

In 1985 Ashfield Local Environmental plan was gazetted, including minimal standard heritage provisions for the Haberfield Conservation Area. Ashfield Council has consistently successfully upheld the plan through various challenges in the Land & Environment Court and encouraged the progress of the National Estate Study, which was completed at the end of 1988.

A nomination of the suburb of Haberfield for entry onto the Register of the National Estate is presently being considered by the Australian Heritage Commission (October 1988).

A more detailed analysis of the 1980's theme is contained in section 2.1 of the Study report, entitled “How The Study Arose”.

¹⁷ National Trust of Australia (NSW) Register Proposal, August 1979. (Revised 1980, 1983, 1988)

2.2 HABERFIELD IN CONTEXT

To comprehend the importance of Haberfield in the history of town planning in Australia, it is necessary to briefly review the social and economic context in which the suburb was initiated and developed until 1921.

As the juggernaut of the industrial revolution gained momentum in Britain in the late eighteenth century, massive and unprecedented economic and social dislocation followed workers flocked to the cities to work in the mills and factories which had outpaced the individual or village production unit. The suffering of the working classes was revealed at Royal Commissions and Public Inquiries, which identified the physical conditions of high density living as contributing to slums, disease and social problems.¹

The path toward urban reform was paved with Victorian philanthropic motivations, often governed by the clear commercial perspectives of several industrialists. Villages such as Sir Titus Salt's Saltaire (1850), the Cadbury Brothers' Bourneville (1879) and W.H. Lever's Port Sunlight (1888) illustrated the capital advantages of providing worker housing and welfare benefits in reducing industrial unrest.

Less successful was the American village of Pullman, Illinois (1880) where paternalistic capitalism proved as distasteful to the workers of the Pullman Palace Car Company as they were later to do at Cadbury's "Antipodean Bourneville": Claremont in Tasmania in the late 1920's² and at the Electrolytic Zinc Company's works village at Lutana, near Hobart, in the early 1920's.³

"Modern" suburbs such as Riverside near Chicago (1869), Bedford Park (1875) and Hampstead Garden Suburb (1906) in London illustrated the benefits of comprehensive estate planning in the speculative housing market.

The City Beautiful Movement

In North America, the Colombian Exposition of 1893 in Chicago had given expression to the City Beautiful movement, a revival of the popular use of the classical spaces and structures of history in new planning and civic design schemes emphasising the aesthetic importance of monumental proportions – great plazas, broad avenues and enormous civic centres which in general proved far too expensive to fully execute. Whilst few "City Beautiful" schemes were actually constructed, the movement made a strong impression in building facades "Queen Anne fronts with Mary Ann backs" and some street layouts such as the 1909 extension of Port Sunlight, and Daniel Burnham's designs for St. Louis and San Francisco. Articles by John Bede Barlow in *Art and Architecture* in 1904 introduced the Movement to Australian Architects and later the City Architect for Perth, William Hardwick, presented a major plan for the city in this mode.

¹ Their titles indicate the problems: *The Moral and Physical Conditions of the Working Classes of Manchester*, by J.P. Kay, *The Health of Towns, by a House of Commons Select Committee* (1840), *The Sanitary Conditions of the Labouring Population of Great Britain*, by poor law Commissioner Edwin Chadwick (1942) and *The State of Large Towns and Populous Districts* (1844-5) by a Royal Commissioner.

² Barton, R. *Cadburys at Claremont: An Antipodean Bourneville*, unpub. B.Sc Thesis, University of Tasmania, 1978

³ Burrows, A.I., *An Examination of the Town Planning Idea of the Garden Suburb and its application to Industrial Management within the Co-operative Movement in Early 1920s and at the Electrolytic Zinc Co, Risdon, Tasmania*. Unpub. B.A. Thesis, University of Tasmania, 1978

Ebenezer Howard and the Garden City Movement

Much has been written on both sides of the Atlantic as to the origins of the Garden City idea. The rapid growth of the United States in the nineteenth century and that nation's interest in novel schemes of all sorts, developed many of the basic principles of the Garden City movement. American writers brought the New World's settlement experiments to the attention of English reformers. The model village at Lowell, Massachusetts could trace its origins to David Dale's 1793 cotton mill town at New Lanark in Scotland and Edward Bellamy's utopian novel *Looking Backwards* and Boston in the year 2000 had a profound effect on William Morris's dreams in *News from Nowhere*. These novels and the mills villages were to be acknowledged influences on the work of the father of garden cities – Ebenezer Howard. The very term "Garden City" was current in the United States long before Howard adopted it, being the name of Alexander Stewart's model settlement at Long Island, N.Y. designed in 1869.

The publication in 1889 of *Tomorrow: A Peaceful Path to Real Reform*, by inventor Ebenezer Howard (1850 – 1928), synthesised many of the concerns of reformers philosophers and philanthropists. With the pragmatic assessment of recent model settlements as his base material, Howard presented the world with a model city system for the future: The Garden City.

Howard's travels in the United States between 1872 and 1876 and his brief residence in Chicago had introduced him to the experimental settlements of North East America, and to some of their problems and opportunities. The city system which Howard now proposed offered a refuge both from the alienation of the big city and the deficiencies of rural life.

The Garden City was to be strictly limited in size to approximately 2430 hectares (6000 acres) of which only one sixth was to be built up as a city to accommodate a maximum population 32,000. The city was to be autonomous, providing employment for a range of labour and encircled by an inalienable belt of agricultural fields. Any pressure for further development was not to be accommodated by extending the city into the green belt, but would form the nucleus of another town. Critical to Howard's proposal was the retention by the development company of the freehold to the land and the limitation of shareholders dividend interest of 4-5 per cent, all profits beyond which were to be applied to community improvements.

Howard conceived the Garden City in social, economic and political terms – a 'social' city as he termed it and perhaps for the first time articulated a direct link between all these factors and the physical environment (Plate 2.3.A).

The title of Howard's book indicates the concern its author felt for the need for reform to be channelled peacefully. The grave discontent of the dislocated working class of Britain was not to be expressed in social revolution as was the case in Europe. Howard felt that the comprehensive improvement of their living environment would provide a peaceful path for social reform, and avoid such confrontations.

Howard illustrated his concept with clear diagrams. Each garden city was to contain a number of zones, industrial sites were located on the perimeter either side of a circumferential railway, whilst toward the centre he proposed a grand avenue, flanked by crescents and houses and in the centre a larger park with civic buildings (Plate 2.3.B).

It is of note that one of the few illustrations in Howard's book was the plan of the city of Adelaide with its encircling parklands, a tribute to Colonel William Light's remarkable plan which Howard felt exemplified many of the design attributes of his Garden City proposals. (Refer Plate 2.3.B)

Plate 2.3.A

The Garden City Diagrams

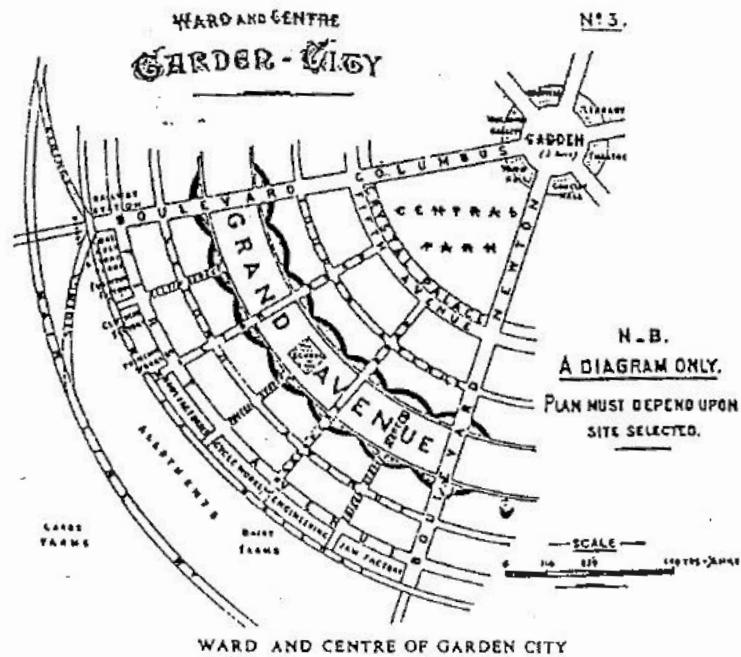
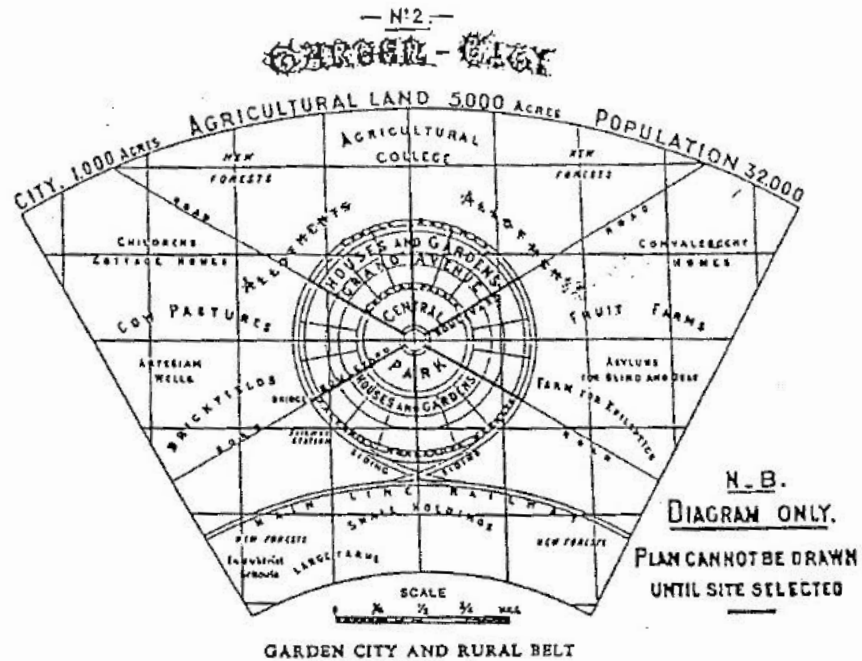
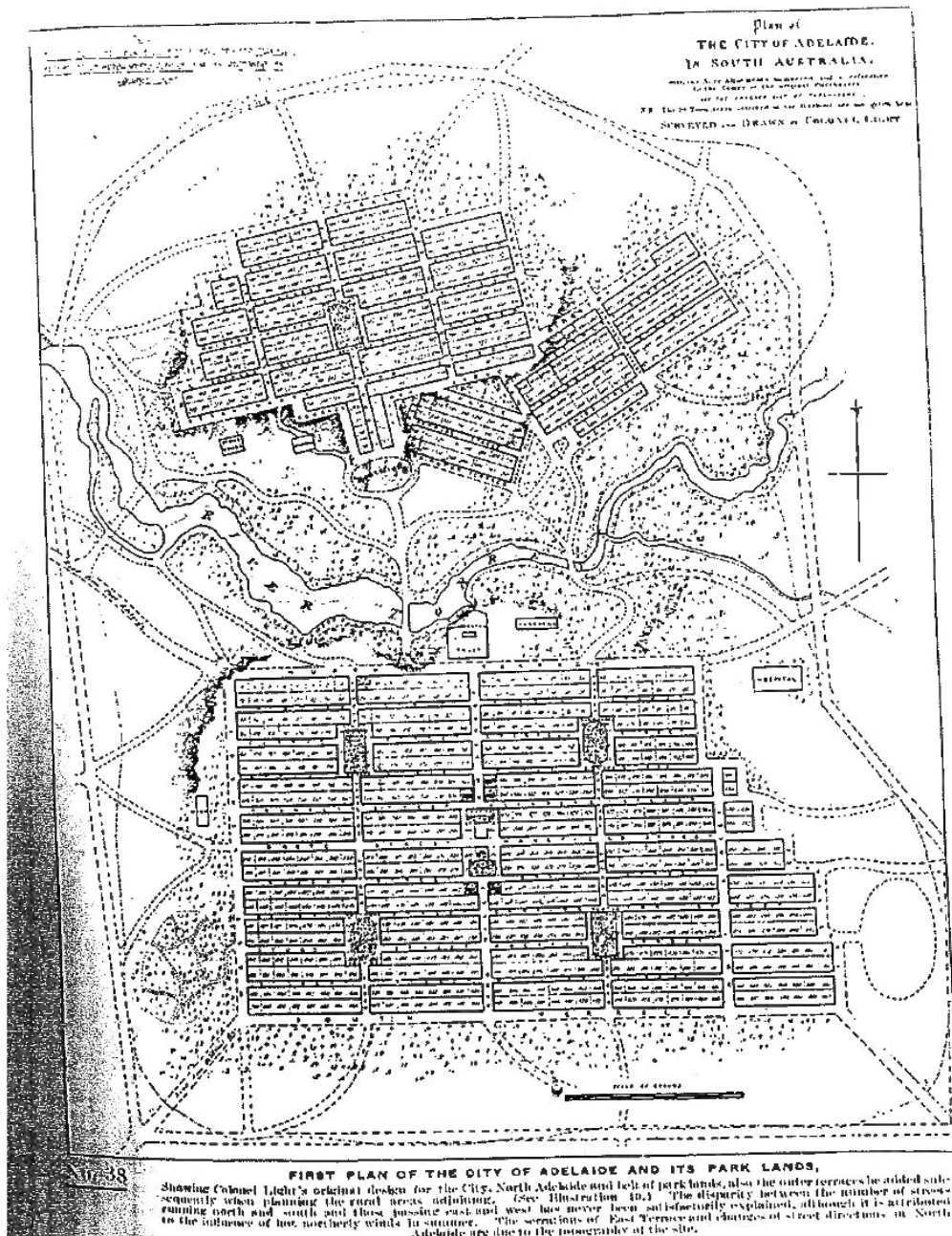


Plate 2.3.B

Plan of the City of Adelaide as surveyed and drawn by
Colonel Light, 1836/7

Source: Second Australian Town Planning Conference & Exhibition, Official Proceedings (South Australian Section).
Brisbane, 1918



36.

In 1899, the Garden City Association was founded to discuss Garden City theories and to formulate a practical example of their merits. In 1902 (one year after Haberfield was designed), the Garden City Pioneer Company was registered to implement Howard's theories and among the directors were Edward Cadbury and W.H. Lever whose respective experiences at Bourneville and Port Sunlight proved to be valuable assets. A year later the Company purchased 1822 hectares (4,500 acres) in Hertfordshire, about 40 kms (25 miles) north of London for the site of Letchworth, the first Garden City, to be designed by Barry Parker and Raymond Unwin, featuring Arts & Crafts cottages derived from English vernacular traditions with streets arranged on formal major and minor axes.

The first English Garden Suburb

The best known of the early English garden suburbs designed in sympathy with some of Ebenezer Howard's theories (though not the essential independence and self sufficiency of the garden city, nor its communal ownership of land) was Hampstead Garden Suburb. It was initiated by philanthropist Mrs. Henrietta Barnett and developed by the Hampstead Garden Suburb Trust after 1906.

The suburb plan was prepared by architect Raymond Unwin, the major community buildings facing a central square. This large grassed space was graced by two churches to the design of Sir Edwin Lutyens, who was also responsible for the design of the square precinct and some surrounding houses (Plate 2.3.C)

Unwin's plans required the suspension of local building regulations and the passage of the Hampstead Garden Suburb Act in 1906 in part foreshadowed the national Town Plan Act of 1909, (The Burns' Act) which in turn was to form the basis of planning building legislation in Australia.

Like Letchworth, Hampstead Garden Suburb provided an important example of planning theory in practice and attracted many professional visitors and tourists. On 18 June 1913 some two hundred influential Australasian visitors were invited to inspect the rapidly growing suburb, then with a population of 5000. The visitors were addressed by Sir William Lever, who referred to the notable success of Adelaide's early town planning achievements and sought support for the forthcoming tour of Australasia by representatives of the Association.

The Garden City Idea in Practice

Despite repeated attempts by theoreticians to set the record straight by reiterating the independent and controlled communal nature of Garden Cities at International Conferences and in professional journals, the intellectual concept had been so swiftly assimilated that even before the Great War a multitude of garden suburbs, villages and towns were on the drawing boards or under construction in Europe, North America and in Australia, adapted to a wide variety of social and political climates, with differing national emphasis but often with only tenuous links to Howard's independent Garden City theories.

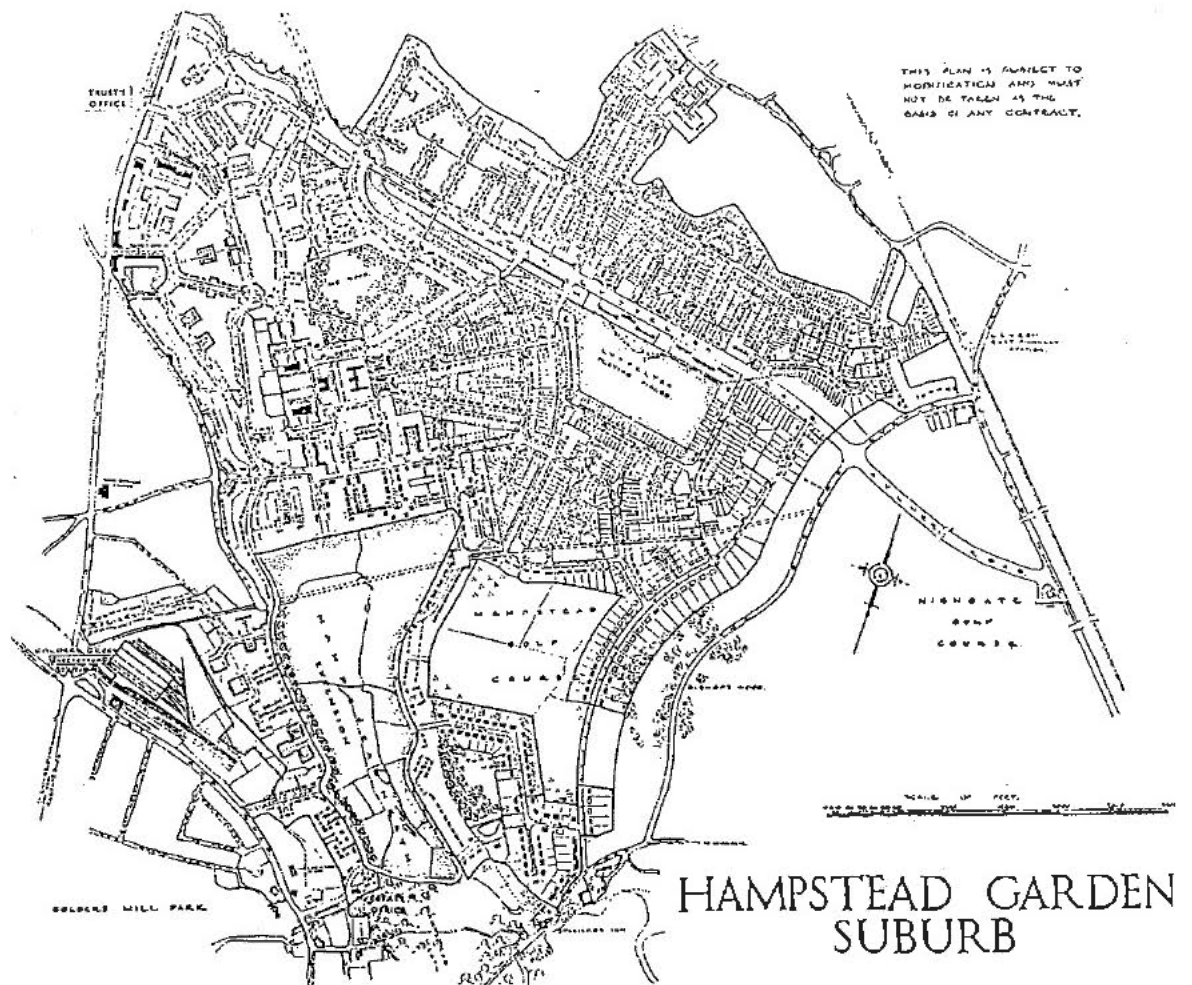
Only governments or large corporations could assemble the level of investment necessary to pursue the independent city ideal and Australia was one of the very few which was in a position to take up the challenge, albeit for political necessity (a federal capital) not philosophical commitment to a new pattern of urbanisation.

However, the impact of increasing public knowledge and international information flow about the urban reform and town planning movements upon perceptions of environmental quality and possibility of change and improvement was permanent and persuasive. It is unlikely that the essential need to increase government control of urban environments would have been as accepted as it was but for the simultaneous propagation of knowledge

Plate 2.3.C

Map of Hampstead Garden Suburb

Source: W.Creese, The Search for Environment, Yale University Press, New Haven, 1996



38.

about the British garden cities and suburbs and the American idea of the City Beautiful which appeared to present attractive possibilities for everyman.

The second decade of the Garden City movement saw decline in scale and vision of the original theories, but the confirmation and entrenchment in the public mind of a new environmental ideal of suburb development.

The National Context

As Australia's capital cities grew from penal colonies and frontier hamlets through the economic booms and depressions following the gold rush era of the 1850s, they exhibited many characteristic problems of the emergent cities of the Victorian age of *laissez faire* – capricious urban expansion, inappropriate civic organisation, confusingly complex distribution of responsibility for local services and utilities, and unrealistic municipal finances

Only in Colonel William Light's thoughtful 1836-7 plan for Adelaide was the relationship of topography and formal city design consciously resolved. It comprised broad thoroughfares and central squares, a city girt by parkland and now a fine testament to the knowledge and sensitivity of its designer's plans.

When the limitations of public transport kept people close to the city, municipal servicing costs were relatively low, but the human costs in health and fire hazards created by excessive subdivision and jerry-built terraced houses in inner areas were rising especially in Sydney (Plate 2.3.D). As public transport improved in the 1860s and 70s, and outer tracts were speculatively developed, the expansion of municipal vanities created many small local government entities.

The Federation of the Australian States in 1901 brought with it a new awareness and interest in the role of government, its responsibility to protect the health of its citizens, and to finance the increasing costs of urban infrastructure and services.

The contrasts of life in the city and life in the bush found literary expression in the columns of The Bulletin and on the canvas of the Australian School. The bush ethos was powerful but the anti-urban bias of Australian literary nationalism was largely irrelevant in a predominantly urbanised society by the beginning of the twentieth century. Each state parliament was already preoccupied with problems of public health and city administration, and tended to be dominated by the development of the capital cities and the urban problems within them, rather than the creation of new settlements in the bush.

City improvement was a subject of spirited public debate in Australia before the turn of the century and the extent of British influence is evident in the important role played by British immigrants and visiting experts in the early Australian planning movement.

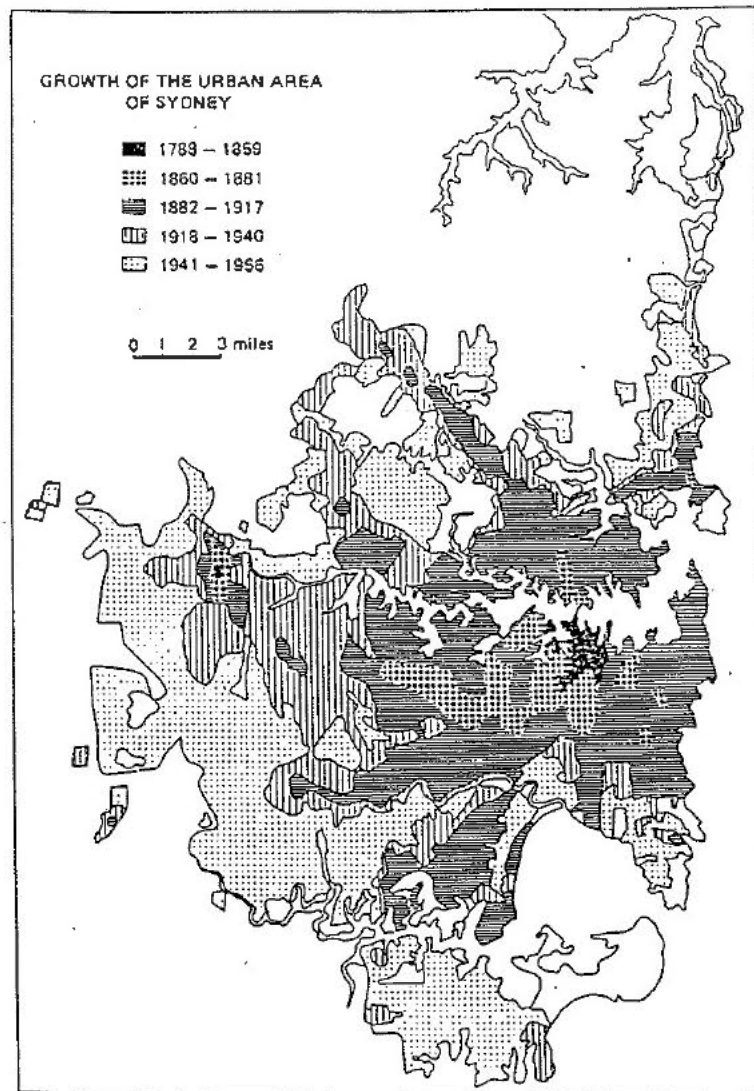
South Australia benefitted especially from the Australasian Lecture tour undertaken in 1914-1915 by expert advisers from the British Garden Cities Association. The tour organiser and Secretary of the B.G.C. Association, Charles Reade remained in Adelaide, taking up the first government Town Planning appointment in Australia. Reade enthusiastically set about drafting a Town Planning and Housing Bill for the State (introduced 1916) and organised the First Australian Town Planning Conference in Adelaide. His first major works project as the government town planner was the design and laying out of Mitcham Garden Suburb, now known as Colonel Light Garden Suburb. Using many of the features of the British garden city movement (though not its communal land tenure basis) Reade proposed separate living and commercial areas (no land for trade or manufacture), generous provision for open space and established all building alignments and density regulations. The suburb was very slow to develop until the 1920s, but set an important precedent in South Australia.

Plate 2.3.D

The Urban Development of Sydney

Source: D. Jeans & P. Spearitt, The Open Air Museum.

George Allen & Unwin, Sydney, 1980



Journals, lectures, visits, study tours and immigrant British architects all played their part in focusing public opinion on Australia's housing and urban problems and on the potential for improving living and working conditions through planning and environmental control. Each Australian state took varied paths to introduce the legislation necessary to formalise these aspirations, usually commencing with subdivision control in the capital cities. For example the Undue Subdivision of Land Prevention Act was proclaimed in Queensland in 1885 when it was revealed in Parliament that an unscrupulous speculator had managed to subdivide 3 acres of Brisbane's Fortitude Valley into roads and 126 allotments in a 'churchyard' subdivision.⁴ But other states were much slower to enact such legislation.

The City Beautiful of our Dreams – Canberra

The design of the Federal capital at Canberra provided Australia with its greatest opportunity to demonstrate nationhood and maturity in the field of contemporary urban planning.

Early in 1911 the Commonwealth Government formally announced the world wide competition for the design of the new Australian Capital. Competitors were provided with information about the geography and climate of the Canberra district and a list of facilities and major buildings to be incorporated. The city was to cater for an initial population of 25,000 and was to become the permanent seat of the Commonwealth Government.

One hundred and thirty seven entries were received and the winning design was that of young Chicago architect, Walter Burley Griffin, then employed in the office of Frank Lloyd Wright. Griffin had responded with a monumental plan of formal geometrics using the three major natural features of the site as the points of a triangle, terminating with major groups of buildings representing the functional purposes of the city, linked by a spider-web pattern of roads. An informal element was created in the design by flooding the Molonglo river to form a meandering lake.

Griffin's plan had its critics, but after returning briefly to America to wind up his Chicago projects, Griffin eagerly took up his Australian commission as Federal Capital Director of Design and Construction. He was given the right to private practices and he lectured and wrote frequently on town planning topics with his wife and colleague Marion Mahoney. Griffin prepared plans for parklike residential subdivisions in Melbourne at Heidelberg (where the Griffins lived) and in nearby Eaglemont. The themes he used there were later to reappear in his Castlecrag estates in Sydney built during the nineteen twenties for the Greater Sydney Development Company Limited.

Sadly, Griffin's major work on the Federal Capital continued to be consistently frustrated by official ill-will, and by 1920 a disappointed Griffin resigned his Canberra appointment, and the future development of the Federal capital was placed in the hands of a committee. The "City Beautiful of our Dreams" was slow to materialise, for whilst foundation stones abounded, initial city investment was directed more to site landscaping and tree planting on the windy open plains than to buildings. The Griffin Plan was officially gazetted in 1925, but most of the Federal Public Service remained located in Melbourne during the Great Depression and it was not until the establishment of the National Capital Development Corporation in 1954 that the city promised by Griffin's visionary scheme claimed a national identity.

Canberra's development had been controversial, but the conservation of its design ideals and early housing stock is now carefully pursued by the responsible government authority, and several conservation areas are carefully protected.

⁴ Queensland Parliamentary Debates, 1855, XLVII, p.1288

41.

NEW SOUTH WALES

By the turn of the century the *laissez-faire* development of the City of Sydney was causing great concern amongst social reformers and city politicians alike. The outbreak of bubonic plague in 1900 brought demands for strong and centralised city government to control the form and type of development.

However, the creation separate utility authorities such as the Water and Sewerage Board in 1880, the Board of Transport Commissioners in 1873, the Metropolitan Board of Fire Commissioners in 1884 and the Sydney Harbour Trust in 1900 effectually meant that a Greater City of Sydney would never become an effective comprehensive metropolitan government. In the growing suburbs, speculative housing developments abounded and in the absence of formalised land use, planning “model suburbs” was considered most unusual.

PRIVATE INITIATIVES

Harcourt, Canterbury, 1888

The first Sydney housing estate to claim status as a model suburb was Harcourt at Canterbury a few kilometres west of the city centre. In 1888 banker W.E. Phillips purchased 72 hectares (179 acres) of farmland near Canterbury Station to develop a model suburb and began to petition Canterbury Council regarding roadmaking, culverts, bridges and levels on his new estate.

Novel to the Sydney development practice of the time was Phillips' proposal to introduce building bonuses. Premiums were offered to the first purchasers to improve their land in accordance with specific building standards designed to guarantee good design and appearance of buildings on the estate. A special prize of eight pounds was to be awarded for the best front fence!

However, by 1893 bankruptcy proceedings had been initiated against him and Phillips was eventually sentenced to five years hard labour for fraud. No building bonuses were ever distributed by Phillips' company and the estate's first sales were not recorded until 1896. By 1900 only 25 lots had been sold, but the roadways and street tree plantings Phillips had created remained, embellished by large stone flower urns at the intersection of the two Grand Avenues.

Kensington, Sydney 1889

Architectural competitions for suburb design had been held in Melbourne as early as 1840 for the settlement at Brighton, but New South Wales' first competition was not until 1889 when architects Walter Liberty Vernon and Howard Joseland with surveyors Oxley and Mocatta were premiated for their design for a 414 hectare (1025 acres) section of Kensington, a new south eastern suburb of Sydney. Entitled “Rus in Urbe” their design embraced the principles of the City Beautiful movement, providing a triple carriage boulevard leading to a great central square, with public buildings at either end. Kensington's promoter, engineer and manager was George Stayton; its consulting architect G. Allen Mansfield. In June, 1889 Stayton exhibited the competition entries at the Sydney Town Hall for three days, noting in the catalogue that he regard it as perfectly practicable that the proposed suburb should become for Sydney that which the original Kensington proved to be for London. Stayton believed that:

“The model estates which have been laid out within the last few years in the old world and in the United States of America are ... well known to many Australians; who cannot possibly fail to appreciate the enormous advantages to be derived from a residence in a properly ordered and attractive suburb as

42.

contrasted with the inconvenience and unsightliness necessitated by the haphazard and piecemeal subdivisions which have hitherto prevailed in the vicinity of Sydney".⁵

This praiseworthy vision was foreclosed by the depression of the 1890s and the estate was eventually subdivided in the usual grid iron pattern.

A similar fate befell Phillip Treeby's design for Hopetown, a model suburb near Melbourne, featuring a symmetrical layout with axes and crescents, published in the *Building and Engineering Journal* in 1889.⁶

Competitions and model suburbs were, however, the exception to the rule in Australia's urban development. Planning decisions were essentially entrepreneurial and agitation for a Local Government Act in NSW to control new roads, subdivisions and buildings did not gain statutory sanction until the Local Government Act was passed in 1906, not did it become very effective until J.D. Fitzgerald shepherded through major amendments in 1919.

The Appian Way, Burwood, 1903-11

Whilst Haberfield was under construction, a residential estate, evocatively named the Appian Way, had also commenced nearby. Located in Burwood, halfway between Sydney and Parramatta, it was designed and built between 1903 and 1922 by industrialist George J. Hoskins as a personal "Model residential estate".

One of Burwood's gentleman settlers, Hoskins had lived since 1893 at his mansion St. Cloud in Burwood Road and it was his patriarchal vision which converted the eight hectare site (20 acre) of grazing paddocks opposite his home into a picturesque enclave of Federation houses.

Thirty-six individual mansions were built in expansive grounds set along a serpentine boulevard, incorporating a community recreation area for bowls, tennis and croquet, and a sports pavilion.

Hoskins apparently envisaged the development of the estate as a long term family investment – the creation of a personally designed environment inhabited by carefully selected tenants would ensure a picturesque neighbourhood of quality and exclusive social harmony.

To design and build the homes of the Appian Way Estate, Hoskins engaged Englishman William Richards, a self-taught builder, who had previously worked in the Mittagong area and for the Anthony Hordern family. Richards' designs appear to have been influenced by the illustrated building magazines and pattern books of the day and featured American Shingle Style influences combined with English Queen Anne elements.⁷ But for two exceptions all houses were of one storey and all feature assymetrica, high pitched roofs, punctuated by turrets, ventilating gables, and multiple gables, further enlivened by the use of slate and terracotta tiling on alternate houses (believed to be at Hoskins' own suggestion). Multiple verandahs with massed ornamental woodwork and a veritable forest of flying, corbelled, stuccoed and decorated chimneys created an architectural feasts,

⁵ Kensington Freehold Corporation Limited, *Exhibition of Competitive Designs for Laying Out the Indented Model Suburb of Kensington*, June 3, 4, and 5, 1889, Sydney, 1889.

⁶ Wilson, G & Sands, P., *Building a City: 100 Years of Melbourne Architecture*, Oxford University Press, Melbourne 1981, p. 165

⁷ Clements, P, *The Development of the Hoskins Estate*, Burwood, unpub, Advanced Study Report, Department of Architecture, University of Sydney, 1978

43.

leavened by generous gardens with formal flower beds and extensive plantings behind wooden picket fences (Plate 2.3.E).

Initially all the houses were leased and Hoskins chose his professional class tenants with care, eventually permitting a few distinguished residents to purchase their own homes, though bound by strict covenants restricting the extent and character of alterations and rebuilding.

Today's residents of the Appian Way are as devoted to its conservation as Hoskins was to its creation. It is the subject of a conservation order under the N.S.W. Heritage Act, 1977 and its conservation will be closely monitored by Burwood Municipal Council and the Heritage Council.

Rosebery, Botany 1991

Whilst Haberfield boomed, its founder, Richard Stanton, used his expanding real estate interests for occasional planning experiments.

In 1911 an "artistic" industrial estate of 121 hectares (300 acres) at the southern Sydney suburb of Rosebery, was launched by the Town Planning Company of Australia Limited, as a model industrial suburb. The marketing of Rosebery again illustrated Richard Stanton's astute measure of the appeal of the "model Suburb" concept which had been so successful in his Haberfield Estates. The Rosebery sales prospectus predicted"

"Probably no proposal has ever been submitted to the Sydney public which is more in accord with the spirit of the times than this is. In every progressive world centre the planning of garden suburbs is becoming recognised at the most desirable form of metropolitan development."⁸

John Sulman's design followed the contours of the land and allocated sites for public and community facilities, parks and shops. Factory sites were to be screened from the residential areas. As a Haberfield, houses were to be of varied design with covenants restricting future rebuilding and extensions. Once again, Stanton's Company was to act as architect, builder and financier.

Some roads were laid and houses were constructed. Restrictive covenants still attach to property titles, But Rosebery failed to live up to its "model industrial village" name, for the plan was never fully realised (Plate 2.3.G).

Garden Suburb, Newcastle 1913

In 1913, John Sulman and John Hennessy design "Garden Suburb" at Merewether for the Australian Agricultural Company. The 121 hectare (three hundred acre) estate a few kilometres south of Newcastle city was "planned on generous lines, with an amplitude of recreation spaces intersected by noble avenues. In all, 25 hectares (64 acres) were to be dedicated for public reserves and extensive street planting was undertaken.

Architect-designed dwellings were to be available for prospective land purchasers and several exhibition houses were built to give the public as lead as to the quality of building that would suit the site. Their inspiration proved successful and the initial tree lined streets of the Garden Suburb subdivision were graced by quality houses, approached through a monumental gateway at Bar Beach. Only the first few streets of the development adhered to Sulman's plan and today only the distinctive ornamental street

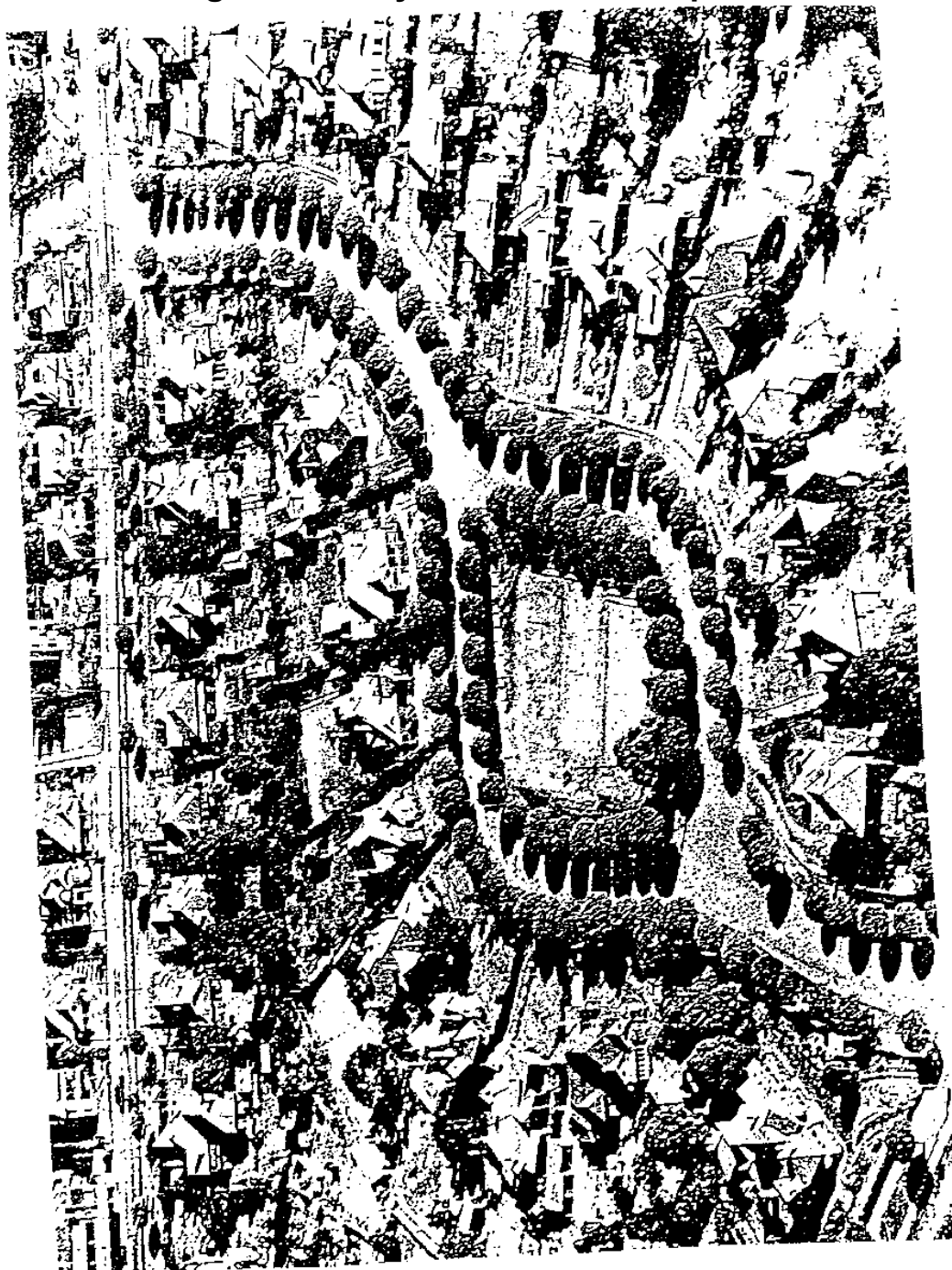
⁸ Taylor, G.A. *Town Planning for Australia*, Sydney, Building Limited, 1914, p.103

44.

Plate 2.3.E

Appian Way, Burwood, n.d. circa 1940

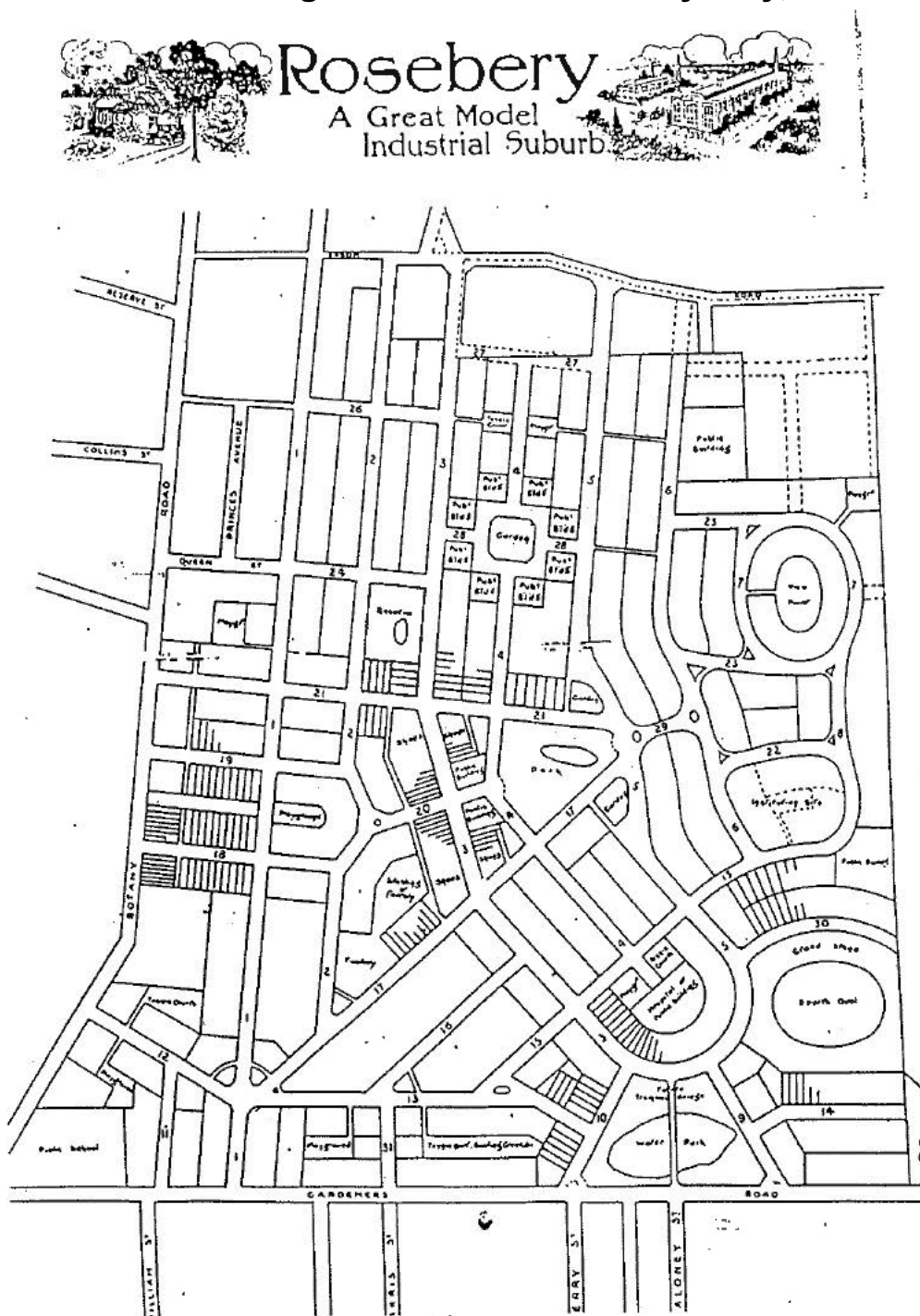
Source: Original held by Burwood Municipal Council



45.

Plate 2.3.F

Plan of Rosebery Model Industrial Suburb (prospectus)
Town Planning Co. of Australia Ltd Sydney, 1911



46.

planting and few homes remain amongst ordinary suburban grid patterns, and the ornamental gateway stands lost, removed to a distant park.

Matraville Soldier Settlement, Randwick, 1916

In 1916 the Voluntary Workers Association was formed to provide homes for war widows, soldiers and sailors disabled in the service of their country. Utilizing donated materials and volunteer labourers, builders worked at weekends to construct houses at several Sydney metropolitan sites, including Matraville, adjacent to Dacey Garden Suburb. The Minister for Lands had provided 16.2 hectares (40 acres) of crown land and the Town Planning Association drew up plans for the estate and for 160 houses, averaging 300 to 400 pounds each, to be leased on subsidized rentals.

Similar in scale and design to the Dacey Garden Suburb, Matraville Soldier settlement's curvilinear and cohesive streetscape layout, was carefully planted and maintained until the late nineteen seventies when the N.S.W. Housing Commission began to demolish homes as their occupants passed on, aiming to clear the sites for residential flat building construction. Many sites are still vacant today – with gardens overgrown and ornamental street planting hauntingly in need of attention.

GOVERNMENT INITIATIVES

Dacey Garden Suburb Randwick 1912

The major public experiment in garden suburb design was undertaken in Dacey Garden Suburb (now known as Daceyville), a near south-eastern suburb of Sydney and the first state housing project in New South Wales. The origins of the experiment can be traced through various public inquiries into housing standards, and shortages, especially in relation to working class families, a particular concern of the State Labour Government.⁹

Dacey Garden Suburb was the major public experiment in garden suburb design in New South Wales, designed for the State Housing Board in 1911. Intended to occupy 443 acres (180 hectares) as a self-contained residential unit, the suburb made provision for shops, schools, churches, halls and a police station, a fire station and a technical college. No sites were set aside for industrial or manufacturing activity, since such uses were already in close proximity. Major roads radiated from a nine way intersection with secondary roads in concentric curves and rear service lanes eliminated. (Plate 2.3.G)

The Curator of Sydney's Royal Botanical Gardens, J.H.Maiden, planned and directed street planting and estate landscaping. In addition he acted as judge of the suburb's annual cottage garden competition, organised to encourage tenants to develop and maintain their gardens.

