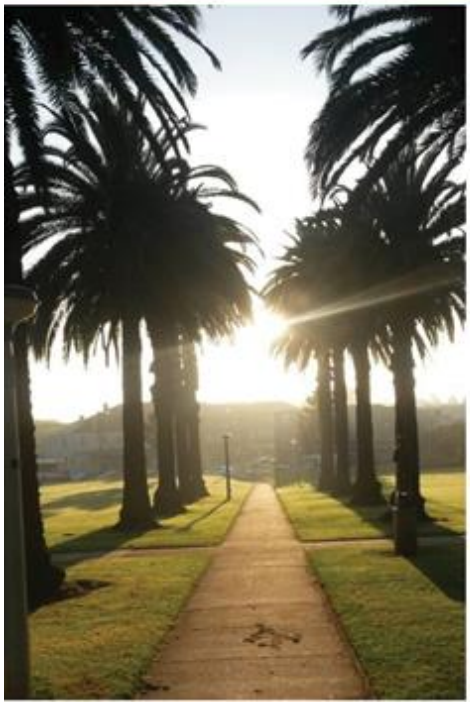
Comprehensive Inner West DCP 2016

for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

INNER WEST COUNCIL



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Section 1

Preliminary

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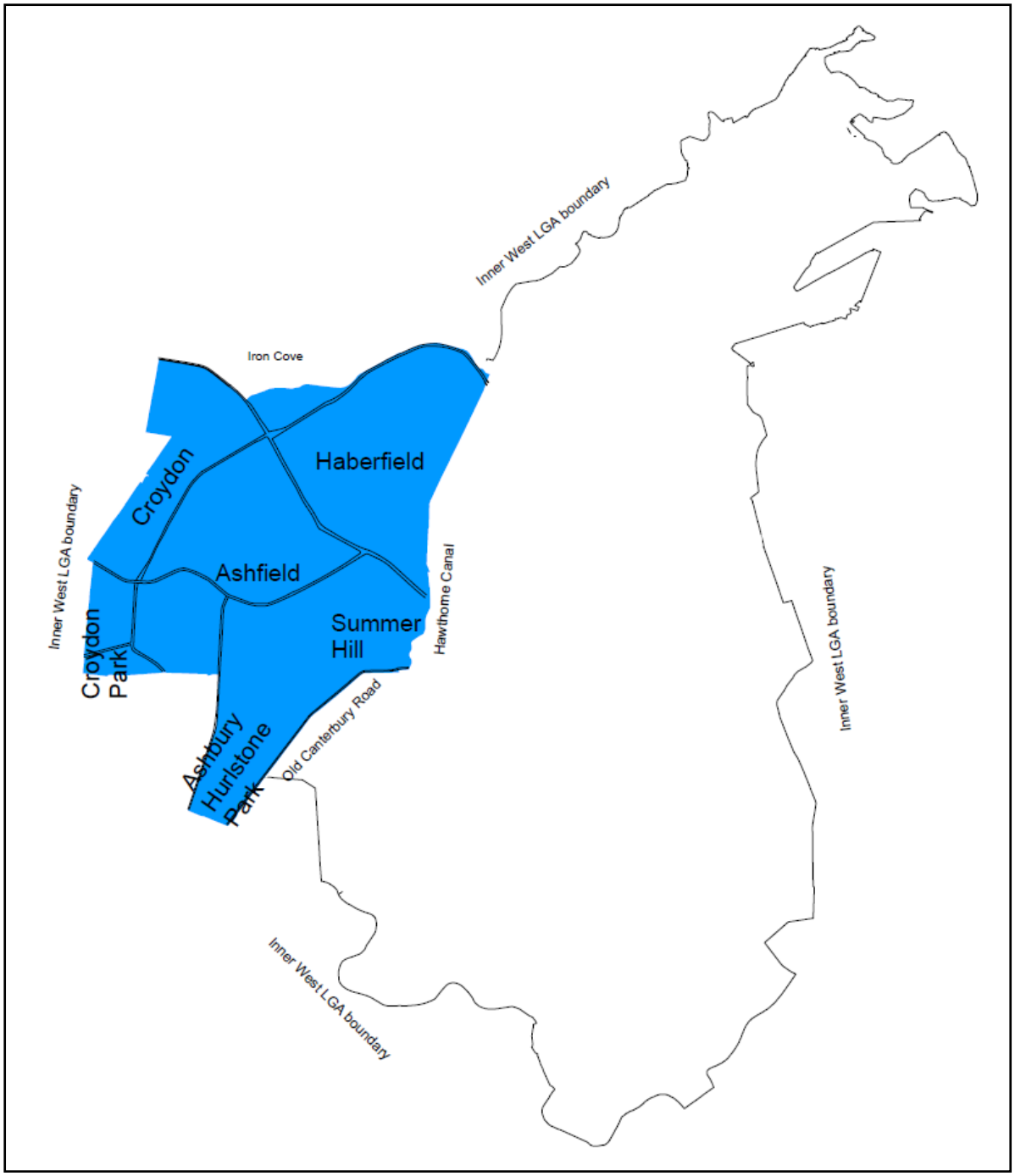
Chapter A

Preliminary

Land to which this policy applies

This DCP applies to the Inner West Local Government Area for the extent of land shown on **Map 1**. This includes the following suburbs: Ashbury Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

Map 1 – Extent of Land where this DCP applies



Purpose of this Development Control Plan

The purpose of this Development Control Plan (DCP) is to supplement the Inner West LEP 2020 and to provide more detailed provisions to guide development that requires Council approval.

This DCP has been made in accordance with Section 3.43 of the Environmental Planning & Assessment Act 1979 (the Act) and must also be read in conjunction with the provisions of the LEP. Compliance with the provisions of this DCP does not mean that a Development Application (DA) will be routinely approved. Each DA will be assessed having regard to the LEP, this DCP, other matters listed in Section 4.15of the Act, and any other relevant policies adopted by Council.

Name and commencement

The DCP is called Inner West Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill. It was adopted by Council on 6 December 2016 and came into effect on

10 January 2017.

Legal information

Inner West LEP 2020

Inner West LEP 2020 has objectives for land use zones and key (statutory) development standards that need to be complied with in addition to the guidelines in this DCP. The LEP (Part 3) and Exempt and Complying Codes SEPP both list types of development which are "Exempt or Complying". This DCP does not apply to these categories of development.

The Environmental Planning and Assessment Act ("the Act") And Regulations

This DCP has been prepared in accordance with Division 3.6 of the Act and Part 3 of the Environmental Planning and Assessment Regulation 2000.

Following commencement of this DCP, Interim Development Assessment Policy 2013 and Ashfield DCP 2007 which previously applied within the Inner West Local Government Area (LGA) cease to have any effect.

Under section 4.15 of the Act, Council is required to consider a number heads of consideration as well as the provisions of this DCP when assessing a development application.

Building Sustainability Index (BASIX)

A BASIX Certificate is required to form part of a development application or a construction certificate for a residential development in NSW. A BASIX Certificate demonstrates compliance with the NSW Government's reduction targets for potable water consumption and greenhouse gas emissions in new residential buildings.

SEPP 65 - Design Quality of Residential Apartment Development

State Environmental Planning Policy No. 65 (SEPP 65) - Design Quality of Residential Apartment Development and the related Apartment Design Guide (ADG) are applicable to certain types of residential flat development.

Government agency requirements

The DCP contains data provided by various government agencies. This information can change from time to time without prior notice being given to Council. Applicants need to check the accuracy of information with agencies if relevant to a proposal. Appendices and Notes in this plan are provided for information only.

Aims of the DCP

The DCP supports the Inner West LEP 2020 by providing guidelines that will encourage good urban design which will complement zone objectives and key development standards contained in the Inner West LEP 2020. DCP guidelines assists applicants, informs the community and speeds up the development assessment process by establishing greater "upfront" certainty about desired development outcomes. However, merely complying with the numerical standards of this DCP does not mean that the urban design objectives and performance criteria of the DCP will always be met. Every site is unique and different design options may need to be considered.

Purpose

- To encourage high quality, sustainable urban design outcomes that achieve a desired future character for particular precincts and have a sympathetic built form relationship with the existing built environment and public domain.
- To promote urban design outcomes that will maintain and enhance the unique, distinctive spatial character of neighbourhoods on land where this DCP applies.
- To protect amenity of residential area, including access to sunlight and maintenance of privacy.
- To protect the heritage significance of heritage items and heritage conservation areas.
- To ensure development considers the needs of people with a disability and older people.

- To facilitate business and/or mixed use development in appropriately zoned locations with good public transport links to support integration of transport and land use.
- To ensure development considers the principles of ecologically sustainable development including low energy embodied construction materials, renewable energy, waste minimisation, water sensitive design, bicycle use and stormwater efficiency.
- To improve the appearance and functionality of the public domain, including public safety and pedestrian comfort (eg trees for shading).

Relationship of the DCP to other plans and policies

- This plan must be read together with Inner West LEP 2020. The LEP prevails if there is any inconsistency.
- This DCP should also be read in conjunction with the following:
- *Environmental Planning and Assessment Act, 1979;*
- *Environmental Planning and Assessment Regulation 2000;*
- *Relevant State Environmental Planning Policies (SEPP's)***
- *Local Government Act 1993;*
- *Building Code of Australia (BCA);*
- *Relevant Australian Standards as identified in this DCP;*
- *Land and Environment Court Planning Principles; and*
- *Any other policy or document identified for consideration in this DCP.*

***Note:** Please click here for a list of current SEPP's*

Savings provision

This DCP does not apply to an application under Environmental Planning and Assessment Act 1979 (EP&A Act) lodged with Council but not finally determined before the commencement of this DCP. Any application formally lodged before the commencement of this DCP will be assessed in accordance with any relevant previous Interim Development Assessment Policies or other applicable Council policies applicable at the time the application was lodged.

Interpretation

Where this DCP uses terms that are defined in Inner West LEP 2020, the definitions in the LEP are to be used. Other terms used throughout this DCP are defined in the *Dictionary*. A reference in this DCP to any Australian Standard or legislation includes a reference to any amendment or replacement as made.

DCP contents – "Plain English" overview

The DCP is setout as follows:

Section 1

Preliminary. Contains standard technical sections required in a Development Control Plan, and identified the land to which the DCP applies.

Section 2

Chapter A – Miscellaneous.

This Chapter has "generic controls" for consideration which might be common to all or various development types, depending on the nature of a development application such as the type of building being considered for development approval. It applies where controls/guidelines are not found in other parts of this DCP. This includes considerations for access for people with disabilities, public domain, parking and signage.

Chapter B – Public Domain.

This Chapter has controls for development where it has an impact on the public domain and for places that are under the control of Council.

Chapter C – Sustainability.

This Chapter has considerations for specific matters which relate to Sustainability issues, ranging from building design to a Tree Preservation Policy.

Chapter D - Precinct Guidelines

This Chapter has precinct specific controls that will achieve a desired future spatial character and environment for nominated precincts on land where this DCP applies. Development is to be consistent with the relevant precinct controls. Precinct provisions will override provisions in other sections of the DCP that are the same. Where a development standard is not specified in the "Precincts" section, development must be consistent with all other relevant provisions of the DCP.

Chapter E1 and E2 Heritage Conservation Guidelines

This Chapter has controls for development affecting heritage listed areas and heritage items. Part E2 applies specifically to the Haberfield Conservation area.

Chapter F - Development Category Guidelines

This Chapter includes provisions for certain categories of developments including apartments, boarding houses; business development; child care centres , dwelling houses, industrial development, sex services premises, signage, telecommunication facilities and other related development types. Development proposals must respond to the provisions that best describe the type of development proposed.

Chapter G - Definitions

Contains Definitions

Chapter H - Amendments

Accomodates inventory for future DCP amendments records.

Order of Priority for Applying Guidelines

If there is any inconsistency between controls within the DCP, to the extent of the

inconsistency, controls will normally be applied in the following order of priority where applicable:

i. General controls
ii. Precinct Specific controls
iii. Heritage Conservation controls
iv. Development Category Controls

Assessment of a proposal will also involve consideration of all relevant DCP objectives and controls applied collectively to the specific circumstance to achieve an appropriate development outcome.

Varying the Requirements of the DCP

Substantive variations to development controls will only be considered where written justification for each variation request is well argued and demonstrates why the development control is unreasonable or unnecessary in the circumstances and explaining how the objectives of the development control plan are still met. Any request for a variation must:

- state why the specific provisions of the plan should be varied;
- identify the development control to be varied and any related general or specific objectives;
- demonstrate why compliance with the provisions of the DCP is unreasonable or unnecessary in the particular circumstances of the case;
- demonstrate that the proposed development is consistent with the objectives of the DCP, SEPP65 /Apartment Design Guide (if applicable) and the objectives and requirements of Inner West LEP 2020;
- must result in a better development outcome and meet all objectives of this DCP; and
- clearly demonstrate the variation sought will not adversely impact on local amenity.

A pre-lodgement discussion with Council development assessment staff to discuss a proposed variation is highly recommended

Development Contributions

Section 7.11 or 7.12 (formerly Section 94 and Section 94A) Development Contributions Plans

For the Inner West LGA and suburbs of Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill Section 94 Development Contributions Plan came into force on 16 November 2010 and Amendment no. 1 became effective in June 2015. Our Section 94A Plan (Amendment No.2) Plan became effective 13 May 2014.These Contributions Plans apply to development approved after those dates. Development contributions are payable for development that increases worker and/or residential population and/or additional floor space.

Section 94A Development contributions are primarily related to development which is "complying" under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 .

Monitoring and Review

Council will keep this DCP and **Inner West LEP 2020** under periodic review. DCP and LEP reviews will consider:

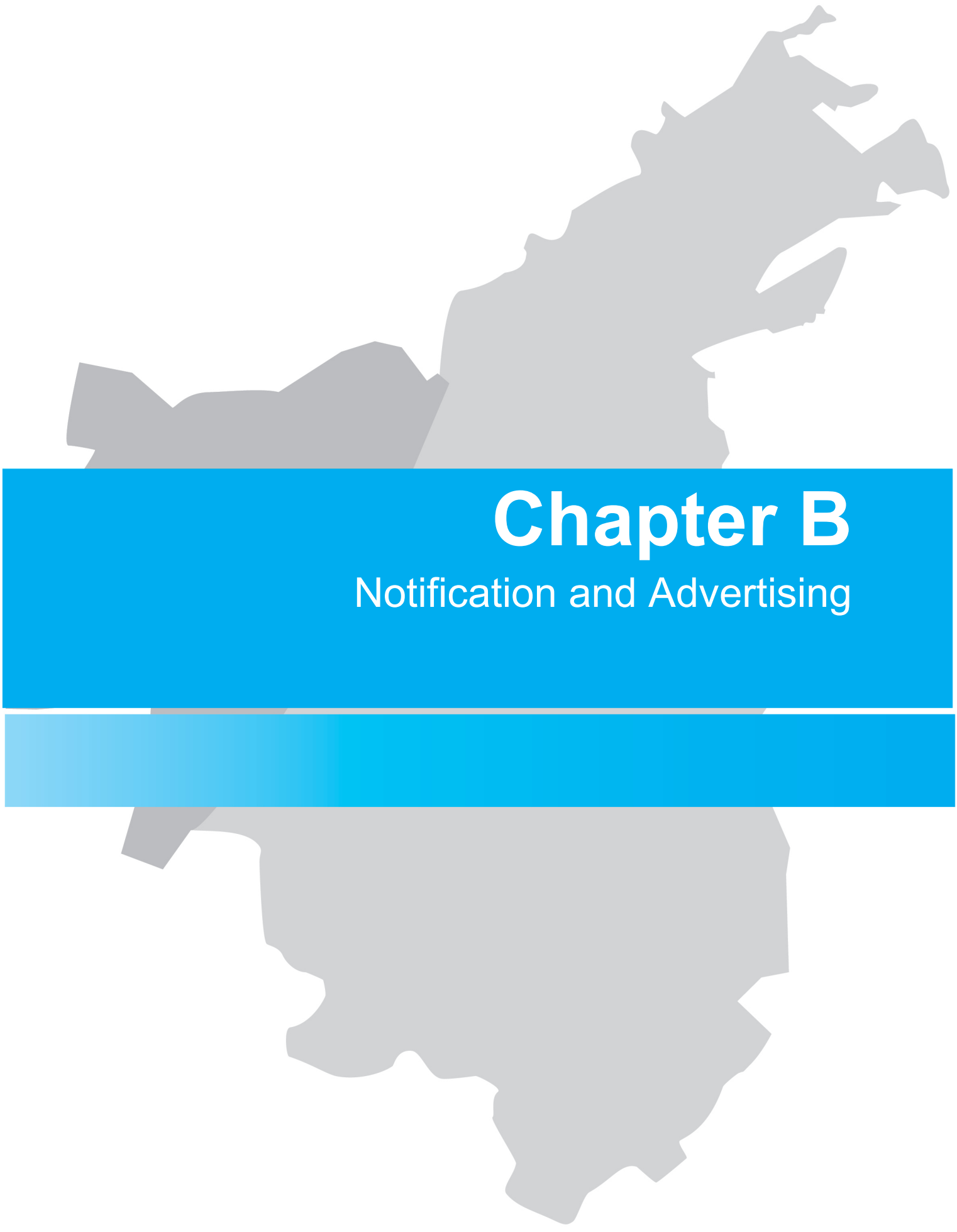
- the continued relevance and responsiveness of the Plan's provisions; and the achievement of the objectives of the Plan;
- need for changes to the provisions to better achieve the objectives of the Plan and changes in circumstances; and,
- in the case of Inner West LEP 2020 - availability of adequate development capacity under the Plan's provisions.

Appendix 1 – Development Application Requirements

DEVELOPMENT APPLICATION GUIDELINES

Council has outlined a step-by-step development assessment process on the Council website. Reference should also be made to "Development application lodgement Checklist" and "Development Application Documentation Requirements" forms.

This is amended from time to time to take account of legislative amendments and best practice.