The first houses presented an architectural unity of materials, colours and forms – hipped and gabled roofs, overhanging eaves with exposed projecting rafters, chimneys surmounted by terracotta pots and deeply recessed verandahs. The early houses are reminiscent of the housing which Edwin Lutyens and others designed for Lever and Port Sunlight, adapted to Australian social and climatic conditions. (Plate 2.3.H)

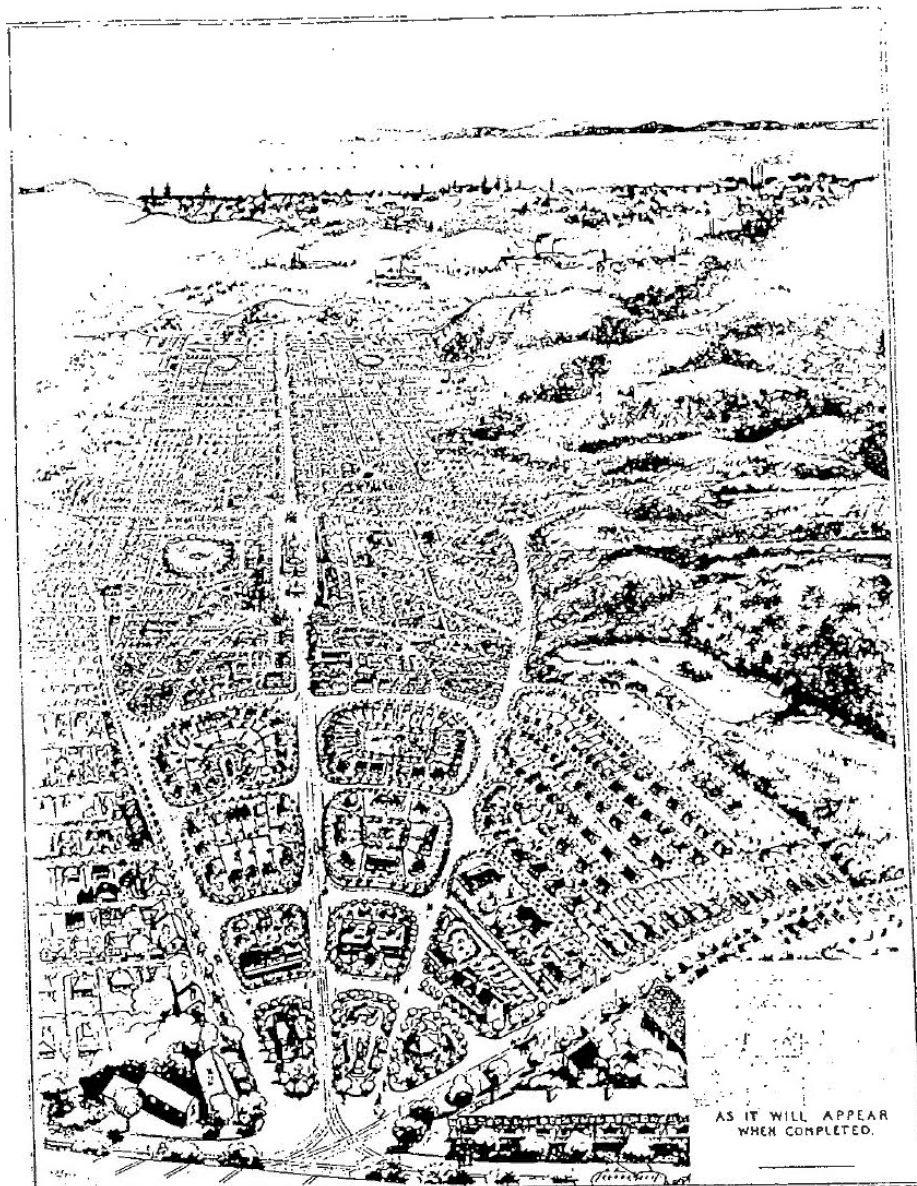
However, the development of the suburb slackened due to the pressures of war and by 1917, only 240 of the planned 1,437 cottages and just a few of the proposed public buildings and facilities had been built.

Today, in Dacey Garden Suburb 170 of the surviving houses have been adapted and augmented by sympathetically designed new infill buildings replacing the many original

⁹ Refer Footnote 1

Plate 2.3.G

Plan of Dacey Garden Suburb, Birds Eye View
Source: Second Australian Town Planning Exhibition
and Conference. Official Proceedings (Housing Section),
Brisbane, 1918.



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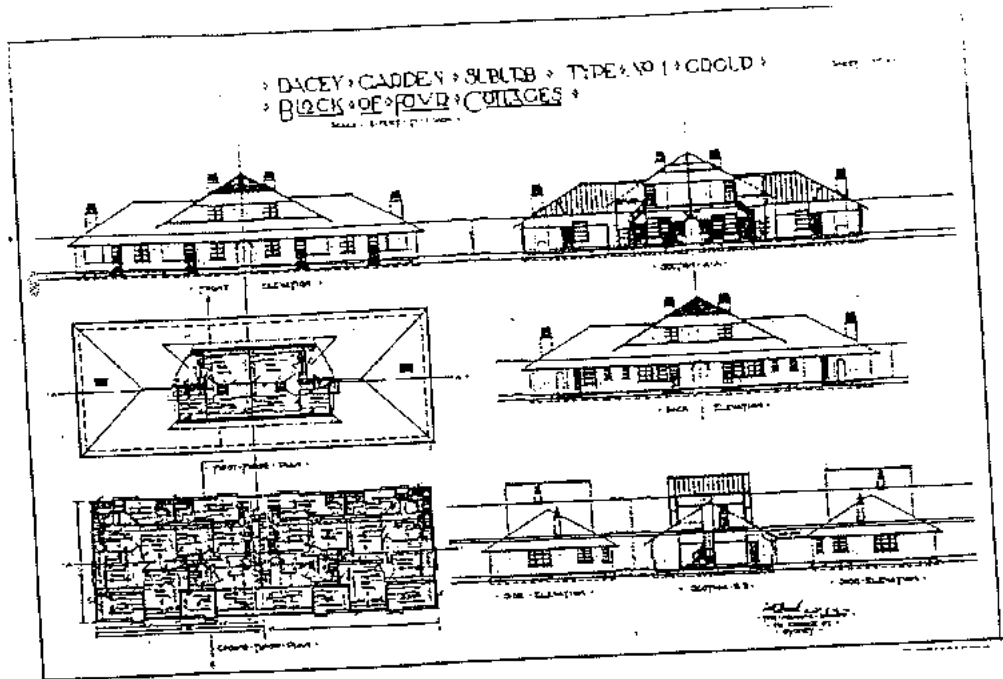
DAWY GARDEN SUBURB, STONEY.

Wid's wife died at Dawy Garden Suburb, situated by the Government of New South Wales under "The Housing Act, 1917," and administered by the New South Wales Housing Board (1917-18, Government, Sydney). On June 26, 1917, a notice of 240 persons for letting in connection with government estate had been built. The people are pleased that for similar arrangements have been for a general suburban area. The financial operations of the Board have been the subject of a report in the "Sydney Morning Herald."

48.

PLATE 2.3.H

Above: Typical dwellings at Dacey Garden Suburb
Source: 1916 Annual Report of the Housing Board to the
Legislative Assembly of NSW
Below: Dwellings at Port Sunlight



49.

cottages demolished. The design concept of the curvilinear street patterns and radial focus of the suburb layout have been replaced in part by buildings aligned to a rectangular grid layout, with substantial street closures ending the planned vistas and view corridors of the original design.

CONCLUSIONS

Political commitment to model suburbs was certainly not substantial at any level of government – the struggle to develop the National Capital at Canberra, the abandonment of the Dacey Garden Suburb by New South Wales and the lack of support for the Industrial Suburb proposals at Rosebery in Sydney and Darra in Brisbane, all speak of the caution with which governments approached social and physical planning – never a vote catcher!

In the private sector, model industrial villages such as Charles Reade's initial design for the "Antipodean Bournville" at Claremont and the Electrolytic Zinc Company village at Lutana, both in Tasmania developed only as far as their value as social control mechanisms providing clear commercial advantage to their parent companies could be sustained.

However, the environmental "ideal" of the Garden suburb has survived better than the physical evidence of its early interpretation. Many of its basic concepts are enshrined in current planning and building legislation and its popularity is superficially evident in residential areas developed after the Great War in Australia. Unlike the ideals of the City Beautiful Movement which swiftly proved financially impossible, the visual images of the Garden City could be readily interpreted in acres of detached cottages, ignoring the basic precept of being independent and self-contained, and creating enormous social and community infrastructure problems for the future.

The planned, comprehensively designed and service suburb was a comparatively rare exception to the rule of the suburban expansion of Australian cities, and the conservation of the physical evidence of these planning experiments and garden suburbs of the Federation era provides a unique focus from which to examine the perspectives that influenced decisions about the future urban growth of Australia.

The conservation of Richard Stanton's garden suburb of Haberfield therefore has outstanding significance in the history of planning and architecture in New South Wales.

Today, Australian metropolitan planning is concentrating on urban consolidation, utilizing the existing infrastructure of developed area rather than bearing the cost of extending into new distant areas or independent centres. Conservation of the physical evidence of Australia's early planning experiments, within the context of this consolidation, is of increasing concern to conservation advocates, practitioners and the government authorities responsible for safeguarding their future.

2.4 THE ENVIRONMENTAL HERITAGE SIGNIFICANCE OF HABERFIELD

Cultural, or environmental heritage significance is a concept that helps in evaluating the value of places beyond their obvious utilitarian function. It is based on the notion that the physical fabric of a place – in this case the suburb of Haberfield – embodies these values: historic – as evidence of the past; social – for people's affiliations with it; aesthetic – for its townscape character and amenity, and for its scientific value as a place where research of physical, documentary and oral evidence could provide substantial information about suburban development and life in early 20th Century Sydney.

Statements of Significance are a way of describing a place and its attributes in an analytical way.

Aesthetic Value

Haberfield's outstanding collection of Federation period houses of similar form, materials and scaled set in landscaped gardens fronting tree lined streets, comprises mature streetscapes of strong aesthetic appeal. The setting and curtilage of the majority of buildings remain intact.

Scientific Value

The suburb of Haberfield is a major research repository of Federation era gardens, architectural detail, modest house planning, public landscaping and utility provision.

The design and plant material of its streetscapes and private gardens contain valuable data for researching horticulture and garden design of the early 20th Century in Australia.

Examination of the performance of its utility services, building techniques and materials, e.g. storm water drainage, are areas for future research.

The research value of Haberfield as a sociological entity has yet to be investigated, but is clearly importance in the history of post-war immigration, especially of the Italian community.

Social Value

The Haberfield conservation area reflects the burgeoning nationalistic spirit of the Federation era in which it was built. The national emblems incorporated in its architecture and its street names of the Federation Cabinet members attest to this. Haberfield's house planning and architectural details define the social aspirations of middle class Australian homebuilders of the period, met by the astute building, financing and marketing services of Richard Stanton.

The scope and type of alterations which have taken place in the last 15 years illustrate the social, cultural and economic aspirations of a different ethnic group moving into the suburb, as well as the changes in Australian society in general.

The work of the local resident action group, the Haberfield Association reflects the contemporary focus of local attitudes to the conservation of physical evidence in the face of pressures for urban consolidation, renewal and social change since 1980.

51.

Historic Value

Haberfield is of outstanding historic value. The Stanton Estates are the first planned “garden suburb” successfully developed in Australia, an example of how a modest housing estate could be comprehensively planned, developed and marketed on garden suburb principles, providing financial benefits to its developer and improved sanitary and living conditions to its residents, accessible by convenient public transport to their city employment.

The suburb’s segregation of residential and commercial uses, and the exclusion of industrial activities and hotels, were amongst Australia’s first examples of land use zoning. The comprehensive provision of utility services and estate landscaping also set a pattern which has since been followed in State planning legislation and subdivision practice.

Haberfield’s first major developer, Richard Stanton, lived at The Bunyas in Rogers Road and was a prominent advocate of Federation. He was also Mayor of Ashfield several times. He was a foundation member of the Town Planning Institute and the Real Estate Institute. The development philosophy he evolved at Haberfield was applied to his later Manly and Rosebery estates, and it became an ‘environmental ideal’ in suburb planning.

Haberfield was the home of Arthur Gilkes, during the Federation era, one of Sydney’s main producers of block printed wallpaper and friezes which often featured nationalistic emblems such as stylised Waratahs. It is likely that some original interiors survive using Gilke’s papers – possibly his own home, No. 25 Kingston Avenue, built in 1907, or Miss Gilke’s home at 20 Kingston Street, built in 1908.

The conservation problems of Haberfield over the last 8 years have tested state heritage and local planning legislation and have found the resources allocated to their application in conservation areas lacking. In the history of environmental conservation in NSW and Australia, Haberfield forms an important case study.

Architectural Value

Haberfield is outstanding for its collection of modest Federation houses displaying skilful use of materials and a high standard of workmanship and design innovation, together with nationalistic symbols. Whilst incremental changes have recently eroded the design integrity of some of its buildings, the relative intactness of the majority of Haberfield remains.

No other suburb developed in the Federation era in NSW so clearly demonstrates a comprehensive housing design and development philosophy strikingly different from the Victorian terrace idiom which has preceded it. The Appian Way in Burwood presents on a smaller scale, for wealthy tenants, what a philanthropically-motivated owner could achieve, but Haberfield provided the possibility of home ownership in a garden suburb for a wider range of citizens, within an open commercial context.

Conclusion

The cultural significance of the Haberfield Conservation area warrants the urgent implementation for a comprehensive conservation policy.

Draft Statement of Environmental Heritage Significance

The Haberfield conservation area is of cultural significance due to its aesthetic, scientific, social, historic and architectural value.

52.

It is the major comprehensively planned estate developed by real estate entrepreneur and town planning advocate Richard Stanton, whose astute marketing skills proved that town planning could be profitable in the private sector.

Haberfield retains physical evidence of its establishment and development as a comprehensively planned garden suburb in the Federation era, and is an important repository of research information on Federation horticulture, architecture and building. It reflects the social-economic and nationalistic aspirations of its foundation period, and of major cultural change in the nineteen seventies.

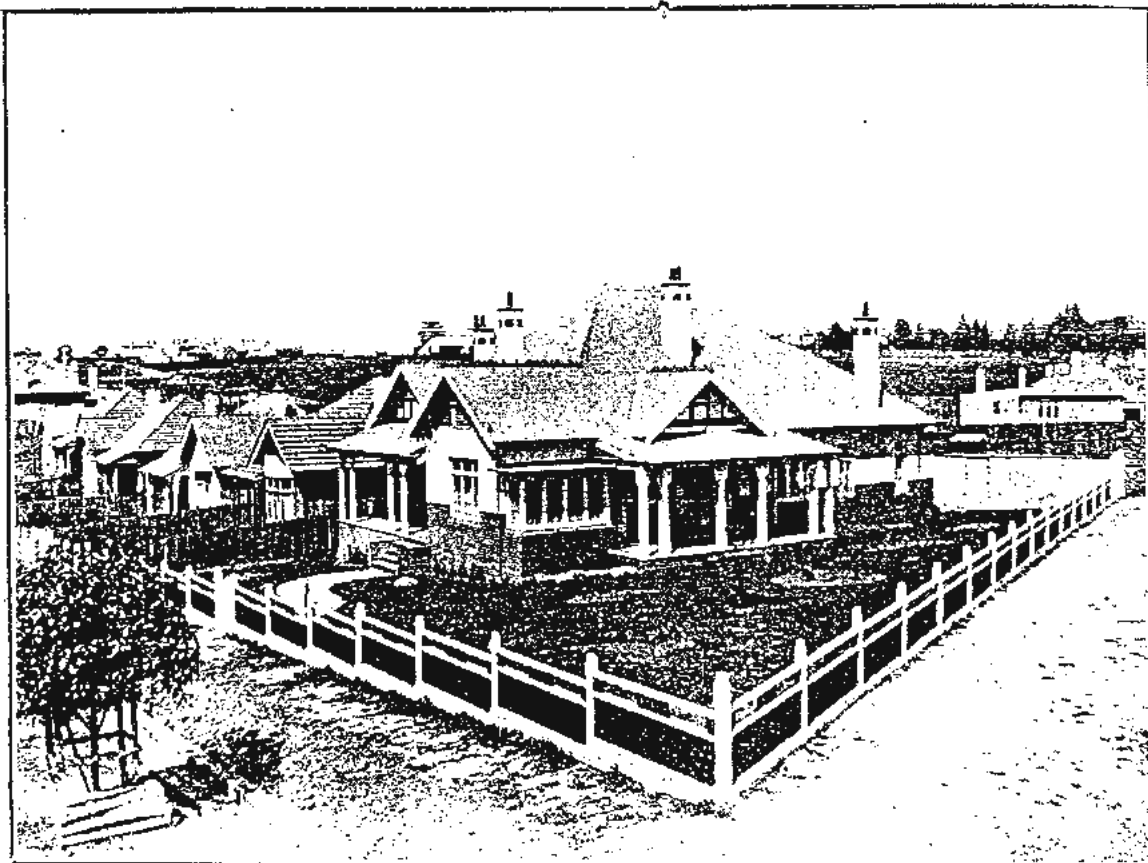
It is of aesthetic significance because of its fine ensemble of modest Federation residences and shops complemented by mature landscaping and street trees.

Haberfield has historic significance for the development of town planning in NSW. The separation of land uses, designation of land for community facilities, and its comprehensive pre-development provision of utility services and estate landscaping set a pattern which has since been followed in state subdivision practice, planning legislation and estate development.

53.

3.0 THE INVENTORIES

Haberfield Garden Suburb Prospectus, c. 1991



3.1 STUDY METHODOLOGY

3.3.1 Conservation Principles

This Study was undertaken with regard to the Australia ICOMOS Charter for the conservation of places cultural significance (The Burra Charter) and the two Guidelines to the Burra Charter, relating to Conservation Policy and Cultural Significance. These documents (included in Appendix G) are used to guide conservation projects throughout Australia.

The Burra Charter sets out principles and objectives of conservation which are being followed in this study and the guidelines for Conservation Policy provide general advice about the matters relevant to the future care of Haberfield. The process of investigation, analysis and reporting is outlined in the Cultural Significance guidelines.

The Study effort was directed towards providing practical advice about the conservation of Haberfield and has produced planning controls, guidelines for the care of Haberfield streetscapes – principally Council-owned property, and guidelines for the care of its homes and shops – mostly privately-owned property.

3.1.2 Statement of Significance – Haberfield in its Historic Context

The first task was to prepare a draft statement of the environmental heritage significance of Haberfield i.e. an assessment of its aesthetic, historic, social and scientific value for past present and future generations. This assessment was based initially on research information already collected about Haberfield – its thematic history and its social and environmental context both nationally and internationally. The detailed information collected in the field survey was then analysed and used to refine the draft statement of significance and to identify the individual components of Haberfield's physical fabric which both embody and constitute its significance – e.g. its subdivisions, streets, buildings, gardens, street trees etc. (Section 2.4).

The field survey was undertaken in two parts: the Built Environment Survey (Volume 2) and the Streetscape Survey (Volume 3).

3.2.3 The Built Environment Inventory

The Built Environment survey involved the collection of visual factual information about each property from the footpath, and also sought to identify changes that have occurred to the physical fabric of the properties since first establishment and occupation. A summary assessment of the intactness and condition of the building, based on a graduated scale of three categories was prepared and mapped (Volume 4). A building's contribution to the streetscape was also assessed, as well as its gardens, outbuildings, car accommodation and extension potential.

The built environment inventory was compiled in two phases. Firstly architectural assistants prepared draft forms for every building, guided by the instructions at Appendix B. Secondly, the Project Director and a senior assistant reviewed every form in the field, amending and commenting where necessary. Finally, Council officers undertook photography of each building, following the instructions at appendix F, and mapped the Survey Summary in accordance with the Project Director's instructions. (Appendix E i & ii).

3.2.4 Conservation Policy, Built Environment

From this identification process, conservation guidelines and statutory advice (Section 4.1) – a draft development control plan (Section 4.7) and a proposed local environmental plan (Appendix H) have been developed.

55.

The conservation guidelines have been presented in the format of brochures for easy transfer by Council into information accessible to the public. The three guidelines cover:

- 4.3 Conservation & Maintenance in Haberfield
- 4.4 New Buildings (Infill) in Haberfield
- 4.5 Extensions and Alterations to buildings in Haberfield

A series of non-statutory, promotional and educational measures are also presented for Council's consideration in Section 4.2.

3.2.5 The Streetscape Inventory

The streetscape inventory also required a survey of the entire suburb to understand the variety of design qualities and streetscape elements, recording features, planting and commenting upon contributory or intrusive elements. Streetscape recording also included drawing maps at 1:2000 scale for each portion of street selected, as well as sections to highlight the existing street profile. Black and white photographs were included of the particular street. A sample inventory form is to be found at Appendix D.

3.2.6 Streetscape Conservation Policy

From the streetscape inventory a series of Recommendations were prepared, including conservation guidelines for roadways, kerbs and gutters, verges, street trees, parks, nature strips, footpaths, street furniture and signs; street lighting, services and utilities and private gardens which are described in Section 4.6.

A schedule of priorities for works was then proposed in one, three and five year terms in section 4.8 of the Study report.

3.2.7 Study Team

<u>Project Director</u>	Robert Moore
<u>Conservative Planner</u>	Penny Pike
<u>Landscape Advice</u>	Lester Tropman
<u>Methodology Advice</u>	Meredith Walker
<u>History and Contextual Advice</u>	Sheridan Burke
 <u>Architectural Inventory</u>	 Mandy Jeans Libby Bennett Jenny Moore Susan Macdonald Stephen Carrick Tony Reid
 <u>Landscape Inventory</u>	 John Tropman Susan Macdonald Agnete Blinkenberg Stephen Carrick
 <u>Mapping & Photography</u>	 (Ashfield Municipal Council)

56.

3.2 BUILT ENVIRONMENT INVENTORY ANALYSIS

Explanatory text awaiting receipt of maps from Ashfield Council

TABLES

3.2.1 RESIDENTIAL AREA ANALYSIS

Approx No. of Houses: 2170

INTACTNESS:

	% TOTALS	
MAIN BUILDING:	A 1091	50.28
	B 354	16.31
	C 626	28.85
	D 76	3.5
OTHER BUILDINGS:	A 78	3.59
	B 16	0.74
	C 66	3.04
	D 42	1.94
GARDEN:	A 452	20.83
	B 779	35.9
	C 818	37.7
	D 60	2.76
MAP CATEGORY:	1 1105	50.92
	2 972	44.97
	3 75	3.46
BUILDING CONDITION:		
	Well Maintained: 513	23.36
	Good: 915	42.17
	Fair: 523	24.1
	Needing Attention: 158	7.28
CAR ACCOMMODATION & ACCESS:		
	Rear: 1375	63.36
	Side: 320	14.75
	Front only: 118	5.44
	None: 237	10.92
	Other: 102	4.7
EXTENSION POTENTIAL:		
	Yes: 1928	88.85
	No: 10	0.4
	Realised 183	8.43

KEY

Intactness

A – Substantially Intact

B – Sympathetically altered; or a sympathetic new structure

C – Altered unsympathetically but capable of reversal or “amelioration”; or a new building which is unsympathetic but capable of “amelioration”.

D – Altered unsympathetically and incapable of being, or unlikely to be “reversed”, rendered more sympathetic, or a new building which is intrusive and incapable of being rendered otherwise.

Map Categories

1. Substantially intact (A)

2. Reversibly changed (B & C)

3. Substantially changed and or intrusive (D)

57.

3.2.2 COMMERCIAL AREA ANALYSIS

Approx No. of Buildings: 54

INTACTNESS:

		% TOTALS
GENERALLY:	A 34	62.96
	B -	
	C 20	37.04
SHOPFRONT:	A 16	29.63
	B -	
	C 36	66.6
ABOVE AWNING:	1 40	74.07
	2 -	
	3 11	20.37
MAP CATEGORY:	1 34	62.96
	2 20	37.04
BUILDING CONDITION:		
	Well Maintained: 4	7.41
	Good: 27	50.00
	Fair: 21	38.89
CAR ACCOMMODATION & ACCESS:		
	Rear: 2	3.7
	Side: 2	3.7
	None: 49	90.74
EXTENSION POTENTIAL:		
	Yes: 52	96.3
	No: 1	1.85
	Realised -	

Map Categories

1. Substantially intact (A)
2. Reversibly changed (B & C)
3. Substantially changed and or intrusive (D)

Intactness

- A – Parapet and upper storey intact
- B – Upper storeys intact. Shop front completely modernised
- C – Virtually comprehensive alteration

3.3 STREETScape.

3.31 Topography

The ridge over which the garden suburb of Haberfield has been laid out is the first of the low scale undulating Western landforms along the Parramatta River landscape. The Soils of the Suburb are from shale parent material and not the sandstone of escarpments closer to Sydney Harbours.

The base landform of the suburb is a ridge partly forming the southern edge of Iron Cove, Parramatta River. Creeks which ran along both sides of the ridge, are now concrete formed stormwater channels leading from Parramatta Road, into Iron Cove. The East and West boundaries of the suburb are open parklands developed around and along the former mangrove creek/tidal areas. The Eastern boundary once had a Wharf in Long Cove Canal now Hawthorne Canal, opposite 170 Hawthorne Parade, near Barton Street. This was the entrance to the Haberfield Tennis Club grounds. Parramatta Road which has been the land transport link between Sydney and Parramatta from 1790's is the southern boundary of Haberfield.

Dalhousie Street and Boomerang Street from Parramatta Road to Iron Cove closely follows the spine of the Haberfield Ridge. The Western side of the ridge falls away to a broad shallow valley and the Eastern side is part of a narrow valley abutting steeper landforms of Leichhardt Municipality. These valleys have contrasting characteristics of broad sloping terrain on the Western side compared to the more complex eroded landforms of the Eastern side.

St. David's Presbyterian Church is a prominent landmark on the ridge in Dalhousie Street and close to the point where the above secondary valleys slope away.

Appreciation of these landforms is very important in understanding the visual qualities of Haberfield's streetscapes and possibly the ability of plants to grow better in various parts of the suburb through soil quality and water availability from underground sources. The past land uses could also affect plant growth.

The early subdivisions, which were related to the staging of land available for sale, were undertaken first on the Eastern escarpment and co-incidentally relate to a better environment of aspect and soil quality. These initial subdivisions are generally facing the North East with allotments usually running North South.

With the later Subdivisions the allotments axis changed direction such that a street with aligned front yards can change to allotments with side boundaries to the street. This is exemplified in Kingston Street where the existing houses are generally East West for the whole street, with the exception of two street blocks between Barton and Waratah Street, which have the allotment axis North South.

In the initial Stanton estates, part of the marketing strategy was the work undertaken by the estate gardener in landscaping the front gardens of each new house, as well as planting and maintaining the avenues of street trees established in the road verges.

Such careful attention to street presentation was maintained by the new owners and today some mature overgrown gardens hint at the original design and planting.

Considerable research has now been undertake into gardening practices in the Federation Era and publication by the Heritage Council of New South Wales provide planting schedules and advice for those who may wish to restore or recreate truly Federation style gardens.

3.3.2 Assessing Streetscapes

Assessment of visual and aesthetic qualities of the streetscapes of the suburb has been based on its physical fabric. Streetscapes can be describe in terms of forms, spatial definition, viewer position and extent. The aesthetic response to streetscapes depends more on the relationships between elements of the view than on content itself. Natural qualities of varies topography and the presence of water bodies are positive features in Haberfield. In assessing the streetscape and preparing the inventory the boundaries of the streetscape section was identified where a particular quality was displayed, (e.g. consistent street planting), and often stopped where a recognisable difference in elements or quality occurred.

Haberfields' streetscape is a cultural fabric of many individuals and communal man-made landscapes. Cultural values lie within the streetscapes themselves, the vistas and the contribution of the enclosing built environment. The subdivision and streetscape of the suburb has been developed without a great deal of reference to the intrinsic qualities of the land form. This is especially evident in the Eastern side of the ridge, however, the variety and scenic qualities of the suburb is generally good, with water views of Dobroyd Point and more urban vistas down the Eastern and Western slopes.

The past Tree Planting schemes have been an important community activity, now reflected in the maturing plant material and also in the materials, textures and road surfaces which are part of the streetscape fabric. Past municipal engineering practices have allowed trees to be planted in roadways or footpaths. The materials and technology available at the time the engineering works were undertaken, when the streets were being formed and later sealed is reflected in the quality of gravel (colour, texture and size), road verges, trees with timber guards, stone kerb and guttering, nature strips with concrete paths and cast street names, and street lighting. The Engineering Department of Ashfield Council have played an important role in modifying the area and enhancing its heritage significance.

However, this Heritage Significance can easily be lost or eroded through careless or intentional reduction of the variety of textures and scale of planting (e.g. shrubs instead of trees) and the introduction of elements which relate to modern sub division practices such as full width fine aggregate asphalt and concrete kerbing with little or no breaks giving a continuous appearance rather than the shorter lengths of past masonry products must be discouraged. It is important that the servicing, road works, verges and street tree planting reflects the building styles and features of texture, scale, form and bulk so important in the Haberfield garden suburb. This should also be reflected and reinforced in slow speed traffic areas.

The engineering, parks and street tree planting schemes are three vitally important elements in retaining and recapturing the setting of various house and street block relationships. The undulating roads, subdivision patterns, location of tree planting, road repair works, service pits and signage are all components of this man-made landscape.

In carrying out the streetscape inventory, the following methodology was used. A sample inventory form is to be found at Appendix D.

To assess the most appropriate way of recording Haberfields streetscape qualities, the whole suburb was investigated to understand the variety of design qualities and streetscape elements.

60.

The assessment included recording features, planting and commenting on the streetscape's contributive or intrusive elements. Recording also included drawing maps at 1:2000 scale for the section of street being recorded as well as sections to highlight the existing street profile. Black and white photographs were included to record the visual impression of the particular street at various locations.

3.3.3 Roadway Design & Surfacing

The streets are all constructed with table drains to both sides and the road centre is cambered upwards to shed water from the driving surface. The surfacing of the road and moulded shape relates to early road design and street tree planting from the early subdivisions. Surface treatment of the roads appears to have gone through several phases, historically relating to changing technology and available materials. The general approach to surfacing has been to have a coarser structural surface on the middle traffic flow section of two lanes with less structural quality surfacing to the road verge. It is in this more open and less compacted road edge that the street trees were planted. These two different sections of the road pavement treatment are of narrow width compared to the total road width, and give the streetscape a very important characteristic of scale and textural quality important to the residential quality of garden suburb. Currently road surfacing is being carried out with fine aggregate asphalt which is disrupting the spatial relationship of the road laneways to the total road width. The roads are beginning to appear to be broader and the original trees which decorated the secondary or parking lanes appear as somewhat intrusive elements in the new road form.

The compaction and covering/sealing of the earth surface around street tree roots may tidy up the road appearance in the short term but it has a very detrimental affect on the trees roots ability to exchange gases and grow. The soil or surfaces around the tree trunks must be open so that the trees roots can breathe. It would be far preferably for the road verge to remain a lighter structural (gravel) road surfacing to assist the retention of the currently maturing street trees, loss of mature tree could otherwise result.

Utility access points should not be increased in size and specific care is necessary when intrusion into original surfaces such as footpath street names is essential. Concrete footpath paving is an important element of street texture and must be maintained.

3.3.4 Kerbs, Gutter & Verges

The Sandstone kerbs and in some places guttering has a material and textural relationship with the Architectural elements of Haberfield. The Colour, length of masonry element (such as six and ten or twelve foot kerb sections), width, height to nature strip and relationship with road surfaces are all qualities which need to be reinforced or adapted in new work or replacement maintenance works. The layback of kerbs for vehicular entry and the rolled shoulder kerb style used recently in Allum Street should be restricted to minimum widths or where possible not used at all.

The expansion of Nature Strips beyond the street tree planted line in the road verge also disrupts the spatial value and textural patterns of the streetscape and should not be encouraged.

3.3.5 Street Trees

Planting of Street Trees in Haberfield was a design and marketing device, part of encouraging an appearance of substantial houses set in private parkland. The regular placement of street trees within the estate roadways has become a significant characteristic of

Haberfield. The mature street trees now give a sense of enclosure and intimacy to the streetscape, important features for the future impression of Haberfield as a garden suburb.

The evergreen street trees mainly planted in the early years of the suburb were:

- Brush Box, (*Lophostemon conferta*)
With small planting of
- Camphor Laurels, (*Cinnamomum camphora*)
- Pepper Tree, (*Schinus areira*)
- Port Jackson Figs, (*Ficus rubiginosa*) and
- Jelly Palms, (*Butia yatay*)

The Brush Box Trees account for approximately 80% of the remaining street tree plants. Haberfield has later planting schemes of smaller trees such as Water Gums (*Tristania laurine*), and more from the 1950-1980's inconsistent shrub planting. The Port Jackson Figs, Jelly Palms and Pepper Trees are interesting group of street tree plants and special care should be addressed to their needs for survival.

Specific street plantings examples are:

- Brush Box Deakin Avenue, Haberfield Road, Stanton Road,...
- Camphor Laurels Dudley Street: Learmonth to The Crescent
- Pepper Tree Kingston Street: Deakin Avenue to Barton Avenue
- Port Jackson Figs Kingston Street: Learnmonth St to Crescent
- Jelly Palms Miller Street: Alt Street to Empire Street and a
Combination of planting in O'Connor Street Between Ramsay and Deakin
Avenue, of Jelly Palms to the East, and Brush Box to the West.

It is important that street trees continue to be the predominant landscape feature of Haberfield. The continued replacement of shrubs and dead or dying trees with Brush Box or appropriate trees will help ensure the heritage significance of this suburb can be retained and it is noted that Ashfield Council is now planting and replanting Brush Box into the Streets of Haberfield. It is through the continual replacement and new plantings of the above trees that intrusive elements will be screened from view or be less prominent in the streetscape. It is especially important that Street Trees be replanted to the various roads leading off Parramatta Road to regain the garden suburb qualities and impressions when entering Haberfield.

Also, it is through the continual replacement and new plantings of the above selected trees that intrusive elements will be screened from view and thereby rendered less prominent in the streetscape. This includes undertaking tree planting schemes in streets which currently are devoid of trees.

A number of trees are dying or could die through recent road works and will require arboricultural care such as, aeration of the roots, release of toxic gases, fertilizing, pruning and spraying for insects or fungal problems. The shape of the Street Trees branches and canopy has been guided by past pruning practises. These pruned trees add cultural significance to the areas visual impressions as being part of the man-modified environment. The cultural heritage practice of shaped pruning for Brush Box and Camphor Laurels should continue to avoid an over extended tree canopy.

Considering the outstanding significant of Haberfield street trees, the severe pruning of trees under power lines should now be halted and electric supply cables either taken underground or bundled together to preserve the form of the street trees. Whilst this is expensive it can be undertaken on a staged basis. It is considered an essential project in this conservation area.

In a number of locations the mature street trees are supported by specimen trees and mature vegetation growing in the front and side gardens of houses or landscapes of schools or parkland. These private trees are extremely important to streetscapes while tree replanting programmes in streets are undertaken and also in the future to give Haberfield the garden suburb setting the early developers aspired to.

Supportive private planting examples are the Haberfield Public Schools, Camphor Laurel plantings to Bland Street and the intersection of Stanton and Haberfield Roads.

The more recent planting of shrubs in street verges should be stopped. The existing shrubs should be culled over time as street trees are planted to replace them. The Bottle Brush, Paperbarks, Tea Trees and She Oaks should be removed, especially because of the predominant colour, shape and texture of these native shrubs have which is unsympathetic with green colour, broad leafed, dense shape and formed shape of the Brush Boxes. However, the Oleanders, Crepe Myrtles and Water Gums may be retained as supportive streetscape elements.

Further deciduous trees should be avoided and any such existing trees should be replaced. These trees give a marked seasonal quality suggesting European Climatic conditions. The Native Brush Box and Port Jackson Figs and the introduced Peppercorns, Camphor Laurels and Jelly Palms are all evergreen trees.

The vehicle entries for domestic users has reduced the number of street trees and this should be addressed by having owners gradually relocate or install the smallest necessary vehicular crossings so that street trees are retained or replanted in locations which relate to past spacing and patterns.

3.3.6 Parks

Haberfield although described as a garden suburb was planned with few Parks. The Physical closeness of Ashfield Park to the South Side of Parramatta Road may have been a reason for the past subdivisions not including open space. However, open space in Haberfield today is provided by Algie Park (named after Mr. Robson M.L.A) the former Haberfield Recreation Grounds, and the filled Canal, Open space of Richard Murden Reserve, Reg. Cody Reserve and Wadih Jegorow Reserve.

The Parkland of Algie Park and Robson Park are important streetscape elements. Robson Park is an important suburb park landscape with a pavilion, garden bedding and organised tree and shrub plantings. The Planting has been reduced through the loss of elements and trees and it is important that the future planting be carried out to support the parks former organised pattern and layout. No section of the park should be allocated to any further building works. A Building and Landscape Management and Implementation Plan should be prepared for this significant Park.

Algie Park has a very good entry to the corner of Ramsay and Empire Streets: however, a planting scheme to enhance and support street tree planting should be undertaken.

Future Open Space which may come from amalgamation of Schools or the Army Barracks and Drill Ground of Hawthorne Parade should be acquired to provide further recreation space. Currently there is a very little neighbour open space.

It is interesting to note that before 1915 Stanton, offered to sell the land now occupied by the Army Barracks and Drill Ground, to Ashfield Municipal Council for open space.

3.3.7 Street Furniture

There is a general lack of any coherent public furniture in the streetscape. The furniture that does not exist is confined to the retail precincts, the parks and U.T.A bus stop bench seats. It would be of great value to the streetscape if consistent furniture was placed around the suburb with appropriate seating at commercial centres, public and community buildings and in particular at bus stops where more sympathetic weather shelters could also be constructed. Such street furniture would need to be vandal proof and of appropriate modern design to blend in character with the Federation period. North Sydney Council has recently undertaken such a programme. The new and the existing furniture should be painted in Federation period colours.

3.3.8 Public Street Signs

The existing vitreous enamel street signs with the wrought iron brackets which date from earlier engineering practices and services should be maintained. These signs are important elements of the suburbs cultural fabric. New signs could incorporate simplified bracket details.

Timber street sign posts were chaffered 100 x 100 mm Hardwood Timber Posts approx. 900 mm high located in the stone kerb near the corner with the name painted vertically up the post. Elsewhere in this study report the development of this heritage trail in Haberfield has been recommended. Signage for the heritage trail could use this vertical format. Later, street signs at intersections without electricity poles, were mounted on timer posts approximately 3 metres above ground level. If new timber posts are required for signage they should be painted.

3.3.9 Street Lights

Originally the street lights were gas light but they are now converted to electricity. The street lighting that exists, consists basically of three types as follows:

- a) Low pressure sodium lamps which are confined to the main streets
- b) Fluorescent weatherproof fitting with diffuser on short cantilevers, and
- c) Fluorescent weatherproof fitting with thin diffusers on long cantilevers

The types are generally not mixed in the streets, and this practise should be continued.

The types (b) and (c) are reasonable inconspicuous within the streetscape being cantilevered from electricity poles between the street tree canopy. These fittings which are often well screened by the street tree foliage provide the necessary light for the street without being intrusive. The fitting (b) and (c) should be maintained until replacement is considered, when appropriate sympathetic fittings should be selected for installation.

The type (a) however is not inconspicuous nor in character with the streetscape and should be replaced.

3.3.10 Service/Utilities

State & Federal Government agencies and authorities have an important role to play in the retention and maintenance of Haberfield's streetscape appearance.

Telephone, electricity, water and gas supply authorities are continually involved in servicing the infrastructure and this usually requires breaking or opening up surfaces of the Road and Nature Strip.

These authorities need to be made aware of their conservation responsibilities when repairing and maintaining the significant fabric of Haberfield Street. These elements of streetscape include the following items.

- i. Telecom telephone booths and pillars
- ii. Sydney Country Council Sub-stations and power poles
- iii. Metropolitan Water Service and Drainage Board manholes and accessways
- iv. Australian Post boxes
- v. Street surfaces
- vi. Footpath and street names, especially the inlaid

3.3.11 Private Gardens

Generally, the gardens associated with Haberfield houses are sympathetic with the Architectural character of their form and period, however, the alterations that have taken place with the selection of plant material, revision of garden layout, treatment of driveways and entry footpaths has naturally resulted in the majority of gardens being altered. The alterations that have taken place are often more to do with the development of the social fabric and gardening fashions which have been in vogue during the lifetime of the houses than purely practical decisions.

The first and most prominent has been the surface treatment for carriageways or access drives for vehicles from the front to the rear of the property. Initially, most of these driveway surfaces were ironstone aggregate over compacted earth. With time and the affluence of the population, cars became an item for storage on site and the majority of driveways were changed to concrete strips with lawn between and ran from the street front to a garage located to the side or at the rear. However, this has now developed to a state where large continuous areas of concreting have replaced the narrow concrete driveways giving an unsympathetic and sterile appearance to the house and its immediate environs. A similar trend has been responsible for the resurfacing of the front entry path from a gravel walkway or tessellated tiles to coloured concrete or asphalt and in some cases, crazy sandstone paving.

The layout of gardens has also been modified and it is important to understand that the plant material of the past gardens has today matured into a form which may be inappropriate for a particular house. It is now important that a public programme providing education on replanting of appropriate plant material. With specimens and leaf form, colour, texture and plant material with fragrances and appearances which relate to this older style of gardening be encouraged by Ashfield Council rather than the native landscape planting arrangements often used in modern subdivision landscaping, to ensure that the fabric of Haberfield's garden and landscaping supports the streetscape appearance and the Architecture of its residences.

In the built environment inventory, assessment of the private gardens indicate that a programme of rehabilitation of Haberfield's gardens through provision of information could lead to a substantial reinforcement of the important Heritage qualities of Haberfield as a garden suburb.

452 Houses i.e. 20%⁸³ of total; retained substantially intact gardens, and

779 Gardens i.e. 35.09% of total; had been sympathetically altered, with their general form and appearance continuing to be supportive of the streetscape and the presentation of the house directly to the street alignment

Only 60 Gardens i.e. 2.76% of total; had been unsympathetically altered and would require significant reconstruction to once again harmonise with Haberfield's Federation character.

Of this last group of sixty gardens, many relate to houses which have also been unsympathetically altered and the rehabilitation of their design and plant material is of particular importance in reducing their negative impact in the street.

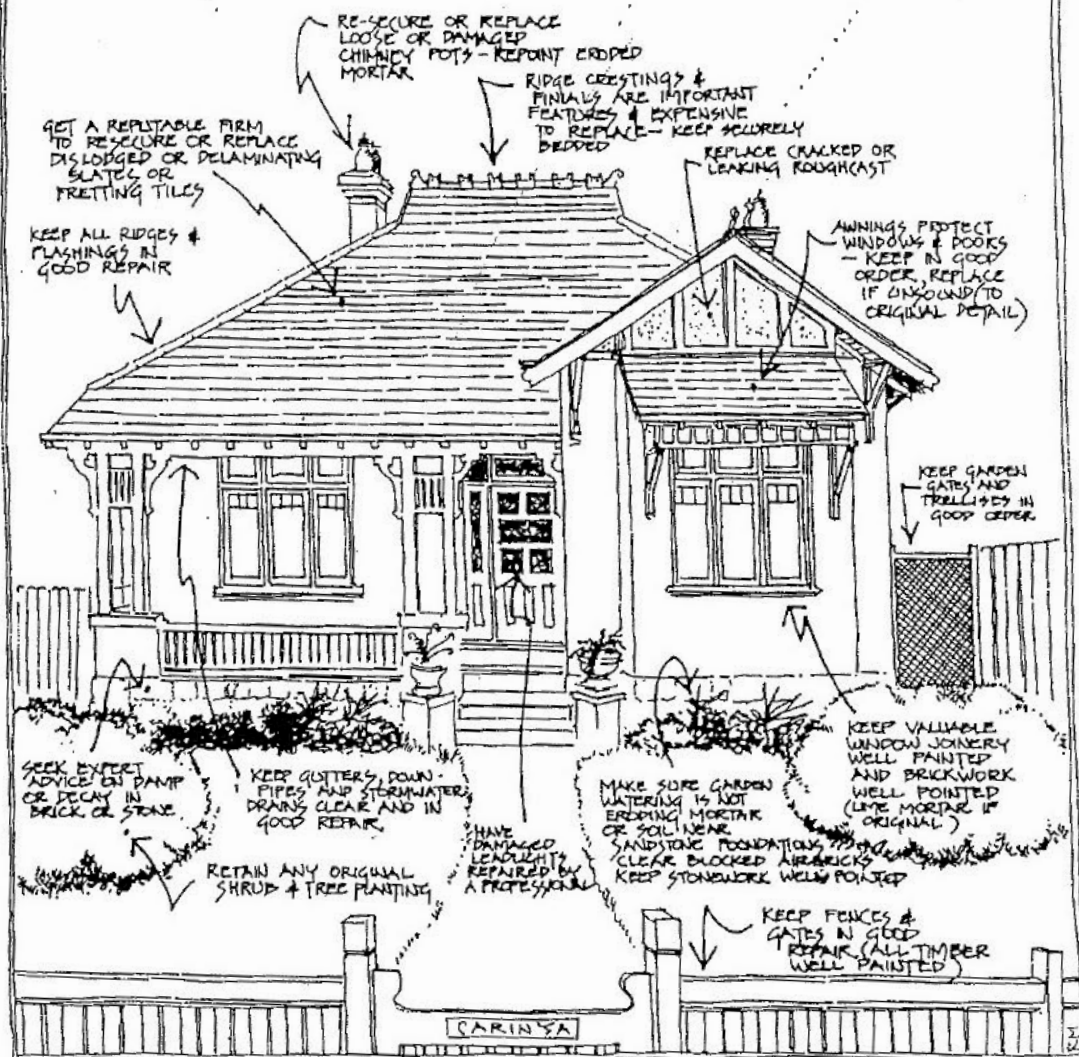
The question of encouraging the replanting or sympathetic maintenance of private gardens is even more difficult than guiding owners to appropriate built environment restoration. Excellent reference works are now available on this matter (refer Bibliography Appendix I) and should be made available at Councils' Offices and in the Haberfield Library. A specific gardens guidelines brochure should also be prepared and circulated in similar format to the conservation, infill and alteration guidelines which appear in this study report.

An approach should be made to the Heritage Council of NSW for a specific grant programme to assist garden restoration. A garden restoration category should be included in the Haberfield Heritage Award Scheme recommended in section 4.2 of the study report. Council may wish to consider establishing a Federation plant nursery section in its Municipal Nursery to ensure an adequate supply of appropriate sun hardened plant material for Haberfield Public and private planting rehabilitation.

4.0 STUDY RECOMMENDATIONS.

GENERALLY:

WHEN IN DOUBT, SEEK ADVICE BEFORE PROCEEDING, TO AVOID EXPENSIVE ERRORS. PERSEVERANCE PAYS OFF. ASK FOR FULL CLARIFICATION OF CONTRACTORS' QUOTES & INSPECT OTHER EXAMPLES OF WORK COMPLETED. MATCH EXISTING MATERIALS; BEWARE "MODERN MARVEL MATERIALS". RETAIN ALL, OR AS MUCH AS POSSIBLE, ORIGINAL DETAIL.



MAINTAINING & RESTORING
FEDERATION STYLE HOUSES:
SOME MAINTENANCE CHECKPOINTS

4.0 CONSERVATION PLANNING RECOMMENDATIONS

4.0.1 Purpose of this Section

The previous sections of the Study have indicated in extensive detail the heritage value of the buildings, structures and landscapes of the garden suburb of Haberfield. The purpose of this section is to recommend ways in which this very special heritage can be conserved, and to establish relative priorities for its conservation.

The recommendations discussed in this Section have been developed through:

- an assessment of the issues threatening the conservation of Haberfield observed by the survey teams while conducting the house by house survey
- the overview of conservation issues in the suburb gained by team member involvement in consultation on Development and Building Applications in the suburb received by Council
- an examination of Council's existing planning policies and controls which would directly or indirectly affect the heritage of Haberfield
- discussions with Council's planning staff, particularly Mr. M.J.Tobin and Mr. G. Campbell
- an assessment of potential conflicts between conservation needs, and local and state government planning programmes

The statement of environmental heritage significance (see Section 2.4) describes the attributes which give Haberfield its special value. This statement is the basis on which policies and decisions about the heritage conservation of the suburb are made. The Inventory Sheet prepared for each house provides detailed information for decision making about each individual property, and collectively the Inventory provides a basis on which strategies for the suburb may be devised.

It is recommended that Council, on adoption of this Study, resolve to adopt a specific conservation policy. Until a new LEP for Haberfield is gazetted, this policy will provide the basis against which all applications for change in Haberfield can be judged. A suggested policy is:

To conserve the environmental heritage significance of the garden suburb of Haberfield, as derived from its buildings, structures and places, and public and private landscaping.

There are two main courses of action in which to achieve this policy –

- i) Through statutory means -planning and building controls
- ii) Through non-statutory means -through Council's own policies and procedures, its own initiatives, its own works programmes and through increased public awareness.

Neither course of action of itself can achieve conservation: both need to operate side by side to gain the best results, and neither will achieve positive results without community understanding and commitment.

4.1 STATUTORY MEASURES

4.1.1 A proposed LEP for Haberfield:

An LEP for Ashfield, including heritage provisions for historic buildings throughout the Municipality, and a conservation area for much of the suburb of Haberfield was gazetted in 1985. It was appreciated that the provisions of the plan in respect of Haberfield were a beginning, and to achieve the subtleties of conservation action needed, this Study would later make recommendations for amendments and additional provisions.

The Study has argued that the whole of the suburb of Haberfield bounded by the Hawthorne Canal, Parramatta Road and Iron Cove Creek and Bay is of heritage significance (see Section 2.4), and the following LEP provisions are intended to apply to the suburb in its entirety.

The provisions recommended for the proposed Haberfield LEP (see Section 4.2) are the standard heritage conservation provisions recently revised by the Department of Planning. They use conservation planning terminology, and include aims and objectives, definitions, clauses for the management of conservation areas, advertisements and notifications. The words in italics are defined in the Interpretations clause of the LEP.

In the LEP they have meaning outside daily use. For example, conserve means all the processes involved in looking after a place so as to retain its heritage significance; fabric means all the physical material of a place; maintenance means the continuous protective care of the fabric; reconstruction means introducing new and old materials into the fabric to return it as near as possible to a known earlier state, while restoration has the very precise meaning of returning the existing fabric to a known earlier state.

4.1.2 Aims and Objectives for the proposed Haberfield LEP.

As the aims and objectives provide the basis for all planning decisions, it is essential that they are very specific. The following are recommended for the proposed Haberfield LEP.

The aim of this plan is to conserve the environmental heritage significance of the garden suburb of Haberfield as derived from its buildings, structures, places and public and private landscaping by:

- Retaining the design and planning intentions as indicated in documentary evidence and in the buildings themselves.
- Retaining the existing significant fabric, i.e. the built and landscaped form, the building materials, and all the decorative details of the buildings of the suburb of Haberfield.
- Ensuring that alterations, extensions, renovations and redevelopment respect the significant fabric of the suburb of Haberfield.
- Ensuring that new development such as infill buildings and replacement street planting respect their context in Haberfield.
- Encouraging the long term and continuing sympathetic restoration and maintenance of Haberfield.

69.

- Ensuring the continued growth and development of Haberfield as a living community.

4.1.3 The Scope of the Proposed Haberfield LEP.

As is required by the Department of Planning, the LEP should only include those provisions essential to achieve the aims and objectives of the plan. Other provisions should be dealt with in a DCP. The essential provisions for the Haberfield LEP therefore are

Conservation Area Provisions for the whole of Haberfield. These will provide the necessary mechanisms to conserve the heritage significance of Haberfield: any alteration (including demolition, alterations, additions, restoration) to an existing building, structure, relic or place require Council's consent, as does any new building. Council's consent cannot be given, however, unless it has made a thorough assessment of the impact of the proposed changes on the heritage significance of the building or work, or on its site or on the heritage significance of Haberfield.

Demolition control over all buildings, structures, relics or places within the conservation areas: this will ensure the conservation of all remaining fabric of significance. (See Section 4.2 - Interpretation). It should be noted that demolition has a much broader definition than the common usage of the word, and includes any removal of any part of a building or work. This means that the removal of a window, replacement of a roof or a fence, is in fact demolition and requires Council's consent. The removal of external walls (skinning) is prohibited in the proposed Haberfield LEP.

Landscaping controls to retain the essence of Haberfield - its soft-landscaped, garden suburb appearance, and avoid overdevelopment of sites. A minimum landscaped area of 50% of the total site area or 150 square metres - whichever is the greater - has been established as the appropriate control following the detailed analysis of sites and built on areas carried out in the Inventory stage of this Study. It should be noted that the landscaped area does not include garage, carport, pools, or paved areas.

Controls over roof pitch to retain the federation character of Haberfield's skylines.

The Inventory stage of this Study indicates that a roof pitch between 30°-40° is characteristic of Haberfield. A roof pitch outside this range is prohibited in the proposed Haberfield LEP.

Controls over second storey additions to retain the suburb's original design intention of a single storey suburb, As supported by documentary evidence and the houses themselves, second storey additions to existing structures are inappropriate and are therefore prohibited. However, under SEPP I Council can allow variation to this clause, provided that the aims and objectives of the LEP are still achieved by:

- Allowing an attic level where appropriate in a new ' extension to the rear of the property which is not visible from the street.
- Allowing an attic level within the house itself, at the rear and not visible from the street, which does not employ dormer windows. The proliferation of dormers would dramatically alter the appearance of the suburb and falsify the evidence of the original design intention which the houses themselves provide.
- Allowing basement rooms, where the slope of the land makes this feasible, and where window and door openings are in scale with those common to the area and housing of the type involved in the respective application.

70.

Controls over the painting of unpainted brickwork. Once brickwork has been painted, the paint cannot be completely, or cheaply, removed. It alters the appearance of the building almost irreversibly, given the effective cost of remedial works, and slights the character of the suburb. Painting face brickwork is to be prohibited in the proposed Haberfield LEP.

The proposed Haberfield LEP also includes clauses covering:-

Interpretation:

The relevant definitions of the revised standard heritage conservation provisions prepared by the Department of Planning are included. However, to these have been added definitions of "conservation", "fabric", "maintenance", "reconstruction" and "restoration" taken from the Burra Charter. These are essential for the proper understanding of the detailed considerations proposed for this LEP.

Heritage Advertisements and Notifications

This standard clause is included in the proposed Haberfield LEP. It allows the public to express its views before Council considers an application for demolition. This can sometimes bring to light local/family knowledge about the particular building, and so assist Council in making its decision. It is also one way of raising heritage consciousness within the community.

Conservation Incentives for Buildings in a Conservation Area:

This is a supplementary clause to the revised standard conservation provisions. It gives a council power to allow any use in a building/structure, or on land in a conservation area but only if the conservation of the building depends on this change of use and council is satisfied that the amenity of the neighbourhood would not be adversely affected. However, this clause is only to be used for land having access to Parramatta Road (see 4.2.4 following) because its use throughout Haberfield would diminish its heritage significance as an early example of town planning in NSW with separation of land uses.

4.1.4 Consequential Amendments to the Ashfield LEP

Once the proposed Haberfield LEP is gazetted with the recommended provisions for conserving the heritage of the suburb, the existing Ashfield LEP will need to be amended as follows:

- Its conservation area provisions (which applied only to Haberfield) will no longer be required and should be removed.
- The list of heritage items under Clause 30 should exclude any building within the proposed Haberfield LEP with the exception of St. David's Church, Hall and Manse, The Bunyas and Yasmar. The Study has assessed in detail all buildings and structures in Haberfield and made recommendations for their conservation. To retain any of the characteristic residential or commercial buildings in the Clause 30 list would only diminish the value of other unlisted buildings in Haberfield which the Study has shown to be of equal value. It would also confuse administration and public understanding of the new conservation provisions.

The three exceptions to this exclusion are recommended for permanent conservation orders (see Section 4.1.5 following) and should therefore also be listed individually in the Municipal LEP.

71.

4.1.5 Zoning Amendments to the Ashfield LEP

Amendments to the existing zoning under the present Ashfield LEP will also be needed as follows:

Residential 2(a) zones along Parramatta Road

It is recognised that automotive businesses dominate land uses along Parramatta Road. However, an up to date study of land uses is needed with a view to rezoning residential land already used for car sales yards to appropriate 3(b) zoning.

Residential 2(b) zones in Haberfield.

These allow development of three to four small dwelling units on the average Haberfield residential block. These units can be two storeys in height with parking underneath - a form and scale of development in conflict with the intentions of the conservation area and the objectives of the proposed Haberfield LEP.

Parramatta Road: Despite the dominance of motor vehicle oriented activities along Parramatta Road, it is important that where intact blocks of Federation period housing remains, it is conserved as it denotes the southern boundary of the suburb. It also provides a very public image of Haberfield along this busy thoroughfare, and promotes the suburb to the metropolitan community.

The 2(b) zone in Parramatta Road is a block of intact Federation period housing, most of the houses being in Category A or B on the Inventory Sheets. Because of its position directly opposite the Hume Highway this block provides a highly visible announcement of Haberfield as a special suburb, especially for travellers from the south-west. It may not now be an attractive residential environment, but its retention is essential, and can be encouraged by appropriate 2(a) zoning together with use of the conservation incentives clause (see Section 4.1.3) to allow flexible uses where required.

Car parking requirements along this stretch of Parramatta Road will require very careful consideration by Council to ensure the conservation of building fabric, an enhancement of its setting (public and private planting, fences, etc.) and to ensure viable uses of these buildings.

Wattle Street: The 2 (b) zoning to Wattle Street reflects the proposed future use of the land once existing buildings are demolished to make way for DMR road widening. The blight caused by the road reservation has left most buildings unrenovated and a very high number of houses in categories A & B.

Wattle Street has already been partially widened on the western side, and the road reservation on the eastern side may be unnecessary altogether, or unnecessarily wide. The increased traffic along Wattle Street does not create an environment in which it is appropriate to increase residential population. Further, should the road widening eventually go ahead and houses be demolished, the scale and form of the development proposed under the 2(b) zoning would be totally in conflict with the conservation policies for Haberfield. The zoning therefore should revert to 2(a), and new single storey housing be built where necessary (see Section 4.1.3).

It is considered that the only 2(b) zones that should remain in Haberfield are in Dobroyd Parade and Martin Street, both of which hold valid consents for town houses.

Special Uses 5(a) - Defence Premises (Off Hawthorne Parade)

72.

This zone, together with the adjoining 6(b) zone, is of historic and social significance to Haberfield. It was set aside in Stanton's original plans as the recreation area, and it features in many old photographs: straw boatered gentlemen and long robed ladies gracing croquet lawns and tennis courts. It is vitally important that when the army quits this land (probably once the area where the croquet lawns were located) it should revert to local public recreational uses.

This long-term intention should be expressed in the proposed Haberfield LEP as Zone 9(a) Local Open Space Reservation Zone.

Special Uses 5(a) - Scout Purposes (Rogers Avenue)

This zone is the former site of Ramsay's house, demolished by Stanton for the construction of his own house "The Bunyas". The property is now subject to a Permanent Conservation Order which will encourage its appropriate conservation. The present zoning is appropriate for the present occupancy of the property but may require re-evaluation in future if alternative uses are proposed.

Special Uses 5(a) - Church - St. David's:

St. David's church, hall, and manse together form one of the most significant landmark and landscape groups in Haberfield. The zone is of social, cultural and architectural significance to the suburb. It is absolutely essential that no diminution of this zone be permitted, and its appropriate management should be encouraged. The whole site should be considered for a Permanent Conservation Order, and a Conservation Plan undertaken. (See Section 4.1.9)

Special Uses - 5(a) - Schools. Children's Court/Home

The two. government school sites and the Children's court and home ("Yasmar", originally the home of one of Ramsay's children) may face future proposals for change of use, through the increasingly frequent sale of surplus government land with consequential redevelopment, or through changed institutional use.

In dealing with any possible changes it is essential that Council ensure that new development respect the heritage significance of Haberfield (see Section 4.3).

"Yasmar" is a significant historic architectural and cultural place and retains the remnants of a fine garden. Its importance warrants the protection of a permanent conservation order, and the preparation of a conservation plan. It is entered on the National Estate Register and classified by the National Trust of Australia (NSW).

In 1985 the Minister for Planning and Environment issued a direction pursuant to S 117 of the Environmental Planning and Assessment Act to all councils to include conservation provisions in LEPs covering heritage plans or environmentally sensitive areas. The proposed Haberfield LEP will fulfill this obligation.

The preparation of this LEP to gazetted stage will take some time. It is imperative that work begin on it immediately after council's adoption of this Study. At the same time, the draft DCP also needs to be finalised for adoption by resolution of Council.

4.1.6 A Development Control Plan

A DCP will also be necessary to provide detailed guidelines. It is an amplification of the basic controls in the LEP, and as such, and together with the Inventory forms prepared in

73.

the first stage of the Study, will be used by Council in assessing every development application that comes to it in Haberfield.

The DCP should be made freely available to residents and ratepayers. Because of the detail it contains, it should also be given to property owners when Council is first made aware that they are considering alterations to their properties, and ideally before they make firm plans for such alterations.

Property owners with a particular problem, e.g. repair of roof, joinery, can be given a copy of the relevant Technical Advice Sheets prepared by the Study Team (Appendix H) .

4.1.7 State Environmental Planning Policies

Residential areas, such as Haberfield, are only affected by four State Environmental Planning Policies aimed at implementing the government's urban consolidation programme. Three of these –

SEPP 5:	Aged Persons Housing
SEPP	Development Without Consent
SEPP	Residential Allotment Sizes (Integrated Housing)

do not apply in conservation areas, and this is certainly appropriate in Haberfield if the objectives of the proposed Haberfield LEP are to be achieved. Their exclusion can be adequately justified on heritage grounds.

The fourth policy deals with dual occupancy (Regional Environmental Plan No. 12). and this applies to all residential zones in metropolitan Sydney, including conservation areas. Council's consent is required for development under this Plan, and as the environmental manager of Haberfield, Ashfield Council is required to consider all matters listed in S90 of the Environmental Planning and Assessment Act, before it decides to consent to dual occupancy, consent with conditions, or refuse.

It is considered that dual occupancy can play a useful role in the conservation of Haberfield by allowing, where appropriate, the space and maintenance cost of one house and garden to be shared by two families. However, in making decisions in respect of this Plan, Council cannot jeopardise the aims and objectives of the Haberfield LEP.

In particular, the Plan's provision for detached dual occupancy is in direct conflict with Stanton's design intent for Haberfield which was one house per allotment, with the resultant development pattern and streetscape (Refer Appendix A). Haberfield is probably the only conservation area in NSW where two detached dwellings on one allotment would be totally in conflict with the design intent. In the Appian Way, for example, detached dual occupancy could reflect patterns of detached servants' quarters, but even there would conflict with a significant siting pattern. Again, to retain the regularity of the Haberfield development pattern of one house, one spacious garden to one allotment, it is essential. that attached dual occupancy be accommodated within the maximum floor space proposed to be permitted for one dwelling. This would ensure the retention of the regular proportional pattern of garden space in Haberfield and prevent comparatively large-scale additions which would overwhelm the single storey character of the suburb. For these reasons, it is recommended that the Council ask the Department to exempt Haberfield from the provisions of the Regional Environmental Plan in respect of detached dual occupancy, and the maximum floor space ratio of 0.5: 1.

4.1.8 Regulation of Flats Act:

This Act allowed the conversion of existing buildings into two or more residential flats even in zones where flats were prohibited under the local plan. A few houses in Haberfield may have been so converted under the Act. The Act was abolished in 1986 and arguably has rendered these sites available for redevelopment as larger blocks of flats under existing use rights. Council's powers to control demolition and to control alteration on all buildings in Haberfield will be sufficient to handle any application of this kind. However, it is sensible to be aware of the possibilities.

4.1.9 Action Under the Heritage Act

It is recommended that the St. David's Church group, comprising church, manse and hall, and "Yasmar" be submitted to the Heritage Council for action under the Heritage Act (specifically Permanent Conservation Orders). Both these places, together with "The Bunyas" (already subject to a PCO) have historic, architectural, social and natural significance for Haberfield, for Ashfield and for NSW as a whole. Both are also important landmarks. Their protection under the Heritage Act would appear justified, and Council should prepare the relevant submissions as soon as possible.

75.

4.2 PROPOSED HABERFIELD LOCAL ENVIRONMENTAL PLAN

The draft Haberfield LEP would be an instrument amending the Ashfield LEP in respect of the following clauses:-

Citation

"This plan may be cited as "Haberfield Local Environmental Plan 1988"

Aims, objectives, etc:

This plan aims to conserve the environmental heritage significance of the garden suburb of Haberfield as derived from its buildings, structures and places, and public and private landscaping by

- retaining the design and planning intentions as indicated in documentary evidence and in the buildings and elements of the suburb themselves.
- retaining the existing significant fabric, e.i. the built and landscaped form, the building materials, and the elements and decorative details of the building and structures of Haberfield.
- ensuring that alterations, extensions and renovations respect the significant fabric of the suburb of Haberfield.
- ensuring that new development such as infill buildings and replacement street planting respect their context in Haberfield.
- Encouraging the long term and continuing sympathetic restoration and maintenance of Haberfield.
- Ensuring the continued growth and development of Haberfield as a living community.

Land to which Plan applies:

This plan applies to the whole of the land within the suburb of Haberfield, bounded by Hawthorne Canal, Parramatta Road, Iron Cove Creek and Iron Cove.

Interpretation The plan should include:

"Alter and "Alteration" - new definitions are expected soon from the Department.

"Conservation" means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

"Conservation Area" means all the land edged with a heavy black line and marked "Conservation Area" on the plan accompanying this instrument. [In consequence, the definition in the Ashfield LEP will need to be removed altogether]

"Demolition", in relation a building or work, means the damaging, defacing, destruction, pulling down or removal of that building or work, in whole or in part.

"Fabric" means all the physical material of the place.

76.

"Landscaped area", means that area of a site which is or is to be predominantly landscaped by way of the planting of garden, lawns, shrubs and trees, and does not include any areas covered by any building, car port, terrace, pergola, hard-surfaced recreation area, swimming pool, driveway, parking area or any like structure.

"Maintenance" means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.

"Reconstruction" means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction.

"Restoration" means returning the EXISTING fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

"Relic" means any deposit, object or material evidence relating to the settlement (including Aboriginal habitation) of the suburb of Haberfield which is more than 50 years old.

Conservation Area

- 1) A person shall not demolish, alter, extend, or erect a building or work within a conservation area except with the consent of council.
- 2) The Council shall not grant consent under the Act pursuant to subclause (1) in respect of a building or work unless it has made an assessment of:-

The extent to which the carrying out of development in accordance with the consent would affect the historic, scientific, cultural, social, architectural or aesthetic significance of the building or work or its site or of the building or work on its site or of the conservation area.

In assessing applications to demolish, Council will consider:

- a) The integrity and degree of significance of the fabric of the building or work to be affected, and whether loss of this building or work will affect the heritage significance of Haberfield.
- b) The scale, character and appearance of the proposed development or redevelopment and its ability to respect the character of Haberfield.

In assessing applications to develop, alter or extend a building or work Council will consider:

- a) Integrity:
The integrity and degree of significance of the fabric of the building or work to be affected and the impact of the proposals on the its integrity and significance.
- b) Scale & Character:
The scale, character and appearance of the proposed development or replacement and its impact on existing development on the site, and on the character of surrounding development.

77.

- c) Roof:
Maintenance of the original roof forms or where necessary their reconstruction in accordance with the DCP; maintenance of the original roof plate level, or use of a lower plate level where a lower roof form is permissible.
- d) Materials:
The proposed external construction and landscaping materials in relation to surrounding development and in accordance with the DCP
- e) Design, Colour and Texture:
The proposed facade patterns and external colours and textures in the context of the buildings in the vicinity and the DCP.
- f) Style & Decoration:
The architectural and landscaping style, details and exterior decoration of the proposal and their respectful interpretation, rather than direct reproduction of existing details and decoration.
- g) Earlier State:
When there is evidence of earlier state of the item, the way in which the proposal forms part of an authentic restoration or reconstruction process; or does not preclude such restoration or reconstruction at a later date.
- h) Setbacks:
The setback proposed and evidence that it is based on an earlier state or where unknown, relates to buildings in the vicinity.
- i) Joinery & Glazing:
The maintenance of the external joinery and glazing or its reconstruction where necessary.
- j) Verandahs:
The maintenance of the early verandahs or their reconstruction where necessary/
- k) Floor Level:
The maintenance of the original floor level, or in the case of a new extension, where a lower floor level is permissible, the design of the extension floor lower in scale than the main floor.
- l) Streetscape:
In the case of a building or structure considered to be obtrusive in its streetscape context, the reduction of its negative impact in the streetscape.
- m) Chimneys:
The maintenance of existing chimneys or where necessary their reconstruction internally and externally.
- n) Corner Buildings:
In the case of a corner building, the impact of the proposed changes on both principal elevations.
- o) Special Features:
The retention of any stylistic, horticultural or archaeological features of the building or work or its site.

78.

- p) Public Danger:
Whether the building or work constitutes a danger to the users or occupiers of the building or work or to the public;
 - q) Use:
Whether the building is capable of reasonable or economic use;
in addition, in the case of domestic buildings,
 - r) The limitation of a proposed attic alteration to a building to being wholly within the existing roof form so that it does not dominate the subject item or buildings in the vicinity and does not make the altered building more than one storey in height*
 - s) The proposed front fence location in relation to the original fence where known, and to adjacent fences.
 - t) The maintenance of original fences, garden screens and structures, garden paths, layouts and materials.
 - u) The retention or introduction of car parking to the rear of the site.

In addition, in the case of commercial buildings:
 - v) The maintenance of parapet walls to the footpath alignment
 - w) (The maintenance of original shop/rants or their reconstruction where necessary.
- 3) The council shall not grant consent to the renovation, extension or erection of a dwelling-house within a conservation area:
- a) where two storey additions are proposed to existing structures, or alterations will produce a two-storey building, not being a dwelling house of a single main floor level with an in-roof attic level over, or a dwelling house of a single main floor level where the natural slope of its site permits of a basement level to be used for service functions not visible from the front of the dwelling house.
 - b) where the landscaped area of the site is less than 50% of the total site area or 150 square metres, whichever is the greater.
 - c) where the pitch of the main roof is more than 40 degrees or less than 30 degrees to the horizontal plane
 - d) where original surface materials and finishes are to be altered
 - e) where unpainted exterior brickwork is to be painted

Attic rooms in conservation area

(4) The council shall not grant consent to the renovation or extension of an existing dwelling-house to provide for attic rooms within a conservation area unless the construction of the attic rooms is contained wholly within the existing roof form or within an extension to the rear of the existing roof form, as prescribed in the proposed DCP. Dormer windows are prohibited. Skylight windows for light and ventilation are to be in plane with the roof and employed only on those faces of the roof not prominent in the streetscape context of the building in question.

79.

Advertising of application to demolish

(5) Pursuant to section 30 (4) of the Act, the provisions of sections 84, 85, 86, 87 (1) and 90 of the Act shall apply to an in respect of

- a. the demolition or alteration of any building or work in a conservation area, in the same way as those provisions apply to and in respect of designated development

Conservation incentives relating to buildings in a Conservation Area

(6) Nothing in this plan prevents the Council granting consent to the use for any purpose of a building within a residential zone fronting Parramatta Road or of the land on which that building is erected, where the Council is satisfied that:

- a) the use would have little or no adverse effect on the amenity of the area; and
- b) conservation of the building depends on the Council granting consent in pursuance of this subclause.

Heritage statement

(7) The council shall not consent to the carrying out of development on land within a conservation area unless written evidence is furnished to the council –

- a) demonstrating that consideration has been given to the conservation and environmental heritage significance of the property involved, and properties in the visual vicinity.
- b) setting out any steps to be taken to mitigate any likely adverse impact on the environmental heritage significance of the particular property, and
- c) describing the significance of the property as part of the environmental heritage of Haberfield.

4.3 DRAFT DEVELOPMENT CONTROL PLAN

STATEMENT OF ENVIRONMENTAL HERITAGE SIGNIFICANCE

The Haberfield conservation area is of environmental heritage (cultural) significance due to its aesthetic, scientific, social, historical and architectural value.

It is the major comprehensively planned estate developed by real estate entrepreneur and town planning advocate Richard Stanton, whose astute marketing skills proved that town planning could be profitable in the private sector.

Haberfield retains physical evidence of its establishment and development as a comprehensively planned garden suburb in the Federation era and is an important repository of research information on Federation horticulture, architecture and building. It reflects the socio-economic and nationalistic aspirations of its foundation period, and of major cultural change in the nineteen seventies.

It is of aesthetic significance because of its fine ensemble of modest Federation residences and shops complemented by mature landscaping and street trees.

Haberfield has historic significance for the development of town planning in NSW. The separation of land uses, designation of land for community facilities, and its comprehensive provision of utility services and predevelopment estate landscaping set a pattern which has been followed in state subdivision practice, planning legislation and estate development.

AIM:

The aim of this Development Control Plan is to conserve the environmental heritage significance of the garden suburb of Haberfield as outlined in the draft statement of significance above.

OBJECTIVES:

The objectives of this Development Control Plan are:

- to retain the existing significant fabric, i.e. the built and landscaped form, the plant and building materials and landscape elements, and the decorative details of the suburb of Haberfield.
- to ensure that alterations, extensions and renovations respect the significant fabric of the suburb of Haberfield.
- to ensure that new development such as infill buildings, replacement street planting and new landscape/civic works respect their heritage context in Haberfield.
- to encourage the long term and continuing sympathetic restoration, adaptation and maintenance of Haberfield's buildings, places and streetscape/townscape.
- to encourage the continued growth and development of Haberfield as a living community, aware of and giving appropriate regard to the heritage value of its setting.

81.

Built Form:

Built Form: Description.

The built form of Haberfield is characterised primarily by its uniformly one-storeyed, similarly - scaled housing development, featuring a restricted range of building materials used to build houses of strongly related but individual design. Commercial development was concentrated in a suburban centre rather than spread through the suburb, and shops with their residences above adopted a two-storey form distinct from the houses.

The Queen Anne Revival Style of domestic architecture then popular and fashionable was used as the design reference for Haberfield and adapted to suit Stanton's objectives of related but individual house designs. Variations in plan form, openings and applied decoration enabled a great design diversity to be achieved.

With the end of the First World War and the changing labour and material costs as well as fashions in design, the built form of the houses became simpler, more compact and decoration was less elaborate. The success of Haberfield attracted other development companies to acquire and promote estates on land adjoining the Stanton subdivisions, and they generally continued the character and built form successfully established.

Built Form: Significance

Historically the houses of Haberfield are significant as they formed part of the first comprehensively planned and successfully marketed model garden suburb in Australia, which predated the first similar English garden suburb by some years.

Architecturally the houses are collectively significant for the homogeneity of their built form; and individually significant for their rich variety of architectural detail and excellence of design.

This combination of unity and variety was masterminded by the founder of the estate, Richard Stanton. It was deliberately controlled through the Haberfield Proprietary Company by its marketing strategies, all of which were unique in Australia at the time.

Built Form: Objective

To retain the original design intention and achievements of the suburb, by maintaining the established scale and pattern of development.

Built Form: Strategies to achieve objective

- Retain allotment sizes, and boundary setbacks that have generated the original development pattern. Site coverage of new development should be similar to the pattern of original development of the suburb. This means generally that houses will be set back from the front alignment a distance not less than the setback of their neighbouring houses. In the older areas developed before Stanton's estates, this may mean that houses can be built closer to the street than in the Stanton areas.

Commercial buildings will be placed on front alignment of their properties.

- Ensure that no new structures including garages and carports are built forward of the existing house they serve, unless such a location is the only means of building a garage or carport off the street. In new developments, garaging and carports must be located to the rear of proposed new residences.

82.

- Ensure that all buildings address the street at right angles or in the case of corner allotments, both streets, though with appropriate flexibility in acute or obtuse corner angles.
- Ensure that extensions do not compete with the original form and scale of the existing buildings which they amend.
- Retain original floor levels in extensions to existing houses.
- Retain original wall plate levels in extensions to existing houses.
- Encourage new development to have similar floor-to-ground, and wall-plate-to-ground heights to that of neighbouring existing development.
- Allow extensions to the rear of existing houses to have floor and wall plate levels lower than the existing, but never higher.
- Allow attic rooms to be built within existing roof forms, or appropriate rearward extensions that do not detract from the scale and form of the original roof.
- Prohibit dormer windows to attic rooms as uncharacteristic of and inappropriate for Haberfield, but permit windows of suitable scale in gable ends and gablets, and in-plane flat skylights on rear faces of roofs where not visible from the street.

Roofs:

Roofs: Description

Generally Haberfield roofs are steeply pitched (30° - 40°), massive in form and often complex in design. The single storey scale of the houses is accentuated by their careful roof designs, characteristic of the architectural style employed.

Roofs are characterised by a picturesque arrangement of a variety of gables, gablets, vents, hips, conical turrets and deep jutting eaves and decorated with terra cotta finials, crests ridge cappings. Some roofs are fairly plain, while others are very complex and detailed.

Tall chimneys heightened by terracotta chimney pots helped to balance the massive forms of the roof and create the distinctive skyline of the suburb's residential area.

The roof materials were restricted by site covenants to slates and (unglazed) terra cotta Marseilles pattern tiles, finials, crests and cappings. Corrugated galvanized iron was used at the rear. Areas not covered by Stanton's covenants also had roofs of corrugated iron, and asbestos cement and shingle tiles. With changing styles and economy, roofs were later (post World War One) built to a lower pitch (25° - 35°) for better economy.

In the commercial area, the shops with their upper floor residences above featured verandah'd and parapet - screened facades, the roofs behind employing tiles or galvanised iron where not seen behind the picturesque skyline of the parapets.

83.

Roofs: Significance

The roof is perhaps the most distinctive and influential feature of the traditional Haberfield house. Its steep pitch, complex design and restricted materials on the uniformly single storey scale of the houses, contributes perhaps the most influential, distinguishing and unifying characteristic of the suburb.

Roofs: Objectives

Retain the variety of main roof forms with the 30 °-40 ° pitch.

Retain and continue to restrict the range of roof materials employed in Haberfield to consolidate the early established practice.

Roof: Strategies to achieve Objectives.

- Main roof forms below 30° and above 40° in pitch are prohibited.
- Roof materials other than unglazed terracotta Marseilles tiles, Welsh slate, approved fibrous cement tiles, tin and corrugated iron are prohibited.
- Replacement roof materials are to match existing materials, or employ approved alternative materials.

Walls:

Walls: Description

A significant feature of the houses in Haberfield was the use of the cavity wall construction with machine-made smooth-faced bricks, achieving a very high standard of construction for the time in Australia. The precision of the brick work was accentuated on the principal elevations by the use of tuck-pointing, usually in white or black. Further innovative practices for the principal elevation are also common -such as the use of shaped and moulded brick profiles and excellent two-tone brickwork. Other wall finishes included roughcast and shingle work. Side and rear walls were generally built of common bricks.

Walls were often divided into two or three distinct sections, e.g., base courses of rough cut sandstone or mock ashlar (rendered brickwork); the main wall of tuck-pointed face brick or commons and occasionally an upper section or frieze, which could include the decorative half-timber and rough cast used on gable ends, or roughcast-rendered frieze bands. The gable ends often featured brick or timber strapwork, and timber ventilating panels of louvres framed by fretwork shapes.

Later walls became plainer and were distinguished by their lack of ornamentation.

Bungalow walls used Sydney Brown or Manganese brick with only black or white tuck pointing, where used. The front elevations were distinguished by decorative multiple timber gables using shingles, boards and battens, combining influences from the □ California Bungalow and the Arts and Crafts styles.

84.

Walls: Significance

The use of distinctive walling materials in stylistically controlled ways gives Haberfield much of its individual character. The variety of the wall treatments and their excellence in detail contributed greatly to the suburb's townscape.

Walls: Objectives

To retain the original form, materials and decorative features of the elevations of Haberfield's houses (especially front walls, and side walls to corner blocks) and ensure that new work appropriately reflects these.

Walls: Strategies to achieve Objectives

- The alteration of the form and materials of principal elevations is not permitted.
- The refacing of exterior walls (i.e., the removal of external skin or rendering) is not permitted, unless where associated with acceptable reconstruction works.
- Unpainted surfaces are not to be painted.
- Matching materials are to be used in repairing the fabric of external surfaces.

Chimneys:

Chimneys: Description

Chimneys are essential design elements of the houses in Haberfield. Although their functional role may have been superseded, their architectural significance remains of vital importance.

The tall decorative chimneys provide a strong visual impact both to counterbalance and articulate the roof forms and as a means of elaborate architectural expression in themselves, reflecting the stylistic influences of the time.

There is a great range of notable chimney designs in Haberfield, many examples being derived from English vernacular cottage designs, and adapted from much grander buildings.

Chimneys: Significance

They provide Haberfield with its distinctive punctuated roofscape and form indispensable elements of individual house design.

Chimneys: Objective

Retain the chimneys of Haberfield as essential elements of the suburb's collective design and character.

Chimneys: Strategies to achieve objective

- All chimneys are to be retained internally and externally and where necessary repaired, even if the fireplace is no longer in use. Demolition of chimneys to be prohibited unless necessary on structural grounds and preceding reconstruction.

85.

Joinery:

Joinery: Description

Decorative timber work was used on verandahs, gables, vents, bargeboards, windows, doors screens and fences. It was used boldly, painted various colours and gave distinctive character to individual houses.

Joinery: Significance

Elaborate timber joinery employing diverse shapes and patterns remains one of the stylistic hallmarks of Haberfield houses.

The remarkable diversity of timber joinery employed meant that through its use houses could assume a high degree of individuality.

Joinery: Objective

Encourage retention and restoration of joinery.

Joinery: Strategies to Achieve Objective

- Retain and reinstate where necessary.
- Encourage research into documentary evidence (old photographs) to facilitate authentic reconstruction of joinery.

Windows and Doors:

Windows and Doors: Description

Design of windows and doors was another area for the picturesque expression of character and individuality. A great variety of window types, shapes and sizes were employed, using either double-hung sash or casement windows. These could be rectangular, circular, square or semi-circular windows in different configurations of bay and oriel window designs, flush or projecting from walls.

Haberfield's commercial buildings also featured exotic and varied window details enriching their -character, and streetscape contribution.

The extensive use of decorative glazing and coloured glass techniques was an important feature of the windows and doors. Multi-coloured or textured glass was used in the upper fanlight sashes or sidelights to doors and windows and leadlight glazing in An Nouveau designs. Windows and doors were almost always made of timber and painted externally.

Windows and Doors: Significance

The design of doors and windows contributed to the enrichment of Haberfield's houses and commercial buildings, comprising an essential and characteristic aspect of their architectural style.

Windows and Doors: Objective

Retain and reinstate where necessary.

86.

Windows and Doors: Strategies to Achieve Objective

- Retain and repair/restore original doors and windows
- Encourage research to assist authentic reconstruction
- Ensure that new work appropriately reflects, without belittling, established practice in the conservation area. The hierarchy evident in the different door and window designs employed in a house, distinguishing its important areas, should be respected.

Window Sun Hoods, Blinds and Awnings:

Window Sun Hoods, Blinds and Awnings: Description

An assortment of decorative sunscreening devices were important practical and decorative features. Most noticeable are the window timber awnings or window hoods made up of a timber fretwork frame with various roofing materials. Other common sun devices included the timber external pelmet to windows and verandahs housing either Venetian blinds or canvas roll-up blinds.

Window Sun Hoods, Blinds, Awnings: Significance

These elements contribute to the individual character of Haberfield's houses and the collective richness of the suburb's buildings. They reflect customs and housekeeping at the time of their original construction.

Window Sun Hoods, Blinds, Awnings: Objective

Retain and reinstate where necessary.

Window Sun Hoods, Blinds, Awnings: Strategies to Achieve Objective

- Prohibit the removal of sun hoods, awnings and blinds as important design features and encourage their repair or reconstruction where lost.
- Undertake documentary research to support authentic reconstruction.

Verandahs:

Verandahs: Description

Verandahs were designed as integral parts of the houses and buildings they served. They allowed additional diversity in the roof design as they were usually emphasised by a change in roof slope, angle or gable

Architecturally the shadow or void created by the verandah provided a strong contrast to the massive solidity of the roof in single storey buildings. They were used as an effective way to ameliorate the hot, wet Sydney climate.

The verandah became a focus for excellently crafted timber work, where great originality of design can be seen in the posts, brackets, valences and balustrades, and the motifs elaborating them.

87.

The floor was either tongue and groove timber boarding or tessellated tiles with marble edging, usually incorporating entry stairs with glazed patterned tile risers.

Verandahs: Statement of Significance

Verandahs are one of the most distinctive features of houses in Haberfield and are an essential part of the suburb's character and the functional performance of its houses.

Verandahs : Objective

Retain and reinstate where appropriate, and take into account in new development.

Verandahs: Strategies to Achieve Objective

- Removal of verandahs prohibited.
- Enclosure other than with traditional lattice work or timber/ canvas blinds prohibited.
- Encourage research to assist authentic reconstruction of verandahs and their detail.
- Ensure that new development in Haberfield takes into account the significance and design of verandahs in the suburb, the methods of their incorporation in building designs, and their harmonising role in streetscapes.

Garages, Carports and Sheds:

Garages, Carports and Sheds: Description

Secure protective accommodation for cars is a reasonable and common component of most contemporary homes, although the many older homes still in use that predate popular motor-vehicle ownership frequently cannot have garages and carports added for want of space or access. The free-standing houses of Haberfield allowed early car owners to easily build "motor houses" at the back of their allotments and many older garages survive in the suburb, dating from the 1920's onwards, and styled to respect the houses which they generally stood behind.

Carports are a more modern phenomenon and show later efforts to provide simple roofed shelter for increasingly valuable cars. Their principal objective was economy and utility and apparently rare was concern to blend the structure in with the "old-fashioned house". Convenience of location also outweighed aesthetic concerns about siting.

In the current buoyant economy and amidst concern to respect the architectural character of Haberfield's houses, garages and carports are growing ever bigger and receiving increasing elaboration in efforts to relate to Federation architecture. Garages frequently include workshop and storage spaces that enlarge the structures so that their scale begins to challenge the main house. Details are applied to give a "Federation flavour".

The survey of Haberfield has shown that many older garages and garden sheds, whose character relates to the houses they serve, remain in the suburb and provide exemplary models for the design of new car shelters and storage. They show how service structures were not so elaborate as to challenge the importance of the house proper, and they also provide evidence of how people used their gardens and 'yards'.

Garages, Carports and Sheds: Significance

The garages, carports and sheds found in Haberfield provide important evidence of the importance and impact of motor vehicle ownership upon the suburb and its residents, as well as general reflection of aspects of everyday life. Older garages in particular show how modern car accommodation might be designed to reflect the original practices of garaging in the suburb.

Garages, Carports and Sheds: Objective

Retain older garages and sheds where these are sympathetic to the significant pattern of development in Haberfield and provide evidence of suitable design approaches for similar new structures.

Encourage design of new garages, carports and sheds to respect the significance of original (and older) development in Haberfield.

Garages, Carports and Sheds: Strategies to achieve Objectives

- Encourage the retention, repair and restoration of significant older garages, carports and sheds.
- Ensure that new garages, carports and sheds are of simple, appropriate design, attuned to the design of the individual house or shop to which they are functionally attached.
- Ensure that new garages, carports and sheds are sited with regard to retaining the integrity of the building they serve.
- Prohibit the location of garages, carports and sheds generally in any position forward of the rearmost limb of the front wall of the house they serve, unless the absence of vehicle-width passages beside the house means that no alternative to a site in front of the dwelling is available.
- Prohibit the attachment of garages and carports to the dwelling they serve, unless the structure involved is located at the rear of the dwelling and is not visible from surrounding streets, or forms part of a basement level which in all other respects meets with the proscriptions and guidelines applying to such levels.

Garden Elements

Garden Elements: Description

The attention that Richard Stanton caused to be paid to detail in Haberfield's houses extended to the treatment of their gardens. Enclosed by front fences of timber with delicate joinery gates, or brick fences with wrought iron palisades, the gardens were part of the suburb's design and marketing ethos, and effort on their presentation was not lacking.

Behind the fences, elaborately tiled paths led to the front verandah and entry - the paths sometimes tiled to match the verandah floor, or more economically laid in concrete with brick borders and edges. Framed and lattice-screened fences and gates closed off side passages and the back yard, and arbours of timber or metal supported specimen planting. The plant materials themselves were supplied and installed by Stanton's gardening staff and competitions encouraged residents to keep up their shrubs and annuals for the benefit of the suburb.

89.

Old photographs show the richness of garden ornamentation and the nature of details that have been lost but the survey of Haberfield has revealed that many houses retain fragments of details -traces of screens, parts and posts of original timber fences, the shape of beds revealed by lawn depressions. These can be studied to tell us more about what the suburb originally looked like and what missing elements could be reconstructed.

Garden Elements: Significance

The structures enclosing and furnishing Haberfield's gardens are also part of the suburb's heritage interest and are worthy of care and retention as part of the fabric and character of the suburb. They contribute further to the understanding of Stanton's vision and intentions, and the contemporary impact that the suburb must have made.

Garden Elements: Objective

To retain and maintain the design and structural elements that have embellished Haberfield's gardens, houses and heritage interest.

Garden Elements: Strategies to achieve Objective

- Encourage the retention, repair and maintenance of surviving original garden elements in Haberfield.
- Encourage documentary and physical research to support the appropriate reconstruction of lost garden elements which contributed to the character, presentation and significance of Haberfield.

4.4 NON-STATUTORY MEASURES

4.4.1 How can Council promote proper conservation practice?

Since the Minister's S 117 Direction in August 1985 the main responsibility for conservation has rested with local Councils. Since that time also Ashfield Council has been administering a conservation area covering much of Haberfield, established through its local environmental plan of 1985. As Council is well aware, the adoption of conservation planning measures in themselves have not ensured effective conservation. Further, the more refined measures which this study has attempted to provide will not of themselves ensure the proper conservation of Haberfield. It will depend on the sensitive and expert use of these measures through the consistent application of conservation principles, and the orderly use of procedures not only in dealing with development proposed by rate payers, but in maintaining Council's own properties and designing its own works.

It will also depend very heavily on increasing public awareness of the heritage significance of Haberfield. Council has already done much in this direction through its brochure on the Haberfield Conservation Area, through its articles on conservation in its multi-language News Sheet, and through its decisions on development in the suburb; nothing is more telling than a good example, and the examples of appropriate conservation practice on some of the houses in Haberfield, together with appropriate tree planting in the public places, will do much to attract notice, and encourage other ratepayers to do likewise. There are a number of other initiatives which Council could take and these are discussed in the following pages.

4.4.2 Principles and procedures

Most householders are, unwittingly perhaps, conservationists in the best sense of the word. Most conserve and maintain their property by regularly painting the woodwork, keeping gutters clear, pruning shrubs and trees, replacing broken tiles, mending. It is when the owner's requirements or aspirations go beyond these unobtrusive repairs, when renovation or extension is proposed, that conservation can be put at risk.

However, if established principles and procedures are adhered to, threats to the conservation of the environmental heritage are considerably reduced.

The principles governing conservation practice in Australia are set out in the Burra Charter. Basically, the Charter requires that, before any proposals for change are designed, a full and proper understanding is reached of the existing structure or place. This requires research of documentary evidence: legal documents, other written records, local oral history and old photographs, as well as a detailed examination of the structure itself which can throw up evidence of its earlier state where that has been changed. From this examination the significance of the structure or place is determined. Necessary changes are then itemised and assessed, and finally the changes are adapted and designed to have little or no impact on the heritage significance of the structure, and to ensure that the historic evidence of the structure and its site retains its integrity.

In short, first know and appreciate what is there. Then, and only then, assess what needs changing. Then adapt and design those necessary changes to respect the significance of what already exists.

The Burra Charter, which embodies and explains these principles in exact terms, can be found in Appendix G. It is based on a number of documents accepted at international conferences of ICOMOS (International Committee of Monuments and Sites), but refined to meet the needs of conservation in Australia. It is accepted by professionals working in that field, and is used by government departments, architects, archaeologists and building owners as a guide to proper standards of work.

4.4.3 Principles and Procedures in Practice

In effect, these principles are also embodied in the standard heritage conservation clauses of an LEP, in that, before granting consent to any changes to a structure in a conservation area a council is required to assess the effect of the proposed changes on the heritage significance of that structure. Logically the impact of change on any structure cannot be assessed unless the existing structure is first understood.

These assessments need to follow a consistent and orderly procedure, embodying the requirements of the LEP and the principles of the Burra Charter. Planning and Building staff at Ashfield Council, when dealing with a development application in Haberfield, would follow these procedures:

1. an examination of the relevant property's Inventory Sheet. This shows the intactness of every architectural feature and assesses the integrity and contextual significance of each property.
2. from the information on the Inventory sheet, together with any documentary evidence available, (taken from local history sources: Sands Directory, early photographs, oral history) the preparation of a statement of the environmental heritage significance of the property
3. an examination of the impact of the proposed changes on that property through a systematic consideration of all matters listed in the proposed new Haberfield LEP Conservation Area, Clause 2.
4. the presentation of recommendations to Council in respect of the particular application which ensure that the aims and objectives of the Haberfield LEP and DEP are achieved.

This procedure needs to be implemented by council through its Planning staff immediately this Study is adopted. This will ensure that all matters involving heritage conservation will receive the same consideration -which is of course, essential.

4.4.4 Staff Expertise

For the last few years, Council has retained the services of an architect, the leader of the Study team, for advice on difficult development applications in Haberfield. This has averaged about 1/2-1 day per week.

Haberfield comprises about one quarter of the land area of the Municipality of Ashfield and contributes approximately 2,200 rateable properties to the Municipality.

Council has long been aware of the heritage significance of Haberfield which this Study has served to augment. The administration of such a significant part of Australia's heritage requires particular expertise and experience together with sufficient time for documentary research and site examination Council's professional techniques in these respects need to be augmented.