Chapter B

Notification and Advertising

For information regarding notification of applications please refer to Council's Community Engagement Framework

https://www.innerwest.nsw.gov.au/ArticleDocuments/946/Community%20Engagement%20Framework.pdf.aspx

Section 2

General Guidelines

Chapter A

Miscellaneous

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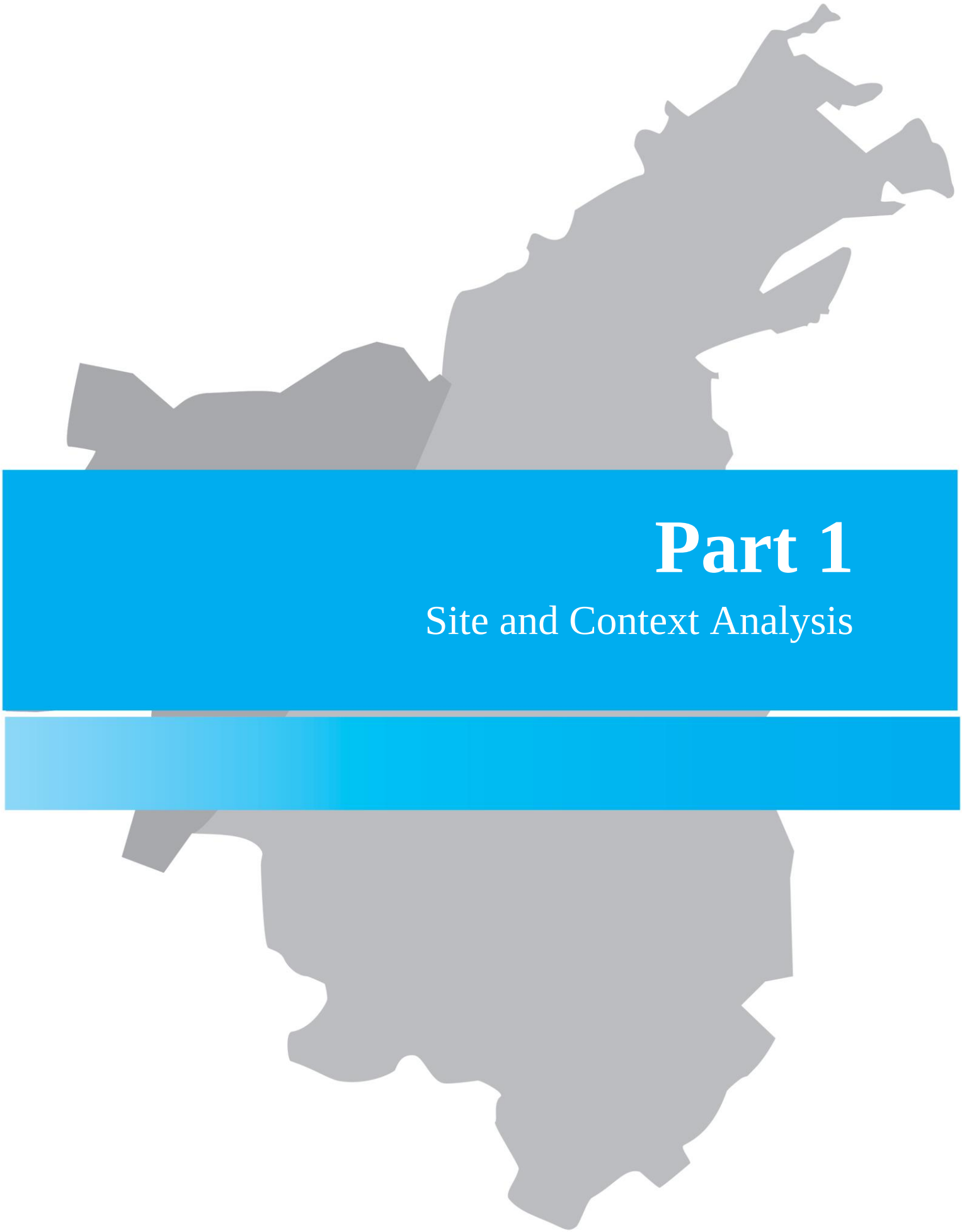

Part 1

Site and Context Analysis

Application

This Guideline applies to the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

The level of detail required for each Site and Context Analysis will vary according to the complexity and potential impact of development. For example, a small alteration to an existing dwelling that is unlikely to have any significant adverse amenity impact on adjoining properties will likely only need to submit material that addresses the site and adjoining properties, However, development of a new residential flat building is likely to need to submit material that addresses the site, adjoining properties, the neighbourhood and other special matters. Early discussion with council officers is recommended to determine the suitable level of detail for each development.

Site and Context Analysis are to be clear and legible and is more than simply a documentation exercise – it must clearly show how key neighbourhood features have shaped the design response.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To identify and document site opportunities and constraints.
- To identify and document the dominant features of the neighbourhood, including within the private and public domain.
- To understand the relationship between the dominant features of the neighbourhood that creates neighbourhood character.
- To ensure the site design responds to site opportunities and constraints and respects existing desirable neighbourhood character or is consistent with the desired future character of neighbourhoods undergoing substantial change.
- To ensure the site design respond respects adjoining and nearby heritage.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
General			
PC1.	Development is well designed, deriving from and respecting site and desirable neighbourhood characteristics, and reinforcing the character of the LGA.	**DS1.1**	Development is supported by a Site and Context Analysis that has a level of detail appropriate to its scale and likely impact. Matters for identification, documentation and consideration include: In relation to all situations: • recognised, common scale (e.g. 1:100) • scale and north point (magnetic north and true north) • use of common or easily recognisable map symbols • clear legend • computer generated is preferred In relation to the site: • site area and dimensions, including width, length and street frontage/s • topography, including spot levels and contours • services, including easements and connections for drainage and utility services • existing vegetation, including species, condition, height and canopy spread • climate, including orientation, solar and daylight access, prevailing and desirable breezes • buildings and structures • heritage and archaeological features • pedestrian and vehicle access • fences • natural features such as rock outcrops, cliff faces and watercourses • stormwater drainage pattern • views and outlooks to and from the site • impacts by neighbouring properties, such as overshadowing • contaminated soils or filled areas In relation to adjoining land (land that shares at least one common point on a boundary with the site): • neighbouring buildings, including their use and height • adjoining private open spaces • location of any facing doors and/or windows • location of living rooms • setbacks from all boundaries • differences in levels between the site and adjacent boundaries

Performance Criteria	Design Solution
	• views and solar access enjoyed by neighbouring properties • major trees on adjacent properties which overhang the subject property In relation to the neighbourhood: • the pattern of development, including: – street block length – street alignment, type and proportions – extent of private open space – landscaping and vegetation – patterns of use and occupation – diversity of housing • the built form, scale and character of development, including – building mass and height – setbacks – site coverage – car parking – fences (style and height) • architectural style, including: – diversity or consistency of architectural character – porches and verandahs – roof form • dominant features, characteristics or influences: – topography – waterways – street trees – landscaping and vegetation – heritage Where a significant increase in residential density or scale is proposed: • location relative to local facilities, including: – local shops – schools – community facilities – public open space – major roads – public transport routes and stations/stops
	DS1.2 A brief written statement describing and explaining how the design response derives from and responds to the key features of the site and neighbourhood

Part 2

Good Design

Application

This Guideline applies to the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To be used as a reference when called up by other parts of this DCP, such as Boarding Houses and Residential Care Facilities.
- To ensure development is well designed and appropriately considers context, scale, built form, density and resource, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Context			
PC1.	Development: • responds and contributes to its context • contributes to the quality and identity of the area • in areas of relatively stability, reinforces desirable element of established street and neighbourhood character • in areas undergoing substantial change, contributes to the creation of the identified desired future character	**DS1.1**	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Scale and Built Form			
PC2.	Development has a scale: • that suits the scale of the street and the surrounding buildings • in areas undergoing substantial change, contributes to the creation of the identified desired future character	**DS2.1**	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
PC2.1	Development has a built form that: • is appropriate for the site and the building's purpose in terms of building alignments, proportions, building type and building elements • defines the public domain • contributes to the character of streetscapes and parks, including their views and vistas • provides internal amenity and outlook		
Density			
PC3.	Development has a density that is: • appropriate for a site and its context in terms of floor space yields (or number of units) • sustainable and consistent with the existing density in an area, or in areas undergoing substantial change, are consistent with the stated desired future density	**DS3.1**	Compliance is required with the **Inner West LEP 2020**.
Resource, energy and water efficiency			
PC4.	Development: • makes efficient use of natural resources, energy and water throughout its full life cycle • uses appropriate and sustainable materials • has a sustainable layout and built form, including in accordance with passive solar design principles	**DS4.1**	The proposal complies with BASIX and/or the design is capable of compliance with the Building Code of Australia Energy Provisions

Performance Criteria	Design Solution
• includes soil zones for vegetation and reuse of water	
Landscape	
PC5. Development incorporates landscaping that: • integrates with buildings • builds on the existing site's natural and cultural features in responsible and creative ways • enhances micro-climate, tree canopy and habitat values, • presents a positive image to the streetscape • contributes to neighbourhood character • promotes appropriate levels of privacy and respect for neighbours' amenity	**DS5.1** No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Amenity	
PC6. Development: • provides amenity through high quality physical, spatial and environmental design • has access to: – sunlight – natural ventilation – visual privacy – acoustic privacy – storage – indoor and outdoor space – outlook and views • has ease of access for all age groups and degrees of mobility • has efficient layouts and has appropriate room dimensions and shapes	**DS6.1** No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Safety and security	
PC7. Development: • optimises safety and security, both internal to the development and for the public domain • maximises overlooking of public and communal spaces while maintaining internal privacy • avoids dark and non-visible areas • maximising activity on streets • provides clear, safe access points • provides quality public spaces that cater for desired recreational uses • provides lighting appropriate to the location and desired activities • provides clear definition between public and private	**DS7.1** No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits

Performance Criteria		Design Solution	
	space		
Aesthetics			
PC8.	Development: • has an appropriate composition and architectural standard, including its building elements, textures, materials and colours • relates to the environment and context, particularly responding to desirable elements of the existing streetscape or, in areas undergoing substantial change, contributes to the desired future character of the area	**DS8.1**	Development complies with the relevant parts of this DCP in relation to streetscape outcomes

Part 3

Flood Hazard

Application

This Guideline applies to land identified as being flood prone land on the Flood Control Lot Map for both the Dobroyd & Hawthorne Canal Catchment areas (see **Schedule 2**).

Flood prone land consists of land which:

- is in the flood planning area (mainstream flooding for both the Dobroyd & Hawthorne Canal Catchments areas); and/or
- is in the flood planning level (for local overland flooding).

The areas identified on the Flood Control Lot Map were based on information available to Council when the map was prepared. As new information becomes available, additional land may be identified as potential flood prone land.

A flood is an overflow or accumulation of an expanse of water that submerges land. In the sense of flowing water, the word may also be applied to the inflow of the tide. Floods are a natural and inevitable event that communities must learn to live with while minimising risks to public health and safety, property and infrastructure.

This policy recognises that there are some flooding risks that require development controls and guidelines in order to reduce or eliminate their impacts.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

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The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To minimise risk to human life and damage to property.
- to maintain the existing flood regime and flow conveyance capacity.
- To enable the safe occupation of, and evacuation from, land to which flood management controls apply.
- To avoid significant adverse impacts upon flood behaviour.
- To avoid significant adverse effects on the environment that would cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of the river bank/watercourse.
- To limit uses to those compatible with flow conveyance function and flood hazard.

Development Standards for Flood Affected Land

Performance Criteria	Design Solution
General	
	DS1.1 A Flood Risk Management Report must be submitted for applications that are on land identified on the Flood Control Lot Map **(See Schedule 2)** The report must be informed by flood information relevant to the subject property and surrounds, including the 1% AEP flood level, Flood Planning Level, Probable Maximum Flood (PMF) level and the Flood Hazard Category, as obtained from Council. The report is not required where the assessed value of the works is under $50,000 except where, in the opinion of Council, those works are likely to substantially increase the risk of flood to the subject or adjoining or nearby sites. The report may be limited to a short report (Flood Risk Management Statement) for single residential dwellings, alterations and additions or change of use developments where the property is confirmed by Council as being subject only to low hazard flooding. The Flood Risk Management Statement must reference the source of flood information; specify the relevant flood information applicable to the site, then describe the proposed development and how it meets the relevant development controls. If Council is concerned with the apparent loss of flood storage and/or flood or overland flow paths, and/or increase in flow velocities, and/or risk of life, on any type of development, the applicant may be requested to undertake further analysis in support of the proposal and detail it in a new/revised Flood Risk Management Report.
	DS1.2 The Flood Risk Management Report must address: • Description of the existing stormwater drainage system, including catchment definition. • Extent of the 1% AEP flood event in the vicinity of the development. • The Flood Hazard Category affecting the subject site and surrounds. Where the site is subject to the high hazard flooding category, the Probable Maximum Flood (PMF) extent must be shown. • Long and cross sections showing the Flood Planning Level(s) in relationship to the floor levels of all existing and proposed components of the development. • Recommendations on all precautions to minimise risk to personal safety of occupants and the risk of property damage for the total development to address the flood impacts on the site during a 1% AEP flood and PMF event. These precautions must include but not be limited to the following:

Performance Criteria	Design Solution	
		○ Types of materials to be used to ensure the structural integrity of the development for immersion and impact of velocity and debris for the 1% AEP flood event and PMF (for high hazard); ○ Waterproofing methods, including electrical equipment, wiring, fuel lines or any other service pipes or connections; ○ A flood evacuation strategy (Flood Emergency Response Plan); and ○ On site response plan to minimise flood damage, and provide adequate storage areas for hazardous materials and valuable goods above the flood level; • Details of any flood mitigation works that are proposed to protect the development. • Supporting calculations. • The architectural/engineering plans on which the assessment is based. • The date of inspection. • The professional qualifications and experience of the author(s).
	DS1.3	All applications for development must be accompanied by a survey plan including relevant levels to AHD (Australian Height Datum) ***Note:*** *These surveys must use a survey datum with a minimum vertical class "D" and a vertical order of five (5) as identified on the Survey Control Information Management System on the Land and Property Information website. Consideration must be given to whether structures or filling are likely to affect flood behaviour and whether consultation with other authorities is necessary.*
	DS1.4	Compliance with flood management controls must be balanced by the need to comply with other controls in this Policy.
Controls for new residential development		
	DS2.1	Floor levels of habitable rooms must be a minimum of 0.5m above the 1% AEP flood level at that location. For areas of minor overland flow (a flood depth of 300mm or less or overland flow of 2cum/sec or less) a lower freeboard of 300mm may be considered on its merits.
	DS2.2	Any portion of a building classified as being flood prone must be constructed from flood compatible materials (See **Schedule 1**).
	DS2.3	Flood free access must be provided where practicable.

Performance Criteria	Design Solution	
Controls to residential development – minor alterations		
	DS3.1	Additions with a habitable floor area of up to 30m2 may be approved with floor levels below the 1% AEP flood level at that location if the applicant can demonstrate that no practical alternatives exist for constructing the extension above the 1% AEP flood level.
	DS3.2	Additions greater than 30m2 will be considered against the requirements for new residential development (refer **DS2.1**, **DS2.2**, and **DS2.3**). ***Note:*** *Additions greater than 30m2 do not necessarily mean an increase to the existing building footprint by 30m2. It relates to the area which shall the demolished and rebuilt shall not exceed 30m2.*
	DS3.3	Any portion of a building subject to inundation must be constructed from flood compatible materials. All flood sensitive equipment must be located above the 1% AEP flood level at that location.
Controls for non-habitable additions or alterations		
	DS4.1	All flood sensitive equipment must be located above the 1% AEP flood level at that location.
	DS4.2	Any portion of buildings subject to inundation must be built from flood compatible materials.
Controls for new non-residential development		
	DS5.1	Floor levels (except for access-ways) must be at least 0.5m above the 1% AEP flood level, or the buildings must be flood-proofed to at least 0.5m above the 1% AEP flood level. For areas of minor overland flow (a flood depth of 300mm or less or overland flow of 2cum/sec or less) a lower freeboard of 300mm may be considered on its merits.
	DS5.2	Flood-free access must be provided where practicable.
Controls for non-residential development - additions		
	DS6.1	Where the proposed development is for an addition to an existing building on flood prone land, the development may be approved with floor levels below the 1% AEP flood level if the applicant can demonstrate that all practical measures will be taken to prevent or minimise the impact of flooding. In determining the required floor level, matters which will be considered include: • The nature of the proposed land use; • the frequency and depth of possible flooding; • the potential for life and property loss; • the suitability of the building for its proposed use; **And** • whether the filling of the site or raising of the floor levels would render the development of the site impractical or uneconomical.