Some Councils with conservation areas or many heritage items to administer have engaged part-time heritage advisers, e.g. Maitland, Broken Hill, Mudgee. Their initial employment has been assisted by funds from the Heritage Council. North Sydney employs its own full-time Heritage Adviser. and Hunters Hill has contracted a Heritage Consultant for 20 hours per. week.

92.

The work of these heritage advisers has included the presentation of assessments and recommendations on development and building applications for heritage items, or for buildings or structures in conservation areas; discussions with rate-payers prior to their formulation of proposals for additions and alterations; advice on appropriate tradesmen, materials and construction techniques; advice to Council on the appropriateness of public works and the condition and maintenance needs of its properties; discussions with developers and government agencies about the conservation needs of their properties; promotion of conservation; preparation of small heritage studies; historic research and restoration projects within their particular local government area.

A heritage adviser for Haberfield needs to be an architect practised in conservation in accordance with the Burra Charter, and with experience in historic research, and a close working knowledge of federation architecture. He or she needs to understand the relevant "planning and building regulations, the provisions of the proposed Haberfield LEP, the draft DCP and the Council procedures necessary to implement them. In particular, the heritage adviser needs to know how to make a thorough assessment of heritage significance - Council's decisions in Haberfield will be based on this assessment, as will their case in Court should be matter be taken to Appeal.

Based on Council's present use of architectural advice for Haberfield, it is estimated that Council would initially need a heritage adviser two days a week When the LEP and DCP are implemented. This time would be fairly evenly divided between dealing with development applications and dealing with general heritage issues - promotion, the raising of community awareness and advice on Council's works programmes. Advice on heritage issues in Ashfield generally might also be possible.

A firm and early decision by Council to establish a permanent part-time position of heritage adviser for Haberfield would indicate to the community Council's commitment to heritage conservation, and would go much further than any promotions campaign in raising community awareness of heritage issues.

4.4.5 Heritage Advisory Committee

Council could also consider establishing a Heritage Advisory Committee for Haberfield (or Ashfield as a whole) under Ordinance 1 of the Local Government Act as has been in operation in Hunters Hill for a number of years. In Hunters Hill this Committee comprises two Aldermen, a representative of the National Trust, a representative of the Royal Australian Institute of Architects (neither are necessarily local rate payers), and a number of citizen representatives with an interest in and a concern for heritage conservation - historians, architects, landscape architects and engineers.

The Committee meets once a month and deals with any matter referred to it by Council, mostly development applications for changes to heritage items. On each of these matters the heritage adviser first prepares an assessment of the heritage significance of the item, and the impact of the proposed changes on that significance. The Committee's discussion and subsequent advice to Council address the information in that assessment. Both the assessment, the adviser's recommendations and the Committee's advice are referred to Council for the final decision.

It has often been said that a council's decisions are only as good as the advice it is given □ by its technical officers. The quality of advice given to a council with a heritage adviser and a heritage advisory committee should ensure consistent decisions on heritage matters.

4.4.6 Health, Building and Engineering Issues.

The DEP Circular accompanying the S 117 Direction (August 1985) also points out that successful conservation depends on close co-operation between the Planning, Health and Building and Engineering sections of a council's staff. Council should take steps to

ensure a close working relationship between its staff so that all aspects of the heritage of Haberfield are given the appropriate consideration. In particular Council's engineering staff need to have a thorough working knowledge of the streetscape sections of this Study. The engineering staff are responsible for the public presentation of Haberfield- its road surfaces, its curbs and gutters, parks and gardens which to go make up the overall character of Haberfield, and the setting for its federation architecture. Recent street plantings of small leafed natives have done much to diminish the character of some of Haberfield's streets. Such decisions on Council's works in the suburb need to be made in conjunction with the proposed heritage adviser. Council cannot expect good conservation practice from its ratepayers unless it first sets a good example.

Further, Council should consider developing an engineering code of practice for all street works in Haberfield to cover all the issues raised in Section 4.8. This code of practice would be followed by Council staff, but also by all public utilities - gas, electricity, water, telephone - to ensure that the publicly owned heritage of Haberfield - its footpath street names, its trees and parks, its road surfaces, are conserved.

4.4.7 Administrative Procedures

All changes to any building structure relic or place in a conservation area require development consent. To avoid unnecessary delays, Council could resolve to allow a joint BA/DA consideration for all development in Haberfield.

Further, Council could consider changing the nominal fee for all alterations costing less than \$10,000.

Council may already have a policy of notifying all adjoining neighbours of any development or building applications. It is important that such a policy is applied in Haberfield as a way of alerting the community and heightening its awareness of conservation issues in practice.

These administrative procedures are only small matters of policy, yet they can have a very positive effect on the community's perception of heritage - not as yet another time-consuming control, but as a normal (and important) part of the day to day planning process. These procedures, therefore, should be implemented immediately.

4.4.8 Increasing Community Awareness: Conservation Guidelines

It has been shown time and again that conservation practice achieves its best results when the owner wants to conserve his property, and that the more an owner knows and understands the history and architectural details of his property the more he wants to conserve it, and the greater is the possibility of achieving the best conservation results.

A community increasingly aware of its own history and heritage, and of the issues involved in its conservation is one where conflicts over the administration of heritage matters is less likely to occur. In the long term, therefore, by increasing public awareness Council can decrease its workload, as conflict always means more work.

Council has already done much to advise its ratepayers of planning and conservation issues throughout Ashfield. Further initiatives in this regard wouldn't include:-

Local History Library: In the long term Council should consider establishing a local history library as has been done most successfully at Lane Cove, Willoughby, Ryde, Ku-ring-gai, Burwood and Strathfield. Sources relating to Haberfield should be available at the Haberfield Branch. This may mean some duplication of material, but it is essential that, if the special value of Haberfield is to be realised, the documentary evidence of its heritage is locally available.

94.

Sands Directory: The ability to easily grasp the history of the ownership of one's own house heightens pride and concern for one's property, Sands Directory is on microfiche at Ashfield Library, but is quite a forbidding historical resource to the uninitiated, The Royal Australian Historical Society has published one or two technical sheets on the use of directories and local records, and there are a number of historians in Sydney experienced in the practical use of these directories,

Through its library, Council should initiate a small guide on the use of Sands Directory. This also should be freely available at Council offices,

Counter Information:

On adoption of this Study Council should make clearly visible and freely available at its enquiry counters:

1. Desk top print-outs from Section 4.5 of this Report of the conservation and maintenance of individual elements of the federation house - walls, roof, joinery, garden structures ; Section 4.6 New Buildings ; Section 4.7 Extensions and Alterations ; and the Technical Advice Sheets in Appendix H.
2. Desk top print-outs of Bibliography (Appendix I to this report).
3. "The Conservation of Federation Houses" Seminar Proceedings (Now freely available from the Department of Planning.
4. Technical Information Bulletins, freely available from the Department of Planning, on such matters as rising damp, renovation of masonry walls and the fireproofing of timber panelled doors.

Council should also have available for perusal at its enquiry counters:

5. The "Directory of Craftsmen and Suppliers" published by the Heritage Council; a list of tradespeople and suppliers who specialise in conservation work and materials.
6. The National Trust's list of conservation practitioners, to enable property owners to select professional advice appropriate to their needs.

Promote the heritage of Haberfield: through

- Appropriate Council works to provide the proper public view of Haberfield (see Section 4.9) These works should be put into Council's next estimates, and proceed as soon as possible.
- Prepare a maintenance programme for Haberfield's street and footpath signs .
- With professional advice, develop an appropriate painting scheme for Haberfield's street furniture.
- Together with the Ashfield Historical Society and the Haberfield Association, prepare and publish self-guided walking tours around Haberfield. The basis for one such walk has already been prepared by Haberfield historian, Vincent Crow. Develop a "heritage trail", an interpretative walking tour or tours around the suburb, again with the idea of sparking interest for those owners who have not yet formed an appreciation of the local architectural character.

Brochures on these walks should be available for a small purchase price at Council offices, libraries and at local news agencies.

- Establish an annual Haberfield Heritage Awards Programme, to recognise those conservation projects in the suburb that are worthy of praise and emulation, arising from their regard to proper conservation practice.

4.4.9 Financial Assistance

Under S504(1) of the Local Government Act 1919, a council can establish its own heritage fund to provide direct financial assistance to owners of property in a conservation area, or to owners of heritage items schedules in an LEP.

Blacktown City Council has operated such a fund for a number of years, offering a subsidy of \$300 per annum to owners for expenditure on appropriate conservation and maintenance works to heritage items. While only a few requests for subsidies have so far been received in its six years of operation, (perhaps through lack of awareness, or suspicion that any council would offer anything back to its ratepayers) the fund does, and increasingly will, give positive monetary support to Council's conservation policies.

Other heritage funds have also been established by Hawkesbury and Tallaganda Shire Councils. Here the Councils have matched grants from State and Federal heritage bodies to establish the fund. The subsidies to property owners are assessed by Council's Heritage Advisory Committee which also monitors the actual works.

Tall chimneys are very characteristic of federation architecture, and a distinctive part of the skyline of Haberfield. A number of these chimneys are in need of repair, and unfortunately many have been lost. The long term restoration and reconstruction of Haberfield's chimneys would reinstate Haberfield's articulated skyline and provide an interesting focus for the promotion of heritage conservation.

It is recommended that Ashfield Council apply to the Heritage Council for a grant on a dollar for dollar basis to establish a Chimney Restoration Fund, to be used to assist property owners in Haberfield to restore or reinstate chimneys by providing a direct grant to the owners on a dollar for dollar basis. The grant could only be given for the restoration of a chimney or chimneys where it can be shown that repairs are necessary, or for the reconstruction of lost chimneys where evidence on the building itself, and from earlier photographs is available to allow a truthful reinstatement. In both cases works would need to be carried out in accordance with Guidelines (see Section 4.5).

Requests for subsidies would be assessed by the proposed Heritage Advisory Committee which could also monitor the works.

4.5 CONSERVATION GUIDELINES – MAINTENANCE AND CONSERVATION

The conservation and integrity of the suburb of Haberfield will best be undertaken by its owners - the residents who have chosen to make Australia's first garden suburb their home.

Conservation is best ensured by continued use, not museum-type 'snap-freezing'. Thoughtful maintenance is the key to successful conservation. Gentle repair with traditional materials and techniques (rather than radical transformation) is what is required.

The statutory support for these guidelines is to be found in the proposed LEP (Section 4.2) and draft DCP (Section 4.3).

In 1978, the National Trust of Australia (N.S.W.) announced that it had listed Haberfield as an Urban Conservation Area, signifying its heritage significance within the State. Haberfield has since been recognised by government and other community organisations as an important part of Australia's cultural heritage, significant for its planning innovations, reflection of our social history, and its architectural excellence.

This brochure is one of a series prepared for Ashfield Council to assist citizens to understand, and conserve that heritage significance. Other brochures cover additions and alterations to existing buildings within Haberfield, and the design of new buildings in the Haberfield Conservation Area.

A series of four technical advice sheets has also been prepared on specific maintenance issues e.g. roof work, joinery etc. (Appendix H)

Words printed in bold type are defined in the glossary at the end of the brochure.

WHAT IS CONSERVATION?

Conservation is the summary of restoration, protection, maintenance and change, both intentional and inevitable.

The processes and tasks of restoration and maintenance may be sophisticated and warrant professional advice or performance by a skilled tradesman, but there are also aspects which need only a little logical thought and simple observation. The key points are the recognition of problems and knowing when to seek advice - which is whenever any real doubt appears. A project which involves considerable expenditure and effort should start with sound research or advice and conclude through confident (and competent) execution.

Every building requires maintenance to prevent deterioration in its appearance and its performance. In approaching restoration or maintenance what must be sought is compatibility with original design and materials. and more often than not this means the use of the original materials - for reasons of appearance or structural reasons. Mixing modern and traditional materials can be a recipe for problems. There are very few short-cuts, but they are not really necessary. You wouldn't think of replacing a damaged door panel of your car with a door panel from another make or model of car and the same principal applies to building maintenance. The long life of traditional building materials and methods also testifies to their practicality.

THE ELEMENTS AND MATERIALS OF HABERFIELD'S HOUSES

This brochure discusses the principal elements or parts of Haberfield's houses and the materials used to make them. Much of this will be apparent to anyone who looks carefully at the buildings, but the importance of the materials, and of the way they are used, are frequently not understood.

THE ROOF

The approved roof materials for Haberfield were terracotta Marseilles tiles or slate, usually Welsh slate. Since the days of Stanton's tight controls, other usually inappropriate materials have crept into use, with bad impact on streetscapes. The retention of the correct roof material, well maintained or installed where the original is so deteriorated as to need replacement, is of utmost importance for Haberfield's houses.

Slate roofs were regarded as the "best" roofs and if people could afford slate they preferred it to other materials. With slate roofs, the repair of cracked slates or dislodged slates is a job for a skilled tradesman. Tradesmen who can't repair slate roofs often suggest their replacement unnecessarily. The cost of repair is leading some Haberfield householders to replace their slate roof cladding with terracotta tiles, and this could eventually lead to their disappearance from the suburb, which would be sad and distort the area's history. Slate roofs usually become a problem through delamination of the slates (necessitating their replacement) or loose fixings (which may require new fixing battens and re-fixing with copper nails). Patching with recycled slate is practical but a "patchwork" roof can result. If necessary, concentrate on the front elevation and use slates from rearward facing slopes of your roof to carefully patch the front. Use second-hand slate to patch the less-important faces.

Many types of roof slate are now available, but some are too thick and give too rough a texture and may also be too heavy for the original roof structure. If replacing a slate roof the use of a bituminous paper or plastic sarking may enable the TV antenna to be placed inside the roof space, depending on TV reception in your area. However, many slaters prefer not to use sarking, so that leaks, when they occur, can be readily located.

While asbestos imitation slates are available, the best of these are imports and not cheap. The less satisfactory are a sad substitute for real slate, distinguishable by their machine regularity and uniformity of colour. They are not suitable for use in Haberfield.

Good unglazed terracotta Marseilles tiles and shingle tiles are still available and do not weather like some of the early products, and they are also less porous. The flat or shingle tiles sometimes used are very distinctive and lend invaluable character to the homes which employ them. If terracotta tiles need to be replaced, sound second-hand tiles or new similar tiles should be used. Avoid concrete and highly glazed Marseilles tiles, in preference for the older-style tiles with their subtlety of colour and texture.

Though banned by Stanton, corrugated iron has been used for the roof of many later additions to Haberfield houses, and its use could now be regarded as appropriate for those areas. Painting and rust treatment can prolong life of old sheeting, but where new replacement material must be introduced, the profile, fixing details and sheet length of old work should be copied.

Many of Haberfield's roofs had decorative tile trimmings, that have been lost from some houses. Demolition saleyards are often the only source of some ridge crestings and finials. Demand has induced some clay product manufacturers who retain moulds to recommence their manufacture, in a similar way to the small range of chimney pots still produced. Remember when fitting crests and finials, the bedding mortar should be stained to match the tile colour.

98.

The half-round, ogee and quad profile gutter sections used in Haberfield are available in a range of sizes in both galvanised iron and copper. Look for evidence of the type used on a particular house. Round downpipes seem to have been favoured and were attached to walls with a variety of fanciful spikes and brackets. Remember to clean gutters of leaves regularly. Acids from leaf decomposition destroy gutters quickly. Painting the interior of gutters with bituminous or tar-epoxy paints can prolong their life.

Make sure bird-wire (which should be galvanised or non-ferrous) does not block roof or rafter ventilation holes. Good ventilation reduces the likelihood of rot in roof timbers, and soffits, but should not allow the entry of animal friends.

Chimneys have often been lost when roofs have been re-clad or leaks to chimney flashings repaired by removing the chimney!. Chimneys are essential elements of the character of a Haberfield house (and usually extremely functional). The acids which derive from soot and smoke attack the mortar pointing of chimneys and loose pots or bricks and flaunching (the mortar weathering on top) are dangerous and allow moisture penetration. However, these are not sufficient justification for removing chimneys repair is easy for an experienced tradesman. Reconstruction of lost chimneys is also possible. Ashfield Council will be considering the establishment of a Chimneys Restoration Fund to assist owners wishing to restore or reconstruct Haberfield's fine chimneys.

WALLS

Most Haberfield houses are built of brickwork which commonly follows a pattern of pressed red brick or red-ochre dressed front elevations, with tuckpointing and contrasting blues or buffs for arched lintels and string courses , and cheaper , variable common bricks for the lesser elevations. The distinction between front and sides should be maintained in any repair work, and the practice of "re-skinning" the outside of Haberfield's houses, to make additions blend in or simply replace the old bricks for aesthetic preference, is most inappropriate in an historic area like Haberfield.

In repair work, neat pointing and good course lines are essential as poor work is extremely disfiguring. Mortar used must match the original, especially if soft lime mortar has been used. The repair of lime mortared brickwork with cement mortar is to be firmly avoided, as the two mortars have different strengths and other physical properties. Lime mortar can accommodate some movement, whereas the harder inflexible cement mortars cannot.

Cracks in old lime mortared walls can often be simply raked out and re-pointed if settlement has been minor. Badly rusted and swollen lintel bars should be replaced lest they accelerate cracking. Shaped special bricks can be obtained from various city and country brickworks such as Bowral Bricks and the Glen Innes Brickworks. Minimum orders may be required and delivery times can be extended, so those special bricks you have are valuable.

Paint can be removed from brickwork by chemical means employed by specialist firms - definitely an area where professional or technical guidance should be sought. Sandblasting should always be avoided; it tends to remove the outer vitrified skin of the bricks along with the paint, leaving bricks disfigured in appearance and susceptible to weathering. It is dangerous and repainting in a more sympathetic colour may be a happier course of action, until removal by a specialist using appropriate methods can be afforded.

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Where brickwork cleaning, repairs or reconstruction are required, the improved appearance of your building will repay the investment in professional assistance. Anyone who has contemplated repairs to tuckpointing will be relieved to know some practitioners of the art are still around, and the opportunity to practice it gives some current-day apprentices a chance to learn.

With the influence of American architectural traditions (and media) and the contemporary taste for shingling at the turn of the century, Australian architects and builders promoted the use of timber shingles for interesting gable-ends, walls and bay windows. American redwood or cedar shingles, sawn-finished and oiled, stained or painted seemed to win over the less durable and rougher Australian forest oak split shingle, which was appreciated for its silver grey colour when weathered.

Before replacing deteriorated shingles, note the pattern, if any, in the arrangement of the originals, the variations in size and match the depth of courses to ensure the original texture is retained. American Western Red Cedar shingles are currently the most readily available product. Good soaker flashings and sarking should accompany fixing, and as cedar and lead are not compatible, plastic or bituminous flashings should be preferred.

Studwork gable ends and bay windows are frequently found clad with pebble-dash or rough cast work on timber or metal lathes. When the lathing fails through rot or rust, replacement is essential to prevent moisture penetration. Correct application, ensuring good penetration of the lathes, is essential and vertical surfaces should bell out at their lower extremity to shed any rainwater. Today coats of paint hide much of the original texture of roughcast work.

Weatherboards, though initially frowned upon in Haberfield, have been used in many extensions to the rear of brick homes and were used for some of the timber houses which predate the Stanton estates and survive amongst them as evidence of the earlier days of the suburb. It is important to maintain the size and detailed shape of any original weatherboards that cannot be saved and must undergo replacement. Modern metal "weatherboards" are not suitable for Haberfield.

INTERIORS

Though Council is placing most emphasis on exterior details of Haberfield's houses and commercial buildings, interior details are also important and influence the resale value of properties. Original details and materials should of course be retained wherever possible, and repairs should respect the materials employed. The lime plasterwork which is the most common internal surface of Haberfield's houses should be patched or replaced as and when necessary with matching lime plaster, not cement which is too hard and unyielding for the walls being plastered. Damaged ceilings and cornices can be saved, but copies made by the plasterers who specialise in such work can often assist. Original cornices, roses and other features are frequently replicated in fibrous plaster, but preference should be given to the retention of original fabric where possible. Skirtings and architraves are often replaced as well, to allow for varnished finishes, but the loss of original fabric entailed is of greater concern than the reinstatement of "original finishes" when they have been covered over. Haberfield's houses are a repository of much evidence on the decoration of the interior of federation-period homes and will undoubtedly reveal more information of interest to researchers. For instance, Haberfield was the home of Arthur Gilkes, a prominent wallpaper designer of the Federation era. It is possible that some of his original papers may remain under later layers of decoration in his own and other houses in the suburb.

FOUNDATIONS AND DRAINAGE

Haberfield's houses usually have sandstone or mass brick foundations, laid into the site clays at varying depths. Concrete strip footings as we know and use today were not then in frequent use. Settlement problems thus do occur and may not be resolved by simply underpinning the affected areas. An engineer experienced with old houses should be consulted in situations of difficulty.

Sandstone foundations are usually found to be mortared with lime mortar, as is the brickwork, particularly in earlier homes. Cement patching and re-pointing should not be undertaken, as it not only disfigures stonework or brickwork but it can also, through its excessive strength and chemical properties, cause damage. Ground slabs of concrete should not be laid within or up against stone or brick foundations as dampness-induced decay of the masonry will almost certainly result, causing the bricks or stone to powder and crack.

Where rising damp, settlement cracks or dislodgement are in evidence, unbiased professional advice should be sought for objective diagnosis. Recourse to expensive damp-proofing systems or new damp-proof courses may not be necessary, so beware of salesmen. For instance, one important precaution against damp is to ensure that air bricks and ventilation openings to sub-floor areas are all free from earth or plant materials. Air circulation helps reduce the incidence of the likelihood of dampness and dry rot and it can be achieved simply and economically.

Make sure stormwater from downpipes is carried away to the appropriate drain or gutter and be sure that watering garden beds adjacent to stonework is not eroding soil or mortar, as well as keeping the walls wet.

Have a pest eradication firm check for ant infestation, at least yearly.

JOINERY AND DECORATIVE WOODWORK

The diversity of timber elements featured in Federation houses adds to the appeal of the type and to the significance of Haberfield and its houses. Haberfield is remarkable for the wide vocabulary of detail found in the sheer number of its individually-designed houses. Timberwork is frequently the first area where insufficient maintenance registers its effect. Although joinery can be replaced, it is simpler not to lose it and regular maintenance can avoid unnecessary loss and decay. Timber fences and garden trellises seem particularly prone to loss through the absence of maintenance, and being such important elements of the presentation of houses, their loss is most regrettable. When the joinery elements that give individual characteristics to individual houses have been lost, it may be impossible to accurately reconstruct the original appearance of those houses, unless research turns up some explanatory evidence which allows confident interpretation of the original detail.

Modern paints that protect woodwork save labour in their ease of application and re-coating. If distortion, dislodgements, and refixing are attended to as necessary, problems do not compound. Modern mastic sealants such as silicon can help to seal joints between joinery and brickwork, particularly where movement has widened gaps between masonry and timber framework.

Be careful that the thickness of paint coatings built up over time is not distorting doors and window frames, making their closure tight and difficult. If necessary strip paint back for easy operation.

101.

Steel hinges and fastenings on door and window frames are often better replaced with brass. In particular, steel hinges and screws seem incompatible with the American redwood much used for joinery, where rust appears to accelerate timber decay.

The leadlights and figured or coloured glass panes in Federation-period doors and windows may be virtually irreplaceable today and deserve every protection and caution. Beware of amateur leadlight repairers. Good work should be entrusted to appropriately trained craftsmen who can perform repairs with the minimum replacement or disruption of original pieces. Stained glass and leadlight work is an apprenticeship trade. Many glasses of subtle colour and figuration are no longer available.

Door and window hardware items, such as casement fasteners, handles and stays, were often important vehicles for expression and decoration. In most cases they can be cleaned and rendered operable.

It is important to recognize when repair of joinery is beyond the capability of the home handyman, or when it is an easy job for the joinery shop which can repair broken or distorted frames, or exactly reproduce them. While the re-cycling of building elements provides a fortunate supply of joinery and other elements, the design of a building must be respected. The installation of a re-cycled element may not always guarantee success. Joinery details in particular are often consistent and related throughout a house. When lost, elements such as window assemblies, doors or even verandahs should be replaced with professional guidance. This will prevent misguided or unsatisfactory work which will be expensive despite its lack of success.

COLOUR SCHEMES

From surviving examples and contemporary documentation of Haberfield buildings it would seem that for the exterior a comparatively narrow range of colours were used to augment the colours of the natural materials used in construction, which were chosen for their inherent colouration.

Careful scraping of protected, difficult-to-paint areas such as under window sills may reveal the original colours used, surviving under more recent paint layers but combinations are sometimes a matter of conjecture. Old photographs can provide valuable evidence of contrasts in tone and colour between the various elements of the building.

SUMMARY

When a place is important in heritage terms, as Haberfield is regarded to be, a more serious attitude must be displayed toward the conservation and maintenance of its fabric than might be adopted in other areas. The personality of each house in Haberfield, the individual details of verandah, window and fencing, all add to the complex identity of the suburb as a whole, and are thus important. This suggests that every effort should be made to retain the individuality, the truth or authenticity, of each house or commercial building, so that the suburb itself means most to posterity, for what it can tell us and our descendants about itself and eventually, the way we regarded its importance. Details should not be made up, or selected from elsewhere, but based on research into the individual property. Council will be establishing an information base within the Municipal Library, to assist property owners to find out more about their own homes in Haberfield, and allow consolidation of information about the suburb in one place.

When anything more than minor repair work is contemplated, the relationship between the building owner and the building contractor or repairer should be formalised, to protect the owner and ensure both parties agree on the work to be undertaken. Informal quotations may arise as work proceeds, or the work may be undertaken in an inappropriate manner, or with unsatisfactory materials. It is usually too late to complain effectively when the work is finished. Ask for full details of quotations, and a genuine builder will not be worried. Seek out experienced tradesmen whose work you can inspect if possible. The Heritage Council of NSW and the Public Works Department, with the assistance of other bodies and community groups, including the National Trust, has produced a list of such specialist tradesmen and suppliers to assist owners for specific skills, copies of which are available for viewing at Council.

FURTHER INFORMATION

The principles outlined in this brochure are intended as a guide to those interested in undertaking work within Haberfield. There are a number of excellent publications elaborating on the principles discussed here copies of which are available for inspection at Council's offices, and the Municipal Library.

References:

TALK TO COUNCIL FIRST

Before proceeding too far with expensive plans and preparations for a project, seek an appointment with Council's Planning and Health and Building Departments to discuss the proposal. Any areas of difficulty will thereby be determined in discussions, and the feasibility of the project clarified. Planning can proceed confidently or, if necessary, the project reconsidered.

Making a Building or Development Application

When a decision is made to undertake work on a property, the owner should consult first with Council Officers to determine the appropriateness of the works in terms of Council's Planning, Health and Building controls and heritage policies.

Development Applications are assessed by Council's Town Planner, who prepares a report with recommendations for the Council. The applicant provides plans and completes a Development Application form with the prescribed fee.

When assessing a development application, Council considers the matters required by the Environmental Planning and Assessment Act, and Local Environmental Plans as well as Council's own development policies and codes such as its Conservation Study Guidelines.

A Building Application will also be required. Building Applications are assessed by Council's Building and Health Surveyor, also based on submitted plans which need to show more detail than the Development Application Plans, to allow construction intentions to be understood. Two copies of the plans are required, and Council's Building Application form must be submitted by the applicant, and accompanied by the prescribed fee. Plans should include plans of the blocks, plans and specifications of the building (elevations and cross sections), and details of proposed and existing fences.

When assessing a Building Application Council considers the requirements of the Local Government Act, as well as Council's own policies and codes such as the new Haberfield Conservation Area Development Control Plan.

CONSERVATION GLOSSARY

Alter/alteration

Conserve/conservation

Infill building

Facade

Fenestration Pattern

Heritage significance

Maintain

Massing

Ogee

Renovate /renovation

Restore/restoration

Reconstruct/reconstruction

SKETCH(ES) will illustrate tuck pointing and course lines. gable ends and bay windows pebble dash render ,sarking and different weatherboard profiles as well as the attractiveness of retaining good joinery)

4.6 CONSERVATION GUIDELINES - NEW BUILDINGS (INFILL) IN THE HABERFIELD CONSERVATION AREA

Background:

In 1978, the National Trust of Australia (N.S.W.) announced that it had listed Haberfield as an Urban Conservation Area, signifying its heritage significance within the State. Haberfield has since been recognised by government and other community organisations as an important part of Australia's cultural heritage, significant for its planning innovations, reflection of our social history, and its architectural excellence.

This brochure is one of a series prepared for Ashfield Council to assist citizens to understand and conserve that heritage significance. Other brochures cover the conservation and maintenance of existing buildings in Haberfield, and additions and alterations to existing buildings within the Conservation Area.

Words printed in bold type are defined in the glossary at the end of the brochure.

NEW BUILDINGS IN CONSERVATION AREAS

In suburbs with a valued and established historic character, such as Haberfield, new buildings or changes to existing buildings should be designed with respect for the old. This doesn't mean that new buildings, or renovated buildings, have to be "faked up" to look old or "historic" ; it means that the design and placement of the new (or renovated) building should not cause it to overwhelm, or stand out from, its neighbours through dramatic contrast thereby creating an intrusive note in the street as a whole.

Where vacant land or derelict property create the circumstances for a new building within a conservation area the new development is called an "infill" building. Designing an infill structure affords a property owner a good opportunity to benefit from as well as enhance, the special character of a place like Haberfield. The established surroundings suggest the design approach for the new building, and provide a setting of established amenity and value which can enhance the value of the new building.

In the past traditional building materials and techniques meant that a harmony of development was often achieved almost without conscious intent. However, modern building materials and construction processes mean that today, new buildings frequently look out of place amongst older structures unless they are carefully designed to fit in.

THE HABERFIELD CONSERVATION AREA

Displaying features similar to other Federation-period suburbs, Haberfield is characterised by residences similar in scale and rich in diversity of architectural detail and visual interest. In the residential areas, detached brick houses are set on generous allotments, behind front gardens which were originally carefully considered as the houses themselves. The uniform setbacks and construction generally of brick walls on stone foundations, with tile or slate roofs, are the result of covenants which the suburb's original developer, Richard Stanton attached to the titles of the land and homes he sold. Other characteristics, such as the uniformly single storey scale of the houses, also relate to Stanton's design notions protected by covenants.

105.

In the Dalhousie and Ramsay Streets commercial area, there is a consistent pattern of continuous 2-storey parapet-fronted shops, built to their footpath alignment, with awnings extending over the footpath for weather protection and shade. The streetscape is enlivened again by the calculated diversity of architectural detail, embroidering the harmonious forms of the buildings.

Many, indeed most suburbs and country towns in N.S.W. have lost or are losing their environmental heritage and character through failing to recognise them to plan for their future. The citizens of Haberfield can work together with Ashfield Council to ensure that there is a good balance of development and conservation in their suburb. It will thereby remain a special place to live, attractive to residents and visitors alike, its historic character an enjoyable and perhaps economically important part of everyday life.

THE PRINCIPLES OF INFILL DESIGN

The idea of designing a building to "fit in" with existing buildings and streets is relatively new to Australia but not to the architects and builders of older countries, whose cities and towns we admire for their harmony and character. As special "historic precincts", or "conservation areas" have been recognized in Australia so the objectives to be met in the design of any new building in these areas have been set out for designers to consider and follow.

In such conservation areas, the following design factors are important:

- Scale and Bulk Height
- Level
- Siting
- Setbacks
- Facade
- Design
- Roof Form
- Building Materials
- Fenestration (Doors and Windows)
- Awnings and Verandahs
- Architectural Detail
- Garages and Carports
- Colour Schemes
- Fences, Hedges, Planting

SCALE AND BULK

The scale and bulk of a new development should not make it dominate or stand out from its neighbouring buildings and context. Most buildings in Haberfield are of a human scale, residences of one storey with regular open spaces at sides and at the rear, or commercial buildings of two storeys, adjoining one another to form recognisable commercial groups. Historic landmark buildings, such as St. David's Church group, retain the dominance of scale evident in old photographs, which emphasises their importance to the community.

SKETCH illustrating what is meant by scale and bulk, perhaps using a skyline of Dalhousie Road showing the relationship of the scale of residential and commercial buildings.

SKETCH illustrating same principals in a residential context.

HEIGHT

New development must not overshadow or overwhelm existing adjacent buildings or weaken their setting by inappropriate scale. With this in mind the height of new buildings should generally not be ten percent greater, or lesser, than that of existing adjacent buildings.

106.

The larger scale and higher density of the buildings in the commercial area give it a sense of identity and importance, and distinguish it from the residential precincts. New development should not conflict with this distinction of character.

SKETCH(ES) to show the usual method of assessing height and what to do in the case of a landmark building.

LEVELS

In the residential areas, most houses are set close to natural ground level or upon a shallow base often comprised of sandstone or rendered brick foundation courses. There should not be a substantial difference between the main floor levels of adjacent houses.

To maintain the continuity of the commercial building levels of the Haberfield shopping area, all new commercial buildings facing the street should be constructed to the natural ground level at the footpath. This will also ensure ease of access for the elderly, customers with prams or shopping trolleys and disabled citizens. Continuous shopping frontages are desirable for efficient retail operation, but long expanses of plain wall, or vacant land create "dull" spots in the street which are often perceived as barriers by shoppers. Stepping the building facade to accommodate sloping ground can help to break up the solid appearance of long walls.

SKETCH to illustrate stepping.

SITING

Residential areas

The placement of new houses on their sites must reflect and generally resemble the placement and siting of neighbouring houses on adjoining blocks, with the intention of maintaining the harmony of the established context. Setback from front and side boundaries should generally resemble that of adjoining properties.

Commercial areas:

To continue the established practice of commercial buildings squarely facing the footpath, all new buildings should be sited at right angles to the front and side site boundaries.

Corner sites are particularly prominent and any new development on these sites must be sensitive to their key position in visitors' perception of Haberfield Shopping Area.

SKETCH illustrating the importance of addressing the street.

SETBACKS

Residential Areas:

Residential buildings within the conservation area are usually set back some six metres from the footpath alignment for privacy and to give an entrance garden. New development and extensions should continue the established setback pattern, whilst also having regard to their immediate context.

107.

Commercial Areas:

Most of the commercial buildings in Haberfield are built right to the front alignment of their sites, affording easy customer access as well as consolidating the commercial sector. The modern notion of a forecourt or entrance area is not generally appropriate as a traditional street is thereby broken up and weakened.

SKETCH(ES) illustrating the importance of regular setbacks in the commercial area and setback relationships in the residential area.

FACADE DESIGN

In the Haberfield Conservation Area, surrounding buildings provide a wealth of patterns, forms and details for adaption to new work. There are houses and shops of different periods and styles in different parts of the Conservation Area, and thought should obviously be given to the context of any new building. The temptation to 'overdo it' rather than keep things simple must be resisted. Sympathetically-designed, honestly-modern buildings are the objective, not fake historic, or Federation buildings, which too often fail to be convincing in design and detail, and only reduce the value and impact of the "real thing."

Residential Areas:

Where a new building is sited adjacent to an original building or buildings, the form and architectural detail may most safely reflect those of the existing buildings. For instance, the heights of walls and roof plates, window proportions, the use of verandahs and awnings, may all be composed to resemble the neighbouring buildings.

Commercial Areas:

The 'street front' or main facade of new buildings should reflect existing established roof, parapet, opening and awning lines. The variations between the original buildings of the commercial area give an indication as to the appropriate variations between new and old, given the objectives of retaining the established character.

SKETCH re infill facade principles showing string courses, parapets etc.

ROOFORM

The roof of a new building in the conservation area should take its design cues from adjacent existing buildings. Form, relative height and wall plate height should reflect the practice evident in adjoining buildings.

Residential Areas:

For residential buildings, depending on their location, simple pitched gable or hip roofs, with eaves lines similar to their neighbours, and front verandahs or porches, will be most appropriate. The main roof pitch should be between twenty-five and thirty-five degrees.

Mansard and Cape Cod roof forms are not appropriate for Haberfield. Flat roofs are also very modern and should be used only where they are necessary and can be hidden by ☐ parapets, or as rear skillions e.g. Commercial areas.

Commercial Areas:

Most of the commercial buildings in Haberfield sit together on a common frontage line with parapets of various heights hiding their roofs from view, creating an interesting skyline from within the Street. New commercial building facades should generally respect the parapet lines, cornices and string courses of adjacent buildings, and avoid the display of modern roof shapes which clash with their earlier neighbours.

SKETCHES

BUILDING MATERIALS

Virtually all of Haberfield's homes are built of brick, reflecting Richard Stanton's insistence upon uniform, quality construction and the availability and affordability of the material. Subsequent developers copied his approach having appreciated its commercial soundness. However in some areas predating Stanton's development there are older homes, some built of timber, forming groups with an identifiable character that could suggest a response different to that appropriate in other areas. Generally new buildings in Haberfield should employ materials which will blend in with those of the existing older structures in their context.

New commercial buildings in Haberfield should be of suitably-coloured face bricks (not the brighter creams and whites) or of rendered brick construction, painted to complement the traditional colour schemes employed on the original buildings.

Timber windows and trim were traditional in Haberfield. A skilful designer can also employ modern materials so as to blend in. The colour of building materials, their junctions with other materials, their surface texture - will all be influential in helping new buildings fit in with the existing.

Most roofs in Haberfield are of terracotta tiles or slate, with some corrugated iron used on rear additions and verandahs. The modern concrete tiles and metal decking which have been used in recent years are not suitable. The old materials commonly used should be preferred in new work, and the suitability of any other materials will be evaluated against their likely impact in their intended context.

FENESTRATION

The arrangement of doors and windows in the outside walls of a building, relative to its wall area, is called its fenestration pattern. Older-period and style buildings show a regular pattern of larger wall areas, pierced by regularly-spaced openings for doors and windows, smaller in area than the remaining wall sections. Generally the later the date of the building's construction, the more window area is provided.

Traditional windows need not mean dark rooms, for a number of windows can be placed together to serve one room. Large areas of glass, or plain wall areas are not appropriate for Haberfield. The proper positioning of doors and windows can lessen the impact of modern door and window materials that sometimes must be used. Proportions and attention to overall pattern can mean these materials can be used and not look out of place.

SKETCH illustrating fenestration patterns

AWNINGS AND VERANDAHS

Residential Areas:

Verandahs and awnings are common features of Haberfield's houses and are important in the character of the suburb's Streetscapes. Houses of different periods are unified by their verandahs.

New houses can thus usefully incorporate verandahs or entry porches which make them blend in with older house types in the Conservation Area and provide useful outdoor living spaces.

109.

Commercial Areas:

Protection for pedestrians and shopfronts from sun and rain is a desirable feature of commercial buildings and explains the popularity of wide, post-supported awnings and verandahs on Nineteenth-Century and early Twentieth-Century buildings. Suspended and cantilevered awnings were often fitted to later buildings or renovated older structures. Most cantilevered awnings were attached to the commercial buildings in Haberfield between about 1920 and 1945.

New commercial buildings can include appropriate awning facades to improve or consolidate the pattern of footpath shelter within Haberfield shopping area. They should be designed with regard to neighbouring buildings.

Further advice can be obtained from Council's Planning and Health and Building Departments.

SKETCH(ES) showing the amenity of verandahs, and the effects of their loss.

ARCHITECTURAL DETAIL

One of the delights of a conservation area like Haberfield is the wealth and diversity of traditional architectural detailing, imparting different characters (and interest) to buildings which can be very similar in their internal volume and floor space, as well as construction. By examining existing architectural details, the designers of new buildings can visually link modern structures to their older neighbours, employing interpretations of the old architectural details, e.g. vertically balustered or 'perforated' metal handrails; panelled doors; wall surfaces divided into bays or panels; trim elements picked out in different colours; and articulated parapets, are examples of such details.

Once again it is important not to reduce the value of old buildings by making poorly-executed copies or using inappropriate reproduction details. For example, new buildings should not employ Victorian-period cast iron lace trim, or inappropriate period fences. However there are some details and elements common to both historic and modern architectural style and philosophy. The goal is architectural harmony and interest, not fake historic charm.

SKETCHES

GARAGES AND CARPORTS

Residential Areas:

In residential areas, garages and carports are best located to the rear of houses or at the side, not in front gardens. In general Council will consider garages and carports in front gardens only where no rear alternative sites exist. Carports and garages should be detached, not joined to the houses they serve, but with materials, colours, roof shape and trim all chosen to relate the two structures. They should be built in a simpler fashion than the house, so as not to challenge its prominence on the block. Early sheds and garages, which survive on many blocks in Haberfield, provide useful clues to suitable designs.

110.

Commercial:

Many of the commercial buildings in Haberfield enjoy access from back lanes or side lanes and rights-of-way corridors. Vehicle entry points to the front of commercial properties are few in number and any more would be disruptive both for the Street's character and the convenience of its pedestrians. New vehicular entrances through property frontages are therefore discouraged where alternatives are available, especially in the commercial area where the openings break an otherwise continuous line of shops.

SKETCHES to illustrate design and location principles.

COLOUR SCHEMES

New building in both the commercial and residential areas should employ colour schemes composed to harmonise with the traditional colour schemes now being reinstated on their older neighbours, learnt from research into their original and early colour schemes. Such an approach would usually mean light or medium wall colours with darker trims, or certain trim colours used with face brickwork. However, the tendency to "overdo it" must again be resisted, and new buildings shouldn't stand out starkly against, or compete with, older adjacent buildings through the use of complicated colour schemes.

FENCES, HEDGES AND GARDENS

Fences to the front and sides of Haberfield homes are an important part of their presentation to the community and visitors, Hedges were often planted behind or next to the fences to provide shelter and privacy, with ornamental shrubs and trees for colour and interest.

The use of fences in this traditional way is to be encouraged in any new Haberfield development where circumstances require such fencing, and the front garden spaces typical of Haberfield have to be enclosed. Surviving original fences provide clues for design, but again, should be carefully considered before use with new buildings. Detail should be simple rather than complex.

High brick or stone fences on front alignments in Haberfield are not appropriate, being alien to its character and creating a security problem as well as light and air deprivation. Poor modern copies of traditional iron or timber fencing should also be avoided.

SKETCHES of good and bad fences etc.

Garden planting, pathways and vehicle access strips should all be planned with regard to their common forms and detail in Haberfield's existing homes, and their compatibility with the area. Lists of species of plants recommended for use are available from Council, and Council's Development Control Plan for Haberfield gives further guidance on the suitable forms of paths and car driveways.

VARIATIONS IN EXCEPTIONAL CASES

This brochure has been prepared for Council to assist and guide owners and developers preparing plans for new development in Haberfield, but every application will always be considered on its merits. If an applicant wishes to depart from Council's guidelines outlined in this brochure, Council must be satisfied that the proposed development will be compatible with the established character of Haberfield.

FURTHER INFORMATION

The principles outlined in this brochure are intended as a guide to those interested in new work within the Haberfield Coservation Area. There are a number of excellent publications elaborating on the principles discussed here, most of which are available for inspection at Council's offices, and the Municipal Library. Included are:

- Infill: New Building Amongst the Old
Heritage Council of N.S.W. and National Trust of Australia (NSW) 1982.(Revised and to be reprinted, 1988).

TALK TO COUNCIL FIRST

Before proceeding too far with expensive plans and preparations for a project, seek an appointment with Council's Planning and Health and Building Departments to discuss the proposal. Any areas of difficulty will thereby be determined in discussions, and the feasibility of the project clarified. Planning can proceed confidently or, if necessary, the project can be reconsidered.

Making a Building or Development Application

When a decision is made to undertake work on a property, the owner should consult first with Council Officers to determine the appropriateness of the works in terms of Council's Planning, Health and Building controls and heritage policies.

Development Applications are assessed by Council's Town Planner, who prepares a report with recommendations for the Council. The applicant provides plans and completes a Development Application form with the prescribed fee.

When assessing a development application, Council considers the matters required by the Environmental Planning and Assessment Act, and Local Environmental Plans as well as Council's own development policies and codes such as its Heritage Study Guidelines.

If a Development Application is approved, a Building Application will then be required.

Building Applications are assessed by Council's Building and Health Surveyor, also based on submitted. plans, more detailed than the plans for Development Approval as construction details must be assessed. Two copies are required, and Council's Building Application form must be submitted by the applicant and accompanied by the prescribed fee. Plans should include plans of the blocks, plans and specifications of the building (elevations and cross sections), plans of proposed and existing fences.

When assessing a Building Application Council considers the requirements of the Local Government Act, as well as Council's own policies and codes such as the new Haberfield Conservation Area Development Control Plan.

GLOSSARY

Alter/alteration
Conserve/Conservation
Infill Building
Facade
Fenestration (Pattern)
Heritage
Significance
Maintain
Massing
Renovate / renovation
Restore/Restoration

4.7 CONSERVATION GUIDELINES: ADDITIONS AND ALTERATIONS IN THE HABERFIELD CONSERVATION AREA

Background:

In 1978, the National Trust of Australia (N.S.W.) announced that it had listed Haberfield as an Urban Conservation Area, signifying its heritage significance within the State. Haberfield has since been recognised by government and other community organisations as an important part of Australia's cultural heritage, significant for its planning innovations, reflection of our social history, and its architectural excellence.

This brochure is one of a series prepared for Ashfield Council to assist citizens to understand and conserve that heritage significance. It discusses the appropriate ways of adding to or altering Haberfield's houses. Other brochures cover the maintenance of existing buildings within the conservation area, and the design of new buildings - "infill buildings" - to fit in with the character and significance of the suburb.

Words printed in bold type are defined in the glossary at the end of the brochure.

WHY RESTORE OR RENOVATE BUILDINGS IN HABERFIELD?

Ashfield Municipal Council encourages both restoration and sympathetic alterations to Haberfield's buildings so that the special character of the suburb can be conserved and enhanced for future generations. Some of Haberfield's houses and shops have been allowed to run down in condition over time, and though their authenticity often survives under such circumstances, careful conservation and repair work may be needed to arrest the deterioration of their fabric.

Historic buildings are a proven tourist attraction and their careful conservation and promotion will continue to boost real estate values, local business and increase amenity for residents as well as attracting visitors to Haberfield.

WHY WORRY ABOUT ALTERATIONS AND ADDITIONS?

Potentially, even quite minor alterations (such as removing chimneys) or additions (such as enclosing a verandah) to existing buildings can have a major visual impact on streetscapes. Replacing wooden double-hung windows with sliding horizontal aluminium frames, or re-cladding a dark banded-brick house with cream or white bricks can significantly reduce that building's integrity and especially its relationship with neighbouring buildings. This is particularly so in an area like Haberfield, where there is such a strong common theme to the design of its buildings.

Just as much thought must be given to small changes in the conservation area, as should be given to totally new replacement buildings or house extensions which will be visible from the street or other public spaces. Alterations and additions to the rear of properties are also important as they can alter harmony of scale, but some flexibility can of course be sought in less prominent areas. Unless a building has a particularly fine interior, such as that of "The Bunyas", Richard Stanton's own home in Rogers Avenue, internal alterations to accommodate modern services and facilities are generally freely permitted. However, as greater interest and value is accorded to original interiors and decorative finishes such as paintwork and graining of joinery, homeowners do well to think of the possible impact on value of the changes they might like to make. Original interior details and finishes can make a house even more attractive to potential purchasers.

113.

However, wherever alterations or additions are being made, the objective should always be to establish a good relationship between the new work and the existing building and its surroundings, as well as to satisfy requirements for additional space or improved maintenance. Earlier mistakes should be evaluated for reversal or removal, if possible, and work should be directed towards retaining and revealing original fabric ..

If an addition is to be made to a commercial building, the appearance of the front and public facades will be most important. When planning an extension to a house, the siting of the new work and the roof form and pitch will be critical factors. In all cases, building materials, scale, massing and detail will also be important.

Renovations carried out in accordance with fashionable whims often detract from the appearance and significance of the building in the long term. Similarly, crudely simple proposals may be so detractive from appearance as to ruin the effect of the whole building. All poorly considered building works detract from the appearance and value of the conservation area. The advice of a conservation architect, skilled tradespeople and early discussions with Council officers can save unnecessary expense and disappointment. Make an appointment to discuss your plans at Council's Planning Office. Advice is free of charge, and may save much time, effort, and money.

DESIGNING ADDITIONS AND ALTERATIONS

The principles for designing additions and alterations to existing buildings are generally the same as those for designing new buildings, and include consideration of

- Scale and Bulk Height
- Level
- Siting
- Setbacks
- Facade
- Design
- Roof Form
- Building Materials
- Fenestration (Doors and Windows)
- Awnings and Verandahs
- Architectural Detail
- Garages and Carports
- Colour Schemes
- Fences, Hedges, Planting

There are however, several approaches to adding space on that must be considered first.

TYPES OF ADDITION

There are several basic design approaches in adding on to any building. In the case of an individual heritage building, or a building within a conservation area such as Haberfield, a design solution should be based upon an assessment of the heritage significance of the building or area itself and its context, and be prepared with regard to the effects the addition would have on the building involved and its neighbourhood.

Most additions involve either one or a combination of:

- i) lean-to extensions;
- ii) adding a new wing;
- iii) building a new pavilion;
- iv) roof and first floor additions; or
- v) inground or basement excavations

114.

i) Lean to Extensions

Perhaps the most common form of extension used in Australia, lean-to's are often seen on Haberfield cottages where extension after extension has been attached to the rear of the house -first as an open-air verandah with a skillion roof, then as an enclosed verandah, often repeating this cheap and easy design form several times, in complementary or matching materials. Lean-to's are generally small-scale and can help avoid excessive height differences between house and garden.

SKETCH

ii) Adding a New Wing

A new wing added to the rear or in some cases, the side of a building, usually minimises the affect of an addition upon the streetscape. The siting of the house and the design of the house itself will dictate the location of a new wing, which should never be allowed to dominate, in scale or form, the existing building. For Haberfield's houses, new wings at the rear are the most commonly acceptable form of extension. The roof form and pitch 1; should match that of the existing building while not being larger, and materials should match or be complementary, e.g., galvanised iron roofs have often been used at the rear of tile or slate main roofs.

SKETCH

iii) Building a New Pavilion

This entails repeating the general form of the existing building, at a smaller scale, as an independent, but linked pavilion entity. The form, roof shape, and all materials used must relate appropriately to the original building. A visually light connection such as a traditional breezeway or covered way, or verandah is often use□ to link the existing building to the new pavilion. The use of such a separate "block" can often minimise change to the existing building, and because most of the building work is · thereby new construction, costs can be reduced. The easy staging of construction can also be helped through such an approach. In Haberfield, the scale of such additions would be critical in assessing their success, as Haberfield is comprised of mostly single houses on individual allotments, and it should not seem as though two buildings have been placed on some sites.

SKETCH

iv) Roof and First Floor Additions

Haberfield was intended by Stanton to be a single-storey suburb, though his own house "The Bunyas", had attic rooms, perhaps to stress its importance. Conventional first floor additions are not allowed, but attic rooms, which do not change the scale of the houses, are approvable. Most of Haberfield's houses were single-storey, but the volumes within the high-peaked, steeply-pitched roof forms frequently appeal to their owners today as potential attic spaces. It is important that where attic rooms are to be inserted into existing structures, there should be minimal or no visible impact upon the exterior. The principal roof shape -the original shape of the roof -should not of course, be changed other than by extensions to the rear, which need to be of appropriate form.

If the existing roof does not provide an internal volume that can satisfy the building regulations which govern such rooms, the roof cannot be reshaped to achieve the necessary space. It will be possible however in many cases to include attic rooms in the roof space of new wings or pavilion additions.

Dormer windows, which are very rare and uncommon in Haberfield, should not be used to light or give extra space, but in-plane opening skylights, close-fitting to the roof, can be used. These skylights should be placed on rear faces of the roof in question, so as not to be seen from the street. New roof areas can also use gables or gablets (small gables) whose vertical wall faces can include windows of suitable design to give light to the new attic. However new gables should not be larger than existing principal gables where the house concerned features these on its main facades, and care will certainly be needed where the existing house does not possess any gables.

115.

Don't forget that when an attic level is introduced, a stair must be provided somewhere to get up to the room, taking up valuable floor space. Careful planning is needed,

Flat-roofed extensions or mansard roof extensions are generally not appropriate.

SKETCH

v) Basement or in-ground Additions

Some of Haberfield's houses, located on sloping sites, have basement or sub-floor levels located amongst what are really the foundation walls of the houses concerned. In order to gain a main floor level with direct access at front or rear to ground, but avoiding an excavated area to the other side, the builders sometimes continued up the stone or brick base courses and used the space within this below-floor area for laundries, workshops or storerooms. The doors and windows to the outside were usually small and plainly treated so as not to compete with the main level of the house, and were not usually visible from outside the property.

Today, extensions to some houses on sloping sites can also create such spaces, but Council is concerned that two-storey buildings must not result from such extensions, conflicting with the established character of the suburb. The new Development Control Plan for Haberfield sets out the rules for such basement areas, which are intended to allow reasonable use of such areas on sloping sites for garages, storerooms, but not for extra living areas.

SKETCH

SCALE AND BULK

The most important consideration when adding on to valued older buildings is not to overwhelm or dominate the existing building by an over-large, or over-decorated, addition. The guidelines and design criteria outlined in this broadsheet will be seen to continually stress the importance of not overpowering or dominating older buildings in Haberfield.

In the past, building bulk in Haberfield was controlled by measures of floor space compared to site area - "floor space ratios". It is now proposed to replace this method with site coverage standards, set out in the new Development Control Plan.

SKETCH to illustrate these principles.

HEIGHT

To ensure that new development doesn't overshadow or overwhelm existing adjacent buildings, or weaken their setting by inappropriate scale, Council generally requires that height of new building work should not be ten percent greater, or lesser, than that of the existing attached or adjacent buildings, and in the case of houses, never more than one storey, or one storey with attic space or basement space as otherwise prescribed. Furthermore in the case of houses, the main wall plate height, which determines the external wall height and the point from which the roof structure and form springs, shall generally be consistent throughout a building. The roof plate height is generally consistent throughout the main rooms of Haberfield's houses, with lower areas to the rear for less important rooms or service areas.

116.

SKETCH

LEVELS

Residential areas:

The level of additions to existing houses will generally match that of the existing building 1st and adjacent homes, unless site conditions or the proposed extension form suggest that a Split-level arrangement may have advantages, and no disadvantages, in the context being considered.

Commercial areas:

To maintain the continuity of the building levels of Haberfield's shopping streets, all new commercial buildings facing the street, or additions to existing buildings, should be constructed to the natural ground level at the footpath. This will also ensure ease of access for the elderly, customers with prams or shopping trolleys and disabled citizens. Continuous shopping frontages are desirable for efficient retail operation, but long expanses of plain wall, or vacant land create "dull" spots in the street which are often perceived as barriers by shoppers. Stepping buildings to reflect sloping ground can help to break up the appearance of long facades. The nature of existing adjacent buildings should be considered.

SKETCH

SITING

To continue the established practice of buildings squarely facing the footpath, all new buildings should be sited at right angles to the front and side site boundaries. Extension proposals shall however, generally respond to the manner in which the existing building is sited.

SETBACKS

Residential areas:

Residential buildings within the conservation area are usually set back some metres from the footpath alignment for privacy and to give an entrance garden. New development and extensions should continue this established setback pattern, referring to their neighbouring properties.

Commercial areas:

Most of the commercial buildings in Haberfield are built to the front alignment of their sites, affording easy customer access as well as consolidating the commercial sector. The modern notion of a forecourt or entrance area is not generally appropriate as a traditional street is thereby broken up and weakened.

SKETCH

FACADE DESIGN

The 'street front' or main facade of a building affected by alterations or extensions should reflect existing established roof, parapet and awning lines. The form and architectural detail may most safely reflect that of the existing building in sill heights, window proportions and trim. It should not however, challenge the importance of the main part of the building.

117.

In a conservation area like Haberfield, surrounding buildings will provide a wealth of patterns, forms and details for adaption to new work. The temptation to 'overdo it' rather than keep things simple must be resisted. The characteristics of different buildings should not generally be mixed together.

SKETCH

BUILDING MATERIALS

Within Haberfield, alterations should be undertaken in materials which relate to the existing or neighbouring buildings, to blend in with those used in the past. Houses and commercial buildings in Haberfield are virtually all built of brick, reflecting the local availability of these materials and building covenants enforced by the developers. In some areas of the suburb, other materials such as timber, were used and context must therefore be considered. Alterations in the conservation area should employ materials which will logically blend in with those of the existing older structures around a particular site.

Alterations to Haberfield's houses were undertaken in many materials, including brick, timber and fibrous-cement sheeted frame construction. In assessing any extension or alteration proposal, Council will consider the intentions and circumstances of the proposal, and the individual house concerned.

Generally alterations to commercial buildings in Haberfield should be of face bricks to match the original work (not modern creams and white bricks), or neighbouring buildings where appropriate. Rendered brick construction, painted to complement the traditional colour schemes used on such buildings or left plain and unpainted, can also be suitable.

Timber windows and trim were used in most Haberfield buildings but a skilful designer can employ modern materials and make them blend in appropriately to a given situation. The colour of building materials, their junctions with other materials, their surface texture -all will be influential in helping new buildings fit in with the existing. In general, any proposed departure from traditional building practice in Haberfield should be discussed with Council.

Roofs in Haberfield are particularly important and most are of terracotta tiles or slates, with some diagonally-laid fibrous cement shingles. The concrete tiles used in recent years are not appropriate. Corrugated galvanised steel roofs of the traditional "tank iron" profile were used for rear addition areas and are still suitable, but modern metal deck profiles shouldn't be used. The suitability of other materials should be evaluated against their likely impact on the existing building and its neighbours.

In all cases, the use of new materials in alterations, and the fact that changes are being made to a building, will not be accepted as reason alone for the replacement of materials forming part of the original building being altered. Achieving a close match between old and new does not justify the replacement of original fabric for aesthetic reasons.

FENESTRATION

The arrangement of doors and windows in the outside walls of a building, relative to its wall area, is called its fenestration pattern. Most pre-1950's buildings show a regular pattern of larger wall areas, pierced by regularly-spaced openings for doors and windows, smaller in area than the remaining wall sections. Generally the later the building, the more window area is provided.

117.

Traditional window forms need not mean dark rooms, for a number of windows can be placed together to serve one room. Large areas of glass, or unbroken wall are not appropriate for the Haberfield. Larger extensions can be divided up into a traditional pattern of wall bays, and window or door openings can be sheltered by awnings or verandahs.

The proper positioning of doors and windows can lessen the impact of modern door and window materials that sometimes must be used. Proportions and attention to overall pattern can mean that modern materials can be used and not look out of place.

SKETCH

AWNINGS AND VERANDAHS

Extensions to Haberfield's houses can usefully incorporate verandahs or porches which make them blend in with older house types in the Conservation Area, and provide useful outdoor living spaces. Verandahs are a feature of most of Haberfield's houses, whatever their period and style, and are strongly read in the suburb's streetscapes. The details of new verandahs can be sensibly simplified and still assist in achieving a harmonious result from an alteration project.

Additions to commercial buildings can employ appropriate awning facades to improve or consolidate the pattern of footpath shelter within the street. They should be designed with regard to the building they extend and the design features of neighbouring buildings.

SKETCH

ARCHITECTURAL DETAIL

One of the delights of the Haberfield Conservation Area is the wealth and diversity of traditional architectural detailing, imparting different characters (and interest) to buildings which can be very similar in their internal volume and floor space, as well as construction. By examining existing architectural details, the designers of new building work can visually link new structures to their older neighbours, employing interpretations of the old architectural details. Vertically balustered or 'perforated' metal handrails; panelled doors; wall surfaces divided into bays or panels; trim elements picked out in different colours; and articulated parapets, are examples of such details.

Once again it is important not to reduce the value of old buildings by making poorly-executed copies or using inappropriate reproduction details. For example, new work should not use expensive Victorian-period cast iron lace trim, inappropriate for Haberfield, or poor modern imitations of cast iron fencing. The goal is architectural harmony and interest, not fake historic charm.

In different parts of Haberfield there are buildings of different periods and detail - Federation, California Bungalows, between-wars "liver brick" cottages and even some red texture brick cottages of the 1950's. Alterations and new work should respond to the design character of their individual context, not blindly repeat Federation detail whatever and wherever the site.

SKETCH

GARAGES AND CARPORTS

In residential areas, garages and carports are best located to the rear of houses or at the side, and not in front gardens. In general, Council will consider garages and carports in front gardens only where no rear alternative sites exist, and this rule should influence the design and planning of alterations and additions. Carports and garages should be detached, not joined to the houses they serve, and similarly not incorporated within an extension to a house. Garages and carports should be built in a simpler fashion than the house which they serve, but with materials, colours, roof shape and trim chosen to relate the structures. Early sheds and garages will provide useful clues to suitable designs, particularly in the ways that they related to the house they served but did not challenge its importance or reduce the impact of its features, by copying detail slavishly.

SKETCH

COLOUR SCHEMES

New building work in both the commercial and residential areas should employ colour schemes composed to harmonise with the traditional colour schemes now being reinstated on their older neighbours, learnt from research on original buildings. Such an approach would usually mean light or medium wall colours with darker trims, or certain trim colours used with face brickwork. However, the tendency to "overdo it" must again be resisted, and new buildings shouldn't stand out against, or compete with, older adjacent buildings through unnecessarily fussy colour schemes.

FENCES, HEDGES AND GARDENS

Fences to the front and sides of traditional buildings are an important part of their presentation to the community and visitors. They often complement the architecture and distinguish private and public entrances - for instance, the fine iron palisade fences around the major banks. Hedges were often planted behind or next to the fences to provide shelter and privacy, with ornamental shrubs and trees for colour and interest.

The use of fences in this traditional way is to be encouraged in any new development where circumstances require such fencing, or entrance garden spaces. Surviving original fences should be appropriately maintained, repaired or copied as they are an important part of the design vocabulary that Haberfield retains. Every effort should be made, however, to find out what the original design of fence for a particular house was, when the fence has been lost or unsuitably replaced. Our attitude should be to keep the maximum of authentic detail.

High brick or stone fences on front alignments in Haberfield are not appropriate, being alien to the character of the suburb. The security problems they are alleged to address are sometimes made worse by such fences, apart from the inappropriateness of their design. Poor modern copies of traditional iron fencing should also be avoided.

Garden arbours, lattice privacy screens and gates, and shade houses survive in some Haberfield gardens and old photographs record others that have disappeared over the years. Many current concerns about privacy and security could find solutions through adapting such old design models.

Front paths are an important feature of many Haberfield front gardens and the splendid tile paths which survive in many instances should be carefully repaired and retained as long as they can be used with safety. The cost of replacing such paths is high today and sympathetic alternative materials such as coloured concrete or asphalt can be substituted, but the old tile paths are often needlessly torn up when they could have been left for many further years.

120.

New driveways for cars to get to their garaging can also copy established practices in Haberfield. Concrete wheel strips surrounded by grass are a practical and long used solution, as are gravel drives. Brick paved drives are also found but these are a more expensive solution than could have been used in the past and more industrial-looking than many people would have wished. There is a danger of them looking too modern and out of scale.

SKETCH

VARIATIONS IN EXCEPTIONAL CASES

This series of heritage brochures has been produced by Council to assist and guide owners and developers who may wish to build or alter buildings in Haberfield. Every application will be considered on its merits but if a property owner wishes to depart from Council's guidelines for new buildings as outlined in this broadsheet, the property owner or developer must show to Council's satisfaction that the proposed development will be compatible with the established character of the conservation area.

FURTHER INFORMATION

The principles outlined in this brochure are intended as a guide to those interested in new work within the Haberfield conservation area. There are a number of excellent publications elaborating on the principles discussed here, most of which are available for inspection at Council's offices, and the Municipal Library. Included are:

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TALK TO COUNCIL FIRST

Before proceeding too far with expensive plans and preparations for a project, seek an appointment with Council's Planning and Health and Building Departments to discuss the proposal. Any areas of difficulty will thereby be determined in discussions, and the feasibility of the project clarified. Planning can proceed confidently or, if necessary, the project reconsidered.

Making Development or Building Applications

As discussed above, when a decision is made to undertake work on a property, the owner should consult first with Council Officers to determine the appropriateness of the works in terms of Council's Planning, Health and Building controls and heritage policies. The applicant will also be advised if a Development Application will be required as well as a Building Application.

Development Applications are assessed by Council's Town Planner, who prepares a report with recommendations for the Council. The applicant provides plans showing the proposal and completes a Development Application form submitted with the prescribed fee.

When assessing a development application, Council considers the matters required by the Environmental Planning and Assessment Act, the requirements of the Ashfield Local Environmental Plans as well as Council's own development policies and codes such as the new Haberfield Development Control Plan.

121.

If a Development Application is approved, a Building Application will then be required.

Building Applications are assessed by Council's Building and Health Surveyor, also based on submitted plans, more detailed than the plans for development approval as construction details must be assessed. Two copies of plans are required, and Council's Building Application form must be submitted with the required fees. Plans should include a site plan, plans and specifications of the building (elevations and cross sections), and details of proposed and existing fences.

When assessing a Building Application Council considers the requirements of the Local Government Act, as well as Council's own plans, policies and codes such as the new Haberfield Conservation Area Development Control Plan.

CONSERVATION GLOSSARY

alter/alteration

conserve / conservation

infill building

facade

fenestration pattern

heritage significance

maintain

massing

renovate / renovation

restore | restoration

4.8 CONSERVATION GUIDELINES – STREETSCAPE.

4.8.1 Roadway

- i. The gravel to be used in future road works would best be a mix of coarse bluestone and quartz (as at the northern end of Kingston St.), as opposed to a bland asphaltic finish.
- ii. The gravel should be coarse as opposed to the fine bluestone used in the more recent works.
- iii. The relaying of road gravel to the middle of the road in the course of nonnal maintenance is to be continued. That is the resurfacing of the main trafficked way be confined to the roadway between the trees planted in the road. The remaining roadway edge strips adjacent to the kerb where the trees (if any) are planted should be resurfaced loosely and only when necessary, which means that with the lower usage of this section of the road (generally) a loqger maintenance cycle and therefore reduced work costs to Council.
- iv. The cambering of the roadway should be maintained or reinstated where it has been removed or modified.
- v. The timber edging around the trees located in the road should be maintained and reinstated if removed. The edging sh.ould be flush with the finished road surface and consist of hardwood timber formwork sections 120 x 75mm with the overall dimension of 900 x 900mm.
- vi. The size of service access points located in the roadway should not increase but be maintained.
- vii. The new works to the roadways that have altered the shape of the road and its contours (that is, by forming curving-concrete kerbs and gutters such as in Allum Street) should be removed. Traffic control devices are disruptive and should be designed to fit into the streetscape qualities.

4.8.2 Kerbs, Gutters & Verges

- i. Sandstone kerbs and gutters should be conserved in situ. If alterations to these stone kerbs and gutters are essential, then the material being affected should be carefully relocated to repair other sandstone kerbs and gutters within the same precinct and not dumped.
- ii. The existing right angle concrete gutters should be maintained and any new concrete kerbs and gutters should be detailed to match the existing concrete fonns. This would mean not using the modern round cornered kerbing but rather using angular comers and jointing strips at six (6) metres maximum and using a high aggregate mix in the concrete.
- iii. Any laybacks should also match the existing early examples.
- iv. The existing new kerbs and gutters that have been fanned around the roadway trees should be removed and the previous street layout reinstated.

123.

- v. Excess Concrete should be removed and the grassed verge reinstated, except where the hard surface is required for a bus stop, and pedestrian usage etc. However the extent of concrete should be limited to the pedestrian usage.
- vi. The planting of the verge with shrubs and trees, and herbs (perennials and annuals, etc) should be limited to a few selected species as listed.
- vii. Existing verge planting should be evaluated carefully, with a general policy of removing shrubs and trees (including Australian natives, as Tea-trees, Paper-barks, Eucalyptus, She-Oak and Bottle-brush) that are not in character with Federation planting schemes.
- viii. The existing concrete footpaths should be maintained.
- ix. Generally the footpath runs adjacent to the boundaries, this could be modified over time to allow a small garden bed (approx. 300mm wide) to be located adjacent to the boundary.
- x. The coloured concrete inlaid street names located at intersections in the footpath, should be maintained or where removed, reinstated to match the existing. The importance of these features should be conveyed to all Government agencies having a role which could interfere with the survival of these names.
- xi. Carefully consider locations and design of ramps for disabled access - platforms over gutters may be better.

4.8.3 Street Trees

- i. Stop planting shrubs as street trees.
- ii. Re-open road surfaces around trees.
- iii. Stop overpruning trees and install bundle electrical cabling to avoid unsympathetic pruning.
- iv. Fertilize, and aerate soil, repair broken tree limbs and damaged tree trunks.
- v. Restore Parkland planting to theme of earlier planting style.
- vi. Commence/continue appropriate tree planting programme.
- vii. Remove unsympathetic shrubs and trees when new tree plantings have gained sufficient height
- viii. Inspect trees on a yearly basis for arboreal problems.
- ix. Commence relocating driveway entries if appropriate.

124.

4.8.4 Parks

- i. Retain parkland open space intact
- ii. Investigate and actively acquire more land for open space.
- iii. Prepare Guidelines and Management Plans for Robson Park.
- iv. Prepare Landscape Design and Planting for Algie Park to support existing significant elements.

4.8.5 Nature Strips and Footpaths

- i. Remove inappropriate shrubs and plantings.
- ii. Remove unnecessary or reduce in size laybacks or vehicular crossings across nature strips.
- iii. Retain footpaths.
- iv. Retain cast in-situ street names
- v. Repair or reconstruct cast in-situ street names.
- vi. Carefully consider design and construction of fabric for disabled access.

4.8.6 Street Furniture

- i. Prepare inventory of Street Furniture quantities required and establish policy of maintenance.
- ii. Prepare co-ordinated colour scheme for Area.
- iii. Install at appropriate locations, bench seating and litter bins.

4.8.7 Public Street Signs

- i. Repair existing signs and retain in position.
- ii. Design and construct sympathetic new vitreous enamel street signs and painted wrought frames.
- iii. Install signs to electricity poles or 100 x 100 painted posts.
- iv. Prepare Heritage Trail Street Signs to original vertical design format.

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4.8.8. Streetlights

A general policy should be to replace all light fittings which intrude upon the streetscape and replace them with tennis light fittings or similar as agreed with SCC. The fittings could be equal to 'Rainlite' Heavy Duty Vitreous Enamel Reflectors with new bulb shaped fluorescent lamps and protective clear reflectors.

4.8.9 Service/Utilities

A simple guidelines document for Haberfield on Engineering and Maintenance Standards Manual for works crews from relevant public utility bodies and Council, should be prepared and circulated as a high priority.

4.8.10 Private Gardens. conservation guidelines.

- i. Information on general garden conservation guidelines should be available to residences. Each household should be supplied with a copy of "Caring for Federation Gardens" by Christopher Betteridge, published in seminar proceedings by the Heritage Council of New South Wales.
- ii. Specific conservation guidelines for the gardens of Haberfield should be drawn up for the unsympathetically altered gardens which need guidance and probably reconstruction to harmonise with the Streetscape fabric.
- iii. Establish specific guidelines for providing driveway access, conserving tessellated tiled paths, gravel and asphalt paths and other garden components and details peculiar to Haberfield. establish a garden restoration category within the Haberfield Heritage Award Scheme

4.9 PRIORITY OF WORKS

4.9.1 Roadway Design & Surfacing

- i) Works to be completed by 12 months
 - Establish locations of quarries and supply materials for aggregate surfacing.
 - Continue road maintenance using earlier practices. of centre gravelling using lesser structured verges
 - Prepare Engineering and Maintenance Standards Manual for use in Haberfield area.
 - Commence removal of fine asphalt from around trees.
- ii) Works to be completed by 36 months
 - Issue Haberfield Engineering and Maintenance Standards Manual to Utility Authorities. and Council works crews e.g. Telecom, Water Board, Electricity and Department of Main Roads.
 - Commence installation of gravel traffic centre lanes.
 - Review traffic speed control devices.
 - Stabilize road surfaces that need repair with gravel
- iii) Works to be completed by 60 months
 - Reconsider traffic control devices.
 - Commence reinstating gravel installations to fine asphalt surfaces.

126.

4.9.2. Kerbs & Gutters

- i) Works to be completed by 12 months
 - Advertise for surplus sandstone kerbing and store for roadworks to Haberfield.
 - Commence repair works of sandstone guttering.
 - Council to search Municipal archives for documents relating to road and kerb works
- ii) Works to be completed by 36 months
 - Continue repair works for kerbs and gutters.
 - Survey to identify unnecessary lay backs and vehicular crossings
- iii) Works to be completed by 60 months
 - Continue repair works for kerbs and gutters.
 - Commence replacement of unnecessary laybacks with sandstone or selected concrete mix kerbs as appropriate.

4.9.3 Street Trees

- i) Works to be completed by 12 months
 - Design and construct timber tree guards to match past details.
 - Council to search Municipal archives for documents relating to past tree planting schemes.
 - Commence tree revitalization programme; fertilize, aerate, repair trunks, shape prune.
 - Prepare plant order list and seek tenders from advanced plant nurseries.
 - Replace deciduous trees with Brush Box
 - Undertake tree surgery for badly damaged trees.
 - Commence negotiations with SCC for bundle cable installations to streets to allow tree shape to be repaired.
 - Stop detrimental pruning.
 - Spray Port Jackson Figs to remove Psyllids.
 - Commence screen planting to selected streets.
 - Plant out trees to selected streets to reinforced existing plantings;
 - Plant out 250 Brush Box Trees.
 - Plant out 10 Camphor Laurels.
 - Plant out 20 Pepper Trees.
 - Plant out 20 Port Jackson Figs.
 - Plant out 20 Jelly Palms.
 - Advertise for mature Jelly Palms for relocation to Haberfield
 - Commence removal of asphalt to tree bases, aerate and fertilize.
- ii) Works to be completed by 36 months
 - Initiate screen planting to streets with intrusive elements, especially commence planting to Dalhousie and Boomerang Streets.
 - Plant trees to commence extension of plantings into selected streets
 - Plant out 400 Brush Box Trees.
 - Plant out 40 Camphor Laurels.
 - Plant out 40 Pepper Trees.
 - Plant out 40 Port Jackson Figs.
 - Plant out 50 Jelly Palms.
 - Commence planting trees to areas now planted with shrubs.
 - Commence removal of shrubs.
 - Bundle electricity cables.
 - Remove unhealthy trees and replant.

127.

- iii) Works to be completed by 60 months
 - Plant out a further 400 trees.
 - Continue to remove all intrusive shrubs.
 - Continue tree revitalization programme.

4.9.4 Public Parks

- i) Works to be completed by 12 months
 - Prepare landscape analysis of parkland, assess usage patterns.
 - Prepare management guidelines for Algie Park.
 - Prepare planting programme for canal reserves.
- ii) Works to be completed by 36 months
 - Prepare management guidelines for Robson Park.
 - Order planting material for parks and undertake planting programme.
 - Install street furniture to parks as required by various usages.
- iii) Works to be completed by 60 months
 - Continue planting of parkland and canal reserves with appropriate trees.

4.9.5 Nature Strips & Footpaths

- i) Works to be completed by 12 months
 - Commence removal of shrubs from nature strips
 - Retain shrubs acting as screens
 - Retain footpath cast in-situ street names
- ii) Works to be completed by 36 months
 - Commence repair works of footpath cast in-situ street names
 - Conserve footpaths.
- iii) Works to be completed by 60 months
 - Remove unnecessary concrete paving from past vehicular crossings.

4.9.6 Street Furniture

- i) Works to be completed by 12 months
 - Construct hardwood timber tree guards to match original design approximately 1200mm high x 900mm x 900mm., out of 75mm x 75mm posts and 75mm x 50mm ledges. Paint.
 - Prepare public colour scheme policy.
- ii) Works to be completed. By 36 months
 - Co-ordinate introduction of HABER public colour scheme.
 - Install selected litter bins to pedestrian areas.
 - Prepare or select sympathetic design street bench seating.
 - Continue installing tree guards
 - Construct or select appropriate street bench seating and locate at intervals in shopping centres and at bus stops.
- iii) Works to be completed by 60 months
 - Review colour scheme policy .as necessary
 - Consider designs for pedestrian shelter designs.

128.

4.9.7 Public street Signs

- i) Works to be completed by 12 months
 - Survey size and location of commercial signs.
 - Prepare heritage trail
- ii) Works to be completed by 36 months
 - Prepare sign code for shop and business centres, and especially Ramsay and Dalhousie Streets.
 - Repair street signs and remove unsympathetic signs
 - Install heritage trail signs
- iii) Works to be completed by 60 months
 - Commence implementation of commercial sign code.
 - Commence installation of new street signs.

4.9.8 Street Lighting

- i) Works to be completed by 12 months
 - Survey and prepare guidelines for street lights.
 - Discuss proposals with Sydney County Council and Department of Main Roads.
- ii) Works to be completed by 36 months
 - Select fittings.
 - Commence removal and replacement of unsympathetic street lighting.
- iii) Works to be completed by 60 months
 - Complete replacement of unsympathetic street lighting.

4.9.9 Services & Utilities

- i) Works to be completed by 12 months
 - Seek input of various authorities for proposed Haberfield Engineering and Maintenance Standards Manual of Practice
- ii) Works to be completed by 36 months
 - Forward Manual
- iii) Works to be completed by 60 months
 - Continue retaining services and repairs to minimal intrusiveness.

4.9.10 Private Gardens

- i) Works to be completed by 12 months
 - Make available to households Heritage Council publication on Federation Gardens by C. Betteridge
 - Include garden reconstruction category in Heritage Awards.
 - Discuss with Heritage Council incentive programme for grants to reconstruct or repair gardens.
 - Commence Council plant nursery for supply of Federation Plants.

129.

- ii) Works to be completed by 36 months
 - Commence incentive programme for garden reconstruction
- iii) Works to be completed by 60 months
 - Promoted Haberfield as model garden suburb

APPENDIX A
1917:

130

VICTORIA.

EVIDENCE

TAKEN BY THE

ROYAL COMMISSION

ON THE

HOUSING CONDITIONS OF THE PEOPLE
IN THE METROPOLIS

AND IN THE

POPULOUS CENTRES OF THE STATE.

PRESENTED TO BOTH HOUSES OF PARLIAMENT BY HIS EXCELLENCY'S COMMAND.

[Approximate Cost of Paper.—Preparation, not given. Printing (500 copies), £280.]

By Authority:

ALBERT J. MULLETT, GOVERNMENT PRINTER, MELBOURNE.

N^o. 29.—(11s. 3d.)—6145.

Richard Stanton examined.

6473. *By the Chairman.*—What are you?—A real estate agent and auctioneer.

6474. You received a communication from the secretary asking for certain information; have you prepared a statement?—No; I did not know exactly what information was required. I thought it would be better to answer any questions that were asked.

6475. You have had some experience in connexion with your own business; can you give the Commission the results of that experience?—The ordinary conduct of my business brought me in touch very closely with the general public buying houses. Every year it became an impression which was more strongly fixed in my mind, that something was wanted in the nature of a large area of land, subdivided on up-to-date lines, where building operations could be carried on so that a person wanting a home could have every opportunity to choose his own site, and have a building erected according to his own ideas—providing for an up-to-date building under the best conditions. My greatest trouble was in connexion with finance.

I overcame that by being able to buy, in the first instance, a block of practically bush land, with an area of about 50 acres. That gave me an estate with about 10,000 selling feet of frontage, at an average cost of about 10s. per foot. I immediately subdivided the land on the lines I considered in keeping with the ideas of the public, to give them large blocks—50 feet by 150 feet—which is the minimum size of the allotments in the estate. That is at Haberfield, which is the original settlement—I have another, a larger one, at Rosebery—half-an-hour from the Post Office by tram. I would like to show you how the development took place at Haberfield; the land had been used for accommodation purposes for cattle on their way to the slaughter-yards, and contained garbage tips, trotter-making establishments, tripe manufacturing places, and all those noxious trades; it was generally considered a sort of land's end. It abutted on what might be called a very ordinary suburb, verging on a slum area. I was able to buy it for £110 an acre. The next step which developed that block was by planting trees and generally making the place attractive. In those days, I had not had any English experience to guide me; it was about thirteen years ago—about the time Ebenezer Howard started in London. I had nothing to work on. I simply originated the scheme out of my own experience as a business man. I developed it, and when I got to a certain stage I found it was likely to take on with the public. At that time, I was able to build very much more cheaply than now; I was able to provide a very decent cottage for, say, £500 on a 30-ft. block; I was able to offer terms such as £25 or £50 cash, the balance repayable at the rate of £1 a week, including interest at 5 per cent. That enabled me to put the proposition on practically a rental basis. As the development went on, I found the little money I had to start with was soon swallowed up, and I used all sorts of schemes and methods to keep going. I decided to enlarge the scope of the undertaking, and for the land adjoining the block I improved I had to pay £325 an acre. I went on buying block after block until the price got up to £750 an acre. If I had been able to handle the whole property at once, I would have had a much more satisfactory thing for the public and for myself.

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6480. *By Mr. Menzies.*—Over what period are the repayments spread?—Over about a ten or twenty-year period. We have a stipulation in the contract that when the amount is reduced by one-third it becomes an ordinary mortgage. I could not get much encouragement from the Sydney financiers. A Melbourne insurance society took over the whole thing, and stands behind us. We are placed on a very satisfactory basis, and it is also a good investment for them. Rosebery is another proposition, worked on the experience I gained at Haberfield. It has been established on a block of land close to Daceyville, which was occupied by Chinese gardens, poultry farms, and dairies; there were many lakes and water holes; the remains of the old Botany water supply. Mr. Jacques purchased this land for £84 an acre, and formed a syndicate to speculate in the ordinary land-speculator's way; shortly afterwards he was offered £140 an acre. I was interviewed to see if I was prepared to take the management, mainly as a town-planning proposition. The result of the negotiations was that I took the management, and floated a company with a capital of £50,000. I secured the services of Mr. Sulman, and some other gentlemen, and set about getting the contours and laying out the place on up-to-date lines. We could not carry out the original plans; commercial considerations came in, as they will always do in connexion with town planning. If a lot of land is reserved for parks, and that sort of thing, it will kill a commercial project from a shareholder's view.

6481. *By the Chairman.*—The cost of reserves would have to be added?—Yes; you would have to load the land very heavily. We had to fill in a lake, which was a very big proposition. I was successful in getting hold of a very good man, who started to move sandhills—the sand goes down to a depth of 60 feet. They have been engaged for three years in levelling the land and filling up the lakes. The place is now assuming very good shape; we are getting rid of the Chinese; we have got rid of them all except one; the whole neighbourhood is being elevated. Prior to our going there, Waterloo was considered to be a very inferior suburb. We have been two and a half years operating in that neighbourhood, and it is no exaggeration to say that we have elevated values in that district by fully 100 per cent.—the land adjoining our property could have been bought for half the money it would bring to-day. The land we purchased for £140 an acre would bring from £800 to £900 an acre in subdivision, sold in terms, mainly through the town planning idea.

6482. *By the Hon. J. Sternberg.*—Are there many houses there?—We have put about 120 there in two and a half years; we are going on building. We have already spent £21,000 in sand shifting and road making, turfing, &c. I suppose we will have to spend another £20,000 to complete the whole estate. We should have about 12 miles of street frontages of 60,000 selling feet. The same class of terms prevails there as at Haberfield, only the interest is 6 per cent.; but I am sorry to say, with the increased cost of labour and material, the buildings cannot be erected for the same money as in the past. The result is that it is more difficult to handle a scheme of this kind. An ordinary four-roomed cottage cost from £650 to £750, or something like that, on a 50-ft. block. It is a brick area. We find now there is not much profit attached to the building; we are really getting our money out of the land. If the land were not as cheap as it is, we would have to do the building scheme altogether.

6483. *By Mr. Cotter.*—How many acres are there at Rosebery?—Three hundred acres.

6483A. *By Mr. Menzies.*—You say the houses cost £650 or £750?—That is reckoning £3 a foot for the land. On a 40-ft. allotment, that would be £120 for the land, and, say, from £500 to £650 for the building.

6484. *By the Chairman.*—What class of people have you catered for?—We have taken people from places close to the city, such as Paddington and Redfern, &c., the sort of people who like to be handy to the tram, such as policemen, tramway men, artisans, &c. If we get that class of man out, he never wants to go back.

6485. *By the Hon. J. Sternberg.*—You cater more for artisans and clerks?—Yes; at Rosebery there are tram guards, policemen, and artisans. It is purely a working men's district.

6486. *By the Chairman.*—Have you, at Haberfield or Rosebery, really reached the slum-dweller?—No; that is not the man who could put down £35 or £50; not one of the people I cater for are slum dwellers. I have seen them dealt with in London. My advice would be to guard against these theoretical people; the practical side wants watching, and the theoretical side wants ignoring. You could not get to the business end of the London propositions at all. I certainly think if a virgin area were taken up, and a quick train or tram service provided, and low fares, and it was handled on town-planning lines, it would be a financial success; and it would be a great thing for the people. But you must take up the land in some place where it is cheap enough to make a start, and not have any extravagant Government expenditure on day labour in the preparation. At Daceyville, according to their own showing, the land has gone from £65 an acre to £300 an acre through improvements that have been made. I dare say the improvements are very good; but if I had that to contend with, I am afraid I would not be able to satisfy greedy shareholders.

6487. *By the Hon. H. F. Richardson.*—What do you mean by improvements?—Surveying, making roads, and sand moving, re-turfing, water, gas, and electric lighting.

6488. *By the Chairman.*—Your schemes are something after the lines of a building society proposition?—My scheme is not a building society scheme; they do not profess to build for you; they lend you the money to build. Under our scheme, we lay out the land on good lines, and take more interest in the place than an ordinary building society would. We have an architect whom the people are at liberty to consult, which is a great thing for a man with only £50. The building is erected under the architect's supervision.

6489. What, in your opinion, are the general results of your scheme?—It takes people out of rented houses who otherwise would not own a stone in their lives if they had not a scheme like that. This scheme has introduced a new system of thrift amongst the people; quite a number of other people are now doing similar work.

6490. Does it not strike you that only a man in constant employment could take up a scheme like that?—The present-day artisan is in a far better financial position than the average clerk or warehouse employee; they get very high wages, and they are quite capable of taking on a proposition of that kind, and would be quite secure in carrying it out. The unfortunate clerk, when times are bad, loses his job, and has very little hope. A tradesman who has his trade at his fingers' ends has a very remote chance of being out for any lengthy period.

6491. Your scheme makes it possible for the man who is in a position to help himself by making regular payments to make a success. Yes, after the first two or three years, a man's position gets very much stronger; there is the possibility of increased values; that is a great charm to a man who may put in ten or twelve years paying £750 for a house, to be able to get £1,000 for it. Take my Haberfield scheme, if it were put on philanthropic lines, and the money were obtained at a low rate of interest, if it were a purely rental proposition, I think you will find the tenants would pay about £1 a week for a £1,200 cottage at Haberfield. Although I have had to pay huge sums for interest—6 per cent. and 7 per cent. in some cases—I have still been able to pay my way and pay a dividend. If all these things had been eliminated, if I had been able to borrow money at 4 per cent., and earn not more than 5 per cent., surely, under the same sort of management, I would be able to house the people on an extremely low rental basis.

6492. Have you considered the individual who cannot help himself—the married man with a wife and children only in receipt of small wages—say, a man receiving 30s. a week on the average?—I am afraid you cannot give that man an individual home. I heard the same question put to Mr. Burns in the House of Commons, and he said the only way you could get one a home at a low rental was to raise a man's wages, then he would be able to pay for a home.

6493. The man has the right to a decent home?—Yes; he should not have to live in a room.

6494. You do not approve of a married man with his wife and family living in a flat?—I am very strongly in favour of detached residences.

6495. By the Hon. H. F. Richardson.—Would you advocate the houses being put in rows, the same as the Harbor Trust put them?—That scheme is going to create new slums. I do not like the idea of a family on the ground floor and another family upstairs.

6496. You think one story would be better?—Yes.

6497. You would like to see the people taken out a distance of 8 or 10 miles?—Yes; and it would be better if they could be placed on land where it was possible to garden, and grow vegetables, and keep poultry, &c.

6498. By the Chairman. Have you any financial statement in regard to your projects?—Haberfield is a company which I practically run myself; Rosebery is a public company. I do not issue a public balance-sheet to Haberfield; I do for Rosebery.

6499. Have you any financial statement with regard to Haberfield?—Haberfield has been run on extraordinary lines of finances right through. When I first took on the idea, people thought I ought to be in the lunatic asylum; but I have never had any doubt about its success. I induced one lady to put £1,000 into the venture; for years she had no return; she is now drawing an income of £1,500 a year, which has come about through the great increase in land values, and through good management.

6500. Have you any general idea of the finances at Rosebery?—I can give you everything about Rosebery. I will send you the last report and balance-sheet. We have a district called Dural, or Baulkham Hills; it is an orchard district about 17 miles out, and it is not closely settled. My idea is if you take a district like that, where land can be purchased for £8 or £10 an acre, and give people decent areas where they can build nice homes cheaply, and give them a good tram or train service, you will make a successful settlement. In America, the tramway or railway company will take up a large tract of land at a low figure, and run a line of tramway or railway, as the case may be, out to the estate; and, in nearly every instance, make sufficient money out of the land to afford a handsome profit on their investment, as well as making a big return for the railway or tramway proposition at the same time. In the same way, the Government could run a train or tram to this outlying part, which would create business for the railway or tramway, and thus assure a substantial increment when the improvements to the land have been effected. By all means get the men and their families out of the city environment into the country, so that his children will have fresh air and decent surroundings. When you come to handle land at £3 to £4 a foot, or £20 or £30 a foot, like the Rocks, you are up against a financial position which gives you almost no chance. The public have to be considered; the public cannot be expected to pay the expenses of housing a small percentage of the people.

6501. By the Hon. J. Sternberg.—Is there any chance of irrigation at the place you speak of?—No, they would have to pay, at the water rate, 1s. for 1,000 gallons; it could be irrigated at the lower rate. Some consideration would have to be given to a matter of that kind.

6502. Do you consider it a good thing that a rise in land values should take place?—If you could keep it at a fixed level, it would be very much better.

6503. You recognise that increased land values cause increased rents?—Yes.

6504. You favour the Government starting schemes of transit?—Yes; that is the crux of the whole thing.

6505. How would you propose to deal with the land on each side of the tram line—do you say it should be handed over to the private speculators?

I say the Government, or some body with authority, should buy the land on each side for the purpose of keeping land values normal. I should say it was a far-sighted business scheme to secure the land first before anything was done, and then selling at the increase would possibly pay for all the outlay.

6506. How long is it since you acquired Rosebery?—About three years ago.

Richard Stanton examined.

6473. *By the Chairman.*—What are you?—A real estate agent and auctioneer.

6474. You received a communication from the secretary asking for certain information; have you prepared a statement?—No; I did not know exactly what information was required. I thought it would be better to answer any questions that were asked.

6475. You have had some experience in connexion with your own business; can you give the Commission the results of that experience?—The ordinary conduct of my business brought me in touch very closely with the general public buying houses. Every year it became an impression which was more strongly fixed in my mind, that something was wanted in the nature of a large area of land, subdivided on up-to-date lines, where building operations could be carried on so that a person wanting a home could have every opportunity to choose his own site, and have a building erected according to his own ideas—providing for an up-to-date building under the best conditions. My greatest trouble was in connexion with finance.

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THE HABERFIELD CONSERVATION STUDY

NOTES FOR COMPLETION OF THE BUILDING
INVENTORY FORMS A, AND B.

Prepared by Robert Moore

1. These notes are intended to guide the completion of the inventory forms in the field, by clarifying the responses required in each category and "item box" on the Forms.
2. Where any property varies significantly from the normal range of responses, note the particular problem for later reference to the Project Director, Bob Moore.
3. Forms should be completed with a firm pencil, e.g. H.B. or F, which can be erased if corrections are required.
4. IT IS ESSENTIAL TO PRINT CLEARLY - it doesn't have to be 'architectural' so long as it is neat and READABLE.

136.

1. No. The Street Number of the property.
2. Street Street Name
3. Name Many houses still bear their original (or early) name plates in copper or mirror-glass. Where these can be seen, make a note of it here. If a modern name plate is fitted, denote this by an (M) after the name. If no name is visible leave the space blank because we may find the name via other sources, e.g., old Water Board plans.
4. Land Title This will be completed by Council.
5. Inventory No. The Map Reference on the Inventory Key Maps prepared by Council, e.g. 1/26, meaning Block Number 1, property number 26.
6. Building Type House, shop, etc.
7. Use Residence; office or shop; etc.
8. Period For the purposes of the Inventory, the following divisions are proposed:

F	Federation	1900-1918
MW	Mid War	1918-1939
PW	Post War	1940-1960
M	Modern	1960-1986

Later research will hopefully see all existing development of sites accurately dated, but for prompt analysis the above divisions will be useful.

Some of the more recent development may be difficult to categorise, i.e. what is 1950's and what is 1960's. If in doubt, leave it to the Project Director and list it for attention.
9. Owner For completion by Council.
10. Surveyor For the initials of the person completing the form.

FEATURES

This section is the whole point of the survey and requires careful, thoughtful completion.

The intention is to gain a picture of the intactness of each house, and its setting and statistically, a picture of the whole suburb. As well, it is hoped to give indications where effort should be directed to improve properties.

Where features listed have not been present, mark the space 'N.A.' (not applicable). Where they have been lost, e.g. window awnings, subsequent boxes will enable an indicative response.

The intended range of responses are as follows:

- | | | |
|-----|-----------|--|
| 11. | Material: | The material of the feature by code reference as below. |
| 12 | Period: | A further indication of the age of the feature, using the earlier Period Divisions, e.g. windows might be 1920's (IW) or aluminium (M) |
| 13 | Form: | An indication by I (intact) or A (altered) as to whether the form of a feature has been altered a change in detail or material, e.g., a roof material might be renewed, but the original roof form left unchanged - some roofs however are drastically re-shaped or lose fixtures such as gablets etc., some traces of which might remain. |
| 14. | Integ. | Meaning 'Integrity', whether the basic design intent of the feature has been destroyed (A, altered or I, Intact). |
| 15. | Comp. | Meaning 'Compatibility', whether the feature is sympathetic to or compatible with the original design of the property (✓ or x). |

138.