Performance Criteria	Design Solution	
	DS6.2	Any portion of the proposed addition below the flood 1% AEP flood level must be built from flood compatible materials.
Controls for change of use of existing buildings		
	DS7.1	Development consent for change of use of an existing building with floor levels below the 1% AEP flood level will only be given where there is no foreseeable risk of pollution associated with the proposed use of the building in the event that the 1% AEP flood event occurs.
	DS7.2	In determining whether to grant development consent for change of use of an existing building with floor levels below the 1% AEP flood level, consideration will be given to whether the proposed development would result in increased flood risk for the property on which the building is located, or other land. In this regard, the following matters will be considered: • The nature of the proposed use and the manner in which it is proposed to be carried out within the building or on the land; **And** • The foreseeable risk of pollution associated with the proposed use of the building/land in the event that the 1% AEP flood event occurs.
Controls for subdivision		
	DS8.1	Development consent for the subdivision of flood prone land may depend on whether the land to which the proposed development relates is unsuitable for any development made likely by the subdivision, by reason of the land likely to be subject to flooding.
	DS8.2	Development consent for the subdivision of flood prone land may depend on whether the carrying out of the subdivision and any associated site works would: • adversely impede the flow of flood water on the land or land in its vicinity; • imperil the safety of persons on that land or land in its vicinity in the event of the land being inundated with flood water; **And** • aggravate the consequences of flood water flowing on that land or land in its immediate vicinity with regard to erosion or siltation.
Controls for filling of flood prone lands		
	DS9.1	Development consent will not be granted to filling of flood ways or high flood hazard areas. Consideration will only be given to granting development consent to the filling of other flood prone land where: • flood levels are not increased by more than 0.01m by the proposed filling;

Performance Criteria	Design Solution
	• downstream velocities are not increased by more than 10% by the proposed filling; • proposed filling does not redistribute flows by more than 15%; • the potential for cumulative effects of possible filling proposals in that area is minimal; • the development potential of surrounding properties is not adversely affected by the filling proposal; • the flood liability of buildings on surrounding properties is not increased; **And** • the filling creates no local drainage flow/runoff problems. ***Note:*** Where the proposal has the potential to increase flood levels, depths, velocities and/or the risk to life or property, through loss of flood storage and/or blockage/ redirection of overland flowpaths, the Flood Risk Management Report supporting the development application must include detailed flood analysis. Such analysis should address compliance with all relevant development controls and include survey cross-sections to provide representative topographic information. The proponent should approach Council to determine available Council flood studies for the area, with the analysis based on or calibrated against relevant studies. In some cases, flood model data can be obtained from Council, subject to application and payment of fees.
Controls for land uses on flood prone land identified on the Flood Control Lot Maps	
	DS10.1 A site emergency response flood plan must be prepared in case of a PMF flood.
	DS10.2 Adequate flood warning systems, signage and exits must be available to allow safe and orderly evacuation without increased reliance upon the State Emergency Service (SES) or other authorised emergency services personnel.
	DS10.3 Reliable access for pedestrians or vehicles must be provided from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF.
Controls for basement garages, car ports	
	DS11.1 The floor level of new enclosed garages must be at or above the 1% AEP flood level plus 200mm. In extenuating circumstances, consideration may be given to a floor level at a lower level, being the highest practical level but no lower than 180mm below the 1% AEP flood level, where it can be demonstrated that providing the floor level at the Flood Planning Level is not practical within the constraints of compliance with Australian Standard AS/NZS 2890.1 Parking facilities as amended.
	DS11.2 The floor levels of open car park areas and carports must

Performance Criteria	Design Solution	
		meet the same criteria as above for garages. In extreme circumstances, for single dwelling residential development, a floor level below the 1% AEP flood level minus 180mm may be accepted for a single car space, subject to bollards being provided along the 'free' perimeter (excluding the vehicle entry on one side only) at 1.2m intervals and the floor level being raised as high as practical within the constraints of compliance with Australian Standard AS/NZS 2890.1 Parking facilities as amended.
	DS11.3	On properties with a low flood hazard classification, basement (below natural ground level) car parking must have all access and potential water entry points above the Flood Planning Level, and a clearly signposted flood free pedestrian evacuation route provided from the basement area separate to the vehicular access ramps. For basement car parking in properties affected by High Hazard flooding further considerations will apply.
	DS11.4	Basement garages must include: • Suitable pumps must be provided within the garage to allow for the drainage of stormwater should the underground garage become inundated during flooding. • Adequate flood warning systems, signage and exits must be available to allow safe and orderly evacuation without increased reliance upon the SES or other authorised emergency services personnel.
	DS11.5	For parking areas servicing more than two parking spaces, reliable access for pedestrians must be provided from all parking areas, to a safe haven which is above the PMF.

Schedule 1 – Flood Compatible Material

Building component	
Flooring and sub-floor	• Concrete slab-on-ground monolith
	• suspended reinforced concrete slab
Floor covering	• clay tiles
	• concrete, precast or in situ
	• concrete tiles
	• epoxy, formed-in-place
	• mastic flooring, formed-in-place
	• rubber sheets or tiles with chemicals-set-adhesive
	• silicone floors formed-in-place
	• vinyl sheets or tiles with chemical-set adhesive
	• ceramic tiles, fixed with mortar or chemical-set adhesive
	• asphalt tiles, fixed with water resistant adhesive
Wall structure	• Solid brickwork, block work, reinforced, concrete or mass concrete
Roofing structure (for situations where the relevant flood level is above the ceiling)	• reinforced concrete construction • galvanised metal construction
Doors	• solid panel with water proof adhesives
	• flush door with marine ply filed with cell foam
	• painted metal construction
	• aluminium or galvanised steel frame
Wall and ceiling linings	• fibro-cement board
	• brick face or glazed
	• clay tile glazed in waterproof mortar
	• concrete
	• concrete block
	• steel with waterproof applications
	• stone, natural solid or veneer, waterproof grout
	• glass blocks
	• glass
	• plastic sheeting or wall with waterproof adhesive

Insulation windows	• foam (closed cell types)
	• aluminium frame with stainless steel rollers or similar corrosion and water resistant material
Nails, bolts, hinges and fittings	brass, nylon or stainless steel removable pin hinges hot dipped galvanised steel wire nails or similar

SCHEDULE 1 – FLOOD COMPATIBLE MATERIALS (cont.)

Electrical and mechanical equipment

For dwellings constructed on land to which this DCP applies, the electrical and mechanical materials, equipment and installation must conform to the following requirements:

Main power supply

Subject to the approval of the relevant authority the incoming main commercial power service equipment, including all metering equipment, must be located above the relevant flood level. Means must be available to easily disconnect the dwelling from the main power supply.

Wiring

All wiring, power outlets, switches, must be to the maximum extent possible, located above the maximum flood level. All electrical wiring installed below this level must be suitable for continuous underwater immersion and must contain no fibrous components. Earth leakage circuit-breaker (core balance relays) or a Residual Current Device must be installed. Only submersible type splices must be used below maximum flood level. All conduits located below the relevant designated flood level must be so installed that they will be self-draining if subjected to flooding.

Equipment

All equipment installed below or partially below the relevant flood level must be capable of disconnection by a single plug and socket assembly.

Reconnection

Should any electrical device and/or part of the wiring be flooded it must be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.

Heating and air conditioning systems

Where viable, heating and air conditioning systems should be installed in areas and spaces of the house above maximum flood level. When this is not feasible, every precaution must be taken to minimise the damage caused by submersion according to the following guidelines:

Fuel

Heating systems using gas or oil as fuel must have a manually operated valve located in the fuel supply line to enable fuel cut-off.

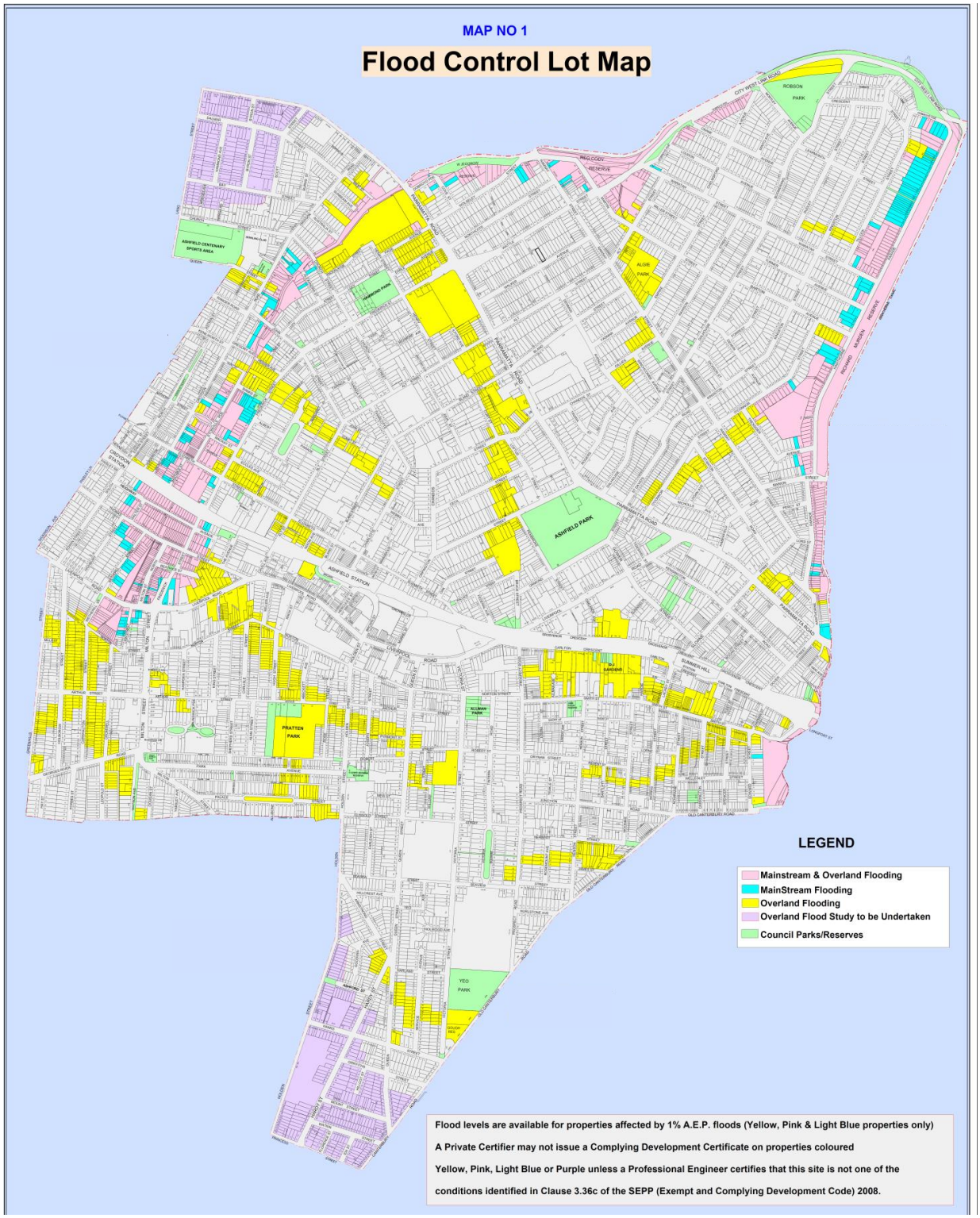
Installation

Heating equipment and fuel storage tanks must be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks must be vented to an elevation of 600 millimetres above the relevant flood level.

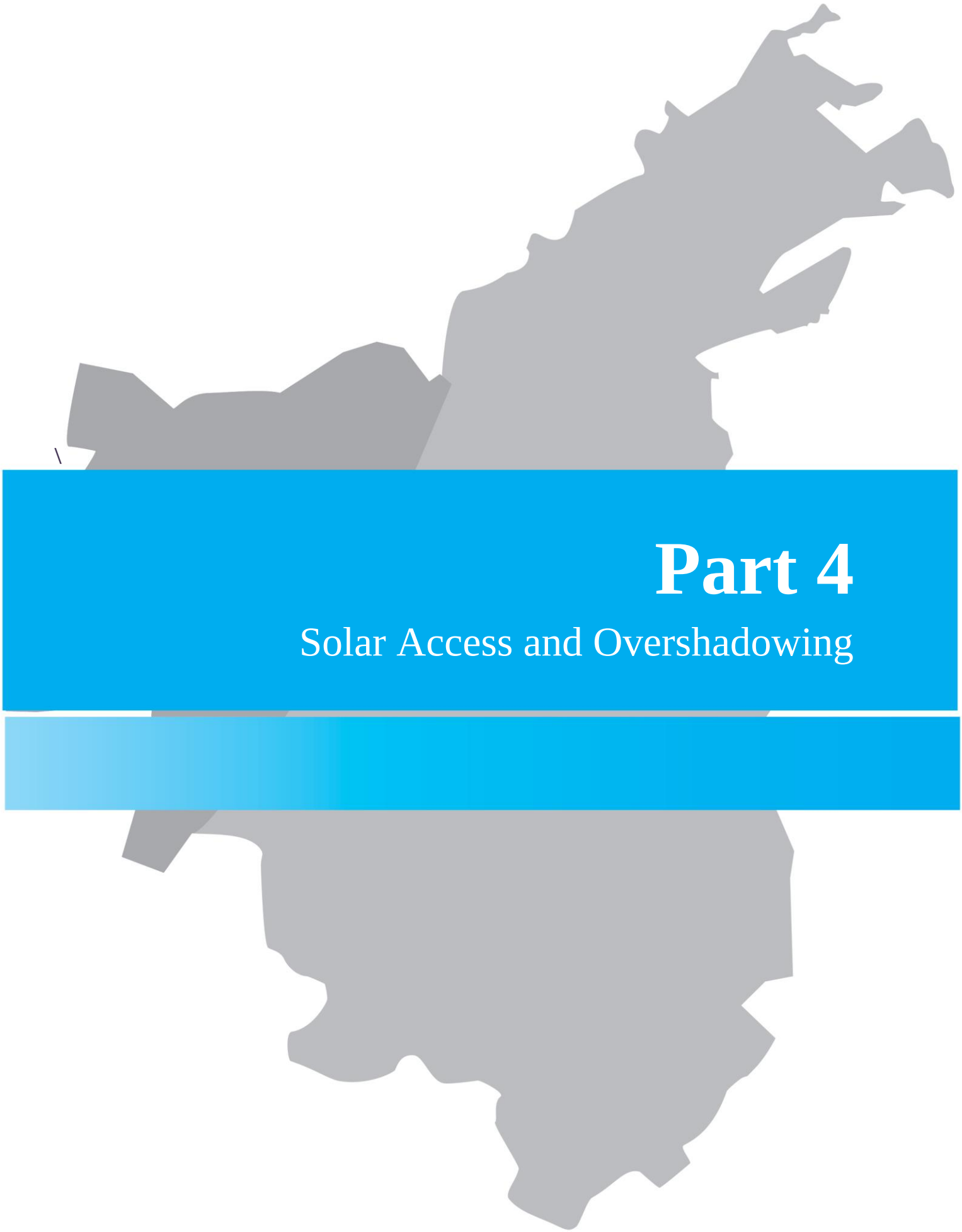
Ducting

All ductwork located below the relevant flood level must be provided with openings for drainage and cleaning. Self-draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the relevant flood level, a closure assemble operated from above relevant flood level must protect the ductwork.

Schedule 2 – Flood Control Lot Map



Go to Council website to view pdf and to enlarge map.



Part 4

Solar Access and Overshadowing

Application

This Guideline applies to all development within the Inner West Local Government Area for the extent of land show on **Map 1** in Chapter A of this DCP, except for residential flat buildings, shop top housing and mixed use development with a residential component.

Within this Guideline, the following terms having the following meaning:

- **Living room**: means a room whose principal purpose is for gathering and recreation, often in a shared or communal way, and includes a living room, dining room, rumpus room and the like
- **Principal private open space**: means that part of the private open space area that is most heavily used. This area usually adjoining and is directly accessible from a main living area. It is often providing with paving and can accommodate a table and seating. Common examples include a balcony, courtyard or terrace

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To achieve adequate levels of amenity for existing residents.
- To ensure appropriate levels of solar access to adjoining and nearby properties.

Performance Criteria and Design Solutions

Performance Criteria	Design Solution
Where for residential flat buildings	
PC1. Development optimises solar access to living rooms and principal private open space of neighbouring properties	**DS1.1** Whichever is the lesser, development: • maintain existing levels of solar access to adjoining properties **Or** • ensures living rooms and principal private open space of adjoining properties receive a minimum of 2 hours direct sunlight between 9am and 3pm on 21 June ***Note**: solar access is a key element of residential amenity. Development should be designed to minimise as much as reasonable overshadowing of adjoining properties. Compliance with this design solution will typically be regarded as a minimum outcome, and enabling greater solar access to adjoining properties is encouraged*
	DS1.2 Applications are to show: • plans of affected buildings and rooms, plans of affected open space, site plan, and the parts of the development causing the shadowing • elevations of affected rooms and degree of shadowing to relevant walls and windows
	DS1.3 Private Open Space referred to in Clause DS 1.1 is to be an area which is adjacent living areas.

Part 5

Landscaping

Application

This Guideline applies to all development within the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

Within this Guideline, the following terms having the following meanings:

- **Landscape**: the treatment of an area which combines plants and materials to enhance the visual and climatic aspects of a proposed development
- **Landscape Concept Plan**: drawing(s) showing the extent, function and character of areas to be landscaped, any proposed earthworks and an indicative planting palette
- **Detailed Landscape Plan:** drawing(s) showing detailed landscape treatment including excavation, location of site services and proposed levels, drainage, construction detail and detailed planting schedule.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution.

Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To maintain and enhance the landscape character of the land where this DCP applies.
- To reinforce the visual landscape character of streets with distinct planting patterns.
- To create attractive, functional and safe environments, in particular within the public domain.
- To provide robust, low maintenance landscaping.
- To enhance the environmental performance of the LGA by increasing on-site stormwater infiltration, increasing tree cover and providing additional habitat for urban wildlife.
- To reduce the visual dominance of the built form in suburban, garden settings.
- To retain, protect and integrate significant vegetation within development.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Character			
PC1.1	To maintain and enhance the landscape character of the land where this DCP applies.	**DS1.1**	Where a street or a neighbourhood has a character that is derived from or strongly influenced by existing vegetation, in particular street trees, similar species are planted on site, except where the existing species are undesirable species listed in the **relevant Tree Policy** and **Ashfield Town Centre Public Domain Plan**
PC1.2	To reinforce the visual landscape character of streets that have a distinct planting pattern, in particular those that are heritage listed	**DS1.2**	Landscaping is located, arranged and is selected from species that are compatible with the dominant visual character of the street
Function and appearance			
PC2.	To create attractive, functional and safe environments, in particular within the public domain	**DS2.1**	Landscaping provides visual interest through form, texture and variations in seasonal colour
		DS2.2	Landscaping areas are open to the sky
		DS2.3	Landscaping forward of the front building line does not obstruct views from windows of main living areas to the adjoining public footpath
		DS2.4	Landscaping increases residential amenity, in particular through providing shade in summer and allowing sunlight in winter and screening views to undesirable or noisy features such as rail lines
Maintenance			
PC3.	To provide robust, low maintenance landscaping	**DS3.1**	Unless they are a key part of the visual landscape character of the street, landscaping does not include species that cause a safety hazard or inconvenience such as through invasive or disruptive, root systems, excessive dropping of flowers or excessive risk of falling branches
		DS3.2	Vegetation is to tolerate an urban setting, including pollution and low water conditions
Environmental performance			
PC4.	To enhance the environmental performance of the LGA by increasing on-site stormwater infiltration, increasing tree cover and providing additional habitat for urban wildlife	**DS4.1**	Landscaping areas maximise the amount of impermeable surfaces that enable stormwater to be absorbed into the ground on site, including grassed areas and planting beds
		DS4.2	Landscaping includes a minimum of 1 tree that is able to have a spreading canopy within 10 years of planting
		DS4.3	Where surface carparking that comprises 10 or more carparking spaces is provided, trees are planted at a minimum of 1 per 6 spaces and are capable of providing shade to a minimum of 30% of the carpark within 10 years of planting
Significant vegetation			
PC5.	To retain, protect and integrate significant vegetation	**DS5.1**	Established significant vegetation removed due to disease or old age and/or damaged during construction is replaced with

Performance Criteria	Design Solution	
within development ***Note:*** *significant vegetation can include that which provides wildlife habitat, contributes to the visual character and appeal of the street or neighbourhood or increases the amenity of the site, street or neighbourhood*		mature vegetation of the same or similar species
	DS5.2	Buildings, carparks and driveways are sited and designed to enable the retention and long term performance of significant on–site vegetation

Part 6

Safety by Design

Application

This Guideline applies to all development within the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure development contributes to the creation safe, active and welcoming public spaces.
- To minimise the risk of personal or property crime.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
General			
PC1.	Development is sited and designed in accordance with the principles of **Crime Prevention Through Environmental Design (CPTED)**, including consideration of: • surveillance • legibility • territoriality • vulnerability	**DS1.1**	Where creating new public open space, development maximises the amount of people using this space through measures such as alignment with pedestrian desire lines or bordering by active uses such as cafes and restaurants
		DS1.2	Development provides for passive casual surveillance of areas of adjoining public domain and communal private open space
		DS1.3	Abrupt or significant changes in level in the public domain are not created ***Note**: publicly accessible sunken areas such as pedestrian underpasses or gardens are to be avoided*
		DS1.4	Clear delineation is provided between the public and private domain
		DS1.5	Building and dwelling entries are legible from the public domain
		DS1.6	The intended use of, and navigation within, the public domain is legible, with wayfinding signage provide
		DS1.7	Adequate night lighting is provided to all areas of the public domain
		DS1.8	A concentration of uses that have the potential for elevated risk of personal or property crime is avoided

Part 7

Access and Mobility

Application

This Guideline applies to the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.It applies to all new development, existing buildings undergoing significant alteration/extension and certain changes of use, with the exception of single dwelling houses and dual occupancy development.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To improve access to and mobility within, all properties within the LGA.
- To establish standards for Council's assessment of the provision of access to all new buildings, services and places.
- To encourage upgrading of existing buildings to provide access for all people.
- To ensure that the range of housing opportunities available for people with disabilities or other special mobility needs is representative of the local population in terms of access, size, location, orientation and general amenity of accommodation.
- To provide additional and specific guidelines for residential building types.

Section 1 – Multi Unit Residential Development

This section applies to:

- Residential flat buildings and multi- dwelling housing within the R3 Medium Density Residential Zone which includes villas, townhouses and also apartment buildings up to 3 storeys.
- Residential flat buildings, Shop Top Housing and multi-dwelling within the B4 Mixed Use Zone and B2 Local Centre Zone.

Performance Criteria		Design Solution	
Universal Accessible Design for multi-unit dwellings, including residential flat buildings, townhouses, villas and low-rise flats.			
PC1.1	To complement the requirements of **SEPP 65** and the referenced **Apartment Design Guide** - objectives at **Part 4Q** - by providing greater design guidance for affected apartment buildings and townhouse dwelling types, and specifying the amount of apartments required to have Universal Accessible Design. ***Note:*** *Universal Design ensures that practical design features are incorporated upfront into new buildings that would be otherwise difficult and costly, or unable, to retrofit at a later stage. Universal Design is required in order to have apartments spacious enough so as not to require demolition of structural elements such as walls, and to provide a sufficient pool /quantum of suitable apartments that can potentially be used by people with disabilities. For example, people with disabilities should be able to easily reconfigure, or adapt any "UAD" type apartments, without major or impractical structural change, so that specially designed fixtures such as handrails, bench tops, kitchen sinks, or toilet pans, can be installed.* *Also, many apartments offered for sale or lease will likely be occupied by persons who do not have disabilities, and those people could choose to buy or lease those apartments identified as having universal design. This means that a large amount of universal design may be subject to being "removed" from the market. Therefore, there should be high amount of universal design dwellings stock in order to meet needs and demand.*	**DS1.1**	**Universal Accessible Design** requirements apply to the following: • Villas and Townhouses, being dwellings which are one, two or three storeys, within R3 Medium Density Residential Zone where each dwelling has its own ground level entry and private open space, must maximise the amount of or have all dwellings, complying with universal accessible design principles as required by **Section 5 – Design Checklist 1** of this Chapter, except as permitted by **Variations to universal design standards – DS3.1**. • "Low Rise" Flats without lifts, being residential flat buildings in the R3 Medium Density Residential Zone which are one, two or three storeys, must have all their ground level apartments complying with universal accessible design principles as indicated by **Section 5 – Design Checklist 1** of this Chapter. **Or** • Residential flat buildings or shop top housing, higher than 3 storeys with lifts, which may or may not be part of a "mixed development", must maximise the amount of or have all apartments complying with universal accessible design principles, as required by **Section 6 – Design Checklist 2** of this Part. except as permitted by **Variations to universal design standards – DS3.1**
PC1.2	Address the mobility/living requirements of an ageing population and the needs of people with disabilities including people who use wheelchairs as part of **Our Inner West Housing Strategy**.		
PC1.3	To provide an adequate amount of new dwelling stock capable of use by people with disabilities by maximising the amount of dwellings which have universal accessible design features.		
PC1.4	To identify **Universal Accessible Design** principles for		

Performance Criteria		Design Solution	
	defining the minimum level of internal design and fit out of dwellings, in order to ensure satisfactory construction outcomes, which reflect the intent of the Development Approval.		
PC1.5	Allow flexibility in the interpretation of the requirements of this Policy in relation to the amount of dwellings required to have **Universal Accessible Design**		
Mandatory requirement for Adaptable Housing			
PC2.	As explained in the **Apartment Design Guide**, Universal Accessible Design is different to Adaptable Housing which is governed by **Australian Standard 4299-1995** and is specifically designed to allow for the future adaptation of a dwelling to accommodate the occupant's specific needs.	**DS2.1**	In addition to complying with **Universal Accessible Design** requirements, a minimum ten (10) percent of dwellings on the site (rounded to nearest whole number) shall also be capable of being "adaptable housing", which meets the relevant **Building Code of Australia and Australian Standards** (building design standards) and the unique specialist needs for accessibility and useability by the occupants. At Development Application stage, compliance with this can be firstly demonstrated by compliance with **DS1.1**. Secondly, this can be demonstrated by documentation of a design of a typical UAD apartment, or a design of all typical UAD apartment types, which shows how they can be "adapted" in the future.
Variations to universal accessible design			
		DS3.1	Council will consider variations to the number of dwellings required to comply with **DS1.1** of this section, providing there are sound reasons explained and demonstrated for varying the number of units required to have **Universal Accessible Design**, including matters of construction difficulties, functional site layout and building design issues.

Section 2 – Other Residential Development

Performance Criteria	Design Solution
General	
	DS4.1 Refer to relevant SEPP's (State Environmental Planning Policies) for particular requirements for access, and to the **Building Code of Australia (BCA)**. For example, the **Affordable Housing SEPP** and **Seniors Living SEPP** both have accessibility criteria that need to be met.

Section 3 – Non-residential Development

Performance Criteria	Design Solution
General	
	DS1.1 For non-residential development, reference is to be made to the access requirements of the **BCA**. A brief report should be submitted with the development application explaining that the design is capable of complying with **BCA** access requirements without the need for future modifications to any development consent.

Section 4 – Heritage Items and Buildings within Heritage Conservation Areas

Performance Criteria	Design Solution	
Access to buildings of heritage significance.		
	DS1.1	The provision of access to Heritage Items and buildings within Heritage Conservation Areas is required in the same way as to other buildings. However, it is important that access to areas of these buildings must be done with sensitivity and with no adverse impact on the significance of the item or area. If possible, it should be reversible.
	DS1.2	It may be necessary to explore alternative ways of providing access that will not affect the heritage significance of the property or area. An example of this is the provision of an access ramp to a structure with heritage significance. A common proposal is to provide a concrete ramp abutting the building. This would be likely to cause damage to the original fabric and detract from any aesthetic significance. A free-standing ramp made of timber (with durable footings) which abuts the door opening only would be less intrusive, fully reversible and more likely to be a sympathetic solution.
	DS1.3	Removal of or damage to traditional features such as ingos and thresholds to shops is not supported, particularly in the Haberfield, Summer Hill and Croydon shopping centres. The provision of access to these shops can be difficult without destroying the original fabric. One option (depending on the relative levels) may be to provide a stable portable ramp which is not affixed to the step and can be easily removed without damage.
	DS1.4	If the levels are such that a longer ramp is required, it may be possible to provide a ramp which protrudes into the footpath area providing that it is properly designed and sufficient clear footpath width is still available. In such cases, the applicant will need to speak to Council officers. Innovative solutions that do not damage fabric and still provide access for people with disabilities are encouraged.
Exemptions for building of heritage significance		
	DS2.1	The provisions of this Part may be varied if it is not possible to provide access without affecting the heritage significance of a property or area and compliance is achieved with all **Building Code of Australia** requirements. The consideration of an application for exemption under this provision must include the following: • a Statement of Heritage Significance describing the significance of the item or place; • a detailed description of the impact of providing access options on this significance; **And** • why it can be cited as "unjustifiable hardship" if an appeal is lodged under the disability discrimination act

Section 5 – Design Checklist 1 – Villas, Townhouses and Low Rise Flats (up to 3 storeys)

The design guidelines within this section apply to the following developments:

- Villas/Townhouses: These are dwellings which are one, two or three storeys, each dwelling having its own private open space and ground floor entry.
- "Low Rise" Flats: These are flat buildings that are one, two or three storeys.

Performance Criteria		Design Solution	
Universal Accessible Design.			
		DS1.1	All buildings where this section applies shall be **accessible** as required in the **Building Code of Australia** and in addition have a universal accessible design for the interior design of the dwellings that meets the requirements of this Section.
Construction.			
PC2.	To achieve an "implementation principle" that considers design issues at Development Application stage in sufficient detail	**DS2.1**	All designs must show internal dimensions which show the line of finished surfaces, with dimensions that have taken into account building construction tolerances and finishes to walls and other structural elements. This will require showing dimensioning on plans that goes beyond the minimum Australian Standards, and take into account practical constructional and circulation matters.
	To ensure that at construction certificate stage and during construction compliance is achieved	**DS2.2**	All designs must show the general location of structural walls able to take future fittings, including but not limited to: • Shower and toilet grab rails; • Stair lift/inclinator
		DS2.3	All designs must show the location of non-structural walls that are removable for the purpose of creating future adaptable housing. They must also show the location of structural beams and headroom clearances.
		DS2.4	Council will apply conditions as required for development consent to require compliance with the **DS2.1**, **DS2.2** and **DS2.3**, in order to have sufficient detail documented at construction certificate stage, and so have the works constructed as depicted.
Access from street to dwelling entry			
PC3.	In order to achieve a "visitability principle", of equitable access from the street into the entry area of each townhouse and to all common areas by a person with a disability the proposal shall show that the requirements of the Building Code of Australia can be satisfied, and include consideration	**DS3.2**	The topography of the land shall be formed so that no point on the site which is required to be accessible shall be at a gradient steeper than 1:14.
		DS3.3	Minimum 1.2m wide pathways provided from the street not exceeding a gradient of 1:14 continuing to the entry door of each ground level dwelling on the site. The entry door's threshold shall be flush with the external path.
		DS3.4	Floor levels of dwellings coordinated and determined so as to be above "stormwater flood level" and shall be shown on a site plan.
		DS3.5	Concept plan provided showing the location of lighting, type of lighting, and illumination levels.

Performance Criteria	Design Solution	
	DS3.6	If an entry to the site is secured, e.g. a "gated development", an intercom shall be provided on the site to allow visitors to enter the property, and the location and details of the intercom shall be shown or referenced on the plans
Interior dwelling design		
PC4. In order to achieve Council's "interior design principles" for **Universal Accessible Design** which minimises the need for future major internal structural alterations,	**DS4.2**	There shall be a continuous path of travel from the entrance to the living area, dining area, kitchen, laundry, bathroom and master bedroom, and any doorways shall have 850 mm clear passage width in order for a person in a wheelchair to be able to enter a room.
	DS4.3	Circulation hallways shall be minimum clear finished dimension width of 1.2m wide, which takes into account wall finishes and building tolerances.
	DS4.4	Where stairways are required to take a stair lift/inclinator, they shall be a minimum clear finished dimension width of 1.5m, which takes into account wall finishes and building tolerances, as well as structural wall locations.
	DS4.5	Floor levels shall be shown on plan which show the floor level of the interior of the dwelling and also the level of any balcony or verandah, and that the level difference is small enough so as to be able to accommodate a device that allows access to external space by a person in a wheelchair.
	DS4.6	Minimum room dimensions shall be as follows: **Master Bedroom:** This shall be large enough to contain all necessary appliances and have a clear finished width between cabinets and furniture of 1.550m. **Living Room**: This shall be large enough to allow a circulation space of 2.250m diameter to allow a 360-degree turn by a wheelchair user after furniture is in place **Bathroom:** This shall be large enough to allow circulation space by a wheelchair user after fixtures and furniture is in place, and with the shower being hobless, **Laundry**: This shall be large enough to allow circulation space by a wheelchair user after fixtures and furniture is in place **Combined bathroom and laundry:** This shall be large enough to allow circulation space by a wheelchair user after fixtures and furniture is in place
	DS4.7	All ground floor levels of townhouses must contain an area which contains a toilet and which is visitable by a person with disabilities.
	DS4.8	The ground level of villas/ townhouses must have an accessible kitchen, and must have accessible lounge/dining areas which are large enough to be usable as a sleeping area for the use of people with disabilities, except as follows: • Lounge/dining areas are not required to be useable as a sleeping area where there is a stair of sufficient width to accommodate a stair inclinator to access an upper level;

Performance Criteria		Design Solution	
			And • where an upper level bedroom and bathroom is provided that meets universal accessible design principles.
Access to private open space			
PC5.	To achieve the "garden access" principle for people with disabilities	**DS5.1**	Private open space garden dimensions shall be wide enough to be able to accommodate a path accessible by wheelchair users.
		DS5.2	Garden dimensions shall be wide enough to allow tree planting and also meet the requirements of **DS5.1**.
		DS5.3	Any balconies or verandahs shall be accessible.
Access to car parking			
PC6.	To achieve equitable access to car parking for people with disabilities	**DS6.1**	Access for people with disabilities must be provided from the basement carpark to the ground level entry to villas/townhouses
		DS6.2	Stairways required to take lifts shall be a minimum finished width of 1.5m in order to allow clearance for egress past the stair lift.
		DS6.3	Structural wall positions to lift shafts shall be shown which are able to accommodate a lift large enough for use for a person in a wheelchair.
		DS6.4	2.5m clear headroom is required above all basement car spaces.
		DS6.5	Footpaths, or kerbs or driveways adjacent the site shall be formed to allow a person with a disability, who is a visitor to the site, to be able to park a vehicle on the street and make his/her way onto a sealed footpath.
		DS6.6	Consideration should be given to use of a lift for multi-level buildings in order to make efficient use of space.
Access to communal garden space			
PC7.	To achieve equitable access to communal gardens in flat developments for people with disabilities	**DS7.1**	Where there is communal open space on the site, it must be accessible from all dwellings required to have a universal accessible design, and by all visitors to the site.
		DS7.2	Where there is a requirement to have communal open space on the site, the site plan shall show: • pathways to and within the garden and that persons with disabilities are able to use that space; **And** • location of vegetation.
Conceptual diagrams for design example			
PC8.	To illustrate the design principles for the Design Guidelines – Villas, Townhouses and Low Rise Flats (up to 3 storeys)	**DS8.1**	**Diagram 1**: Townhouses (Villas incorporate similar principles) **Diagram 2**: Low Rise Flats and external access principle

Performance Criteria	Design Solution
	Note: *The diagrams show the principles of, and how to generally comply with Universal Accessible Design requirements. They are not intended as "designs for copying". Applicants may choose to provide an expert Access Consultant's report to explain how Universal Accessible Design requirements have been met.*

Diagram 1 Townhouses (Villas incorporate similar principles)