16. Action

A recommendation for action in respect of each feature, as follows:

- M Maintain* (no work other than ongoing maintenance)
- R Repair*
- Rs Restore*
- Rec Reconstruct*
- P Preserve*
- D Demolish

The Burra Charter interpretation of the terms marked with an asterix * are to be employed, interpreted as follows:

Maintain: To continually care for the fabric to prevent deterioration and consequent reduction of significance.

Restoration: The return of the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction: The return of a place as nearly as possible to a known earlier state, by the introduction of materials new or old into the fabric (the most common situation)

Repair: As distinct from maintenance, repair may include restoration or reconstruction, with the objective of enhancing the significance of the item or place.

Preserve: To maintain the fabric of a place in its existing state, retarding deterioration (a relatively rare situation).

17. Comment

This box will usually be completed by the Project Director. However, if you notice something unusual or interesting, use this box to draw attention to it.

18. FEATURES/MATERIAL The following are abbreviations for the coded response to the FEATURES/MATERIAL box; they are probably not totally comprehensive, so if in doubt, ask.

ROOF/RIDGING:

Roof:	UGTCMT	Unglazed Terracotta Marseilles-pattern tiles
	GTCMT	Glazed terracotta Marseilles-pattern tiles
	TCST	Terracotte shingle tile
	ACS	Asbestos cement shingles
	SL	Slates
	GI	Corrugated Galvanised Iron
	CT	Concrete tiles
	CMT	Concrete Marseilles pattern tile
	CST	Concrete shingle tile
	MD	Metal decking (Colorbond)
Ridging:	OTCCT	Ornamental Terracotta crest tiles
	TCR	Plain Terracotte ridge tiles
	CT	Concrete tiles
	GS	Galvanized steel
	AC	Asbestos cement

Chimneys:

Chimneys have been removed from many of Haberfield's houses - often the chimney breast is expressed on the outside wall face by a broad but shallow projection of one or two bricks depth. Look for such evidence where there are no chimneys on a roof, and if you're sure they were there, mark the material column D. If not sure, leave it for Project Director.

Otherwise, materials of extant chimneys might be as follows:

OFB	Original Face Brick
OFB(B)	Original Face Brick Banded
TP	Tuck pointed
RC	Rough cast
R	Render

140.

Walls:	OFB	Original face brick
	OFBTP	Original face brick tuck pointed
	MFB	Modern face brick
	RC	Rough cast
	TS	Timber shingles
	WB	Weatherboards
	AR	Ashlar render (Render ruled with lines to look like stone)
	MR	Modern render
	R	Render
	PB	Painted brick

Windows:	OTW	Original timber windows
	MTW	Modern timber windows
	Al	Aluminium
	St	Steel
	LL	Leadlight
	CG	Coloured glass

Window Hoods:	TCST	Terracotta shingle tiles
	WS	Wooden shingles
	FWF	Fretwork frame
	DJF	Decorative Joinery Frame
	MA	Modern awning

Doore:	OED	Original Entry Door
	FD	French doors
	LL	Leadlight
	CG	Coloured Glass
	MED	Modern Entry Door
	MSD	Modern screen door
	TSD	Traditional screen door

External Joinery: This is meant to encompass the front joinery trim of the house, e.g. the verandah posts, handrail, brackets etc., which may all have been replaced by concrete or metal, so responses are as follows:

T	Timber
C	Concrete
WM	Wrought metal
CM	Cast metal

rick rick tuck pointed ck	Front Steps:	MT Marble treads SLT Slate treads Ter Terrazzo TR Tiled risers MC(pc) Modern steps (e.g. "Pebblecrete")
Render ruled with lines to look like stone)	Additions	Where these are significant to the building's streetscape contribution/presentation, enter such headings as may be necessary to adequately describe the elements of the additions, e.g. roof, walls etc.
windows indows	Other buildings:	For these entries, attempt to describe the particular element simply, e.g. TCMT/WB Terracotta marseille tile and weatherboard
gle tiles	Gardens:	The intention here is to assess the "intactness" of the setting of each property, where applicable, and to gain a statistical picture of the house settings that occur in the Study Area.
ery Frame	Front fence:	B Brickwork TF Timber Framed DP Decorative Pickets WI Wrought Iron WW Woven Wire CW "Cyclone" wire type
Door		
or oor een door		
ss the front e, e.g. the brackets been replaced responses		It should be noted that it is often difficult to judge when certain styles of brick fence were built - apparently modern fences can be of quite early date, so if in doubt, leave it to the Project Director.

Side fences:	B	Brickwork
	TPF	Timber paling fence
	CW	"Cyclone wire"
	BW	Brushwood

Path: The approach path to the house is one of the distinctive features of the garden settings to Federation houses - some were very elaborately tiled, and though built without reinforced slab bases, they often survive in good condition.

CP	Curved path
SP	Straight path
OTT	Tesselated tiles (original)
CO	Concrete
BW	Brickwork
MT	Modern tiles

Driveway:	CO	Concrete
	BW	Brickwork
	G	Gravel

Beds: The intention is to note the general disposition of planting beds - which may help in identifying partly intact garden settings.

FB	Fence Beds (close to fences)
LB	Lawn beds
PB	Path borders

Planting:	MS	Mature shrubs
	A	Annuals
	ST	Shade trees

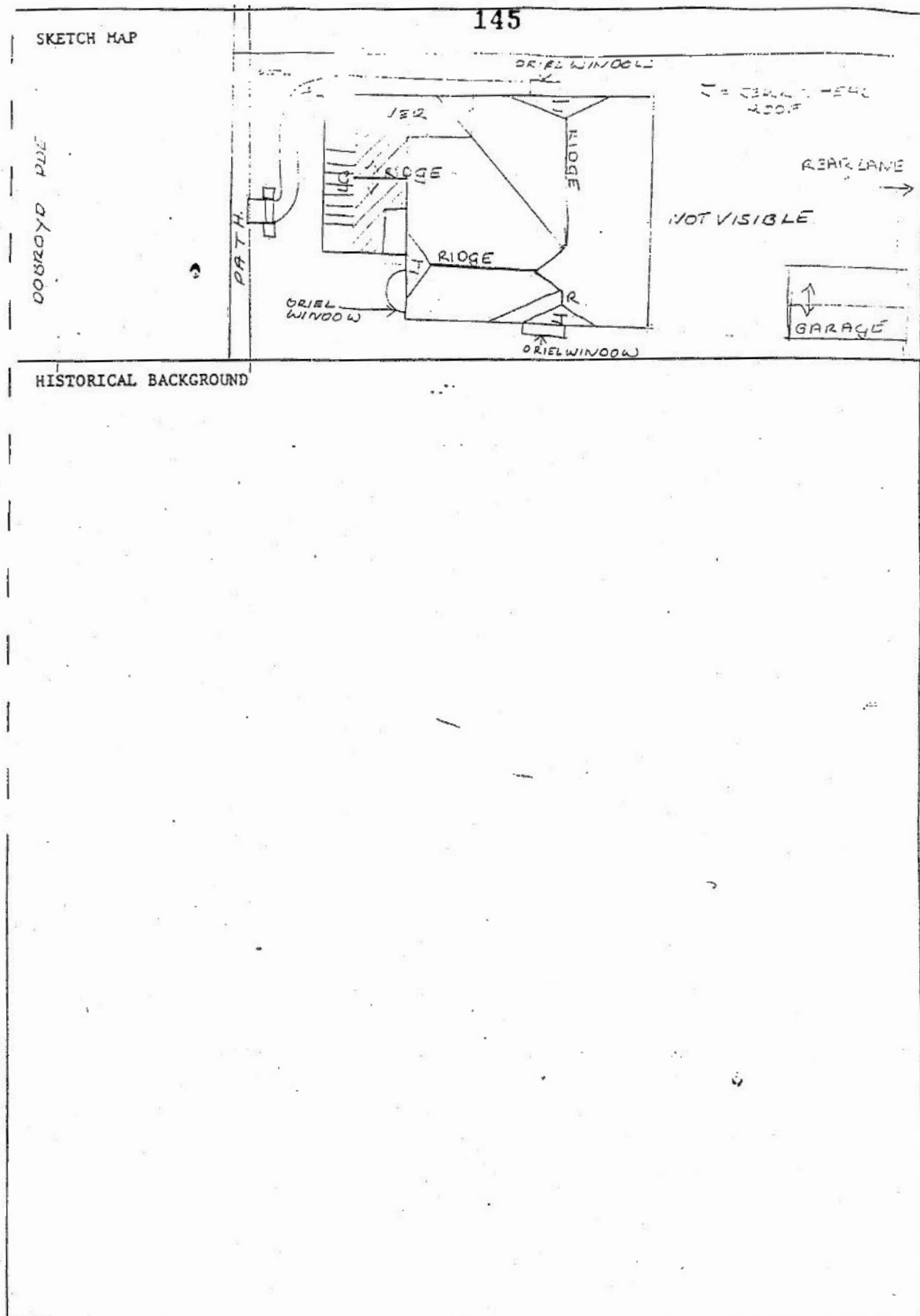
THE HABERFIELD CONSERVATION STUDY for Ashfield Municipal Council 1986						BUILDING INVENTORY		A
No.	Street	Name, if any		Land Title			Invty. No.	
Building Type	Use	Period	Owner			Surveyor		
Features	Material	Per'd	Form	Integ.	Comp.	Actn.	Comment	
Main Building:								
Roof/ridging								
Chimney								
Parapet								
No. of Storeys:								
Balconies								
Windows								
Walls								
Shop Front:								
Signs								
Windows								
Walls								
Doors								
External Joinery								
Front Step								
Other Buildings:								
Garage/Carport								
Others								
rdens:								
Beds								
Fence								
Parking area								
Driveway								
TACTNESS	COMMENT		BLD. CONDITION		COMMENT			
Generally			Well-maintained					
Shop front			Good					
above Awning			Fair					
Map Category			Needing Attent.					
Accommodation:	Extension Potential:		Comments:					

ROBERT MOORE in association with
 FNELOPE PIKE, LESTER TROPMAN & ASSOCIATES and MEREDITH WALKER

APPENDIX C

THE HABERFIELD CONSERVATION STUDY for Ashfield Municipal Council 1986										BUILDING INVENTORY		144	
No.	Street	Name, if any	Land Title		Invcy No		Building type		Use	Period	Owner	Surveyor	
24	DOBROY C F.				S/57		HOUSE		RESIDENCE	MW		HJ	
Features		Material	Per'd	Form	Integ.	Comp.	Actn	Comment					
Main Building:													
Roof/ Ridging		GTCHT	MW	I	✓	✓	M	FRONT & SIDE TERRACED ROOF WITH LARGE FRONT GABLE.					
Chimneys		-						NOT VISIBLE					
Walls		SANDSTONE	MW	I	✓	✓	M	EXTENSIVE SANDSTONE WORK					
Windows		OTW/LL	MW	I	✓	✓	M						
Window Hoods		TERR	MW	I	✓	✓	M	ORIEL WINDOWS TO THE SIDE					
Doors		OED	MW	I	✓	✓	M						
External Joinery		TTS CORNICES	MW	I	✓	✓	M	IMPRESSIVE DECORATIVE GABLE ENDS					
Front Steps		TERR	MW	I	✓	✓	M						
Additions:													
Other Buildings:													
Garage		BU	MW	I	✓	✓	M	FROM NOT VISIBLE FRONT					
Carport													
Other:													
Gardens:													
Front Fence		SANDSTONE	MW	I	✓	✓	M	BW MAY BE MISSING FROM TOP OF SANDSTONE					
Side Fences		SANDSTONE	MW	I	✓	✓	M						
Path		CP CO	MW	I	✓	✓	M						
Driveway								NOT VISIBLE					
Beds		AB.											
Planting		MS T. A						GARDEN DEVELOPMENT					
INTACTNESS		COMMENT		BUILDING CONDITION		COMMENT							
Main Building		A		Well-maintained			NOTABLE DETAILS						
Other Buildings				Good		✓							
Garden		C		Fair									
Map Category		I		Needing Attention									
Car Accommodation:			Extension Potential:			Comments:							
GARAGE AT REAR, ACCESS OFF REAR LANE. NOT VISIBLE FROM THE FRONT.			AT REAR.			SUBSTANTIALLY INTACT UNUSUAL MW BUNGALOW. AN IMPOSING HOUSE CAPABLE OF FURTHER ENHANCEMENT WITH TRAD COLOUR SCHEME & GARDEN DEVELOPMENT							

ROBERT MOORE in association with
 ENELOPE PIKE, LESTER TROPHAN AND ASSOCIATES, and MEREDITH WALKER



THE HABERFIELD CONSERVATION STUDY for Ashfield Municipal Council 1986						BUILDING INVENTORY		A
No.	Street	Name, if any	Land Title			Index No.		
279	RAINSBY	GIOTTO BELATO				4/48		
Building Type	Use	Period	Owner			Surveyor		
COMMERCIAL	RETAIL SHOP	HW				HJ		
Features	Material	Per'd	Form	Integ	Comp	Actn	Comment	
Main Building:							ONE OF THREE	
Roof/ridging	/							
Chimney	/							
Parapet	BW RENDER	HW	I	✓	✓	M		
No. of Storeys:							TWO STOREYS	
Balconies	/							
Windows	AL	M	A	X	X	H/REC		
Walls	OFB.TD	MW	I	✓	✓	M		
Shop Front:								
Signs/AWNING	CIT METAL	HW	I	✓	✓	M	IN NEED OF MAINTENANCE	
Windows	MW	M	A	✓	✓	M	MODERNIZED SHOP FRONT DETAIL	
Walls	MT	M	A	✓	✓	M		
Doors	HGO.	M	A	✓	✓	M		
External Joinery	/							
Front Step	MT.	M	A	✓	✓	M		
Other Buildings:	N/V							
Garage/Carport								
Others								
Gardens:	N/V							
Beds								
Fence								
Parking area								
Driveway								
INTACTNESS	COMMENT	BLD. CONDITION		COMMENT				
Generally	C	Well-maintained						
Shopfront	C	Good						
Above Awning	C	Fair		✓				
Map Category	2	Needing Attent.						
Car Accommodation:	Extension Potential:		Comments:					
STREET PARKING	H. AREA		BASICALLY INTACT LATER HW COMMERCIAL DEVELOPMENT FURTHER WORK COULD ENHANCE ITS PRESENTATION					

ROBERT MOORE in association with
 PENelope PIKE, LESTER TROPMAN & ASSOCIATES and MEREDITH WALKER

147 APPENDIX D

THE HABERFIELD CONSERVATION STUDY
for Ashfield Municipal Council

STREETSCAPE ANALYSIS

INVENTORY No.

PRECINCT:	STREET: WARATAH ST.				BOUNDED BY: DALHOUSIE & DOBROYD PDE
FEATURES	DESCRIPTION	INTEG	COND'N	ACTION	COMMENTS
ROAD N.S. E. W.	FINE BITUMEN FALL TO WEST	GOOD	GOOD	MAINT.	OPEN & WIDE STREET
GUTTER	CONCRETE	GOOD	GOOD	MAINT.	?
NATURE STRIP	GRASSED	GOOD	GOOD	MAINT.	
A. VERGE	WITH SHRUBS				
B. FOOTPATH	CONCRETE				ADJACENT TO BOUNDARY
STREET FURNITURE	NONE				
STREET SIGNS	WROUGHT IRON BRACKETS	GOOD	GOOD	MAINT.	
STREET LIGHT	SHORT FLUORESCENT	GOOD	GOOD	MAINT.	
SERVICES	MWS & DB LOCATED IN ROADS	GOOD	GOOD	MAINT.	OVERHEAD ELECTRICITY LINES.
PLANTING	DESCRIPTION	LOC'N	COND'N	ACTION	COMMENTS
TREES	CAMPBOR LAURELS EUCALYPTUS SPP.	SCHOOL	GOOD	MAINT.	PREDOMINANTLY SHRUBS EXCEPT FOR SCHOOL GROUNDS.
	PEPPER TREES EUCALYPTUS SPP.	SCHOOL	GOOD	MAINT.	
	PHYTOSFORUM	FOOTP.	YOUNG	"	
		"	"	"	
SHRUBS	CALLISTEMON SPP.	FOOTP.	GOOD	MAINT.	
	MELALUCA	"	"	"	
	LEPTOSFORUM	"	"	"	
	OLEANDER	"	"	"	
GROUND COVER	KIKUYU GRASS	FOOTP.	GOOD	MAINT.	
	BUFFALO "				

COMMENTS

VISTAS : DOWN STREET (WEST) ACROSS TO PARK AND SUBURB

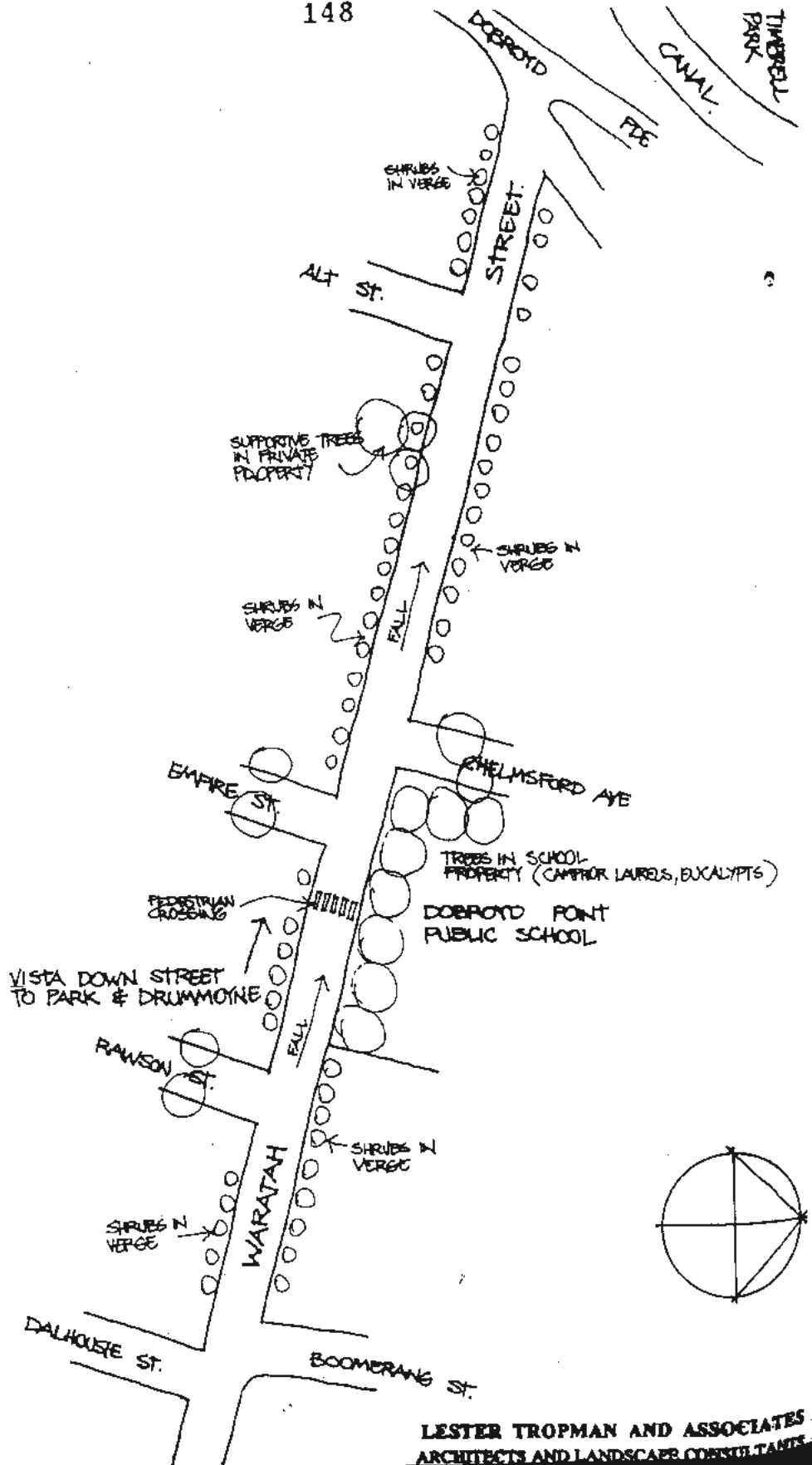
TRAFFIC : LOW LOCAL

FENCES : PREDOMINANTLY BRICK & TIMBER - LOW HEIGHT.

GARDENS : FEW SHRUBS, MAINLY OPEN

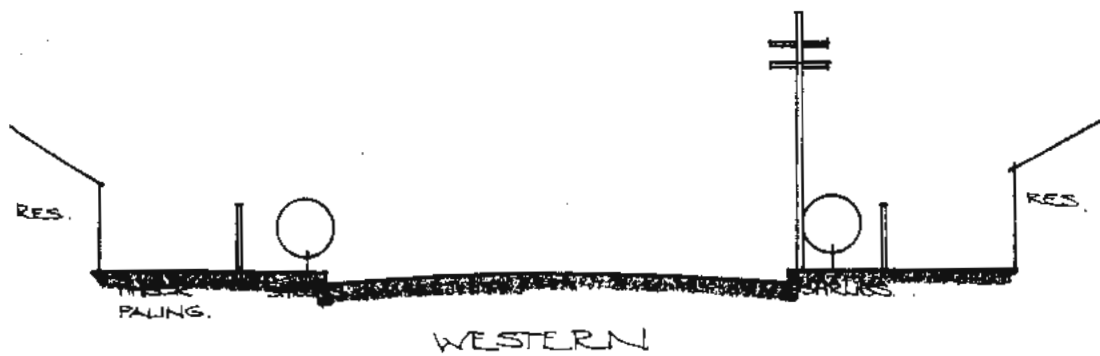
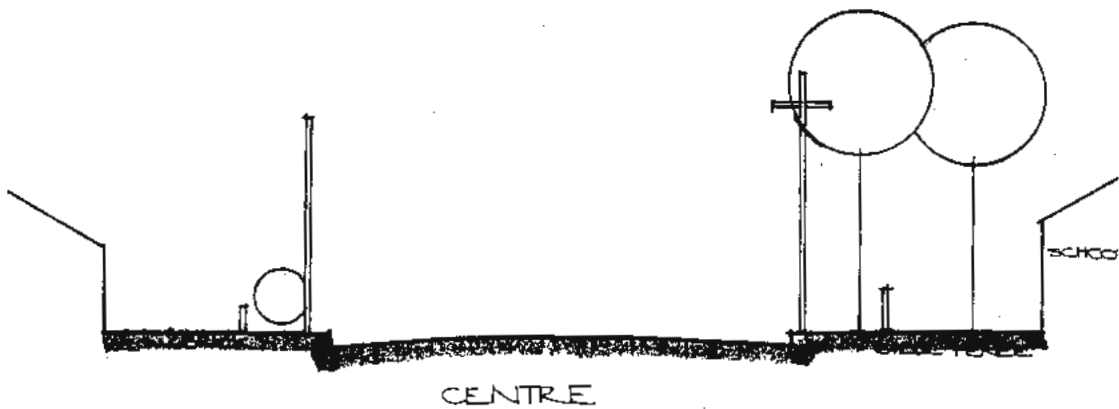
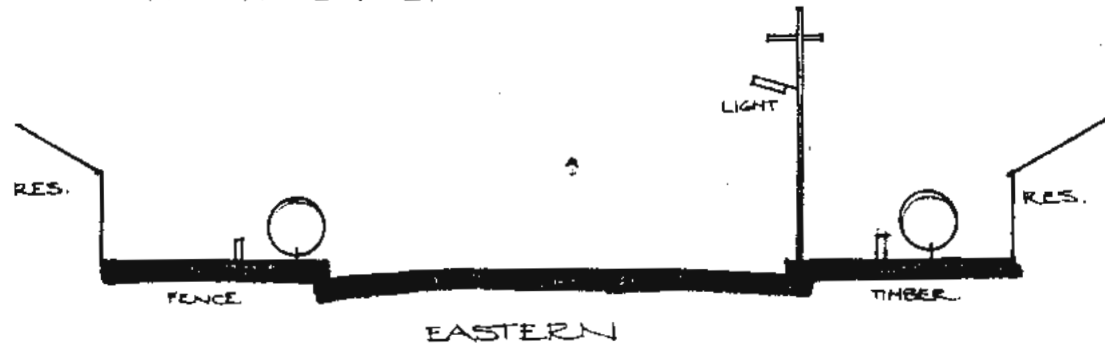
148.

148



LESTER TROPMAN AND ASSOCIATES
ARCHITECTS AND LANDSCAPE CONSULTANTS

VARATAH STREET: BETWEEN DALHOUSIE &
DOBROYD PARADE.



LESTER TROPMAN AND ASSOCIATES
ARCHITECTS AND LANDSCAPE CONSULTANTS

APPENDIX E

HABERFIELD CONSERVATION STUDY
GUIDELINES FOR THE PREPARATION OF THE KEY MAP
(TO BE UNDERTAKEN BY ASHFIELD COUNCIL)

1. The Haberfield Conservation Study aims to assess the conservation value and condition of each building, be it house, shop, or service station, in the Study Area using standardised inventory forms. It is therefore essential that every building or vacant allotment have an individual identifying item number to enable quick consultation of the inventory by Council officers and residents via a key map.
2. Ashfield Council is to undertake the preparation of the key map. The map will then enable Council to take individual photographs of every building or site, and to collate the photos with a corresponding identified inventory form for completion by the Consultant Team in the field survey stage of the Study. This work has to be completed to allow the commencement of field survey in mid-May, 1986.
3. The key map should :
 - (i) allocate consecutive block numbers to every block bounded by streets, coastline or canal within the Study Area, as defined in the Study Brief.
 - (ii) within each block allocate consecutive numbers to every allotment. Semi-detached houses would have separate item numbers ; shops built as a terrace would have separate individual numbers for each shop. However, in some cases houses or buildings are built over two allotments or amalgamating re-development has occurred, e.g. service stations, and in these cases a single item number should be allocated. Any mistakes in this numbering will be evident to the photographer, and later can be checked by the Consultants during the field survey.
4. In summary, each building or site will have a block number and an item number shown on the inventory sheet keyed by the key map, e.g., 6.17 means block 6, item number 17 ; 27.4 means block number 27, item number 4.
5. The proliferation of street and allotment numbers on the LEP base map suggests that the key map be prepared as a transparent overlay to the base map, showing the blocks and the subdivision layout, with each allotment numbered as above. This map could be quickly drawn for the immediate needs of the Study and more formally drawn by Council staff at a later date.
6. Please contact Bob Moore of the Consultant Team, tel. 46 2600 for any further explanation of the required map before proceeding.

ROBERT MOORE in association with
PENELOPE PIKE, LESTER TROPMAN & ASSOCIATES, and MEREDITH WALKER
Conservation Consultants 1986.

ANNEXURE 'E'

MAPPING INSTRUCTIONS

1. The map category allocated to each building within the study area is shown in the box marked "intactness" on the study inventory sheet 'A' prepared for each building.
2. The major purpose of the maps is to facilitate analysis of the intactness of the study area in total and in detail, allowing the comparative intactness of different localities to be readily determined when considering the appropriateness of some change to that locality, to an individual property or a matter affecting several properties.
3. The key maps identifying inventory numbers, or the standard 4-chain base map could be used for these maps, but the inventory base maps will be easier to work on being of larger scale. The ease of use would be improved if street numbers of properties were added, and this could be done as the map is being worked on to show intactness. The maps would thus be dual-purpose.
4. Each block has to be toned or hatched in a definitely distinguishable manner to show which of the three categories it has been given. The maps will be simple transparencies in one colour so the toning must be clear. A legend must appear on each map.
5. For clarity, three grades of transferable texture, well separated, would seem preferable, e.g., 'letratone' or 'instantex', selected to allow the block numbers and inventory numbers to be read clearly.

HABERFIELD CONSERVATION STUDY
GUIDELINES FOR THE PHOTOGRAPHY OF HABERFIELD
(TO BE UNDERTAKEN BY ASHFIELD COUNCIL)

Prepared by Meredith Walker

1. INTRODUCTION . WHAT TO PHOTOGRAPH

The Ashfield Council will take a photograph of each and every property in Haberfield irrespective of its use, ownership or the character of buildings; and not only houses but also shops, schools, parks etc.

2. PURPOSE OF PHOTOGRAPHS

The purpose of the photographs is:

- . to provide a record of Haberfield in 1986;
- . to provide information to assist Ashfield Council in understanding individual properties in Haberfield and hence to assist in providing advice to owners - at the office counter and over the phone. (The photos will not obviate the need for on-site inspections)
- . to provide information to assist with the analysis of Haberfield and the assessment of its significance.

The photos are primarily for record purposes, and do not have to be attractive, or well composed. They are to show the buildings or sites.

3. TAKING THE PHOTOGRAPHS

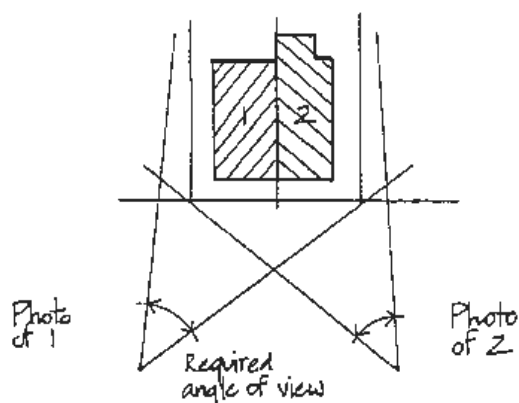
- 3.1 One photograph only is required of each property.
The only exceptions to this are:

- (i) properties with many trees obscuring the buildings.
e.g. Yasmur, in Paramatta Road.
In this instance two photographs should be taken, one from the other side of the road (as with other places) and one from inside the property showing as much of the building and property as possible; and
- (ii) corner properties where the study requires a photograph of the property from each direction as shown below.

- 3.2 Photographs should be taken from outside the property, in most cases from the other side of the road. It should show the whole front of the property and small portions of the adjoining properties - so that something of the context of the place is evident and can be interpreted together with the survey forms and maps.

4. UNUSUAL PROPERTIES

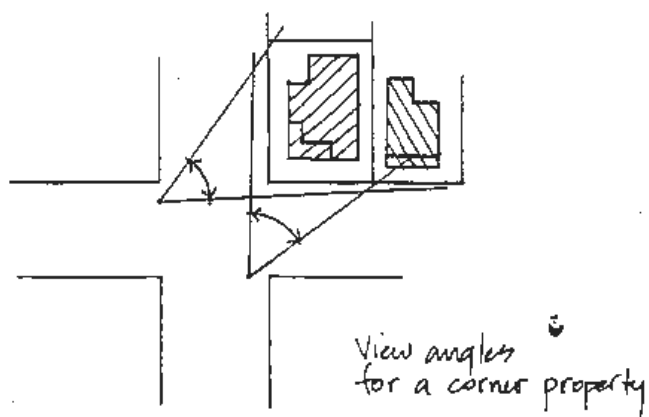
Most properties are used for residential purposes, as single dwellings. For semi-detached properties a photograph should be taken of each property and it should show the whole building taken from an angle that shows more of the subject property than its adjoining semi.



Similarly, in a row of shops, a photograph should be taken of the building as a whole with separate photos of each shop (above and below any awning), and showing part of the shops on either side.

Corner Properties:

Photos of corner properties should be taken from the positions indicated to show the appearance of the property to each street.



154.

5. PHOTO DETAIL

Camera settings should be adjusted to ensure that as much detail as possible will show on the photos. Focus carefully.

Photographs should be taken so as to show as much detail as possible, e.g. the surface finish of the walls should be discernible, e.g., if a photo is taken in light of high contrast, the texture of render will not be discernible, but if the contrast is reduced (i.e. by making appropriate adjustments for strong sun) the texture may be apparent.

Remember, the photographs do not have to look attractive; but they have to be clear. An ultraviolet filter may assist.

6. CATALOGUING

The photographs should be taken in the order indicated by the Key Map, with a running record of each frame in each roll.

7. PRINTS OF PHOTOS

All photos should be reproduced (printed) at Standard Size or "Post card" size (130mm x 90mm). This gives us a little more space on the page than the larger prints would allow. Three (3) sets are to be made for producing three copies of the inventory. Each photo should be numbered on the back, using the site reference number from the Key Map.

8. COLLATION

Adherence of the photograph numbering to the Key Map is essential in order to ensure accurate identification and collation of the forms.

The photographs are to be attached to the Inventory Forms which will be numbered according to the Key Map. Rubber cement is to be used for fixing the photos to simplify rectification of any errors.

The roll and negative number of each photo is to be entered on its corresponding Inventory Form.

The negatives should be identified, catalogued and stored in flat, purpose-made negative file sheets.

Examples of photos are attached.

155.

If in any doubt about the procedure to be used, contact:

BOB MOORE 462600

MEREDITH WALKER 8187803

Meredith Walker
20th April, 1986.

AUSTRALIA ICOMOS
INTERNATIONAL COUNCIL ON MONUMENTS AND SITES

**THE AUSTRALIA ICOMOS CHARTER FOR THE
CONSERVATION OF PLACES
OF CULTURAL SIGNIFICANCE
(The Burra Charter)**

**GUIDELINES TO THE BURRA CHARTER:
CULTURAL SIGNIFICANCE**

**GUIDELINES TO THE BURRA CHARTER:
CONSERVATION POLICY**

THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

This revised Charter was adopted on 23rd February, 1981.

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of ICOMOS (Moscow 1978), the following Charter has been adopted by Australia ICOMOS.

Definitions

Article 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.
- 1.10 *Compatible use* means a use which involves no change to the culturally significant *fabric*, changes which are substantially reversible, or changes which require a minimal impact.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

Article 1.1

Place includes structures, ruins, archaeological sites and areas.

Article 1.5

The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters
- repair involving restoration — returning of dislodged gutters to their place
- repair involving reconstruction — replacing decayed gutters.

Australia ICOMOS (Incorporated)
P.O. Box 77, Grosvenor Street, Sydney,
N.S.W. Australia
Burra Charter first printed August 1981
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Kerr, J.S., The Conservation Plan, Sydney
The National Trust of Australia (N.S.W.),
Second Edition, 1985
Next printing January 1988
Printed by Yoxendale Printing, 17 Clarence Street, Sydney

Conservation Principles

Article 2. The aim of *conservation* is to retain or recover the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one at the expense of others.

Article 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance* and its physical condition.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Conservation Processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

Article 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state recovers the *cultural significance* of the *place*.

Article 2

Conservation should not be undertaken unless adequate resources are available to ensure that the *fabric* is not left in a vulnerable state and that the *cultural significance* of the *place* is not impaired. However, it must be emphasised that the best *conservation* often involves the least work and can be inexpensive.

Article 3

The traces of additions, alterations and earlier treatments on the *fabric* of a *place* are evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 8

New construction work, including infill and additions, may be acceptable provided:

- it does not reduce or obscure the *cultural significance* of the *place*
- it is in keeping with Article 8.

Article 9

Some structures were designed to be readily removable or already have a history of previous moves, e.g. prefabricated dwellings and poppet-heads. Provided such a structure does not have a strong association with its present site its removal may be considered.

If any structure is moved it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 11

Preservation protects *fabric* without obscuring the evidence of its construction and use.

The process should always be applied:

- where the evidence of the *fabric* is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance
- where insufficient investigation has been carried out to permit *conservation* policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with *preservation* when its purpose is the physical protection of the *fabric* and when it is consistent with Article 8.

Article 12

Stabilization is a process which helps keep *fabric* intact and in a fixed position. When carried out as a part of *preservation* work it does not introduce new materials into the *fabric*. However, when necessary for the survival of the *fabric*, *stabilization* may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a timber needle in a masonry wall.

Article 13

See explanatory note for Article 2.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric* the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric* of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

Article 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any disturbance of the *place*.

Article 24. Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance*, physical condition and proposed *conservation* process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

GUIDELINES TO THE BURRA CHARTER: CULTURAL SIGNIFICANCE

These guidelines for the establishment of cultural significance were adopted by Australia ICOMOS on 14 April 1984. They explain aspects of Articles 6, 23, 25 and 28 of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) and should be read in conjunction with the Charter.

Contents

- 1.0 Preface
 - 1.1 Intention of Guidelines
 - 1.2 Applicability
 - 1.3 Need to establish cultural significance
 - 1.4 Skills required
 - 1.5 Issues not considered
- 2.0 The Concept of Cultural Significance
 - 2.1 Introduction
 - 2.2 Aesthetic value
 - 2.3 Historic value
 - 2.4 Scientific value
 - 2.5 Social value
 - 2.6 Other approaches
- 3.0 The Establishment of Cultural Significance
 - 3.1 Introduction
 - 3.2 Collection of information
 - 3.3 The assessment of cultural significance
 - 3.3.1 Extent of recording
 - 3.3.2 Disturbance of the fabric
 - 3.3.3 Hypotheses
 - 3.4 Statement of cultural significance
 - 3.5 The report
 - 3.5.1 Content
 - 3.5.2 Written material
 - 3.5.3 Graphic material
 - 3.5.4 Sources
- 4.0 Procedures for Undertaking the Task
 - 4.1 Brief
 - 4.2 Responsibility for the content of the report
 - 4.3 Draft report
 - 4.4 Urgent action
 - 4.5 Additional expenditure
 - 4.6 Recommendations for further investigation
 - 4.7 Exhibition and comment
 - 4.8 Further evidence
 - 4.9 Permanent archive

1.0 Preface

1.1 Intention of Guidelines

These Guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for assessing the cultural significance of a place, preparing a statement of cultural significance and for making such information publicly available. The Guidelines refer to Articles 6, 23, 25 and 28 but do not cover all the matters referred to in those Articles.

1.2 Applicability

The Guidelines apply to any place likely to be of cultural significance regardless of its type or size.

1.3 Need to establish cultural significance

The assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report, are essential pre-requisites to making decisions about the future of a place.

1.4 Skills required

In accordance with Article 4 of the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot, for example, be assumed that any one practitioner will have the full range of skills required to assess cultural significance and prepare a statement. Sometimes in the course of the task it will be necessary to engage additional practitioners with special expertise.

1.5 Issues not considered

The assessment of cultural significance and the preparation of a statement does not involve or take account of such issues as the necessity for conservation action, legal constraints, possible uses, structural stability or costs and returns. These issues will be considered in the development of conservation proposals. Guidelines for the development of conservation proposals are the subject of another document.

2.0 The Concept of Cultural Significance

2.1 Introduction

In the Burra Charter Cultural Significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which we believe will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values.

The meaning of these terms in the context of cultural significance is discussed below. It should be noted that they are not mutually exclusive, for example architectural style has both historic and aesthetic aspects.

2.2 Aesthetic value

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use; and also the aesthetic values commonly assessed in the analysis of landscape and townscape.

2.3 Historic value

Historic value encompasses the history of aesthetics, science and society and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. Places in which evidence of the association or event survives in situ, or in which the settings are substantially intact, are of greater significance than those which are much changed or in which evidence does not survive. However, some events or associations may be so important that the place retains its significance regardless of subsequent treatment.

2.4 Scientific value

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

2.5 Social value

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

2.6 Other approaches

The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.

3.0 The Establishment of Cultural Significance

3.1 Introduction

In establishing the cultural significance of a place it is necessary to assess all the information relevant to an understanding of the place and its fabric. The task includes a report comprising written material and graphs, material. The contents of the report should

be arranged to suit the place and the limitations on the task, but it will generally be in two sections: first, the assessment of cultural significance (see 3.2 and 3.3) and second, the statement of cultural significance (see 3.4).

3.2 Collection of information

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- a) the developmental sequence of the place and its relationship to the surviving fabric;
- b) the existence and nature of lost or obliterated fabric;
- c) the rarity or technical interest of all or any part of the place;
- d) the functions of the place and its parts;
- e) the relationship of the place and its parts with its setting;
- f) the cultural influences which have affected the form and fabric of the place;
- g) the significance of the place to people who use or have used the place, or descendants of such people;
- h) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- i) the scientific or research potential of the place;
- j) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin;
- k) any other factor relevant to an understanding of the particular place.

3.3 The assessment of cultural significance

The assessment of cultural significance follows the collection of information.

The validity of the judgments will depend upon the care with which the data is collected and the reasoning applied to it.

In assessing cultural significance the practitioner should state conclusions. Unresolved aspects should be identified.

Whatever may be considered the principal significance of a place, all other aspects of significance should be given consideration.

3.3.1 Extent of recording

In assessing these matters a practitioner should record the place sufficiently to provide a basis for the necessary discussion of the facts. During such recording any obviously urgent problems endangering the place, such as stability and security, should be reported to the client.

3.3.2 Disturbance of the fabric

Disturbance of the fabric at this stage should be strictly within the terms of Article 24 of the Burra Charter, which is explained in separate Guidelines.

3.3.3 Hypotheses

Hypotheses, however expert or informed, should not be presented as established fact. Feasible or possible hypotheses should be set out, with the evidence for and against them, and the line of reasoning which has been followed. Any attempt which has been made to check a hypothesis should be recorded, so as to avoid repeating fruitless research.

3.4 Statement of cultural significance

The practitioner should prepare a succinct statement of cultural significance, supported by, or cross referenced to, sufficient graphic material to help identify the fabric of cultural significance.

It is essential that the statement be clear and pithy, expressing simply why the place is of value but not restating the physical or documentary evidence.

3.5 The report

3.5.1 Content

The report will comprise written material and graphic material and will present an assessment of cultural significance and a statement of cultural significance.

In order to avoid unnecessary bulk, only material directly relevant to the process of assessing cultural significance and to making a statement of cultural significance should be included.

3.5.2 Written material

The text should be clearly set out and easy to follow. In addition to the assessment and statement of cultural significance as set out in 3.2 and 3.3 it should include:

- a) name of the client;
- b) names of all the practitioners engaged in the task;
- c) authorship of the report;
- d) date;
- e) brief or outline of brief;
- f) constraints on the task: for example, time, money, expertise;
- g) sources: refer to 3.5.4.

3.5.3 Graphic material

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, and should be reproduced with sufficient quality for the purposes of interpretation.

All components discussed in the report should be identified in the graphic material. Such components should be identified and described in a schedule.

Detailed drawings may not be necessary. A diagram may best assist the purpose of the report.

Graphic material which does not serve a specific purpose should not be included.

3.5.4 Sources

All sources used in the task must be cited with sufficient precision to enable others to locate them.

It is necessary for all sources consulted to be listed, even if not cited.

All major sources or collections not consulted but believed to have potential usefulness in establishing cultural significance should be listed.

In respect of source material privately held the name and address of the owner should be given, but only with the owner's consent.

4.0 Procedures for Undertaking the Task

4.1 Brief

Before undertaking the task, the client and the practitioner should agree upon:

- a) the extent of the place and any aspect which requires intensive investigation;
- b) the dates for the commencement of the task, submission of the draft report and submission of the final report;
- c) the fee or the basis upon which fees will be paid;
- d) the use of any joint consultant, sub-consultant or other practitioner with special expertise;
- e) the basis for any further investigation which may be required within the terms of section 4.5 of these Guidelines;
- f) the representative of the client to whom the practitioner will be responsible in the course of the task;
- g) the sources, material or services to be supplied by the client;
- h) any requirements for the format or reproduction of the report;
- i) the number of copies of the report to be supplied at each stage;
- j) copyright and confidentiality;
- k) the conditions under which the report may be published by the client, the practitioner or others;
- l) the procedure for any required exhibition of the report and consideration of comment on it.

4.2 Responsibility for content of report

The content of the report is the responsibility of the practitioner. The report may not be published without the agreement of the practitioner.

4.3 Draft report

It is useful for the report to be presented to the client in draft form to ensure that it is understood and so that the practitioner may receive the client's comments.

4.4 Urgent action

Where it becomes clear that urgent action is necessary to avert a threat to the fabric involving, for example, stability or security, the client should be notified immediately.

4.5 Additional expenditure

Where it becomes clear that some aspect of the task will incur additional expenditure by requiring more investigation or more expertise than has been allowed, the client should be informed immediately.

4.6 Recommendations for further investigation

In respect of major unresolved aspects of cultural significance, recommendations for further investigation should be made only where:

- a) the client has been informed of the need for such investigation at the appropriate stage and it has been impossible to have it undertaken within the budget and time constraints of the task;

bi further information is anticipated as a result of disturbance of the fabric which would not be proper at this stage, but which will become appropriate in the future (see Guidelines for Article 24 of the Burra Charter).

Such recommendations should indicate what aspects of significance might be established by such study.

4.7 Exhibition and comment

- a) The report for any project of public interest should be exhibited in order that interested bodies and the public may comment and reasonable time should be allowed for the receipt and consideration of comment.

4.8 Further evidence

If after the completion of the report further evidence is revealed, for example by disturbance of the fabric or as a result of further investigation or public comment, it is desirable for such evidence to be referred to the original practitioner so that the report may be amended if necessary.

4.9 Permanent archive

A copy of the report should be placed in a permanent archive and made publicly available.

GUIDELINES TO THE BURRA CHARTER: CONSERVATION POLICY

These guidelines which cover the development of conservation policy and strategy for implementation of that policy, were adopted by Australia ICOMOS on 25 May 1985. They explain aspects of articles 6, 7, 23 and 25 of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) and should be read in conjunction with the Charter.

Contents

1.0 Preface

- 1.1 Intention of Guidelines
- 1.2 Applicability
- 1.3 Cultural significance to precede conservation policy
- 1.4 Need to develop conservation policy
- 1.5 Skills required
- 1.6 Aspects excluded
- 2.0 The Scope of the Conservation Policy
- 2.1 Introduction
- 2.2 Fabric and setting
- 2.3 Use
- 2.4 Interpretation
- 2.5 Management
- 2.6 Control of investigation at the place
- 2.7 Control of physical intervention
- 2.8 Future activities
- 2.9 Review
- 3.0 Development of the Conservation Policy
- 3.1 Introduction
- 3.2 Collection of information
 - 3.2.1 Significant fabric
 - 3.2.2 Requirements and constraints arising out of cultural significance
 - 3.2.3 Client, owner and user's requirements and resources
 - 3.2.4 Other requirements and concerns
 - 3.2.5 Condition of fabric
 - 3.2.6 Uses
 - 3.2.7 Comparative information
 - 3.2.8 Unavailable information
- 3.3 Assessment of information
- 3.4 Statement of conservation policy
- 3.5 Consequences of conservation policy
- 4.0 Strategy for Implementation of Conservation Policy
- 4.1 Introduction
- 4.2 Contents of strategy
- 5.0 The Report
- 5.1 Introduction

- 5.2 Written material
- 5.3 Graphic material
- 5.4 Sources
- 6.0 Procedures for Undertaking the Task
- 6.1 Brief
- 6.2 Responsibility for content of the report
- 6.3 Draft report
- 6.4 Urgent action
- 6.5 Additional expenditure
- 6.6 Recommendations for further investigations
- 6.7 Exhibition and comment
- 6.8 Adoption and review
- 6.9 Further evidence
- 6.10 Permanent archive

1.0 Preface

1.1 Intention of guidelines

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for development of the conservation policy for place, for the statement of conservation policy and for the strategy for the implementation of the policy. The guidelines refer to Articles 6, 7, 23 and 25.

1.2 Applicability

The guidelines apply to any place likely to be of cultural significance regardless of its type or size.