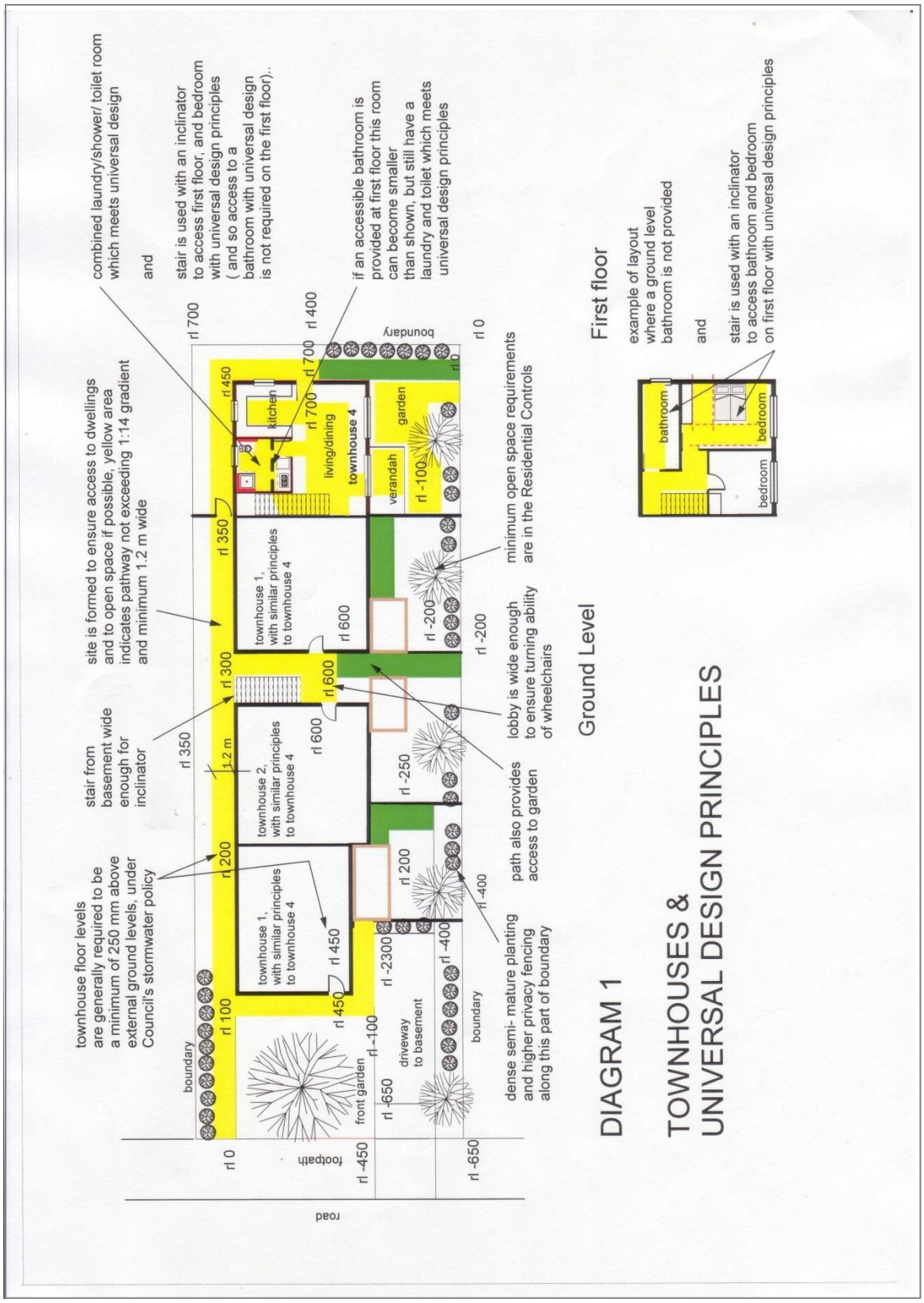
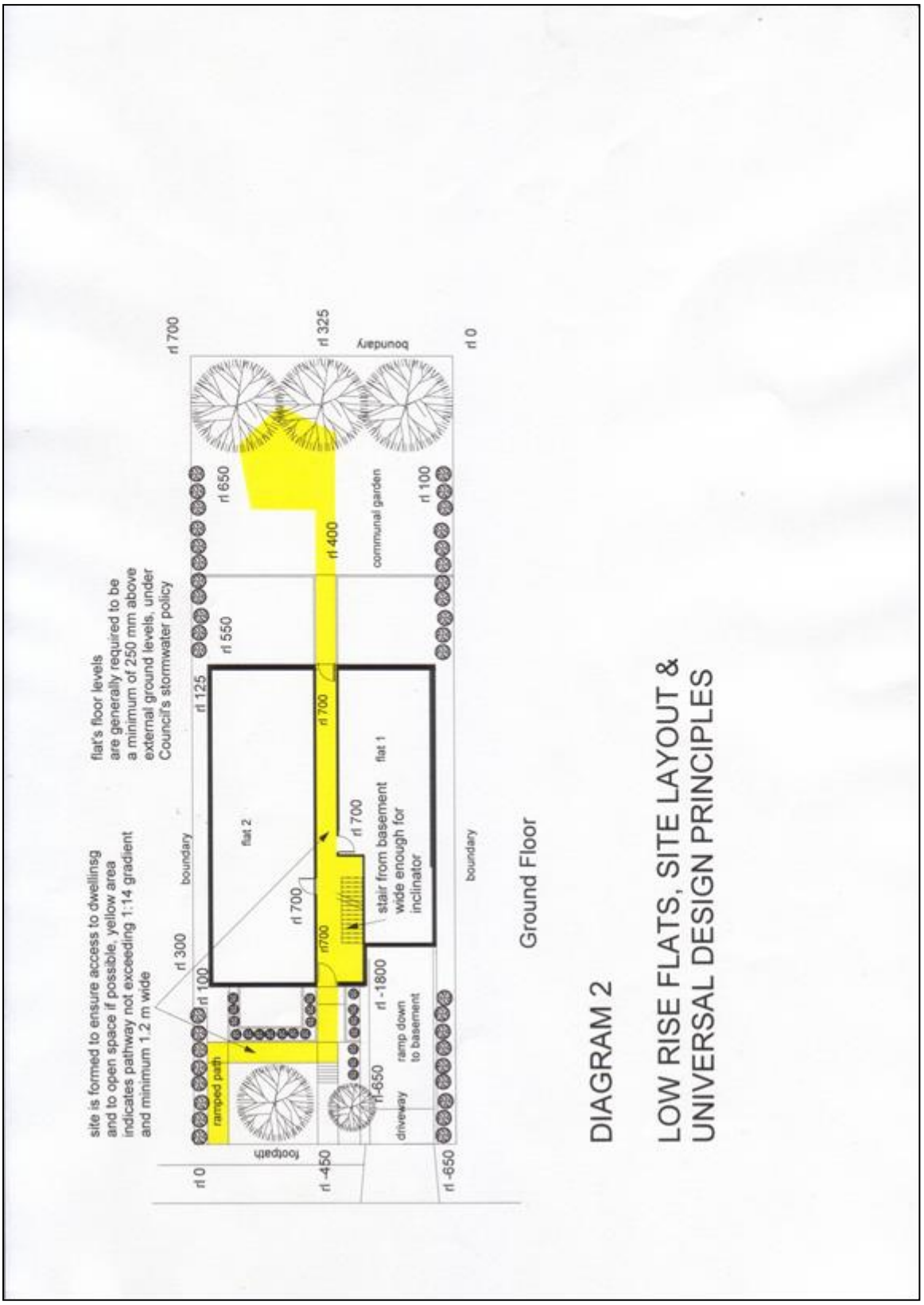


Diagram 2: Low Rise Flats and external access principle



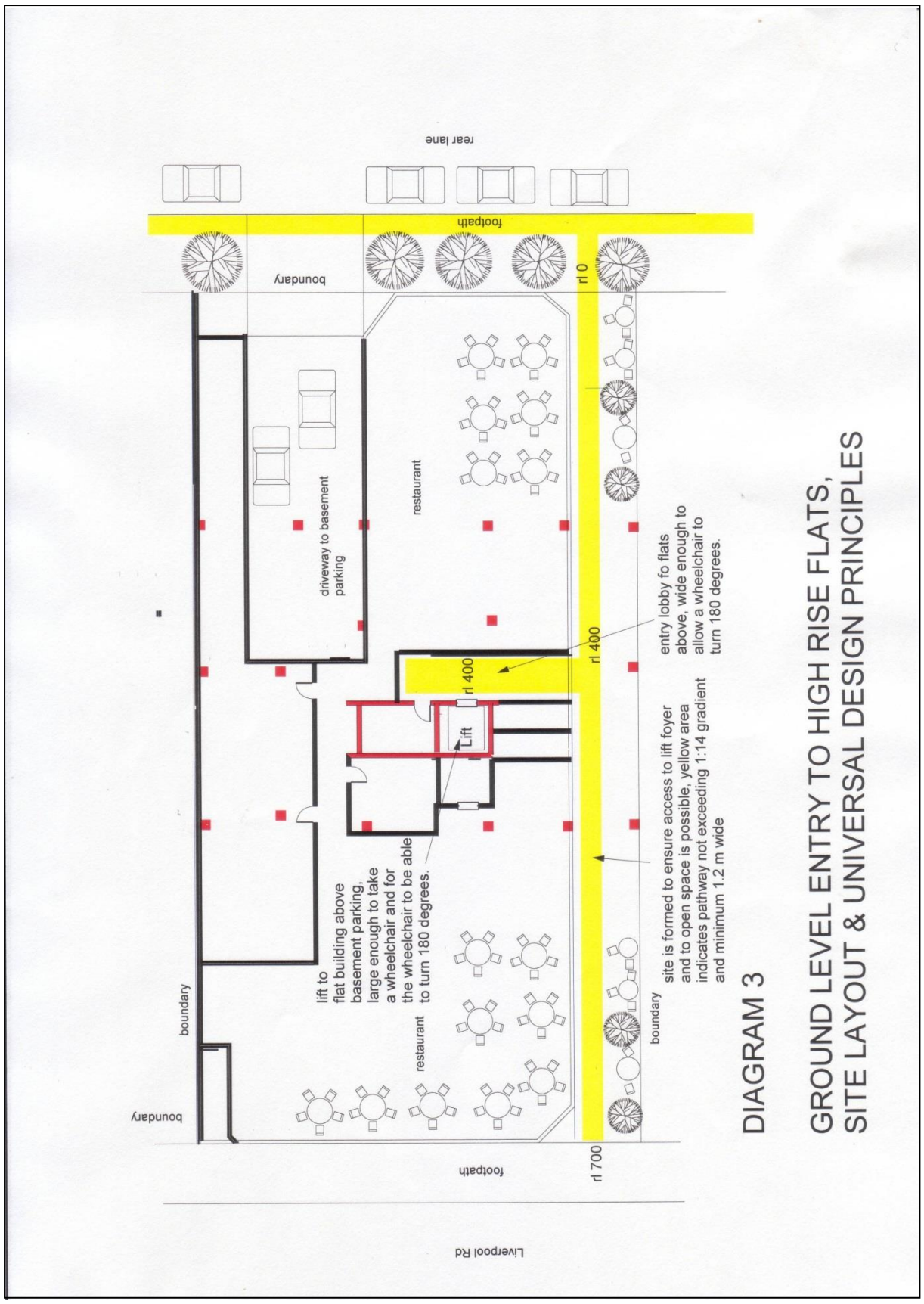
Section 6 – Design Guidelines for Mixed Use Development (Apartment Buildings) in Business Zones

The design guidelines within this sections applies to developments residential flat buildings higher than 3 storeys with ground level "business" uses and lifts and located in Business Zones:

Performance Criteria	Design Solution
Universal Accessible Design	
	DS1.1 All apartments affected by this section shall be accessible as required in the **Building Code of Australia**, and in addition have a universal design applied to the interior design of the dwellings which meets the requirements of this Section.
Construction	
PC2. To achieve an "implementation principle", i.e. to carefully consider design issues at Development Application stage so as to also ensure at construction certificate stage that compliance is achieved,	**DS2.1** All designs must show internal dimensions which show the line of finished surfaces, with dimensions that have taken into account building construction tolerances and finishes to walls and other structural elements. This will require showing dimensioning on plans that goes beyond the theoretical minimum shown in the Australian Standards, and take into account pragmatic construction matters.
	DS2.2 All designs must show the general location of structural walls which will be able to take future fittings, including but not limited to: • Shower, bathroom and toilet grab rails; **And** • Stair (lift/inclinator).
	DS2.3 All designs must show the location of non-structural walls that are removable for the purpose of creating adaptable housing. They must show the location of structural beams and headroom clearances.
	DS2.4 Council will apply conditions to development consent to require compliance with **DS2.2** and **DS2.3** in order to have sufficient detail documented at construction certificate stage, and so have the works constructed as depicted.
Access from Street to Dwelling Entry	
PC3. To achieve the "visitability principle" of access from the street into the lift lobby area, to lifts and to apartments entries; the proposal shall show the requirements of the Building Code of Australia can be satisfied and include consideration	**DS3.1** A continuous path of accessible travel from the street to lift lobbies.
	DS3.2 Lift shafts sizes shall be shown to be the minimum required be able to take a lift which is large enough to accommodate a person in a wheelchair.
	DS3.3 The lift lobby shall have a minimum clear finished circulation width of 1500mm, and which takes into account wall finishes and building tolerances.
	DS3.4 An intercom shall be provided at the visitor parking level and external ground level entry point, to allow visitors to enter the apartment lobbies. Details of the intercom shall be shown or referenced on the plans; the proposal shall show that the requirements of the Building Code of Australia can be

Performance Criteria		Design Solution	
			satisfied.
Interior Dwelling Design			
PC4.	To achieve an interior design layout which minimises the need for major internal structural alterations	**DS4.1**	There shall be a continuous path of travel from the entrance door to the living area, the dining area, the kitchen, laundry, bathroom and master bedroom, and any doorways shall have an 850mm clear passage width, in order for a person in a wheelchair to be able to enter a room.
		DS4.2	Circulation hallways shall be minimum clear finished dimension width of 1.2m that takes into account wall finishes and building tolerances.
		DS4.3	Stairways required to take a stair lift/inclinator shall be a minimum clear finished width of 1.5m.
		DS4.4	Floor levels shall be provided which show both the floor level of the interior of the dwelling and the level of any balcony or verandah, and that the level difference is small enough so as to be able to accommodate a device that allows access to the external space by a person in a wheelchair.
		DS4.5	Minimum room dimensions shall be as follows: **Master Bedroom:** This shall be large enough to occupy a queen size bed and have circulation space around the bed of a minimum of 1.2m wide, and clear turning space of 2070mm x 1540mm, after placement of wardrobes and dressing table. **Kitchen**: This shall be large enough to contain all necessary appliances and have a clear finished width between cabinet and furniture of 1.550m. **Living Room**: This shall be large enough to allow a circulation space of 2.250m diameter to allow a 360-degree turn by a wheelchair user after the furniture is in place. **Bathroom:** This shall be large enough to allow a circulation space by a wheelchair user after fixtures and furniture is in place, and with the shower being hobless. **Laundry**: This shall be large enough to allow a circulation space by a wheelchair user after fixtures and furniture is in place, including allowing for the location of clothes dryer. **Combined bathroom and laundry:** This shall be large enough to allow circulation space by a wheelchair user after fixtures and furniture is in place **Electric light switches:** Electrical light switches and power outlets shall be positioned to be accessible, be of a height range of 900mm to 1100mm off ground level and shown in plan
Access to Private Balcony			
PC5.	To achieve a usable balcony area for a person with a disability	**DS5.1**	Balcony dimensions shall be sufficient to accommodate a person in a wheelchair being able to turn on the balcony including allowing an area for a small table and shall have a minimum internal width of 2m and minimum length of 3m.
Access to Car parking			

Performance Criteria		Design Solution	
PC6.	to achieve equitable access to a car park for people with disabilities	**DS6.1**	Access to a basement car park lift is required including a waiting area outside the lift door which is a minimum clear dimension of 1.5m x 1.5m, and protected by bollards sufficiently strong to withstand impact from a car
		DS6.2	Visitor parking areas and basement car parking areas are required to have access to the lift for people with disabilities, including the following: • Where there are split level basement car parking layouts, the relevant part of the car park that is on the same floor level as the lift shall ensure there is on-grade access to the lift for a person with disabilities. **And** • Where there are split level car parks, the stair that takes the occupant to the floor containing the lift shall be wide enough to take a stair lift/inclinator and also allow for **Building Code of Australia** requirements for egress around the inclinator.
Access to Communal Garden Space			
PC7.	To achieve equitable access to communal open space for a person with a disability	**DS7.1**	Where there is communal open space on the site, it must be accessible by all dwellings required to have a universal accessible design, and by all visitors to the site.
		DS7.2	Where there is a requirement to have a communal open space on the site, the site plan shall show: • the pathways to and within the garden and show that a person with disabilities is able to use that space; **And** • the conceptual location of landscape vegetation.
Access to Ground Level Commercial areas and circulation within Commercial Levels			
		DS8.1	This shall comply with the **Building Code of Australia** and be demonstrated at development application stage
Conceptual diagrams for design example			
PC9.	To illustrate the design principles for Design Guidelines – Mixed Use Development (Apartment Buildings) in Business Zones	**DS9.1**	• **Diagram 3**: Ground Level of "Mixed Development" /Residential Flats • **Diagram 4**: Podium Level of Flats • **Diagram 5:** Typical Residential Level of Flats ***Note:*** *The diagrams show the principles of, and how to generally comply with, Universal Accessible Design requirements. They are not intended as "designs for copying". Applicants may choose to provide an expert Access Consultant's report to explain how Universal Accessible Design requirements have been met.*


GROUND LEVEL ENTRY TO HIGH RISE FLATS,
SITE LAYOUT & UNIVERSAL DESIGN PRINCIPLES
DIAGRAM 3
entry lobby fo flats above, wide enough to allow a wheelchair to turn 180 degrees.
site is formed to ensure access to lift foyer and to open space is possible, yellow area indicates pathway not exceeding 1:14 gradient and minimum 1.2 m wide
lift to flat building above basement parking, large enough to take a wheelchair and for the wheelchair to be able to turn 180 degrees.
rl 400
rl 400
rl 0
rl 700
Lift
restaurant
restaurant
driveway to basement parking
boundary
boundary
boundary
boundary
footpath
footpath
rear lane
Liverpool Rd

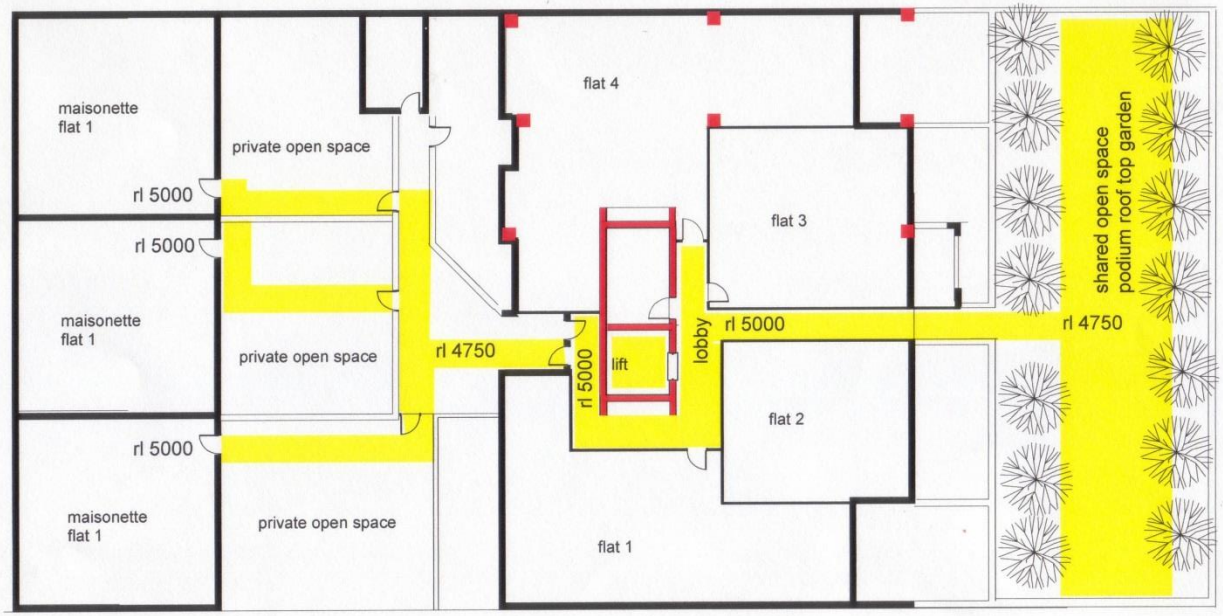


DIAGRAM 4

podium is formed to ensure access from lift foyer, to dwellings and to open space is possible, yellow area indicates pathway not exceeding 1:14 gradient and minimum 1.2 m wide

LEVEL 1 PODIUM HIGH RISE FLATS,
ACCESS TO COMMON AREAS & DWELLINGS
& UNIVERSAL DESIGN PRINCIPLES

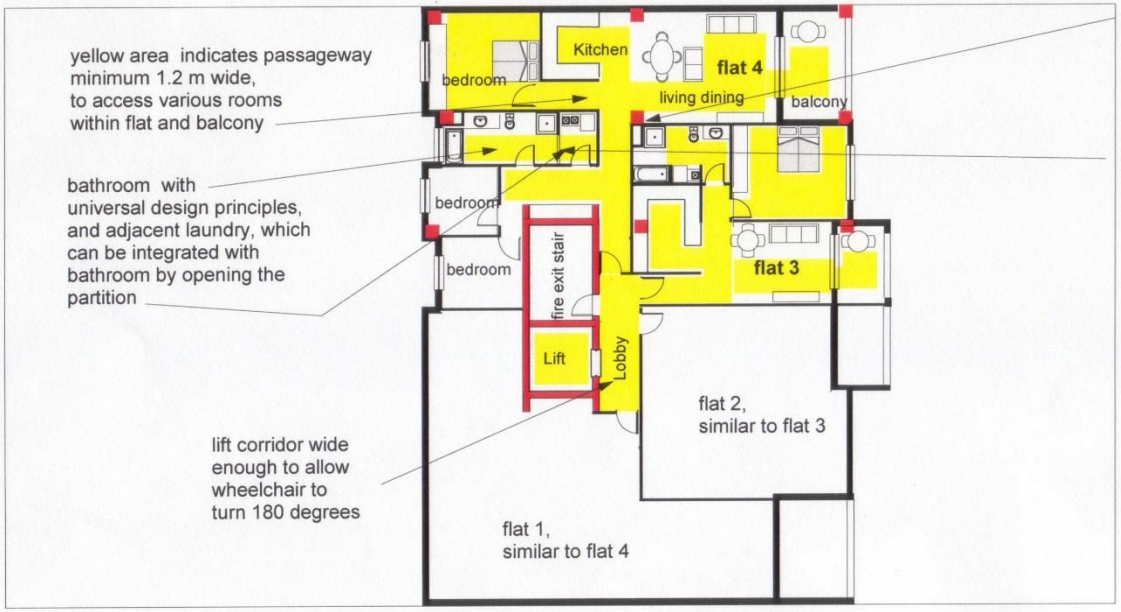


DIAGRAM 5

TYPICAL FLOOR HIGH RISE FLATS,
UNIVERSAL DESIGN PRINCIPLES

Section 7 – Unjustifiable Hardship

For legislative requirements for Access refer to the **Building Code of Australia**. This sets out the requirements for Access, including the liability for a developer, designer, and assessor. In relation to 'unjustifiable hardship' reference should be made by the applicant to the **Disability Discrimination Act**.

Part 8

Parking

Application

This Guideline applies to the following development categories:

- All development within the extent of land identified on the Land Application Map - Sheet LAP-001 of the Inner West LEP 2020.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure the provision of off-street parking satisfies the needs of occupants, residents and visitors, including people with disabilities, and provides an appropriate balance between public and private transport having regard to the capacity of the local road network.
- To minimise loss of on street parking.
- To manage traffic safely and efficiently, and in particular, avoid conflicts between pedestrians and vehicles.
- To reduce the environmental impact of on-site surface carparking, including through appropriate stormwater treatment and landscaping.
- To minimise the impact of carparking on the public domain, including ensuring that is does not create inactive interfaces between the public and private domains and is consistent with streetscape quality outcomes.
- To ensure provision is made for loading and unloading facilities separated from resident and visitor parking in order to eliminate any conflicts.
- To provide guidelines for the design of parking facilities to ensure that they are safe and efficient and consistent with desirable characteristics and environmental standards.
- To encourage sustainable transport such as bicycles, motor cycles and walking.
- To consider the capacity of local roads and intersections.
- To be flexible in approach provided the purpose of this Part is met.

Section 1 – General Principles

What are the general issues you need to consider when assessing your parking requirements?

Depending on the type of development:

- the objectives and standards set out in this Part including design solutions;
- provisions of any other Parts of Inner West DCP 2016 that apply to your proposal;
- likely demand for on-site parking and space for loading/servicing generated by the development;
- availability of public transport in the near vicinity to service any parking demands generated by the development;
- traffic volumes on the surrounding road network;
- type of transport most people will use to travel to the building including bikes and motorcycles;
- peak use times of the development including shift changeovers;
- if there are multiple uses involved in a particular proposal, their hours of operation;
- how parking and servicing facilities will visually impact on the streetscape;
- how needs of people with a disability and cyclists/motorcyclists will be catered for;
- whether there is a problem with on street car parking in the vicinity - is on street parking at a premium at certain times and does this cause "overspill" parking into residential areas adjoining commercial zones that may impact on resident amenity?
- safety and design issues – for example, driveways should be located where they will cause least disruption to traffic, pedestrians, retail frontages or footpath awnings.

How are the requirements calculated for mixed developments that contain different types of uses?

For mixed developments incorporating different categories of uses, a separate calculation will be made for each component. If the use of the building is likely to change in the future, this will usually mean more parking is needed. Proposals should allow for the maximum amount of car parking possible or Council might not be able to approve a future application because of a lack of parking.

What are the parking requirements where the use of existing premises is to be changed or an existing building is being altered/extended?

Council will apply parking credits in relation to changes of use and/or alterations and extensions to existing buildings that are legitimate uses based on the parking requirements detailed in **Section 2** of this Part. This is to ensure that applicants are not unfairly penalised in situations where an existing property is operating legally but has insufficient parking relative to the requirements of this Part. In this situation the additional parking to be provided for the development (if any) is the difference between what is required for the proposed use and that required for the current use.

Example

Current Use: Shop 120m2 gross floor area.

Parking requirement for existing shop – 1 space per 40m2 gross floor area = 3 spaces

Credit: (3 spaces required - no spaces available) = 3 spaces.

Proposed use: Convert shop to restaurant use and add 80m2 gross floor area

Parking requirement for restaurant 200m2 – 1 space per 40m2 gross floor area = 5 spaces

Final Requirement with Credit: Parking requirement (5 spaces) less allocated credit (3 spaces)

Final requirement =2 spaces*

*The amount of additional parking needed is reduced by the figure specified under this Part for the current shop use.

Notes:

- *Except in unusual circumstances, credits will not apply where a site is being fully or significantly redeveloped. As a guide, if more than 50% of the building fabric is being demolished, parking credits will not apply. In these circumstances, the proposal will need to provide parking in accordance with the relevant requirements of Section 4 of this Part.*
- *Parking required by earlier approvals must be maintained and may need to be redesigned to comply with the layout criteria specified in this Part.*

- *All proposals should allow for the maximum amount of car parking possible or Council might not be able to approve a future proposal because of a lack of parking.*
- *Loading and unloading facilities will need to be provided*

To encourage full utilisation of existing buildings and to maintain a healthy business environment, no additional parking is required within Ashfield Town Centre or within Croydon Urban Village for development that involves existing gross floor area or comprises a change of use of existing gross floor area. This applies irrespective of the type of use proposed. Refer to ***Part D1 - Map 1****, and* ***Part D4 - Map 1*** *in this DCP that illustrate the specific areas where this concession applies.*

Is more parking needed when renovating buildings?

No additional parking is required where an existing building is simply being renovated for an existing approved use.

Do I need loading and unloading facilities?

Loading and unloading facilities on the property needs to be provided for all business, commercial, industrial, office, retail and storage uses and any other use where regular deliveries of goods are made to or from the site.

Are variations to Council's parking requirements acceptable?

If the standards specified in this Part and other relevant Parts of this DCP is met, then the proposal will meet Council's requirements.

Where Council considers an application satisfies the purposes of this Part in another way, Council may grant consent to the application even if one or more of the performance criteria/standards are not complied with. Except for minor variations, information to justify any departures should take the form of a Traffic and Parking Assessment Report. This is also required routinely for certain applications – see **Table 3**. This needs to include information on:

- the proposed development, gross floor area and how it will operate including proposed hours of operation and number/expected mode of travel for employees/clients.
- Demographics/targeted market for the development and likely modes of travel.
- existing traffic and parking conditions in the locality and opportunities for improvement.
- public transport availability/accessibility -peak and off-peak.
- proposed traffic, parking and access arrangements including pedestrian links, bicycle access/storage and parking including parking for people with disabilities.
- the likely impact of the development on the surrounding street system including traffic generation/distribution and on-street car parking availability.
- A statement explaining precisely why a variation to the requirements of this Part is justified.

When considering whether to vary a requirement of this Part Council will consider the following:

- whether the use is close to public transport facilities.
- site characteristics - is it practical to provide off street parking?
- the size and type of the development, economic viability of the proposal, staff numbers and peak hours of operation.
- whether there is other available parking including public parking in the vicinity.
- location of other land uses such as schools, local services, employment centres retail and recreation facilities that have parking and whether their proximity would reduce the need for vehicle trips.
- existing and likely future traffic volumes on the surrounding road network.
- the type of services provided by the development, their origin and destination and whether they contribute to the vitality and viability of the business centre.
- environmental impacts at different times of the day.
- whether the development involves the use of a historic building or is in a heritage conservation area and parking might adversely impact on the curtilage of the site or the appearance of the conservation area or where the planning benefits of a particular proposal might justify parking concessions.
- consequences of not providing the required parking.
- whether the development is otherwise consistent with the aims and objectives of this Part.

Alternatives to on-site parking – are financial contributions acceptable?

The objective is to provide parking on the site. However, there are situations where this cannot be achieved or where

providing all car parking on the site might have an adverse impact. Decisions to accept contributions are influenced by:

- existence of a contributions plan
- ability of Council to provide the spaces in the locality in existing or
- proposed public parking areas
- physical site constraints
- amount of deficiency

Some important things you need to know about contributions:

- Parking for occupiers of residences must be provided on the property.
- Contributions will not entitle specific parking spaces within public parking areas to be available to particular developments.
- Ashfield Town Centre – Car parking spaces for non-residential development and for residential visitor spaces in the designated "core" area of the Town Centre may be provided by way of cash contribution to Council for public car parks - refer to Map of "Core" area in **Part C3 - Ashfield Town Centre** for details.
- Contributions must be paid in full prior to the release of the construction certificate or as required by the Contributions Plan, unless, upon special request, Council approves time payment plus interest. Contributions will be credited to parking trust accounts, and will be used for defraying the cost of public parking facilities already provided, establishment of new public parking areas, or the maintenance and embellishment of existing areas.

Car parking contribution amount (Section 7.11 and 7.12, formerly Section 94 Contributions)

Council's **Section 94 Contribution Plans** provides for the following charges per car parking space in the nominated shopping centres where the car space is not provided on site; Council reassesses the amount payable for car parking periodically.

Table1- Parking Contribution Rates (July 2007-July 2008)	
Ashfield Town Centre	Refer to Council's Section 94 Plan
Other Centres	N/A

Do I need to provide car parking for people with disabilities?

Parking spaces, headroom and access to designated parking spaces must be provided for people with a disability in accordance with the provisions of **Section 4** of this Part, design requirements at **Section 5** and **Part A7 - Access and Mobility.**

Workplace Travel Plan

A Workplace Travel Plan (WTP) is a package of initiatives aimed at reducing car-based travel. A WTP encourages employees and visitors to make greater use of public transport, cycling, walking and car sharing. The preparation of a WTP is required for all new major developments (i.e. employing greater than 20 people). Compliance will be required by condition of approval. Strategies that may be employed in a WTP include:

- encourage the use of cycling to work by providing staff with bike parking facilities/change rooms;
- encourage walking to work by providing showers/change rooms;
- encourage the use of a carpool system
- identify the public transport options available for employees;
- identify the public transport options available for visitors to the premises.

Section 2 – Parking Standards

Performance Criteria		Design Solution	
Car parking standards for people with disabilities			
PC1.	The following requirements are for use in determining the minimum number of parking spaces required for people with disabilities at different types of facilities. Where information on the likely demand for parking spaces for people with disabilities is available, it should be used. Calculations are to be rounded up or down to the nearest whole number as applicable - **Refer to Table 3**. Access to spaces for people with a disability must also comply with the provisions of **Part A7 – Access and Mobility**	**DS1.1**	Car parking for people with disabilities shall be provided at a minimum rate of 5 designated spaces per 100 spaces as calculated from the car-parking requirement in **Table 3**.
		DS1.2	In the case of club, entertainment, and medical facilities or for community facilities that cater for people who may have mobility problems, parking for people with disabilities is to be provided at the rate of 3 designated spaces per 50 spaces.
		DS1.3	Irrespective of **DS 1.1** and **DS1.2** above, provision is to be made for a minimum of 1 designated space for people with disabilities in any car park with a capacity of more than 10 spaces as calculated from the car-parking requirement in **Table 3**.
		DS1.4	Spaces for people with disabilities are to be signposted at a height of 1.5m, line marked with the international symbol and located as close as possible to the nearest ramp, lift or entrance.
Bicycle and motor cycle parking			
PC2.	The Inner West Council strongly encourages the use of bicycles and motorcycles as a contribution to more environmentally sustainable transport. Local trips by cycle are often a realistic form of transport. In all areas new development must make adequate provision for cycles to ensure this sustainable mode of transport can be easily used by occupiers of new residential and commercial property.	**DS2.1**	Bicycle and motorcycle parking is to be as detailed below. If your use is not specifically mentioned the nearest comparable use will apply.

Table 2 - Bicycle Parking (lockable) required for various land uses:

Land use	Employees/Occupants	Visitors/Customers
Automotive Related Uses (Car Repair Stations, Motor Showrooms, Panel Beaters and Service Stations)	1 per 5 employees	n/a
Amusement centre	1 per 20 employees	2 + 1 per 50m^2 gross floor area
Backpackers Hostel	1 per 20 occupants	n/a
Boarding House	1 per 4 bedrooms	1 per 16 bedrooms
Bank	1 per 20 employees	1 per 200 m^2 gross floor area

Performance Criteria	Design Solution		
	Bus station	1 per 20 employees	1 per bus bay
	Child Care Centres	1 per 4 employees	n/a
	Cinema	1 per 20 employees	1 per 50 seats
	Clubs	4 per 100m^2 lounge bar and beer garden	
	Educational Institutions	1 per 20 employees	Schools: 1 per 5 full time students over year 4. Colleges: 1 per 20 full time students
	Flats	1 per 10 flats in an accessible communal area if no lockable garage provided	1 per 10 flats in an accessible communal area
	Gymnasiums	1 per 400m^2 gross floor area	1 per 200m^2 gross floor area
	Hospital	1 per 20 employees	1 per 30 beds
	Hotels	4 per 100m^2 lounge bar and beer garden	
	Industrial	Factory 1 per 150m^2 gross floor area. Warehouse 1 per 1000m^2 gross floor area	n/a
	Motels	n/a	1 per 40 units
	Nursing Homes	1 per 20 employees	1 per 30 beds
	Offices	1 per 20 employees	1 per 250 m^2 gross floor area
	Places of Assembly/Worship	n/a	1 per 20 seats
	Post Office	1 per 20 employees	1 per 200 m^2 gross floor area
	Restaurant	1 per 20 employees	1 per 50 seats

Performance Criteria	Design Solution

Recreation Facilities	1 per 20 employees	2 + 1 per 100m^2 gross floor area
Retail	1 per 20 employees	1 per 250m^2 gross floor area
Sportsground	1 per 20 employees	1 per 250 spectator places
Car parks catering for commuters	5% of total parking supply	

Note: *Calculations are to be rounded up or down to nearest whole number*

DS2.2 Motorcycle parking spaces 2.5m x 1.3m are required in addition to those for bicycles and are to be provided for sites containing 25 or more car parking spaces at the rate of 1 space per 25 car parking spaces in a communal area accessible to residents/staff/visitors or other users of the parking facility. Calculations are to be rounded up or down to the nearest whole number – see **Table 3**.

Parking rates for specific land uses

DS3.1 Car parking rates for specific land uses must be in accordance with **Table 3 – Car Parking Rates**

DS3.2 **Definition of gross floor area**

Except where otherwise described in **Table 3**, a car-parking rate per square metre of gross floor area is to be calculated. Gross floor area is defined as follows:

"the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building form any other building measured at a height of 1.4 metres above the floor and includes":

- The area of a mezzanine;
- Habitable rooms in a basement or an attic;
- Any shop auditorium, cinema, and the like, in a base or attic but excludes;
- Any area for common vertical circulation, such as lifts and stairs, and
- Any basement
  - storage;

And

  - vehicular access, loading areas, garbage and services;
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting;
- car parking to meet any requirements of the consent authority (including access to that car

Performance Criteria	Design Solution
	parking); • any space used for loading or unloading of goods (including access to it); • terraces and balconies with outer walls less than 1.4 metres high; **And** • voids above a floor at the level of a storey above
	DS3.3 Ashfield Town Centre & Croydon Urban Village Parking Concession – Use of Existing Gross Floor Areas and Changes of Use No additional parking is required in the Ashfield Town Centre or within the Croydon Urban Village for development that involves existing gross floor area or comprises a change of use of existing gross floor area only. This applies irrespective of the type of use proposed. The objective is to encourage business investment by adopting a flexible approach to off-street parking need that recognises the particular built form characteristics of these areas, their proximity to public transport, current time limited on-street parking controls and the availability of off-street car parking within reasonable walking distance.
	DS3.4 Calculation Advice When calculating the total required number of car parking spaces (including car parking spaces required for people with disabilities and bicycle and motor cycle parking spaces) - if the result is not a whole number, it must be rounded **UP or DOWN** the nearest whole number . For Example – 2.5 spaces = 3 spaces required 4.4 spaces = 4 spaces required.