1.3 Cultural significance to precede conservation policy

The establishment of cultural significance and preparation of a statement of cultural significance embodied in a report, are essential pre-requisites for the development of conservation policy. Guidelines for the establishment of cultural significance are the subject of another document.

1.4 Need to develop conservation policy

The development of conservation policy, embodied in a report, is an essential pre-requisite to make decisions about the future of the place.

1.5 Skills required

In accordance with Article 4 of the Burra Charter the study of a place should make use of all relevant disciplines. The professional skills required for a study are not common. It cannot, for example, be assumed that any one practitioner will have the range of skills required to develop a conservation policy and prepare the appropriate report. In the course of the task it may be necessary to consult other practitioners and organizations.

1.6 Aspects excluded

These guidelines are directed at the planning stage and not the detailed specification of action.

2.0 The Scope of the Conservation Policy

2.1 Introduction

The purpose of the conservation policy is to state how the conservation of the place may best be achieved both in the long and short term. It will be specific to that place.

The conservation policy will include the issues listed below.

2.2 Fabric and setting

The conservation policy should identify the most appropriate way of caring for the fabric and setting of the place arising out of the statement of significance and other constraints. A particular combination of conservation actions will be identified. This may or may not involve changes to the fabric.

2.3 Use

The conservation policy should identify a use or combination of uses or constraints on use that are compatible with the retention or recovery of the cultural significance of the place and that are feasible.

2.4 Interpretation

The conservation policy should identify the most appropriate way of making the significance of the place understood consistent with the retention of that significance. This may be a combination of the treatment of the fabric, the use of the place and the use of introduced interpretive material. In some instances the cultural significance and other constraints may preclude the introduction of such material.

2.5 Management

The conservation policy should identify a management structure through which the conservation policy is capable of being implemented. It should also identify:

- those to be responsible for subsequent conservation and management decisions and for the day to day management of the place;
- the mechanism by which policy decisions are to be made and recorded; and
- the means of providing security and regular maintenance for the place.

2.6 Control of investigation of the place

The conservation policy should make provision for the control of investigations at the place in order to prevent investigations that might diminish the cultural significance of the place.

2.7 Control of physical intervention

The conservation policy should include provisions for the control of physical intervention. These controls may identify:

- the situations in which intervention is permissible;

- the likely impact of the cultural significance of any intervention;
- unavoidable intervention; and
- the degree of intervention acceptable for non-conservation purposes.

(Refer to Guidelines to the Burra Charter: Physical Intervention.)

2.8 Future activities

The conservation policy should set guidelines within which future activities such as new works for changing needs may take place.

2.9 Review

The conservation policy should contain provision for review.

3.0 Development of the Conservation Policy

3.1 Introduction

In developing a conservation policy for the place it is necessary to assess all the information relevant to the future care of the place and its fabric. Central to this task is the statement of cultural significance.

The task includes a report comprising written material and graphic material. The contents of the report should be arranged to suit the place and the limitations of the task, but it will generally be in three sections:

- the development of a conservation policy (see 3.2 and 3.3);
- the statement of conservation policy (see 3.4); and
- the development of an appropriate strategy for implementation of the conservation policy (see 4.0).

3.2 Collection of information

In order to develop the conservation policy sufficient information relevant to the following should be collected:

3.2.1 Significant fabric

Check and if necessary supplement information as to the nature, extent and degree of intactness of the significant fabric. Fabric includes contents. (Refer to Guidelines to Burra Charter — Cultural Significance, 3.0 and Guidelines to Burra Charter: Physical Intervention, 3.0.)

3.2.2 Requirements and constraints arising out of cultural significance

Identification of desirable actions and controls which would have to be applied to the place to conserve the various aspects of its significance.

3.2.3 Client, owner and user's requirements and resources

Information about needs, aspirations, current proposals, available finances, etc. in respect of the place.

3.2.4 Other requirements and concerns

Information about other requirements and concerns likely to affect the future of the place and its setting including:

- federal, state and local government acts, ordinances and planning controls;
- community needs and expectations; and
- locational and social context.

3.2.5 Condition of fabric

Survey of fabric sufficient to establish how its physical state will affect options for the treatment of the fabric (refer to Burra Charter 11-22).

3.2.6 Uses

Collection of information about uses, sufficient to determine whether or not such uses are compatible with the significance of the place (refer to Burra Charter 1.10) and feasible.

3.2.7 Comparative information

It may be desirable to collect comparative information about the conservation of similar places.

3.2.8 Unavailable information

Identification of information sought and unavailable that may be critical to the determination of the conservation policy or to its implementation.

3.3 Assessment of information

The information gathered above must be assessed and synthesized in relation to the matters raised in 2.0.

The object of assessment is to develop a conservation policy to be included in 3.4. Strategies for the implementation of the policy will be considered for inclusion in 4.0.

In the course of the assessment it may be necessary to collect further information.

3.4 Statement of conservation policy

The practitioner should prepare a statement of conservation policy that addresses each of the issues listed in 2.0, viz:

- fabric and setting;
- use;
- interpretation;
- management;
- control of investigation at the place;
- control of physical intervention;
- future activities; and
- review.

The statement of conservation policy should be cross-referenced to sufficient documentary and graphic material to explain the issues considered.

3.5 Consequences of conservation policy

The practitioner should set out the way in which the implementation of the conservation policy will or will not:

- change the place including its setting;
- affect its significance;
- affect the locality and its amenity;
- affect the client, owner and user; and
- affect others involved.

4.0 Strategy for Implementation of Conservation Policy

4.1 Introduction

Following preparation of the conservation policy a strategy for its implementation should be prepared. Strategy is an essential part of any conservation planning. The techniques of strategy preparation are common to many disciplines and are therefore not described here.

4.2 Contents of strategy

The strategy may include information about:

- the financial resources to be used;
- the technical and other staff to be used (human resources);
- the sequence of events;
- the timing of events; and
- the management structure.

The strategy should allow the implementation of the conservation policy under changing circumstances for example, availability of funds.

5.0 The Report

5.1 Introduction

The report is the vehicle through which the conservation policy is expressed, and on which conservation action is based.

5.2 Written material

Written material will include:

- the statement of cultural significance;
- the development of conservation policy;
- the statement of conservation policy; and
- the strategy for implementation of conservation policy.

It should also include:

- name of the client;
- authorship of the report;
- date;
- brief or outline of brief;
- constraints on the task, for example money, expertise;
- names of all the practitioners engaged.

task, the work they undertook, and any separate reports they prepared;

- sources (refer to 5.4).

5.3 Graphic material

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, clearly reproduced. Material which does not serve a specific purpose should not be included.

5.4 Sources

All sources of information, both documentary and oral, consulted during the task should be listed, whether they proved fruitful or not. All sources used in the report must be cited with sufficient precision to enable others to locate them.

In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

6.0 Procedures for Undertaking the Task

6.1 Brief

Before undertaking the task, the client and the practitioner should agree upon:

- a) the extent of the place and any aspect which requires intensive investigation;
- b) the dates for the commencement of the task, submission of the draft report and submission of the final report;
- c) the fee or the basis upon which fees will be paid;
- d) the use of any joint consultant, sub-consultant or other practitioner with special expertise;
- e) the basis for any further investigation which may be required, for example, within the terms of section 3.3 of these guidelines;
- f) the representative of the client to whom the practitioner will be responsible in the course of the task;
- g) the sources, material or services to be supplied by the client;
- h) any requirements for the format or reproduction of the report;
- i) the number of copies of the report to be supplied at each stage;
- j) copyright and confidentiality;
- k) the conditions under which the report may be published or distributed by the client, the practitioner or others;
- l) the procedure for any required exhibition of the report, consideration of comment upon it and archival storage.

6.2 Responsibility for content of report

The content of the report is the responsibility of the practitioner. The report may not be amended without the agreement of the practitioner.

6.3 Draft report

It is useful for the report to be presented to the client in draft form to ensure that it is understood and so that the practitioner may receive the client's comments.

6.4 Urgent action

Where it becomes clear that urgent action is necessary to avert a threat to the fabric involving, for example, stability or security, the client should be notified immediately.

6.5 Additional expenditure

Where it becomes clear that some aspect of the task will incur additional expenditure by requiring more investigation or more expertise than has been allowed, the client should be informed immediately.

6.6 Recommendations for further investigations

In respect of major unresolved aspects of the conservation policy or of the strategies for its implementation, recommendations for further investigation should be made only where:

- a) the client has been informed of the need for such investigation at the appropriate stage and it has been impossible to have it undertaken within the budget and time constraints of the task;
- b) further information is anticipated as a result of disturbance of the fabric which would not be proper at this stage, but which will become appropriate in the future (refer to Guidelines to the Burra Charter: Physical Intervention).

Such recommendations should indicate what aspects of conservation policy or its implementation might be established or assisted by such study.

6.7 Exhibition and comment

The report for any project of public interest should be exhibited in order that interested bodies and the public may comment and reasonable time should be allowed for the receipt and consideration of comment. Where public exhibition is not appropriate, comment should be sought from relevant individuals and organisations.

6.8 Adoption and review

Provision should be made for the formal adoption and review of the conservation policy.

6.9 Further evidence

If after the completion of the report further evidence is revealed, for example, by disturbance of the fabric or as a result of further information, it is desirable for such evidence to be referred to the original practitioner so that the report may be amended if necessary.

6.10 Permanent archive

A copy of the report should be placed in a permanent public archive and made publicly available. Public access to parts of reports considered to be confidential may be restricted for a stated period.

APPENDIX H
TECHNICAL ADVISORY SHEET 1.
 (To be illustrated by sketch diagrams)
Roofs: Guidelines for Maintenance and Restoration

Building Element	Maintenance Problem or Restoration Work	Remedial Action
Unglazed terra cotta Marseilles	General Maintenance	Unglazed terra cotta Marseilles tiles are a good waterproof, durable, maintenance free product. Chinks between the tiles help ventilate the roof. The roof requires checking every few years for loose or broken tiles.
	Broken tiles/weathered	Where individual tiles or the complete roof needs replacing, unglazed t.c. tiles should be used to match original. Glazed t.c. Marseilles tiles or concrete tiles are prohibited.
Roof Timbers	Nail rot or structural deflection	Ridge purlin and eaves require regular checking to see if new nails are required. When re-tiling is necessary original roof timbers need to be firmly secured. Previous re-tiling using concrete tiles may be heavier than original slates necessitating the strengthening of timbers.
Slates	Failure of Battens due to rot	Replace with new battens treated for using galvanised nails - replace old slates wherever possible.
	Failure of slate fixing nails due to rust	Strip slate and use non-ferrous nails, copper or phospho bronze slating nails. Slates should be pre-drilled. Work requires a specialist slater.
	De-lamination of slates causing dislodged, slipping tiles	Discard all de-laminated slates, check replacement second hand slates for de-lamination. Use only Welsh slates. Preserve any decorative pattern. Concentrate on front elevation if necessary using slates from rearward facing slopes. Use corrugated galvanised iron as a temporary cladding until new slate tiles can be purchased. Asbestos imitation slates are available but are not cheap. Concrete slates are not acceptable.
	Leaking due to incorrectly laid tiles	Laying of slates is a specialist job for a skilled tradesman as correct spacing of slates is essential. There should be three layers of slate at one point with the third layer overlapping the first. Steep slopes have smaller tiles.

Ridging	Cracked, crumbling bedding mortar to ridge cappings, finials, etc.	Replace mortar, making sure redoxide (ochre) pigment is used in mortar bedding to match tile colour. concealed ridging is not appropriate to Federation houses.
	Deterioration of metal ridges	Galvansied iron, copper or lead ridging may be used but lead is not compatible with Colourbond or Z ₁ ncalume galvanised iron roofs.
Copper, lead and zinc roofs	Deterioration of metal	Repair of these roofs requires specialist attention.
Flashings	Leaking flashing	Reflash to hips, valleys, soakers and aprons, use copperised lead. Chimneys should have stepped flashing with at least 25 kg/m ² weight lead.
Waterproof membrane	Leaking roof felt	Some slaters do not use sarking so that leaks from slates can be readily located. Otherwise use bituminous paper or plastic sarking to allow T.V. antenna to be placed in roof space. Be sure felt is properly dressed over gutters and valley gutters and has been properly lapped.
Guttering and downpipes	Rusted guttering and downpipes	Replace with galvanised steel or copper half round or ogee profile and round downpipes. Be sure downpipes are in appropriate places and old ones which have been removed have each been replaced. Use size compatible with water collection capacity required.
	Water discharging off roof and not into gutter downpipe	Check that gutter brackets are securely fixed to roof - and that downpipe support brackets are fixed. Check for debris blocking gutters. Clean gutters regularly, acid from leaves destroys gutters quickly.
Bargeboard	Deterioration of timber or reinstatement of missing bargeboard.	Replace bargeboard with good tight grain pine, baltic or Kauri. Bargeboards are usually thin in section but deep. They are fixed to rafters as a lining and may be decorative depending on the age of the building. Timber must be securely fixed to roof and nails checked.
	Animal infestation	Bird-proof the eaves and soffits. Galvanised or non-ferrous wire should be used but precaution should be taken against blocking ventilation holes.

TECHNICAL ADVISORY SHEET 2
(To be illustrated by sketch diagrams)
Walls: Guidelines for Maintenance and Restoration

Building Element	Maintenance Problem or Restoration work	Remedial Action
Bricks	Mortar erosion due to weathering; cracking due to minor settlement or swollen lintel bars	Rake out joints and re-point, mortar type is important and should match brick type. Lime mortar (1:3 Lime:sand) for soft bricks and lime mortared bricks. Coloured mortar should never be used for restoration unless evidence of colouring or tuck pointing. Replace rusted and swollen lintel bars since leaving them could accelerate cracking.
	Tuck pointing repairs	Tuck pointing is a specialist job and requires a skilled tradesman. It involves flushing up brick joints in brick coloured mortar then running a thin line of raised pointing in mock imitation of perfect brick laying.
	Cleaning Paint from brick walls	Sandblasting or water blasting should not be used. Paint can be removed by chemical stripper. Chemicals used are potentially dangerous to health and a specialist firm should be employed. Otherwise repaint to a sympathetic colour using acrylic paint.
	Repairs or replacement	Special bricks can be obtained but minimum orders may be required and delivery times may be extended. Try State Bricks at Homebush and some country brickworks, e.g. Glen Innes. Better quality bricks were used at the front. These were usually red brick in Federation Houses and commons were used for sides.
	Rebuilding of walls for reconstruction of original design, etc.	Match existing brick types, existing bonding patterns, mortar and pointing type of existing brick wall: check to see if second hand bricks have been previously laid in lime mortar.
Cement Render	Repairs to existing Cement Render	Cement render is a traditional finish to many Victorian Buildings. Never remove or apply textured finish or cement washes. No waterproofing additives should be applied. No brick walls should be rendered which previously had no render. If it has it should be painted with an acrylic paint to allow it to breathe.
Pebble/dash or rough cast	Flaking or failure of lathing due rot or rust	Rough cast cement render with gravel applied in layers over timber metal laths or mesh. Where lathing fails replacement is essential to prevent moisture penetration. When reapplying pebble

Shingles	Deteriorated shingles or missing shingles	<p>dash, vertical surfaces then should bell out at the lower end to shed any rainwater.</p> <p>Note pattern of existing shingles before replacing them: take a photo. Match depth, variation and arrangement of originals. Good soaker flashings and sarking (waterproof membrane) should precede fixing - use plastic flashing as cedar and lead are not compatible. American western red cedar shingles are currently the most available product. Avoid large thick imported redwood shingles as they are bulky and not appropriate for Federation houses. Finishes for shingles were oils or stains, painted or left to weather a natural silver grey.</p>
Decorative Gable Ends	Reconstruction of (missing) Gable End decoration	<p>Many decorative gable end details have been removed or boarded over. Before reconstructing try to find original design by searching for old photographs in local Council archives or make assessment of age and style of the building for appropriate design - see Notes on Addition and Infill.</p>
Weatherboard walls	Repair, maintenance and painting	<p>All weatherboard profiles can be reproduced in Radiata Pine, Baltic Pine or Western Red Cedar. Fix board with galvanised nails. Apply timber primer before fixing - all weatherboards should be dressed timber and painted with at least three coats of paint. Weatherboard stops were usually used at corner junctions.</p>
Damp proof course	Wall moisture causing flaking paint; rotting floors and skirting, musty smell, discoloured wallpaper, speckled internal plaster, deteriorating wall joints	<p>Check drains, gutters, downpipes for leaks and storm water drains for proper discharge of water. Check for proper ventilation of sub floor, increase number of vents matching existing and that openings between subfloor piers are operating. Remove plant growth obstructing vents and concrete paths built up to brick walls - these should be gravel or brick. do not paint on coatings to seal walls or rendering with cement render decayed areas. Walls need to breathe and a new effective DPC may be required. It can be installed by an experienced bricklayer.</p>
Foundations and Base Course	Erosion of mortar, dislodgement, settlement	<p>Sandstone base courses were usually mortared with lime mortar; therefore no cement patching or re-pointing should be done.</p>
	Cracks	<p>Seek professional advice (Engineer)</p>
	Pest infestation	<p>Have a pest eradication firm check for ants at least annually.</p>

172.

Chimneys

Mortar evasion and unstable loose pots mortar.

Reconstruction of chimney stack

Replace mortar and bed chimney pots firmly in

Stump of original chimney may be found just below roof line. If that has been removed chimney size and design will depend on age and style of building. See notes on Additions, Extensions and Infill.

TECHNICAL ADVISORY SHEET 3
(To be illustrated by sketch diagrams)

Joinery :Guidelines to Maintenance and Restoration

Building Element	Maintenance Problem or Restoration work	Remedial Action
Windows and Door	Maintenance	Repair at regular intervals and watch for flaking or weathered paint: thick coatings of paint over time can obstruct opening and closing of windows; paint will require to be burnt, scraped or stripped off; care should be taken not to damage wood if scraping off manually. Fill gaps and cracks with wood glue and filler, then paint.
	Reconstruction of original timber window or replacement of broken, distorted frames or dislodgement	Reconstruct/refix as necessary matching original joinery exactly and glazing pattern. Seek Photographic evidence to obtain original design to gable end window: can be made up in joinery shops. Generally standard profiles are not appropriate for restoration work. Most joinery was painted so choice of timber is not critical; all timber should be primed with red lead primer before putting together - especially end grain (if exposed), then painted. Use modern mastic sealants between joinery and brickwork if dislodgement occurs due to movement. Distortion due to build up of paint can be corrected by stripping back paint and repainting.
	Deterioration of Hardware	Check for rust wear and damage, refix loose screws, remove coats of paint which hinder easy operation; replace steel hinges and fasteners with brass in particular on American Redwood where steel rust hastens timber decay.
	Damp penetration through weathered window sill	All timber sills should be constructed out of hardwood. Fill gaps and crack with wood glue and filler. Use modern mastic sealant between joinery and brickwork. Paint. Common wood adhesive is not suitable for external use.

TECHNICAL ADVISORY SHEET 4
(To be illustrated by sketch diagrams)








Windows and Doors : Guidelines for Maintenance and Restoration

Building Elements	Maintenance Problems or Restoration Work	Remedial Action
Windows and	Water penetration through doors	Doors should be weather sealed and if necessary a timber weather strip fixed to bottom of the door.
	Maintenance of panelled front door	Check screws securely fixed in hinges. Damaged mouldings can be replaced around panels. Holes left when unsuitable modern locks are moved can be filled with plastic wood filler and sanded smooth. Front doors were usually painted.
	Modern security doors Fly Screen wire doors	
	Decay of putty around windows	Replace
Glazing	Replacement of missing panels to match existing	Maintain existing glazing design, replacing panels when broken
	Repairs to existing panels	Minor repairs can be carried out at home with materials from the supplier.
	Reglazing of double hung sash windows	Check weight of glass and if necessary re-balance weighted sliding sashes to suit modern heavier glass.
	Complete reinstatement of lead lighting	For more complex jobs look for design and specialist tradesmen interested in restoration work.

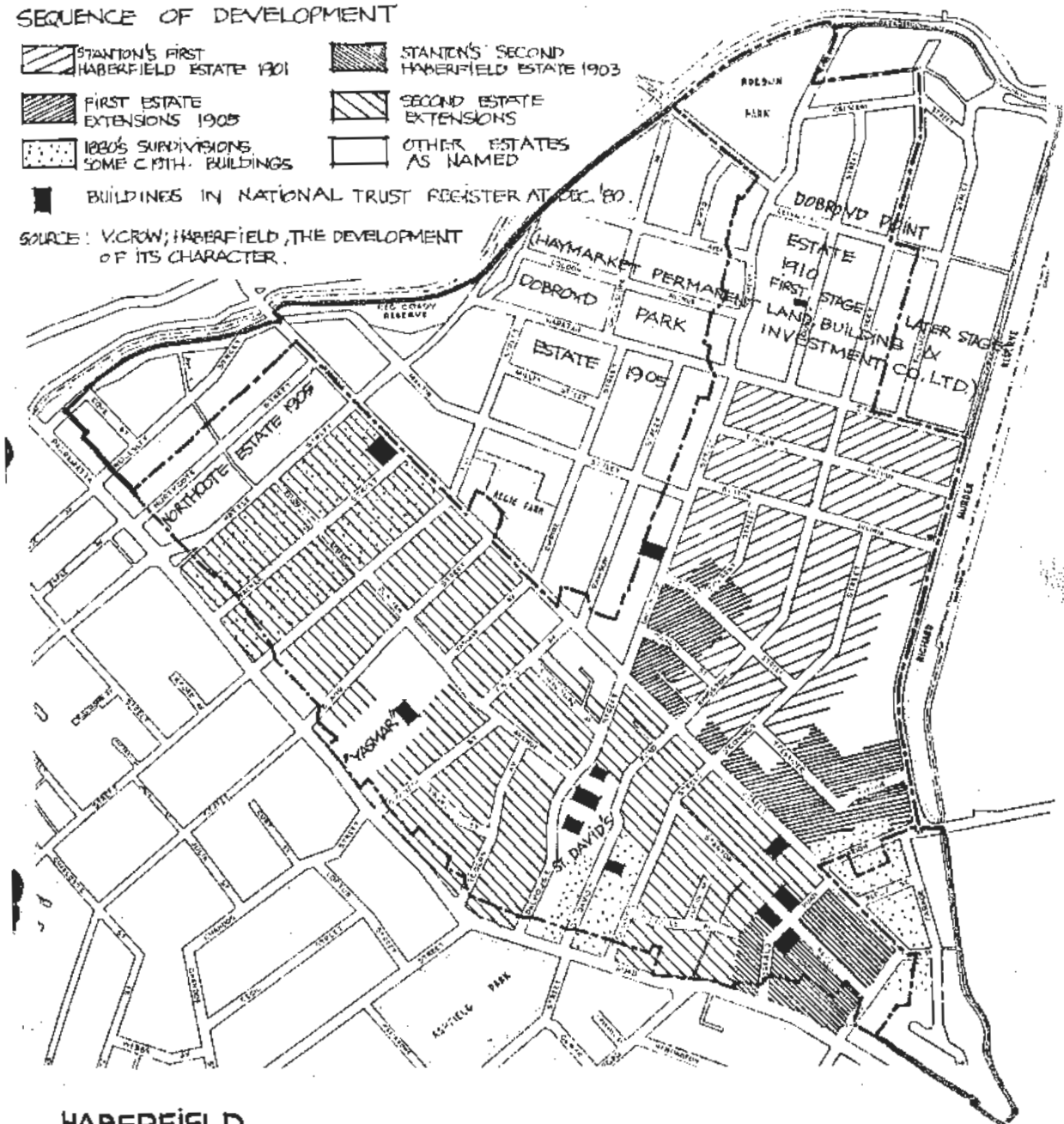
Window Hoods or Awnings : Guidelines for Restoration and Maintenance.

Building Element	Maintenance Problem or Restoration Work	Remedial Action
Window Hood	General maintenance of timber	<i>See Maintenance of Window and Door Joinery</i>
	Reconstruction of roof material and reinstatement of window hood	Study house for signs of former window hoods or awning pelmets then seek original design from photo evidence or similar house design. Slate roofed houses usually had window hoods roofed with slate. Timber shingles were used with unglazed terra cotta tiles. Ripple iron is another suitable roof material. If painting use dark trim colour.

SEQUENCE OF DEVELOPMENT

- | | |
|--|---|
|  STANTON'S FIRST HABERFIELD ESTATE 1901 |  STANTON'S SECOND HABERFIELD ESTATE 1903 |
|  FIRST ESTATE EXTENSIONS 1905 |  SECOND ESTATE EXTENSIONS |
|  1920s SUBDIVISIONS SOME C.P.T.H. BUILDINGS |  OTHER ESTATES AS NAMED |
-  BUILDINGS IN NATIONAL TRUST REGISTER AT DEC. '80.

SOURCE: V. CROW; HABERFIELD, THE DEVELOPMENT OF ITS CHARACTER.



HABERFIELD

HABERFIELD URBAN CONSERVATION AREA

Municipality of Ashfield

W. Hatton
Urban Conservation Committee
The National Trust of Australia (N.S.W.)

--- boundary of Urban Conservation Area

August 1979, Revised November 1980.

0 100 200 300 m 1:10,000



31.

— R. of C. 5.10.82

HABERFIELD HERITAGE CONSERVATION AREA DEVELOPMENT CONTROL PLAN

Adopted by Council on 15th August 1995

BACKGROUND

What is important about Haberfield?

What can you do to conserve it?

Haberfield has long been recognised as a suburb of heritage significance to NSW and indeed to Australia. It was listed as an Urban Conservation Area by the National Trust in 1978, and has been included on the Register of the National Estate since 1990

Why Haberfield is important - a statement of significance

Haberfield has historic significance as the first successful comprehensively planned and marketed Garden Suburb in Australia. Designed and developed by real estate entrepreneur and town planning advocate, Richard Stanton, its subdivision layout and tree lined streets, its pattern of separate houses on individual lots (the antithesis of the unhealthy crowded inner suburbs of the period) and its buildings and materials, clearly illustrate his design and estate management principles. Haberfield pre-dates the first Garden Suburbs in Britain by some five years.

It is significant in the history of town planning in NSW. The separation of land uses, exclusion of industry and hotels, designation of land for community facilities and its comprehensive provision of utility services and pre-development estate landscaping profoundly affected housing trends, state subdivision practice and planning legislation in 20th century Australia.

It is significant in the history of Australian domestic architecture for its fine ensemble of Federation houses and their fences, and shops, most with their decorative elements intact.

It is outstanding for its collection of modest Federation houses displaying skilful use of materials and a high standard of workmanship of innovative design and detail particularly reflective of the burgeoning naturalistic spirit of the Federation era in which they were built.

The form, materials, scale and setbacks of buildings and their landscaped gardens fronting tree lined streets together provide mature streetscapes of aesthetic appeal.

Haberfield is a major research repository of the Federation era, garden design and plant material, architectural detail, modest house planning, public landscaping and utility provision.

Haberfield and its history

The present day suburb of Haberfield occupies all the land north of Parramatta Road between Iron Cove and Long Cove Creeks granted to Nicholas Bayly in 1803. It was purchased in 1805 by emancipist and successful businessman and land owner, Simeon Lord, for 850 pounds. Lord named these 480 acres "Dobroyde" for his cousin's home in Lancastershire. When his eldest daughter, Sarah, married Mr David Ramsay in 1825, the Dobroyd Estate was part of her marriage settlement.

Mr Ramsay died in 1860, leaving his widow to dedicate land for church, manse, school and cemetery (St. David's, Dalhousie Street) and to divide the rest of the Dobroyd Estate -amongst their ten children.

Three of the Ramsay children put portion of their land up for sale in the 1880s. Louisa's land was subdivided into villa allotments in 1885. However, despite the extension of the tramway from Leichhardt along Ramsay Street to Five Dock, it would appear that very few villas were constructed, probably because of the restraints put on investment and development by the Depression of the 1890s.

Haberfield owes its reputation today as Australia's first Garden Suburb to the successive purchase and development of much of the Ramsay children's estates by R Stanton and W H Nicholls, real state agents of Summer Hill.

Stanton was a friend of John Sulman, British immigrant and dominant figure in the town planning debate in Australia at the turn of the century. Australia's urban areas, particularly Sydney, faced problems of health and poverty as the rapidly growing post-Gold Rush population crowded into the cities. People were housed in unsewered terrace buildings and household drains often flowed into the back lanes. Debate about the state of our cities led to a Royal Commission in 1909, which Sulman addressed. He was aware of the British Garden City Movement which was concerned about the unhealthy effects of crowded industrial cities. It sought to design and build self-sufficient cities where industrial, commercial and residential land uses were separated, where houses were set in gardens and adequate space for agriculture and parkland was provided. Sulman lectured about town planning and architecture at Sydney University in the 1880s and gave public lectures about towns and planning.

In 1914 he brought leaders of the Garden City Movement to lecture in Australia.¹

The Garden Suburb was the lesser and more marketable offshoot of the Garden City ideals. It sought to provide pleasant healthy model suburban estates. Stanton's Haberfield Estate was the first successful Garden Suburb in Australia, predating the first in Britain (Hampstead) by five years.

Stanton and Nicholls purchased fifty acres from two Ramsay children in 1901, and laid out the estate on Stanton's own principles of garden suburb design and management. He set aside land for commercial purposes (there were to be no hotels, no corner shops and no factories in this model suburb); laid out the roads {named for members of the new Federal Government - Turner, Barton, Forrest, Kingston & O'Connor) and the generous allotments; established an integrated drainage and sewerage system at the back of the lots and planted the street trees. High quality modest houses designed by estate architects, Spencer, Stansfield and Wormald, were built for sale, and title covenants were placed on vacant allotments to ensure a continuation of Stanton's overall design intentions - single storey cottages, one per allotment, uniform setbacks, and quality materials - brick and stone, slate or tiles. Gardens were laid out by estate gardeners before owners moved in.²

So successful was this first venture that in 1903 Stanton purchased more of the Ramsay estates between Ramsay Street and Parramatta Road. It is no wonder that other development companies quickly imitated his principles: the Dobroyd Park Estate in 1905 and the Dobroyd Point Estate in 1910 to the west and north of Stanton's estates benefited by proximity to his marketing successes.

It is unusual for any subdivision to be fully developed immediately, but the Stanton Estates were remarkable for the short time frame in which most of them were built upon. Where vacant lots remained these were built on in the 1920s, 1930s and 1940s, and an examination of the period of each house can provide an interesting history lesson in the progressive development of the suburb.

Sydney's great suburban boom following the end of the First World War saw houses built on many of the vacant allotments. However, it was not until the

1940s that all the allotments were built upon. By the 1960s and 1970s some of the original houses had been demolished for flats or larger houses. Others have

¹Burke, Sheridan: The Garden Suburb Idea in NSW & the Conservation of Haberfield. M.Sc. Thesis (Architecture & Conservation), University of Sydney, 1985.

²Crow, Vincent: Haberfield - the Development of its Character Ashfield & District Historical Society, 1978

been so visibly changed by reskinning of outer walls that only their original roof shape and footprint remains beneath.

Haberfield Today

As a result of Stanton's commitment to quality construction and design and his application of title covenants the residential parts of Haberfield are characterised today by single storey brick houses on generous garden lots with uniform setbacks and a similarity of form and materials.

Within this common design, the architectural detail of the individual Federation houses (and later 1920s and 1930s bungalows) is richly varied and of great visual and architectural significance as a family of modest Federation designs.

In the Dalhousie and Ramsay Streets commercial area, there is a consistent pattern of continuous two-storey parapet-fronted shops. The streetscape is enlivened by calculated diversity of architectural design.

What you can do

Conservation Areas such as Haberfield are a proven tourist attraction and their careful conservation will continue to enhance real estate values, improve local business and increase amenity for residents. Therefore:

- Make those changes which are necessary.
- Make sure such changes respect existing buildings and gardens in their siting, scale and general shape. This does not mean "faking up" a new building to look old. This debases the value of the original Haberfield buildings, and is not needed nor acceptable.
- Direct change towards keeping, revealing or reinstating the original building. Recent inappropriate changes should be evaluated for removal if possible.
- Give the same careful consideration to changes to the back of houses and shops as you would to those visible from the street or a public place because they could alter the harmonious proportion and scale common to the suburb.
- Avoid even minor alterations (such as removing finials) or additions (such as enclosing a verandah) because changes to building details reduce the historical, architectural and real estate value of the individual building, reduce its relationship with neighbouring buildings, and the heritage value of Haberfield which has such a strong common design theme.

ADJOINING HOUSES SHOULD
BE GENERALLY AT THE SAME
HEIGHT ABOVE GROUND AT FLOOR
PLANE



ON SOME STEEP
SITES SPLIT LEVEL PLANNING
MAY HELP TO KEEP
HEIGHT LOW



FOR ANY NEW HOUSE
KEEP HEIGHT, WALL HEIGHT
BASE DEPTH, WINDOW SHAPE
AND FRONT VERANDAH SHOULD
RELATE TO HOUSES NEAR
THE SITE - BUT THIS DOESN'T
MEAN COPYING IS NECESSARY

INTERPRETATION

Adaption:	means modifying a place to suit proposed compatible uses.
Alter and Alteration:	means the making of structural changes to the outside of the building or work or the making of non-structural changes to the detail, fabric, finish or appearance of the outside of the building or work not including the maintenance of the existing detail, fabric, finish or appearance of the outside of the building or work.
Compatible use	means a use which involves no change to the culturally significant fabric, or changes which are substantially reversible, or which will have minimal impact.
Conservation	means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaption in any one place and will be commonly a combination of more than one of these.
Heritage Conservation Area	means an area identified in this plan as a heritage conservation area.
Demolition	in relation to a building or work within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the building or work in whole or in part.
Dual Occupancy Development	means development that results in 2 dwelling (whether attached or detached) on a single allotment of land or which would have that result were it not for the fact that the allotment is to be subdivided as part of the development), however that development is described or provided for in an environmental planning instrument
Fabric	means all the physical material of the place.

Heritage Significance	means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance for past, present or future generations.
Maintenance	means the continuous protective care of the fabric, contents and setting of a place, but does not include repair.
Non-conforming Building	is a building which has replaced a building which was constructed in accordance with Stanton' original covenants.
Place	means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
Preservation	means maintaining the fabric of a building or work in its existing state and retarding deterioration.
Reconstruction	means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.
Restoration	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Relic	means any deposit, object or material evidence relating to the settlement (including aboriginal habitation) of the area of the Municipality of Ashfield, which is more than 50 or more years.
Repair	means the restoration or reconstruction of a place.
Modern technologies	this includes solar hot water systems, telecommunication structures, and other development of modern technology which are of recent invention.

PART I INTRODUCTION

1. PURPOSE OF THIS DEVELOPMENT CONTROL PLAN

The purpose. of this plan is to:

- Augment the provisions of the Ashfield Local Environmental Plan No. 32 in respect of the Haberfield Heritage Conservation Area.
- Provide residents, landowners, purchasers and developers with a document which sets out in detail Ashfield Council' s policy on change within the Haberfield Heritage Conservation Area.

2. STATUS OF PLAN

This Development Control Plan was adopted by Council on 15th August 1995 and came into force on 23rd August 1995 in accordance with Clause 20(4) of the Environmental Planning and Assessment Regulations 1994.

Under Section 90 of the Environmental Planning and Assessment Act, Council is required to take this plan into consideration when determining Development Applications on the land which this plan applies.

3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to land situated in the Municipality of Ashfield, as shown edged in heavy black and marked 11 Haberfield Heritage Conservation Area II on the map marked II Ashfield Local Environmental Plan, 1985 (Amendment No 32) 11•

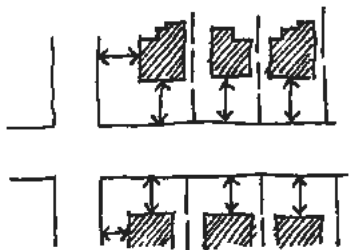
4. LOCAL ENVIRONMENTAL PLAN APPLYING TO THE LAND

Development of the land to which this plan applies is governed by the Ashfield Local Environmental Plan 1985 and as amended by Ashfield Local Environmental Plan No 32.

PART II OBJECTIVES

The objectives of this plan are:

- a) to keep the qualities which contribute to the heritage significance of the historic suburb of Haberfield;
- b) to allow necessary change, but only where it will not remove or detract from those special qualities;
- c) to ensure that necessary change, such as alterations and extensions to existing buildings, will respect the contribution of those buildings to the heritage significance of Haberfield and will have no ill effect on the heritage significance of Haberfield as a whole;
- d) to ensure that where new buildings can be constructed, they are carefully designed to fit in with the heritage significance and character of Haberfield as a whole;
- e) to encourage the removal and reversal of those components which detract from the heritage significance of Haberfield.



HABERFIELD'S PATTERN OF
HOUSE PLACEMENT AND SETBACKS
SHOULD NOT BE DISTURBED

PART III DETAILED PLANNING MEASURES FOR RESIDENTIAL PROPERTIES

1. Pattern of development

1.1 Description

Haberfield differs from the Victorian inner suburbs which preceded it because it comprises generous suburban allotments which contain one house only. It is characterised by a uniform pattern of development: roads are of a regular width with the original tree planting remaining in many of the verges and because a drainage and sewerage system were in place at the back of the lot before building began there is a lack of night-soil back lanes; lots are of similar width and allowed fresh air to flow between the buildings, length of lots vary where the street pattern diverges in response the alignment of earlier roads - Parramatta Road, Ramsay Street and other tracks on the Dobroyd Estate.

There is a uniform building setback of approximately 6 metres, and a fairly uniform site coverage, reflecting Stanton's original building covenants and the subsequent extension of their use over the rest of the Dobroyd estate.

1.2 Significance

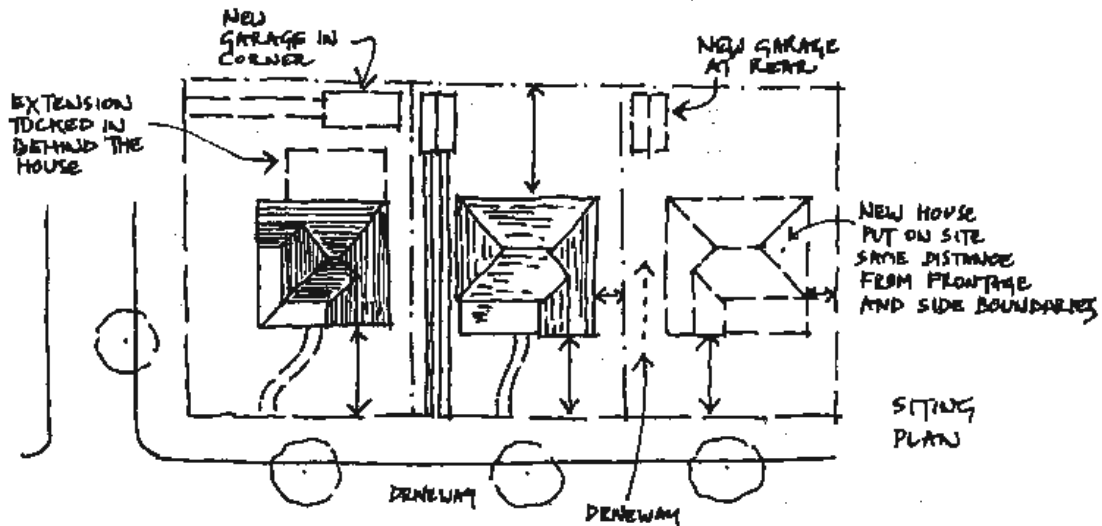
The pattern of development demonstrates the Garden Suburb ideals of creating a healthy and pleasant living environment, espoused by Richard Stanton and his professional colleagues in the town planning and real estate institutes. At Haberfield these ideals were designed and developed, protected by covenants and marketed to create Australia's first Garden Suburb. This pre-dated the first similar English Garden Suburb by three years, and established the principles for Australian suburbia for the next seventy years.

1.3 Controls

1.3.1 Subdivision of existing allotments would be detrimental to the heritage significance of the Garden Suburb and is not acceptable.

1.3.2 Any new development (new building or extension to an existing building) shall produce a site coverage similar in pattern and size to the site coverage established by the original development of the suburb.

- 1.3.3 No new structures are to be built forward of the existing building line. Car standing spaces with light shelters (carports) may be permitted where access is impossible to the rear of the house, and where such a structure is subservient to the existing dwelling house and does not intrude upon the house or onto the established streetscape.



2. Building Form

2.1 Description

Residential buildings in Haberfield are uniformly single storey and of a similar bulk. They are built of a restricted range of building materials (bricks, slate or unglazed tiles) and are of similar shape but individually designed.

The style of their architecture is mostly Federation, but it includes many 1920s and 1930s bungalows, through to the pink brick cottage of the 1940s.

2.2 Significance

Historically the houses of Haberfield are significant as they form part of the first comprehensively planned and successfully marketed model Garden Suburb in Australia.

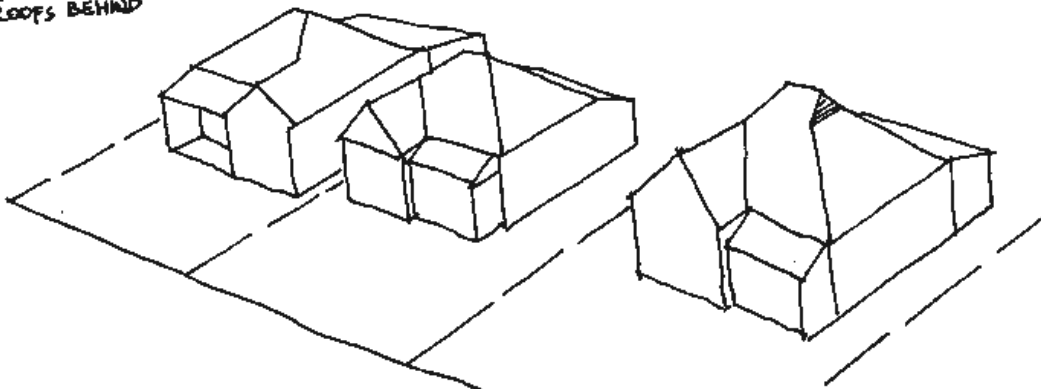
Architecturally the houses, although of individual design, are strongly related to one another and are collectively significant for the homogeneity of their bulk and single storey built form. Individually, the houses are significant for their rich variety of architectural detail and excellence of design. The architectural style of each house identifies the period of its construction and documents the developmental-history of the suburb.

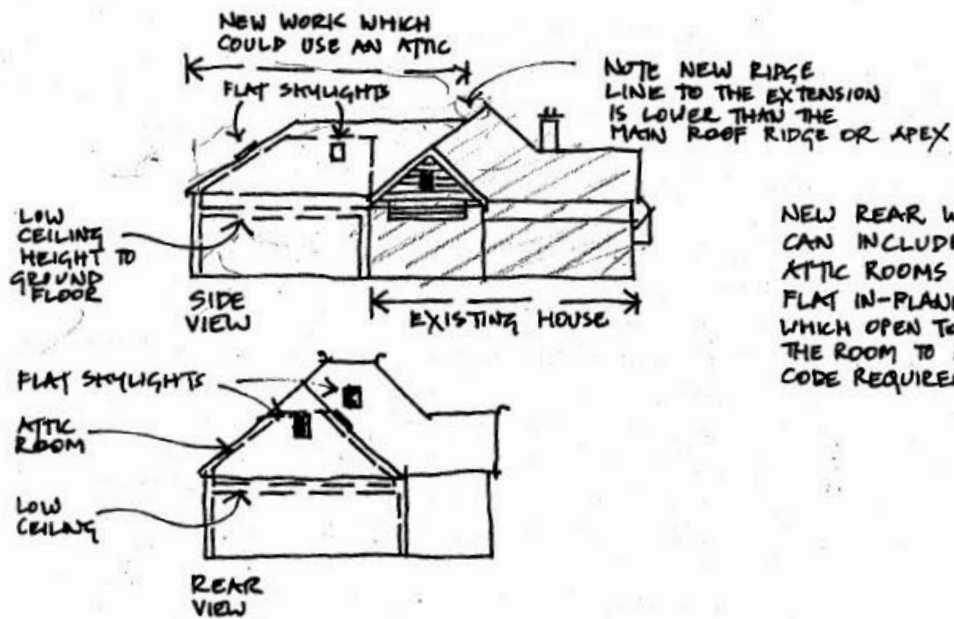
2.3 Controls

- 2.3.1 Alterations to the original main part of a building (other than a nonconforming building), including front and side facades, verandahs and roof forms, are not permitted.
- 2.3.2 Where a building, other than a non-conforming building has undergone- limited change, restoration and repair of the original front of the building is encouraged.
- 2.3.3 Where a building, other than a non-conforming building has suffered major alteration, reinstatement is encouraged. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to neighbouring or other original Haberfield houses is encouraged.
- 2.3.4 Extensions shall not conceal, dominate or otherwise compete with the original shape, height, proportion and scale of the existing buildings.
- 2.3.5 Extensions are permitted only to the rear. In certain circumstances (where there is inadequate rear land) modest side extensions may be allowed where this does not alter or overwhelm the original front facade, or the presentation of the house from the street.
- 2.3.6 Where extensions are involved, new roofs are to be lower than the main roof form with a maximum height considerably less than the principle ridge point.
- 2.3.7 The overall length of any extension is to be less than, and secondary to, the original house.

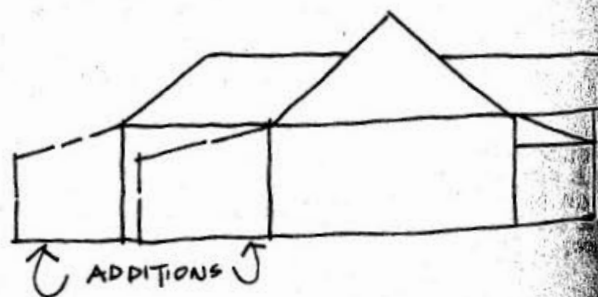
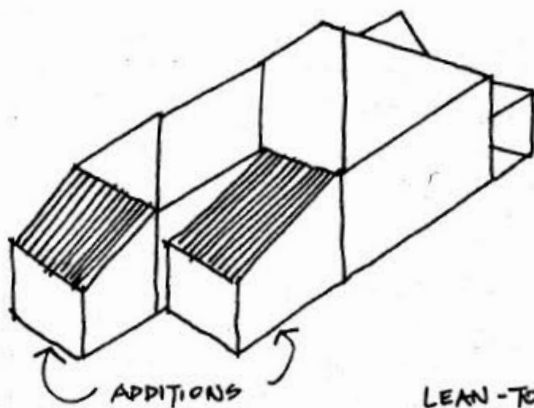
- 2.3.8 New roof shapes may include gables and gablets where these are related to shapes already present in the main roof, and where they are subordinate to the main roof shape. Dormer windows, juliet balconies and similar protrusions will not be permitted.
- 2.3.9 Attic rooms can be built within the main roof shape where they do not involve alteration of the roof shape. They are to be modest in scale and comprise one (1) or at the most two (2) rooms capable of habitation. Attic windows in the front or side faces of the main roof are not permitted.
- 2.3.10 Rear extensions containing an attic may be considered, where the attic does not cause the extension to compete with the scale and shape of the main roof and is not visible from a public place.
- 2.3.11 Where attics are permitted, their windows shall be located in rear gable ends or gablets. They shall be discreet in scale and appearance and cannot be visible from a public place. Where extensions to existing roofs are being undertaken, modest sized in-line skylights may be considered in the side and rear planes of the extension only and limited to one such window per roof plane.
- 2.3.12 Extensions shall not employ any major or prominent design elements which compete with the architectural features of the existing building.