TABLE 3 – CAR PARKING RATES – (Refer to DS2.1 for rates applying to bicycles/ motor cycles).

LAND USE	***Note:** Individual land Uses under each main heading appear in alphabetical order. In cases where a specific land use is not listed below refer to the nearest comparable land use.*	
Boarding Houses	1 parking space per resident employee and 0.5 parking spaces per boarding room	
Dwelling House	1 space per dwelling (preferably 2)	Refer also to **Part F1 Dwelling Houses**of the **Inner West DCP 2016**
Housing for Aged Persons or for People with a Disability	Resident funded developments- 2 spaces per 3 self-contained units plus 1 visitor space for every 5 units. Subsidised developments 1space per 10 self-contained units plus 1 visitor space per 10 units	For self-contained units, additional visitor parking is not required if at least half the spaces for residents are unassigned and accessible to visitors. Minimum floor to ceiling clearance height of 2.5m above all resident car spaces is required.

	Each car parking space (except for staff) must not be less than 5.4 metres × 3.2 metres or the design of the development must be such as to enable the size of the car parking space to be increased to an area of not less than 5.4 metres × 3.2 metres.	
Hotel or Motel Accommodation.	1 space per accommodation unit, plus 1 space for every 2 employees on duty at any one time plus 1 space if resident manager	Reductions in parking needed for restaurants and function rooms may be considered if evidence is provided that the additional use is not fully additive. Adequate provision is to be made for taxis and coaches in larger hotels and tourist facilities.
Multi-unit housing in R3- Medium Density Residential Zones **Multi-Dwelling Housing (e.g. Townhouses)**	1 car space per unit plus 1 additional space for every five 2 -bedroom units, plus 1 additional space for every two 3 - bedroom units; 1 visitor space required per 5 units plus 1 car wash bay. 1 accessible car parking space to be provided for each accessible/adaptable residential unit. Refer to **Part A7- Access and Mobility**.	Refer also to **Part F5 Residential Flat Buildings** of this DCP. Minimum floor to ceiling clearance height of 2.5m above car spaces provided for adaptable and accessible units is required. For requirements relating to Mixed Commercial/Retail and Residential Development in Business zones see car parking requirements table for Business uses. Allocation of car spaces to be clearly indicated on strata plan.
Residential Flat Buildings in B1 - Neighbourhood Centre Zone, B2 - Local Centre Zone and B4 - Mixed Use Zone	Minimum of 1 space for all dwellings Parking for visitors at the rate of 1 space for every 4 dwellings including serviced apartments plus 1 car wash bay.	Minimum floor to ceiling clearance height of 2.5m above car spaces provided for people with a disability is required.
Youth Hostel/Backpacker Hostel	1 space for each 5 occupants/lodgers, plus 1 space for any resident manager, plus 1 space for each 2 employees.	Applies to uses where the accommodation is directed to travellers, a majority of who do not use private motor vehicles.

Recreation Facilities	**Car Parking Requirement**	**Advisory Notes**
Bowling Alley/ Squash Courts/Tennis Courts	3 spaces per court or lane, plus 1 space per 2 staff.	
Bowling Greens	30 spaces for first green and 15 spaces for each additional green.	
Gymnasiums	4 spaces per 100m^2 gross floor area	Council will consider location of premises, proximity to transport services and any public parking. Allow for class changeovers. Traffic and Parking Assessment Report required.
Swimming Pools	Requirement assessed on merit	A Traffic and Parking Assessment Report is required.

Business	**Car Parking Requirement**	**Advisory Notes**
Amusement Centre	1 space per 40 m^2 if less than 120 m^2 gross floor area. 1 space per 30 m^2 if between 120 m^2 - 1000 m^2 gross floor area.	

	1 space per 22 m^2 if greater than 1000 m^2 gross floor area.	
Auction Rooms	See advisory notes	Will be considered individually based on the type of auction and the operating times. A Traffic and Parking Assessment Report is required.
Bulky Goods Salesroom or Showroom	1 space per 28m^2 gross floor area	Parking provision might be considered at lower rate if supported by a Traffic and Parking Assessment Report
Car Repair Stations Panel Beaters, Spray painters	6 spaces per work bay	
Car Tyre Retail Outlets	3 spaces per 100m^2 gross floor area or 3 spaces per work-bay, whichever is the greater.	
Catering and Reception	1 space per 3 guest seats, plus 1 space per 2 employees	
Clubs - Licensed and Non-Licensed	1space /6m^2 bar, lounge, and dining room floor area plus 1 space per 6 seats in an auditorium plus 1 space per 3 employees.	A Traffic and Parking Assessment Report must be submitted. Refer also to **Part A7- Access and Mobility**. Minimum floor to ceiling clearance height of 2.5m above car spaces provided for people with a disability is required.
Commercial Premises including office premises, business premises, retail premises (includes shops and kiosks, but does not include 'bulky goods' premises	1 space per 40 m^2 gross floor area plus 1 space if resident manager or caretaker. Commercial developments with a gross floor area in excess of 200m^2 are to provide one suitably located and signposted courier parking space.	Refer also to **Part A7- Access and Mobility**. Minimum floor to ceiling clearance height of 2.5m above car spaces provided for people with a disability is required.
Drive-In Liquor Outlet	1 space per 8m^2 gross floor area, plus 1 space per 5 seats.	Refer to **Section 3 – Design Requirements** of this Part for driveway design criteria. Refers to a free-standing establishment - not in a shopping centre or mixed development.
Entertainment Facility	Car parking will be calculated on the characteristics of the facility and hours of operation.	A submission based on analysis of other similar facilities may be required. As a guide 1 space per 6 seats is recommended. Refer also to **Part A7- Access and Mobility**. Minimum floor to ceiling clearance height of 2.5m above car spaces for people with a disability is required.
Funeral parlours	1 space per 3 seats	Facilities to be provided for official cars to be driven to and from an entrance within the property.
Pub	Minimum: 1 space per 6 staff and 1 space per 30 patrons Maximum: 1 space per 3 staff and 1 space per 10 patrons	A Traffic and Parking Assessment Report is required.

Market	2 spaces per stall	
Motor showroom	0.75 spaces per 100m^2 site area used for this purpose, plus 6 spaces per service /work bay	Where vehicle servicing is provided, additional off-street parking is to be provided. As a guide, 6 spaces/work bay is required. Provision is to be made on site for adequate facilities for off street loading/unloading of vehicles.
Plant Nursery	1 space per 30m^2 gross floor area of any building used for the retailing of plants and associated products, plus 1 space per 45m^2 gross floor area for outdoor areas used for display purposes associated with retail sales, plus 1 space per 200m^2 gross floor area for areas used exclusively for propagation or storage, whether indoor or outdoor.	Loading and servicing areas required.
Food and Drink Premises including; **restaurant** **café** **take away food and drink premises** **kiosks** **does not include a pub.**	1 space per 40 m^2 gross floor area.	Council will consider a variation in requirements for premises based on: - Proximity of premises to public transport and proximity of premises to public car parks with excess capacity. - Operating hours - Location/availability of public parking or on-street parking. - Number of seats. - Likely turnover of customers - How residents are affected in terms of the amenity of area (noise etc.), whether a change of use only is proposed that means only limited on-site parking can be provided. - Loading and service areas required. - Minimum floor to ceiling clearance height of 2.5m above car spaces provided for people with a disability is required.
Retail shops	1 space per 40 m^2 gross floor area plus 1 space if resident manager or caretaker. For local 'corner" shops, parking will be assessed on a case-by-case basis.	Refer also to **Part A7- Access and Mobility**. Minimum floor to ceiling clearance height of 2.5m above car spaces provided for people with a disability is required.
Service Stations	Minimum 4 spaces, plus 6 spaces per service/work bay.	Convenience stores and restaurants attached to a service station will require additional parking calculated at the respective rates for shops and restaurants applied to the standards that apply to those uses. Total parking may be reduced where it can be demonstrated that times of peak demand for facilities does not coincide. Spaces beside petrol bowsers do not count as

		required spaces.
Stadia Theatres, Places of Public Assembly/Public Halls	1 space per 10 seats	A Traffic and Parking Assessment Report is required. Refer also **Part A7- Access and Mobility**. Minimum floor to ceiling clearance height of 2.5m above car spaces provided for people with a disability is required.
Serviced apartments (self contained accommodation similar in operation to that of a hotel)	Refer to requirements for Hotels	
Vehicle body repair workshop, Panel beaters, Spray Painters	6 spaces per work bay	
Veterinary Hospital	1 space per 40m^2 if less than 120m^2 gross floor area plus1 space per 30m^2 between 120m^2 1000m^2 gross floor area plus 1 space per 22m^2 if greater than 1000m^2 gross floor area.	
Video shop	1 space per 17 m^2 gross floor area	Parking provision might be supported at a lower rate if supported by traffic impact study. Evening peak traffic needs to be considered near premises.

Health & Community Facilities	**Parking Requirement**	**Advisory Notes**
Child care Centre/Kindergarten/Pre-School	1 space per 4 children	A temporary pick-up and drop-off area is to be provided on site so that vehicles can enter or leave the site moving in a forward direction without conflicting with other traffic/parking movements. A Traffic and Parking Assessment Report is to be submitted.
Hospital	1 space per 3 beds, plus 1 space per 2 day shift staff or practitioners, plus 1 ambulance space plus 1space per 1 full time night-shift employee. Designated standing areas for ambulances.	Loading/unloading facilities to be provided including facilities for removal of contaminated waste. Parking for people with a disability is required. Standing area/drop off point to be designed so that ambulances/cars can enter or leave the site moving in a forward direction and without conflicting with other traffic/parking movements. A Traffic and Parking Assessment Report is required.
Medical centres	1 space per 25 m^2 gross floor area.	Parking facilities for patients must be suitably signposted and provided in a convenient location. Parking for people with disabilities is required. Minimum floor to ceiling clearance height of 2.5m required above car spaces provided for people with a disability
Nursing Homes/ **Convalescent Homes:**	1 parking space per 10 beds for visitors plus 1space per 2 employees plus 1 space suitable for an ambulance plus 1 space suitable for a minibus if over 60 beds.	Homes accommodating more than 60 beds are to consider providing a mini-bus service. Minimum floor to ceiling clearance height of

		2.5m above resident car spaces is required.
Place of Worship and Place of Assembly (not mentioned elsewhere)	1 space per 20m^2 gross floor area, or 1 space per 10 seats, whichever is the greater.	A detailed parking submission may be required. Parking for halls will be assessed on merit.
Primary and Secondary Schools	**Primary Schools –** 1 space per equivalent full time employee. Pick-up/set down space for students required on site at a rate of 1 space per 40 students. Space for bus parking on-site is required. **Secondary Schools –** 1 space per equivalent full time employee. Plus 1 space per 8 year 12 students Pick-up/set down space for students required on site at a rate of 1 space per 40 students. Space for bus parking on-site is required	Where an auditorium or similar facilities are proposed additional parking may be required. A Traffic and Parking Assessment Report is required
Professional Consulting Rooms	3 spaces per surgery or consulting rooms, plus 1 space for each professional practitioner and other staff present at any one time.	By definition, Professional Consulting Rooms are attached to residential properties, with up to 3 practitioners. For other situations, refer to Medical Centres.
Public Buildings	1 space per 60m^2 gross floor area in business zones 1 space per 40m^2 gross floor area elsewhere	Adequate space for courier deliveries necessary.
Tertiary Education	1 space per equivalent full time employee plus 1 space per 3 students	Student parking rate might be reduced if a parking impact study can prove a lower rate. Provision is to be made for bus parking on site

Industry	Parking Requirement	Advisory Notes
Light Industry	1 space per 100m^2 gross floor area 1 space per 300m^2 gross floor area for warehouse/bulk stores. 1 space per 40m^2 gross floor area for ancillary office space if this is over 20% of gross floor area. 1 space per 30m^2 gross floor area for ancillary retail space.	The need for possible additional car parking for future change of use from a warehouse bulk store should be considered.
Warehouse	1 space per 300 m^2 gross floor area	A Traffic and Parking Assessment Report is required.

Other Uses	Parking Requirements	Advisory Notes
Uses not specified in this Part	Not Specified	The current Roads and Traffic Authority Guidelines for Traffic Generating Developments will be

		applied to developments of a minor nature including extensions etc. For a major proposal the application is to be supported by a Traffic and Parking Assessment Report with a recommendation as to the appropriate provision of on-site parking.

Section 3 – Design Requirements

Performance Criteria	Design Solution
Design Principles	
The objective is to design parking areas that allow safe and efficient traffic circulation, allow on-site water absorption, permit drivers to enter and leave the site in a forward direction, provide for security, integrate well with building design and achieve an attractive streetscape environment. The design should also consider the needs of pedestrians. To achieve these objectives, recommended design guidelines and standards are set out below.	**DS4.1** Design and location requirements are: • Integrate adequate parking spaces with surrounding facilities and existing circulation patterns. • Separate visitor and resident or employee parking areas. Visitor spaces must be conveniently located, identified as such and accessible by the public. They should not be located behind security grills or gates. • Preserve sight lines at entries/exits and significant landscape and architectural features. Splay corners to improve sight lines where possible. • Locate entrances and exits away from busy intersections and to minimise reductions in on-street parking. • Minimise extensive filling operations by designing with topography. • Minimise the number of entrances and exits. • In residential zones entries to underground car parks are to be setback behind the building line and located at the side or rear of buildings. They are not to be visible from the street front. Provide adequate setback for landscaping between the driveway and relevant boundaries. • Car wash bays are to be made available and must be designed to drain to the sewer system. • Off street visitor and resident parking in excess of the minimum requirement should be designed in such a way as to allow alternative uses when not needed for parking e.g. car washing, storage, Excess parking may be counted as floorspace if in Council's view it will contribute to the bulk of the building or affect landscape quality, or the building as a whole will adversely affect neighbouring properties. • Designs that require vehicles to reverse on to main roads, other busy roads or near intersections will not generally be accepted for safety reasons. • Parking bays in multi-unit developments must be provided for persons with disabilities. - (refer to **Part A7- Access and Mobility**) • Provide bicycle and motorcycle parking in accordance with the requirements of this Part. • Council may accept or require works to be carried out on the public roadway (e.g. blister islands, angle parking bays, tree planting) in order to provide visitor parking

Performance Criteria	Design Solution
	• Where access is to a busy road, a pull-in area between the property boundary and any security grill of sufficient width to allow a vehicle to pass unobstructed on the roadway will generally be required. • Where a certificate of title to a residential unit includes two parking spaces, stack parking is permitted.
Appearance	
	DS5.1 • Design parking areas so that they are an integral part of the overall building design. Locate surface car parks at rear of buildings. • Provide underground car parking on larger sites over 1000m^2. • Create active, interesting street frontages and enhance safety and security at street level by locating uses that will screen car-parking areas within buildings so that they are not directly visible from the street. • Use colour co-ordinated grills, shutters and doors of a height appropriate to the area to screen parking entrances and to create visual facade continuity. Note: Visitor parking should not be located behind security grills or gates. • Use topography and trees to mitigate negative visual impacts. • Minimise excessive grading operations and balance cut and fill. • Excavations for driveways in front garden areas in residential zones is not characteristic of the LGA. The first six metres of any driveway shall be at grade. This will improve both appearance and pedestrian safety.
Designing for pedestrians and people with a disability	
	DS6.1 The design of the parking area and the general access to the site should consider the needs of pedestrians, with the following design considerations: • Pedestrian entrances should be clearly visible, conveniently located, and well-lit and should have minimal conflict with vehicular traffic. Conflict points should be made safe with the use of contrasting materials, footpath/road markings, designated crossing areas, bollards and similar devices. • Parking areas should be designed to minimise pedestrian/vehicular conflict, with pedestrian routes clearly identified to facilities such as lifts,

<table>
<tr><th>Performance Criteria</th><th>Design Solution</th></tr>
<tr><td></td><td>stairs, exits and street access points.
Pedestrian routes should be logical and coherent to users and motorists. These routes should have easy access features such as pram ramps and provide a continuous accessible path of travel between parking spaces for disabled persons and the pedestrian accesses to the development, and conform to AS1428 and Part A7- Access and Mobility.
Pedestrian routes through the site leading to public transport services such as bus stops should be provided.
Public pedestrian access through large sites should be provided by way of pedestrian walkways, arcades and similar paths.
Where car-parking areas are to be used at night, security lighting should be provided.
Provide pedestrian access from all parking spaces to facility entrances.
Minimise the number of vehicle circulation aisles pedestrians must cross to enter adjacent facilities.</td></tr>
<tr><td colspan="2">Parking space dimensions – land use</td></tr>
<tr><td>To identify the required dimensions for parking spaces based on the type of use.</td><td>DS7.1 Recommended parking space dimensions vary with the type of use as set out in Table 4 below and the Figures that follow.

Table 4 – Land Use Parking Dimensions<table><tr><th>Dimensions</th><th>Aisle Widths</th><th>Type of Use</th></tr><tr><td>5.4 m x 2.4m</td><td>6.2m</td><td>tenant, employee and commuter parking (generally all day parking)</td></tr><tr><td>5.4 m x 2.5m</td><td>5.8m</td><td>long-term town centre parking, sports facilities hotels, motels entertainment centres (generally medium term parking, 4-5 hours)</td></tr><tr><td>5.4 m x 2.6m</td><td>5.8m</td><td>short-term town centre parking, shopping centres, hospitals and medical centres (generally short-term parking, 3-4 hours)</td></tr></table></td></tr>
</table>

Performance Criteria	Design Solution		
	See figures 2A&2B below for parking space dimensions in accordance to Australian Standards 2890.6:2009 for people with a disability.		Parking for people with disabilities Locate spaces via an accessible path of travel close to wheelchair accessible entrances and lift access points if provided. Access and parking for people with a disability is required for various types of development in accordance with the ***Part A7 - Access and Mobility*** and is to comply with Australian Standards including a minimum floor to ceiling clearance height of 2.5m above these parking spaces.