HABERFIELD'S COTTAGES
ARE OF SIMILAR BULK
HIGH MAIN ROOFS SIT OVER
THE BEST ROOMS WITH LEAN-TO
ROOFS BEHIND

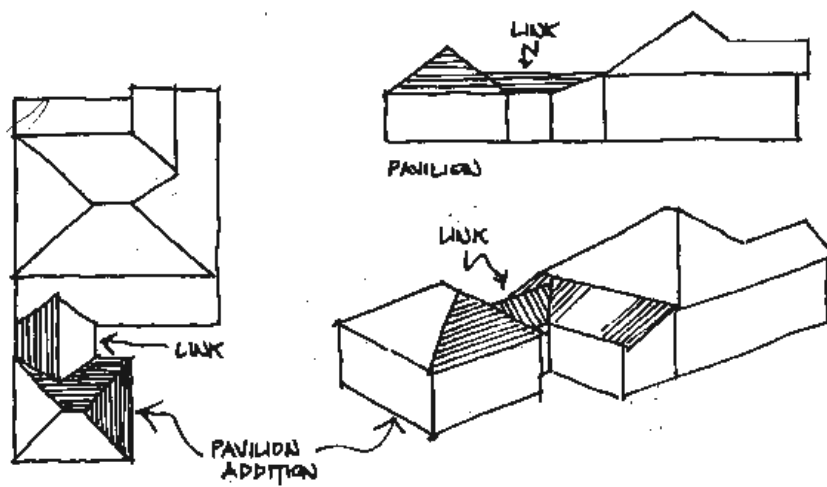




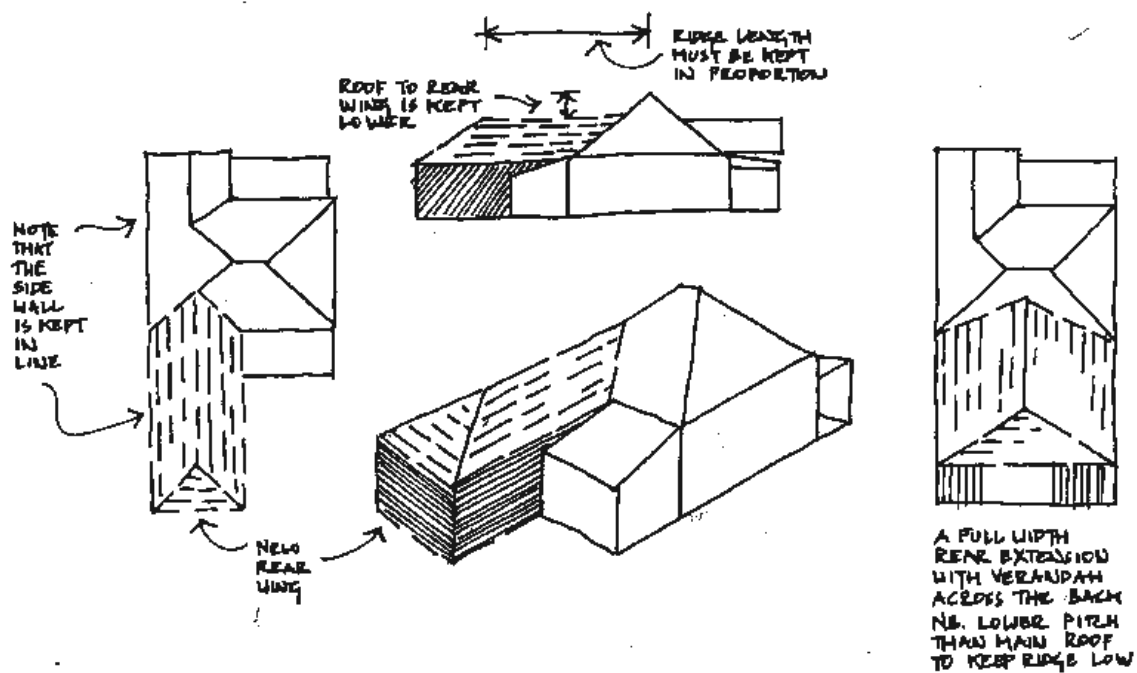
NEW REAR WINGS CAN INCLUDE ATTIC ROOMS LIT BY FLAT IN-PLANE SKYLIGHTS WHICH OPEN TO VENTILATE THE ROOM TO BUILDING CODE REQUIREMENTS



LEAN-TO OR SKILLION ROOFED REAR ADDITIONS ARE THE SIMPLEST WAY TO GAIN EXTRA SPACE. SKILLIONS ARE QUITE TRADITIONAL IN HABERFIELD



PAVILION EXTENSION CONCEPT



3. Roof Forms

3.1 Description

Roofs of the Federation Period are steeply pitched (30 ° -40 °) and massive in form. After the First World War roofs were built to a lower pitch (25 ° -35 °) as a result of change in style and the need for economy.

The roofs are complex in design and this accentuates the single storey scale of the house. The mass and bulk of the roof generally extends only over the main rooms of a house, with skillion roofs to the rear. This allows the house to maintain a visual balance and not dominate its garden setting.

Tall chimneys help to balance the massive forms of the roof.

Roofs are characterised by a picturesque arrangement of a variety of gables, gablets, vents, hips, conical turrets and deep jutting eaves and decorated with terra cotta finials, crests and ridge cappings. Some roofs are fairly plain, while others are intricately detailed.

Architectural details, such as finials, ridge cappings and the detailing of exposed eaves, are among the most visible characteristics of Haberfield houses and an important part of their picturesque qualities.

Stanton's covenants restricted roof materials to slates or unglazed terra cotta Marseilles pattern tiles, with unglazed terra cotta finials, crests and ridge cappings. Corrugated galvanised iron was used at the rear on skillions and lean-to rooms built soon after the brick house was finished. Areas not covered by Stanton's covenants also had main roofs of corrugated iron, asbestos cement and shingle tiles.

Some roofs have been altered over time. In many instances the original roof shape can be reinstated where it can be based on documentary evidence.

3.2 Significance

The roof shape and materials, as an integral part of the design of the house, helps identify the architectural style and period in which

the house was built.

The complex roof forms and decorative detail are important identifying characteristics of the Federation house.

The tall chimneys and ridge decoration provide a visually interesting skyline and identify the suburb from afar.

3.3 Controls

- 3.3.1 Since roof shapes are integral with building shape, this section should be read in conjunction with clause 2 of this Plan.
- 3.3.2 Roof extensions are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials.
- 3.3.3 New buildings are to have roofs that reflect the size, mass, shape and pitch of the neighbouring original roofs.
- 3.3.4 Roof extensions are to be considerably lower than the original roof and clearly differentiated between the original and the new section. (See Clause 2.3.6)
- 3.3.5 Replacement roof materials are to match original materials or are to employ approved alternative materials. Suitable roof materials are unglazed terra cotta Marseilles tiles; Welsh slate; approved fibrous cement tiles; and at the rear, corrugated galvanised steel sheeting (painted or natural).
- 3.3.6 Roof details such as finials, ridge capping, are to be maintained repaired, and reinstated where necessary.



THE ROOFS OF HABERFIELD'S COTTAGES ARE ALL INDIVIDUAL BUT HAVE STRONG FAMILY RESEMBLANCES. THEIR HIPS & GABLES GIVE THEM DISTINCT CHARACTER, & MATERIALS HELP TO UNIFY THEM

4. Siting, Setbacks and Levels

4.1 Description

Haberfield is notable for the uniformity of its building site-coverage and siting. Most houses are freestanding with car access down one side, and a traditional tradesmen's path down the other.

Development on corner sites is usually sensitive to the pivotal position they occupy in both streetscapes.

Houses are set back approximately six metres from the footpath alignment. This provides for a front garden in which to present the house and allows for privacy.

Haberfield houses are set close to natural ground level. There is no substantial difference between the main floor levels of adjacent houses.

Some houses, located on sloping sites, have a sub-floor or basement level located within the foundations. The lower level does not compete with the main level of the house. Basement doors and windows are small, plainly treated, and are not visible from outside the property. The space within the below-floor area is used for laundries, store or workrooms or sometimes garages, but not for extra living areas.

4.2 Significance

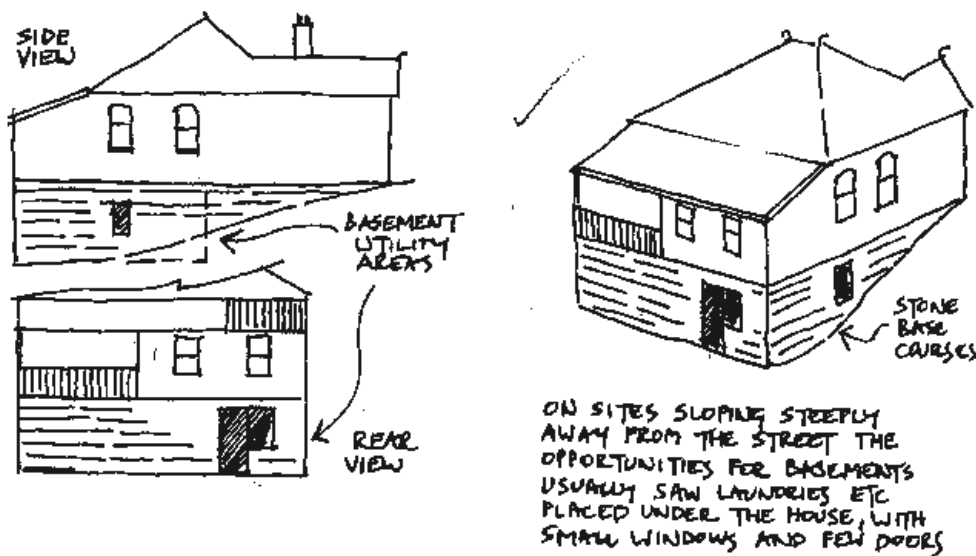
The uniform pattern of site coverage and setbacks is one of the most significant aspects of Haberfield, demonstrating Stanton's Garden Suburb ideals and establishing the principles for Australian suburban development. The close relationship between ground floor and natural ground level means that the overall built form of Haberfield reflects the underlying natural topography.

4.3 Controls

4.3.1 The established pattern of front and side setbacks should be kept.

4.3.2 New residential buildings or extensions should not be built forward of existing front building lines.

- 4.3.3 Site coverage should be similar to the traditional pattern of development, leaving generous green garden space to the front and back areas.
- 4.3.4 There should be no substantial or visible difference between the main floor levels of adjacent houses unless natural ground levels require this.
- 4.3.5 Where natural land slope allows, sub-floor and basement development is permitted for use as laundries, storerooms, workrooms or garages.
- 4.3.6 Where land slope or the existing plate height allows, split level development is permitted so long as the structure complies with Clause 3 'Roof Forms' of this Plan, and does not result in visible or otherwise explicit two-storey development.



5. Walls

5.1 Description

Stanton's covenants required that the main walls be built of brick. This uniformity of materials is part of the distinctive character of Haberfield today

The houses are built of cavity brick walls, an innovation at that time, with machine-made smooth-faced bricks. The precision of the brick work is accentuated on the main elevation by the use of tuck-pointing, usually in white or black.

The front elevation commonly makes decorative use of bricks such as shaped and moulded brick profiles, or two-toned brickwork, sometimes roughcast and shingle work is used. Side and rear walls are generally built of common bricks.

The walls of the houses in Haberfield are often divided horizontally into two or three distinct sections, for example, the base course can be rough cut sandstone or mock ashlar (rendered brickwork) with the main wall of tuckpointed facebrick or commons, and occasionally an upper section of contrasting roughcast finish, often accented with a frieze of brick bands. The gable ends often feature brick or timber strapwork, and timber ventilating panels of louvres framed by fretwork shapes.

5.2 Significance

The brick walls of Haberfield reflect Stanton's covenants on building materials and the extension of those covenants onto later adjoining suburban development. The use of cavity brick walls was innovative for its time.

Within the limitations imposed by the sole use of brick, a variety of wall treatments and decoration contribute to the distinctive character of the suburb.

5.3 Controls

5.3.1 The original shape and materials of the front and side walls shall not be altered.

5.3.2 The removal of the external skin or rendering of an exterior wall is not permitted, unless an essential part of approved reconstruction and authentic restoration works.

5.3.3 Unpainted surfaces shall not be painted.

5.3.4 In repairing the, fabric of external walls, matching materials shall be used.

5.3.5 Reconstruction of walls previously re-skinned is encouraged using machined made smooth faced bricks similar in colour to those on original Haberfield houses.

6. Chimneys

6.1 Description

Federation houses commonly have three or more tall chimneys, heightened by terra cotta chimney pots. Houses of the 1920s and 1930s have fewer chimneys and they are not as tall. Although many chimneys are no longer used, they remain essential elements in the design of each house and in its architectural decoration. They stand out on the skyline.

6.2 Significance

Chimneys are essential elements in the design of the houses of Haberfield: their height helps to balance and articulate the massive forms of the roofs; they create a distinctive skyline identifying the Federation suburb from afar. Chimneys also provide a means of elaborate architectural expression reflecting the stylistic influences of the time.

6.3 Controls

6.3.1 Chimneys cannot be demolished, unless they are structurally unsound and only when followed by immediate reconstruction in the original design.

6.3.2 All chimneys are to be retained internally and externally. Where necessary chimneys should be repaired even if the fireplace is no longer in use.

6.3.3 Reconstruction of original chimneys is encouraged.

7. Joinery

7.1 Description

Decorative timber work is used on verandahs, gables, vents, bargeboards, windows, doors, screens and fences. It is used boldly and painted various colours.

7.2 Significance

Internal and external decorative timber work is an integral part of the distinctive detailed design of Federation house and of houses in the 1920s. It was a way of expressing the individuality of houses which were otherwise similar in scale and shape.

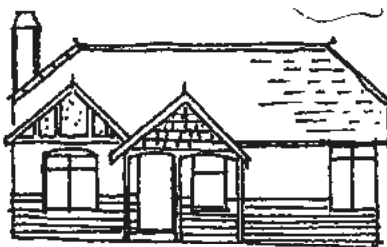
It provides a light and textured contrast to the solid brick walls of houses and shops and their slate and tiled roofs. The interplay of sun and shadow - through the decorative timber-creates ever changing patterns on the buildings.

7.3 Controls

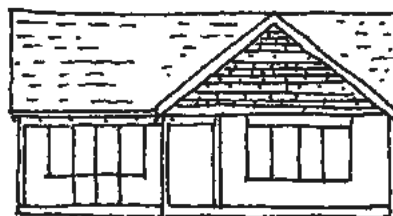
7.3.1 Existing joinery is to be kept, maintained and repaired where necessary.

7.3.2 Authentic reconstruction or reinstatement of missing joinery is encouraged.

7.3.3 Timber detailing on extensions and alterations shall respect the existing detailing but avoid excessive copying and over embellishment. Simpler approaches are best.



THE INTRICATE FORMS AND DETAILS OF HABERFIELD'S HOUSES AND THE JUXTAPosition OF DIFFERENT MATERIALS PROVIDE NEW DESIGNERS WITH PLENTY OF ROOM FOR CREATIVE THINKING



SIMPLIFIED DETAILS AND THE SAME FAMILY OF MATERIALS SHOULD ASSIST AN ENDLESS VARIETY OF SMALLER OUTRAGE TYPES TO BE DEVISED.

8. Windows and doors

8.1 8.1 Description

A great variety of window shapes sizes and styles are found in Haberfield. The location, and shape of the windows individualise each house. Windows can be positioned in the centre or to one side of a wall; they can be mounted flush or projecting from the wall. Windows are either double-hung sash or casement opening. They are typically rectangular in shape and of vertical proportion. Bay and oriel windows are sometimes used, and highlights and side lights are typical in Federation houses.

A small circular or semi circular decorative window is an architectural feature often used in the principal part of the house. Occasionally other shapes are used. Casement windows, often with matching transoms, are usually located at the front, with simple sash windows being used at the sides and rear. Windows reflect the relative importance of the room to which they belong. The use of bullnose sill bricks and arch-shape header brickwork is characteristic.

The extensive use of decorative glazing and coloured glass is an important feature. Multi-coloured or textured glass panels are used in the upper fanlights to doors and windows. Leadlight glazing in Art Nouveau designs is prominent. It was expensive and is generally limited to windows facing the street where it could be admired by passers-by.

Windows and external doors are made of timber and are invariably painted. Doors frequently feature decorative mouldings with the detail painted in contrasting colours.

8.2 Significance

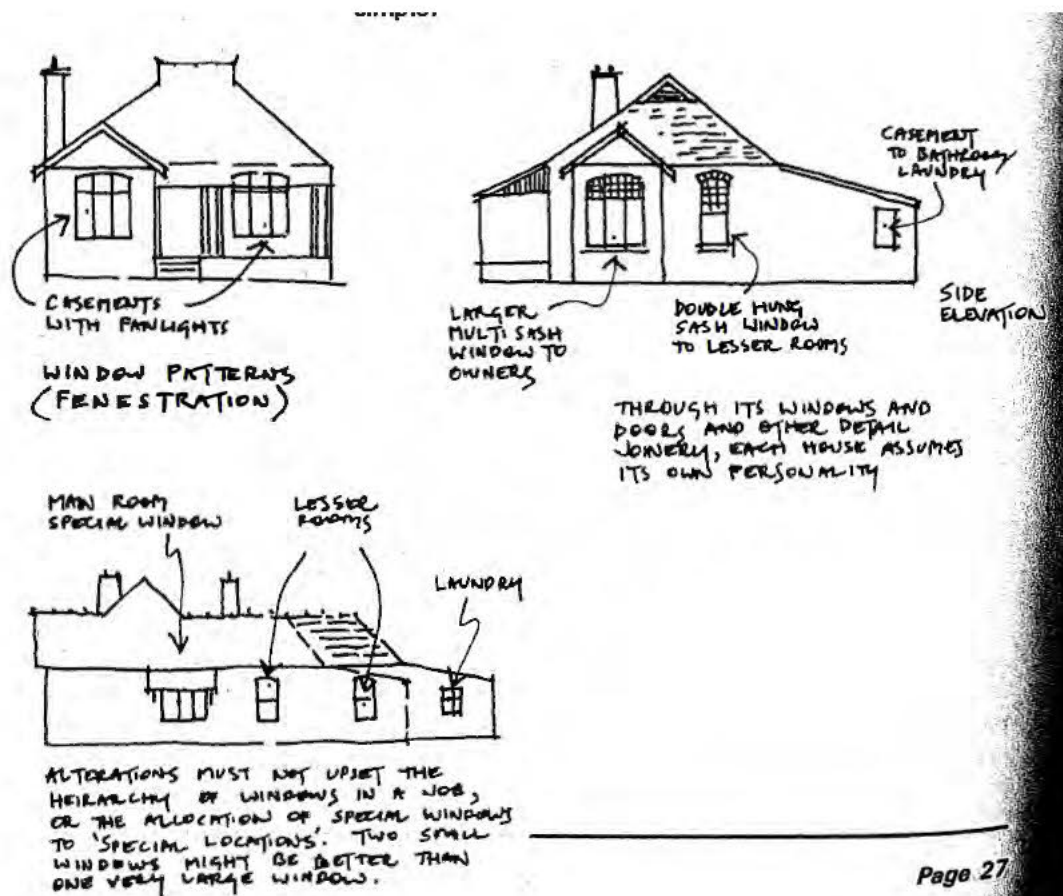
Window and doors are an integral part of the design of each building in Haberfield. Their design reflects the relative importance of the room to which they belong.

The extensive use of coloured and decorative glazing to windows and doors illustrates the architectural detailing of the period, and the aspirations of the original owners. Haberfield is important today because it houses in situ a rich collection of this decorative art.

8.3 Controls

- 8.3.1 Original doors and windows are to be kept, maintained and repaired when necessary. Where necessary authentic reconstruction is encouraged.
- 8.3.2 Original leadlight and coloured glass panes are to be kept and restored, matched or reconstructed where necessary.
- 8.3.3 The size and style of new doors and windows should reflect the relative importance of the room to which they belong.
- 8.3.4 New doors and windows are to reflect: the proportion, location, size, sill heights, header treatment, materials, detailing and glazing pattern of the original doors and windows on the house to which they belong.

If no indication of original treatment is available, new doors or windows should be vertical and be kept simple.



9. Window Sunhoods, Blinds and Awnings

9.1 .Description

Various sunscreening devices are used in Haberfield. They provide important practical and decorative features. Window awnings or,, window hoods with timber fretwork frames and various roofing., materials are the most noticeable. External timber window pelmets are also common. Verandahs often have wooden venetians or canvas roll-up blinds.

9.2 Significance

Sunscreening devices are part of the individualised decorative detailing on. each house, and contribute to their architectural importance and visual interest.

9.3 Controls

9.3.1 Original sunhoods, blinds and awnings are to be retained and repaired where necessary.

9.3.2 Authentic restoration, reinstatement or reproduction is encouraged, based on evidence on the house itself, or on photos.

9.3.3 Modern-style security grilles, roll-up metal screens, metal window awning, and non-characteristic shade treatments are not acceptable on the exterior of Haberfield cottages.

10. Verandahs

10.1 Description

Verandahs are an integral part of the design and use of Haberfield houses. On Federation houses they are marked by a change in roof slope, angle or gable. In many instances the verandah itself. includes a turret, bay, shaped balustrade or similar effect for visual variety. Back verandahs, under iron skill ion roofs, are often enclosed to make extra rooms. This was often done at the time the houses were built or soon after. Bungalow verandahs, where they are small, often have flat roofs; and they are incorporated under the main roof of the house, like an outdoor room.

The shadow or void created by the verandah provides a sharp contrast to the solidity of the single storey roofed brick buildings. Verandahs are used as an effective way to ameliorate the hot, wet Sydney climate,

and provide outdoor "rooms" popular in the first decades of this century.

Verandah floors were either tongue and groove timber boarding or tessellated tiles with slate, terrazzo or marble edging, often incorporating entry steps with risers of patterned glazed tile.

10.2 Significance

Verandahs are a very important integral part of the design and use of Federation and 1920s and 1930s houses. They provide extra outdoor rooms to a house generally outside the scale of the roof: the floor space of the house therefore is often larger than the main roof suggests.

Haberfield's verandahs are a focus for timber craftsmanship employing great originality of design in the use of posts, brackets, valances and balustrades, and motifs.

10.3 Controls

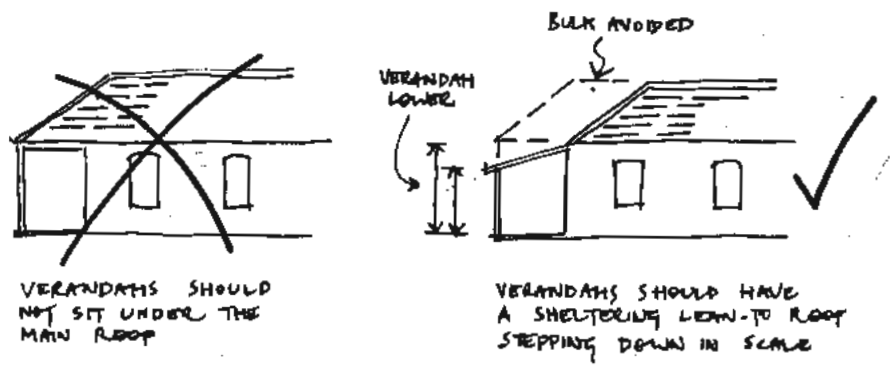
10.3.1 Existing original verandahs are to be kept and repaired or reinstated where necessary.

10.3.2 Removal, or infill of verandahs visible from a public place is not permitted.

10.3.3 Verandah additions are to be simple in design and are not to compete with the importance of the original verandah. New rear verandahs are to be generally simpler than the front main verandahs, and not to challenge the street presentation of the house.

10.3.4 The design of any new house shall take into account 'C' the architectural significance and design techniques of,, verandahs as used in Haberfield.

10.3.5 Authentic reconstruction of verandahs is encouraged.



11. Garages and Carports

11.1 Description

The free standing houses Haberfield allowed early car owners to drive down the side to the "motor house" at the back. Many of these older garages dating from the 1920s still survive. They are located at the back of the house away from public view from the street. They were utility buildings, designed to be less important than the house: they often had roofs of a pitch lower than the house.

Carports are a more modern phenomenon and show later efforts to provide simple roofed shelter for increasingly valuable cars. In the past the purpose of a carport was economy and utility.

Convenience of location frequently outweighed concerns about siting or design to respect the house. In some suburbs in recent years the housing of the car, as family status symbol, has dominated the presentation of the house, both in the design for the garage and in its front garden location.

11.2 Significance

The garages, carports and sheds found in Haberfield provide evidence of the impact of the early years of motor vehicle ownership upon the suburb and its residents. Older garages in particular show how modern car accommodation can be designed to reflect the original practices of garaging in the suburb.

11.3 Controls

11.3.1 The retention, repair and reconstruction of significant early garages, carports and sheds is encouraged.

11.3.2 New garages and carports are to be located at the back or at the side of the house ..

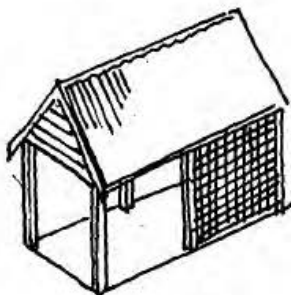
11.3.3 Where a garage or carport is at the side of the house it must be at least 1 metre back from the front wall of the house.

11.3.4 Carports but not garages forward of the building line may be permitted only in circumstances where access is not available to the rear.

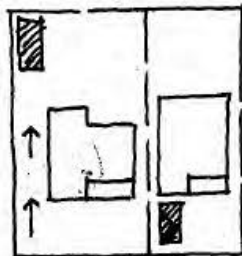
11.3.5 Garages and carports shall be of simple utilitarian design. They shall not challenge the mass or bulk of the individual house.

11.3.6 Garages and carports are to be free standing.

11.3.7 Attached garages which form part of a basement level (as outlined in this Plan), at the rear of the house and not visible from a public place, may be considered, but, only where they would not conflict with other considerations in this Plan.



THE SIMPLEST TYPE
OF PARTLY LATTICED
CARPORT



WHERE REAR LOCATIONS
CANNOT BE ACCESSED
COUNCIL WILL CONSIDER
DETACHED FRONT CARPORTS



SIMPLE GABLE
TREATMENT

DOORS TO BE
SIMPLE TIMBER OR
METAL CLADDING -
NOT PANELLED 'FANCY'
DOORS

CARPORTS & GARAGES

12. Garden Sheds/Store Sheds/etc

12.1 Description

Sheds, stores, and similar outbuildings are located at the rear of houses away from public view. They were used to store garden tools, seeds, fertilisers, bicycles, canvas covered garden furniture: use of the garden to grow vegetables and prize flowers for exhibition at the Gardening Club was an integral part of suburban life before the 1950s. Often the laundry was in a separate outbuilding in the back garden. Where the shed might be visible from the street, a variety of screening devices are used, such as suitably placed fences, lattice work, hedges or other screen planting.

In scale and form Haberfield outbuildings are small, functional and simply built, with gable, hipped or skillion roofs. Materials used were inferior to those in the houses, with timber or fibre being the most common wall-cladding. Their scale did not challenge that of the house they served and did not dominate views from neighbouring properties.

12.2 Significance

Early garden sheds and outhouses are important in demonstrating the way in which pre 1950s suburban residents used their allotments.

12.3 Controls

12.3.1 The retention, repair and reconstruction of significant early garden sheds and outhouses is encouraged.

12.3.2 New outbuildings shall be located at the rear of the allotment. The location shall respect boundaries, tree-planting and other site details.

12.3.3 New outbuilding shall be sited to minimise visibility from the street and from neighbouring properties.

12.3.4 New garden sheds, store sheds, and similar outbuildings shall be subordinate to the main house. They shall not challenge its shape, size, form or decoration.

12.3.5 The floor plan for new outbuildings shall be simple, not complex.

12.3.6 The roof form of new outbuildings shall be simple and practical in scale. The pitch shall be lower than the roof pitch of the house and shall use skillion, hip, or gable forms. Store rooms and outhouses attached to the main house or garage are encouraged where they can be sheltered by lean-to skillion roofs.

12.3.7 Construction materials shall be brick, weatherboard or fibre with cover battens. Roofs shall be of terracotta Marseilles tiles or corrugated metal. Kit garden sheds of metal construction are acceptable subject to screening from the street or a public place.

12.3.8 Windows to outbuildings shall be of vertical proportions and shall be timber-framed.

12.3.9 Merging outbuildings into the landscape by use of planting and screen elements is encouraged.

13. COLOUR SCHEMES

13.1 Description

Large parts of the house were never painted, such as all brickwork, exposed bricks on chimneys, slate verandah edging and steps.

On timber and render a comparatively narrow range of exterior paint colours was used to enhance the natural colours of the bricks and stone. Paint technology at the time could not produce a bright white so shades of cream predominated. Authentic colour schemes usually consist of one or two lighter tones, with one much darker colour for contrast. An additional trim colour might also be used.

Careful scraping of protected, difficult-to-paint areas such as behind eaves or under window sills might reveal the colours originally used. Such evidence might also survive under layers of later paint.

Old photographs also can provide valuable evidence of the original paint treatment, particularly the use of contrasting colours for the various elements of the building.

13.2 Significance

The use of original or traditional colour schemes enhance the presentation of the house and- augment the public's visual appreciation of its Federation and early 20th Century domestic architecture.

Unpainted masonry walls are an integral part of the architecture of Federation, Bungalow and the pre 1950s periods in general. The inter-relationship of painted timber and guttering on the natural tones of stone, brick, slate and tile is a most important decorative element in the appreciation of pre 1950s domestic architecture.

13.3 Controls

13.3.1 Paint shall not be applied to any brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps.

13.3.2 New exterior brickwork is to remain unpainted.

13.3.3 On an existing house Council encourages owners to identify and use the original colour scheme.

13.3.4 On an existing house, where the original colour scheme or traditional colour scheme is not to be used, the scheme should be simple, consisting of one or two lighter tones and a darker colour for contrast. A trim colour may be used.

13.3.5 New buildings should use colours which harmonise with the traditional colour schemes.

14. FENCES & GATES

14.1 Description

The front fence is of modest height (1 m to 1 . 4m), with hedges often planted behind. They were designed to match both the house they serve and their streetscape.

They are not solid but allow the public to see the front garden, and the front of the house - the status symbol for the suburban resident pre 1950s.

Documentary evidence and surviving original fences provide clues to the great variety of fence designs: most featured decorative timberwork in beams, shapes and panels, often with gates to match. Picket fences were not common. Chain mesh within timber frames and fancy woven wire fences were also used.

Haberfield brick fences display brickwork techniques similar to that used in the houses, such as the decorative use of moulded bricks. These are also used in the footings for timber and chain mesh fences.

Dividing fences and side fences on corner allotments traditionally used timber palings (rough or reasonably dressed).

Corrugated iron and galvanised steel sheet fencing was rarely used in Haberfield, other than on rear fences or bordering commercial properties.

The use of colourbond fencing, modern metal 'spear' and similar topped pickets, aluminium lacework panels, bagging of masonry and similar effects are relatively new treatments and are not appropriate materials or designs in the Haberfield Conservation Area.

A number of original front brick fences survive in Haberfield. Other early brick fences use galvanised pipe as a railing between brick piers.

14.2 Significance

Fences define each individual garden allotment and illustrate the major principle of the Garden Suburb - one house, one lot.

Front fences and side fences in front of the house are a very important part of the integrated design of house and front garden and of its presentation to the public view.

14.3 Controls

14.3.1 Original front fences and gates are to be kept and repaired.

14.3.2 Reconstruction of lost fences to their early design and detail is encouraged. It needs to be based on documentary evidence (photographs, descriptions). Demolition should only be permitted where accurate reconstruction is to occur immediately.

14.3.3 New front fences which are not reconstructions of an earlier fence should be simple in design and decoration and fit in with the design of traditional fences in Haberfield

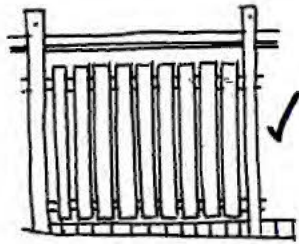
14.3.4 New front fences of timber are encouraged. They should be between 1 m to 1.4m in height. The timber should be painted and in an appropriate colour (see Clause 13 'Colour Schemes' of this Plan).

14.3.5 High brick fences on front alignments are not permitted in Haberfield.

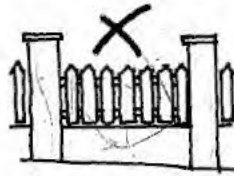
14.3.6 Materials and designs inappropriate to the age of the house or to the character of the Haberfield Conservation Area will not be considered.

14.3.7 Brick dividing fences are not permitted unless there are overriding environmental, safety or fire separation reasons for such use.

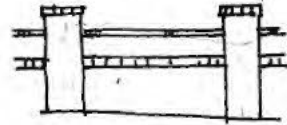
14.3.8 Unobtrusive swimming pool safety fencing will be considered at the rear of properties, where it is not visible from a public place.



TIMBER JOINERY
FENCES SEEM TO
HAVE BEEN THE
MOST COMMON EARLY
FENCE TYPE - OFTEN
THERE WAS A BRICK BASE



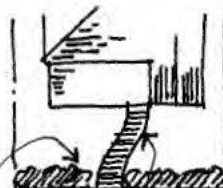
THE TYPE OF
COMBINED BRICK
AND TIMBER FENCES
IS NOT SUITABLE
FOR HABERFIELD



LOW BRICK FENCES
WITH PIPE TOPRAILS
CAN STRAY AS 'HONEST'
IMPROVEMENTS OF
LATER DATE



DRIVEWAY WHERE
STRAPS IN CONCRETE
OR BRICK, SET IN GRASS



HEDGE
BEHIND
FENCE

CURVED
TILE
PATH



SIDE PRIVACY GATES OR
SCREENS SHOULD BE
OF LATTICE OR TIMBER
LIKE THE OLD SURVIVORS
IN PARTS OF THE SUBURB

GARDEN ISSUES

15. GARDEN ELEMENTS, INCLUDING PAVING, DRIVEWAYS, PERGOLAS AND POOLS

15.1 Description

Richard Stanton paid great attention to all aspects of his Haberfield's subdivision including the treatment of gardens: the grounds of each new house were laid out before the owners moved in. He consistently promoted Haberfield as "The Garden Suburb".

Original Haberfield gardens are bounded by front fences of timber with handsome joinery gates, or brick fences with wrought iron palisades. Through these fences can be seen ornamental trees and shrubs, typically in tidy beds amid neat buffalo lawn. Specimen plantings were supported on arbours of timber or metal.

A gently curving front path leads from a single, or wicket, gate to the front entry. This path is often made of tessellated tiles in elaborate patterns to match the front verandah, or more economically in coloured concrete with brick borders and garden edging.

Driveways, with double gate in the front fence, usually consist of two sealed strips with a central section of grass, garden or gravel in between which allows for on site drainage.

Side and rear paving is extremely minimal. Frames and lattice-screened fences and gates are often used to close off, disguise and protect access to the back yard.

Uncovered pergolas are secondary to the house and fit into the garden setting. Haberfield's original pergolas were used as a garden element and, along with other more modern elements, are not detrimental to the soft landscaping on the site.

The percentage of site coverage used by such elements should not dominate or overwhelm the garden of which they are part.

15.2 Significance

The light structures which enclose and furnish Haberfield's gardens are an integral part of the suburb's garden heritage and character.

Garden elements contribute to a better understanding of Stanton's vision, and the contemporary impact that "The Garden Suburb" ethos had in its time.

15.3 Controls

15.3.1 The surviving original garden elements in Haberfield are to be kept and repaired where necessary.

15.3.2 Reconstruction of lost garden elements is encouraged where it can be based on documentary evidence (photos, plans).

15.3.3 Paving, hard surfacing and secondary outbuildings shall be kept to an absolute minimum on individual sites.

15.3.4 Materials for front path shall be only tessellated tiles or smooth-textured red-tinted concrete.

15.3.5 Driveways shall consist of two (2) strips of hard surface paving with grass, garden or gravel in between.

15.3.6 Concrete paving for driveway strips is to be natural off-white, pale grey or have a red-tinted finish. Bright white concrete is not permitted.

15.3.7 Swimming pools shall be at the rear of the property, and shall be small enough to retain an adequate garden setting.

16. TREATMENT OF NON-CONFORMING HOUSES

16.1 Description

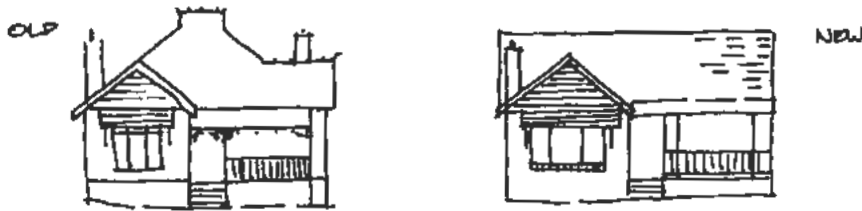
Some parts of the Haberfield Conservation Area contain houses which are of post Federation and post 1920s construction. Such houses are usually single storey, low set and of brick and tile construction. This scale and use of materials lets them blend in with the character of Haberfield.

A small number of original houses have been demolished and replaced in recent years by two storey houses or by blocks of flats.

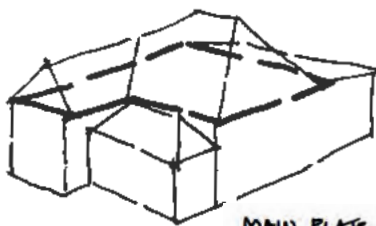
These are non-conforming buildings and are out of character with the surrounding dwellings, and with the Conservation Area.

16.2 Controls

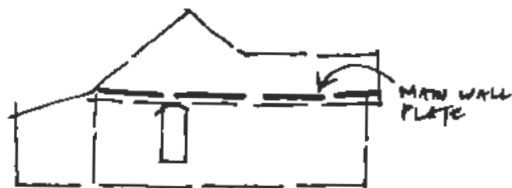
16.2.1 Any alterations and additions to the shape, scale and materials of non-conforming houses should respond to the form of surrounding original dwellings.



COMPARABLE HEIGHTS OF WALLS, EAVES, RIDGES
SIMILAR, BUT SIMPLIFIED ROOF FORM.
CAREFULLY CORRESPONDING MATERIALS - TILES, BRICK, TIMBER.
SIMILAR PROPORTIONS OF WINDOWS AND DOORS.
SIMPLIFIED, NOT ELABORATELY COPIED, DETAILS.



MAIN PLATE
HEIGHT GIVES
EAVES HEIGHT
AN EVEN LINE
AGAINST THE HOUSES



THE MAIN PLATE HEIGHT
SETS ROOF AND CEILING
HEIGHTS IN HABERFIELD'S
EARLIER HOUSES

PART IV PLANNING MEASURES FOR COMMERCIAL PROPOERTIES

1. Commercial Buildings

1.1. Description

One of the principles of the Garden City Movement and the subsequent Garden suburbs was the separation of land uses industry, housing, commerce, open space, were all contained in different areas. Haberfield was different from the residential areas which preceded it - it had no corner stores, .and no pubs, and shops were grouped together in two small centres:

Shops adjoin each other in terrace-style groupings. The buildings sit square to the footpath and come right up to their frontage.

Commercial buildings in Haberfield feature exotic and varied window details. These enrich the building's character and its contribution to the street.

1.2. Significance

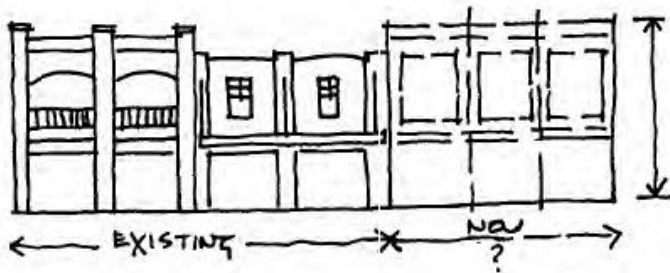
Haberfield's commercial centres demonstrate Stanton's ideal of separating land uses so that the amenity of residential areas was ensured. The commercial buildings are remarkable for their diversity .. of design within a harmonious two-storey streetscape. The consistent streetscape comes from the original above-awning facades which feature recessed balconies, arched verandah openings, bay windows and roof-screening parapets above.

At ground level the few remaining shopfronts provide evidence of stained glass and leadlight windows, heavy copper or brass mouldings, glazed tiles below the display window, central entry-ways and porches embellished with tessellated tiles.

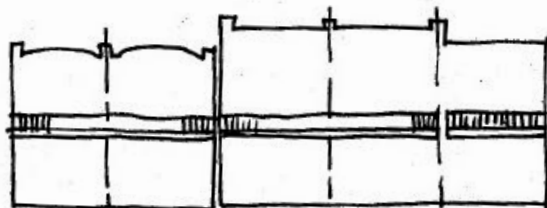
The Haberfield Main Street Heritage Study is a valuable reference indicating the style and significance of original commercial facades/

1.3. Controls

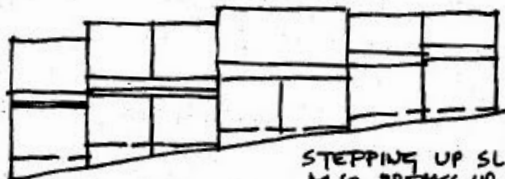
- 1.3.1. The existing siting pattern within the commercial area is to be maintained. The notion of a forecourt or entrance area to a commercial building is not appropriate as this interrupts the continuity and strength of the streetscape siting pattern.
- 1.3.2. Removal of or alteration to original facades is not permitted.
- 1.3.3. Retention, repair and restoration of original above-awning facades is encouraged.
- 1.3.4. Below awning level, new work is to be in sympathy with, and not detract from, the style and character of the building and streetscape. Designs, including materials, colours, signage, etc., should reflect the original facades of the commercial buildings of Haberfield.
- 1.3.5. Reinstatement of the original street-level facades is encouraged, including the reinstatement of posted verandahs.
- 1.3.6. The design of any new commercial building may include verandah or awning facades to improve or consolidate streetscape and footpath shelter.



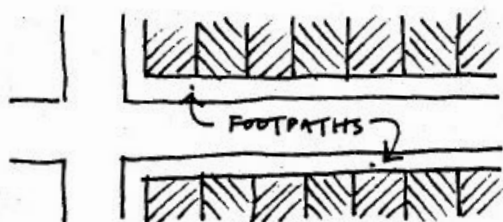
ANY NEW SHOPS SHOULD CAREFULLY REFLECT THE CHARACTER AND SCALE OF EXISTING, RELATING TO PARAPET & AWNING LINES, TENANCY WIDTHS ETC.



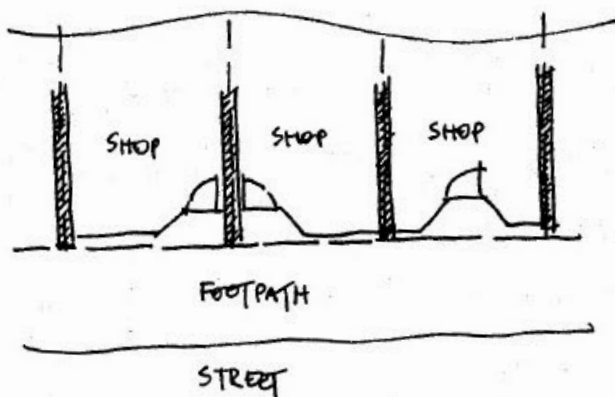
HABERFIELD'S SHOPS ARE MOSTLY NARROW UNITS IN RELATED GROUPS BUT OF INDIVIDUAL CHARACTER. NARROW WIDTH BREAKS UP THE FRONTAGES, BUT FEW OF THE SITES ARE REALLY SO FLAT, LIKE THIS.



STEPPING UP SLOPES ALSO BREAKS UP SCALE



IN THE COMMERCIAL BLOCKS SHOPS TIE UP TO THEIR FRONTAGE LINES.



MOST OF HABERFIELD'S SHOPS SIT RIGHT UP TO THEIR FRONTAGE WITH SMALL ENTRY AREAS AND SINGLE DOORS.

NEW SHOPS SHOULD CONSIDER SOMETHING SIMILAR.

PART V MISCELLANEOUS

1. MODERN TECHNOLOGICAL DEVELOPMENTS

1.1. Significance

Stanton's original concept for Haberfield included up to date services such as sewerage and water on tap. The services were integrated with the development and were most unobtrusive.

Solar hot water systems, telecommunication structures and other development of modern technology are a recent invention. Further there is growing community awareness of the need to conserve water, and rain water storage tanks are becoming more environmentally popular. In introducing new technologies, it is important that such structures should not be visible from a public place nor intrude on the vistas gained from neighbouring properties. The style, siting and visual treatment of such water tanks should be discreet and not intrusive.

1.2. Controls

1.2.1. Solar collector panels should be installed on the roof cladding and at the same pitch. They are to be of modest size and not visible from the street.

1.2.2. Hot water tanks should not be located externally on the roof but be within the roof space or within the building envelope.

1.2.3. Rainwater tanks are to be located at the rear of the dwelling and/or suitably screened. They should not be obvious from the street. They are to be painted a dark colour.

1.2.4. Other modern technologies should have similar regard to their siting, such as satellite dishes and microwave receivers. They should not be visible from a public place nor loom large in the vistas gained from neighbouring properties. Please refer to LAP for Pay TV Delivery systems.

2. DUAL OCCUPANCY

2.1. Significance

The conservation value of Haberfield is not based on individual buildings, but on its combined integrity as a total suburb. The overall streetscape and sense of space generated by single dwellings on generous allotments are essential elements in its heritage significance.

While there are a number of dual occupancy examples (usually pre-1985 on corner blocks) many serve only to demonstrate how easily unsympathetic infill can undermine the "Garden Suburb" concept.

While each and every development in Haberfield has a vital part to play in helping protect the ongoing heritage values, this applies particularly when considering dual occupancy.

In his successive estates, Stanton placed his individually-designed cottages upon generous allotments - though the size varied considerably. Occasionally pairs of semi detached houses were built - most of them carefully designed to masquerade as single detached residences like their neighbours - but it was the separate detached cottage, set in its own garden, which, when multiplied with Stanton's careful hand, formed the basis of Haberfield's form and identity, and its subsequent commercial success.

It is not therefore, just the many fine Federation houses of Haberfield that demand protection - it is the total concept which Stanton developed and successfully marketed.

Detached Dual Occupancy is considered inappropriate within the Conservation Area. Council will consider attached Dual Occupancy where the design is such that it fits in with the streetscape, bulk, shape and design of the existing buildings.

2.2. Controls

2.2.1. Dual occupancy development within the Haberfield Conservation Area must conform in all respects to requirements of the Development Control Plan for the Haberfield Conservation Area.

2.2.2. Detached dual occupancy is considered inappropriate within the Conservation Area and is not encouraged.