Notes: *For dimensional requirements on parking spaces for other types of uses (user class) refer to Section 1.4 of Australian Standard 2890.1 2004 - Parking Facilities Part 1: Off Street Parking.*

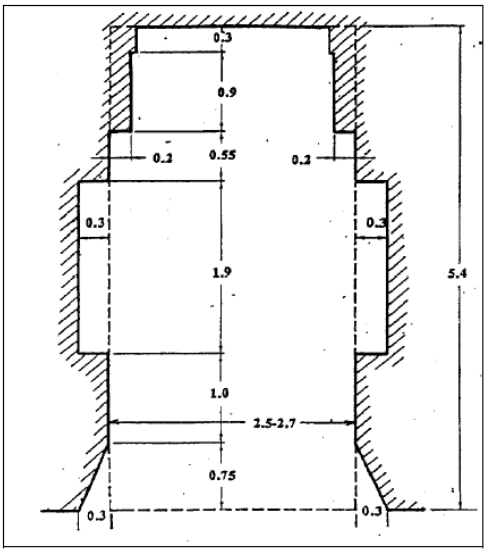
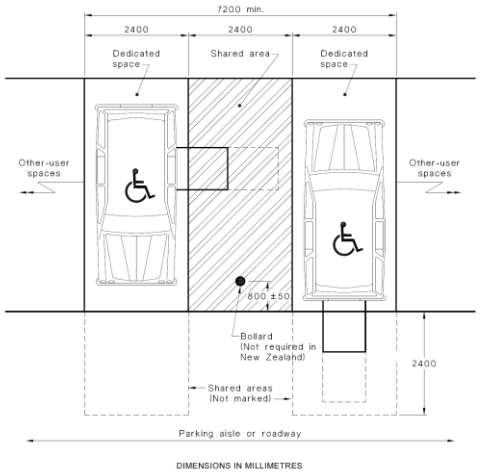
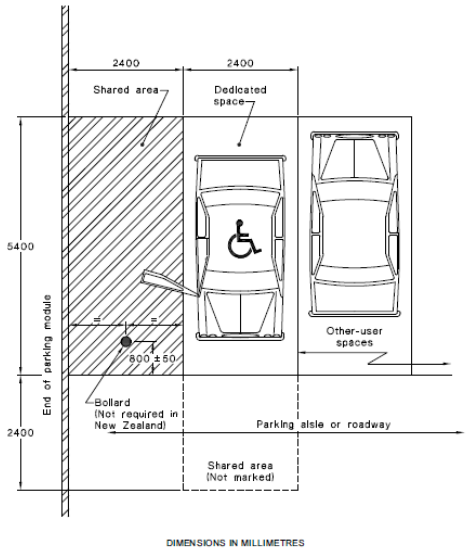
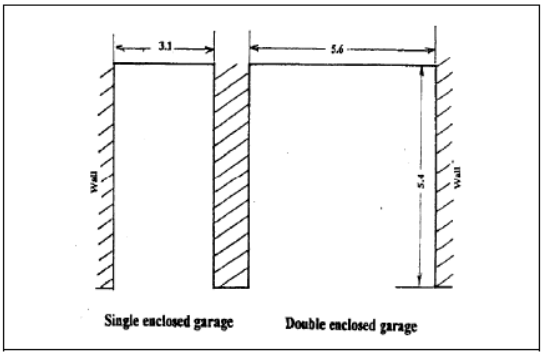


Figure 1 -Design envelope dimensions around parked car

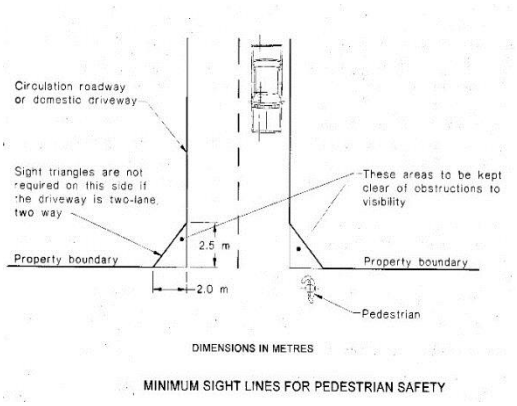
If the side boundary of a space is a wall or fence, or if there are obstructions such as columns located so as to restrict door opening, 0.3m.should be added to the width of the space, for each side obstructed. The additional clearances would not be required for open carports provided that door openings are not restricted. Where chain wire fences are used to separate parking spaces, they should be regarded as a solid obstruction, and additional side clearances consequently required. Columns should not be located where they would

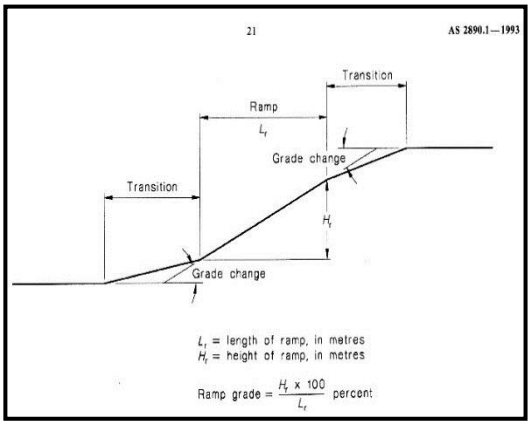
Performance Criteria	Design Solution
	restrict manoeuvring into parking spaces. ***Note:*** *Space width taken from Section 4 Australian Standards AS2890.1: 2004.*  **Figure 2A- Parking space dimensions for people with a disability – Example of two parking spaces with a common shared zone.**  **Figure 2B- Parking space dimensions for people with a disability – Example of an angle parking space with a shared area on one side only.**

Performance Criteria	Design Solution
	 **Figure 3 - Garage parking dimensions** **Obstructions:** If the side boundary of a space is a wall or fence, or if there are obstructions such as columns located so as to restrict door opening, 0.3m should be added to the width of the space, for each side obstructed. The diagrams also show the widths recommended for enclosed garages. Additional clearances would not be required for open carports provided that door openings are not restricted. Where chain wire fences are used to separate parking spaces, they should be regarded as a solid obstruction, and additional side clearances consequently required. Columns should not be located where they would restrict manoeuvring into parking spaces. Reference should be made to the design envelope shown in **Figure 1.**
Parking Aisles, Angle Parking Spaces and Blind Aisles	
	DS8.1 Parking aisle dimensions relate to the width of the parking spaces. This will vary with the angle of parking and the type of user. Blind aisle dimensional requirements are also variable depending on design. Please refer to **Section 2.4 of Australian Standard 2890.1:2004** - "Design of Parking Modules" for requirements.
Circulating roadways and ramps	
PC9. Outline minimum requirements for the roadways and ramps.	**DS9.1** Circulating roadways and ramps provide access between the car park and the entry/exit points and parking modules. In general, parking is not directly accessed off circulating roadways or ramps. The minimum widths of circulating roadways/ramps are shown in Table 5 overleaf:

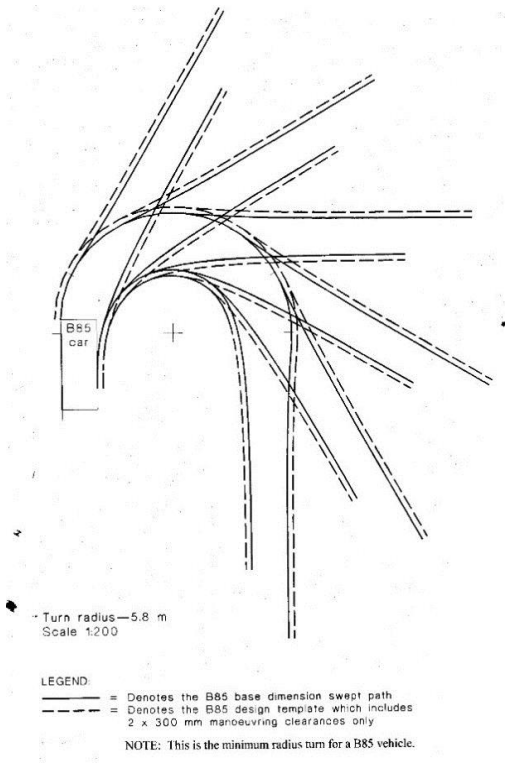
Performance Criteria	Design Solution
	Table 5 - Widths of Circulating Roadways/Ramps One-way roadway: Straight 3.0m, Curved 3.6m Two-way roadway: Straight 5.5m, Curved 7.8m All of the above widths require additional clearances of 0.3m on the outsides. This would typically take the form of 0.3m kerbs on each side, each of a maximum height of 150mm.
	DS9.2 Where a two-way roadway has a central median, it should be a minimum width of 0.6m, with a maximum height of 150mm. In this situation each roadway would have the width required for one-way roadways.
	DS9.3 The onus is on the car park designer to ensure that the dimensions of the internal roadways will provide unobstructed movement.
	DS9.4 Refer to **Section 2.5.2 AS2890.1: 2004** for other clearance width requirements.
	DS9.5 **Figure 6** indicates the swept path of the " 85 percentile design car". It should be used in the design of access roadways, ramps, circulating roadways and circulation aisles, using the outer lines, these provide for clearances around the basic swept path of the car. The maximum gradients of ramps and roadways within parking structures and areas are shown in **Table 6** below: **Table 6 –Gradients** Ramps shorter than 20 m: 1:5 (20%) Ramps 20 m or more: 1:6 (16.7%) Driveways across footpath and for first 6 m into site: 1:20 (5%)
	DS9.6 Where a ramp gradient greater than 1:8 - 12.5% is used, a transition at least 2.0 m long at half the change in ramp gradient will need to be provided at both ends. Care should be taken in the design of ramps to ensure that the required ground clearances are maintained at transition points. Note: For curved ramps, the gradient should be measured on the inside edge. For additional information refer **Australian Standards AS 2890.1:2004**
Directional Signposting in Car Parking Areas	
PC10.1 Enhance wayfinding within car parking areas	**DS10.1** Parking areas are to be well signposted to indicate the availability of off-street parking, with entry and exit points

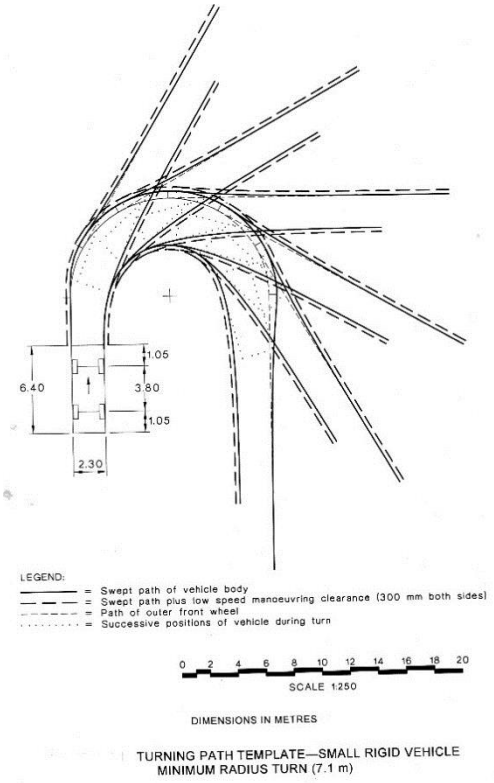
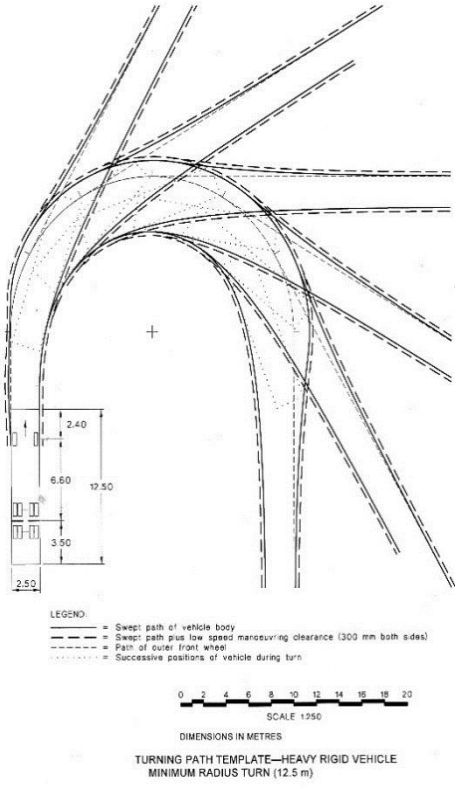
Performance Criteria		Design Solution	
			clearly visible from both the street and the site.
PC10.2	Ensure potential road and pedestrian hazards are indicated	**DS10.2**	Pavement arrows should clearly indicate the direction of circulation, and parking bays should be delineated.
PC10.3	Promote efficient vehicle circulation within car parking areas	**DS10.3**	All parking for people with a disability, visitors and/or reserved for employees - for example, stacked parking spaces must be clearly signposted and line marked.
		DS10.4	Parking Spaces for people with a disability are to be marked with the appropriate international symbol.
		DS10.5	Clear and precise marking of a parking area is of prime importance in the prevention of choking of the aisles and for the general ease of use of the facility. Details of all proposed signposting and marking for parking areas are to be submitted with the development application for Council's approval.
		DS10.6	Entry/Exit points must be clearly marked so as to avoid any confusion. Within the car park, signs should be located at regular locations so that drivers wishing to leave the car park can do so by the most efficient route. Signposting should be easily seen and understood.
		DS10.7	One-way markings must be clearly set out on the pavement in such a manner as to be easily readable and understandable to the users of the car park.
		DS10.8	Speed humps are to be clearly marked by signposting and change in surface texture/colours.
		DS10.9	In certain situations, the installation of signs to Council's satisfaction may be required over and above the normal requirements.
		DS10.10	All parking bay delineation, arrows and other information for the driver, painted on the pavement are to be marked using white paint and should not be less than 75mm or greater than 100mm wide.
		DS10.11	Where car parking is subject to frequent night-time use by the public, signposting and line marking shall utilise reflective background materials or paint to Roads & Traffic Authority standards.
Driveways- General design issues			
PC11.	The primary objective in the location and design of driveways is to Provide a safe and efficient interface between the public road system and the site. Safety is a key concern for access off all road types, while the efficiency of traffic movement is a key concern on major roads.	**DS11.1**	Driveway design should take the following factors into account: • Vehicles are to enter and leave the site in a forward direction, although this requirement may be waived for domestic driveways. • Driveways should be located where they would cause least interference to vehicular and pedestrian movement on public roads. Avoid positioning driveways in the following locations: • where they will adversely affect the street pattern and appearance of the streetscape

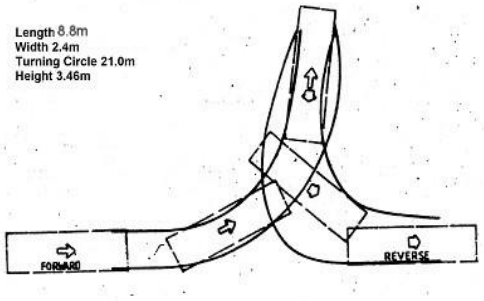
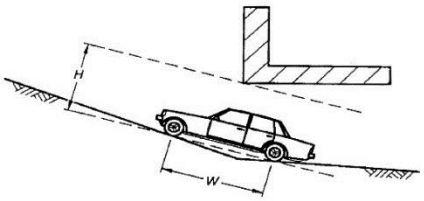
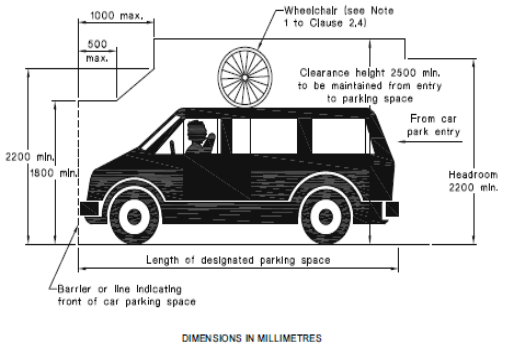
Performance Criteria	Design Solution
	• on major (State or Regional) roads or other high volume roads • close to intersections and traffic signals; absolute minimum separation from an adjacent intersection is 6m from the curve tangent point of the intersection, or if opposite, 6m from the alignment of the opposite property boundary (see AS2890.1) • opposite other developments generating a significant amount of traffic, unless separated by a median • where there is a heavy and constant pedestrian movement along the footpath • where right turning traffic entering the site may obstruct through traffic • where traffic using the driveway interferes with or blocks the operation of bus stops, taxi ranks, loading zones or pedestrian crossings  MINIMUM SIGHT LINES FOR PEDESTRIAN SAFETY ***Note:*** *Splay corners may be required in order to achieve the objective of providing for pedestrian safety*
Driveways- width and location	
	DS12.1 Refer to **Section 3 of Australian Standard AS 2890.1:2004** for driveway width and location requirements relating to different types of users.
	DS12.2 The width and number of driveways required depends on the type of road on which the driveway would be located and the number of parking spaces served. In general, separate entry and exit driveways will be required for access to a busily trafficked road when over approx. 50 parking spaces are served, or where the development generates a high turnover of traffic such as with drive-through facilities.
	DS12.3 Driveways over the nature strip/footpath reserve are required to have a clearance of 2m either side i.e. clear of power poles etc. to allow the construction of a splay or "wing" for the crossing.
	DS12.4 Driveways, which have a slope greater than 12%, must have a surface treatment, which minimises wheel-skid in wet conditions.

Performance Criteria	Design Solution
	DS12.5 Domestic driveways serving up to three dwellings can have a minimum width of 3.7 m if the total length is less than 30m. For driveways in excess of 30m lengths, passing bays should be provided at least every 30m with the driveway widened to at least 5.0m over a length of at least 10m
Driveways - gradients and levels	
	DS13.1 The maximum gradient on a driveway or ramp is to be 1:20 (5%) across the property line and for at least the first 6m into the site. For general driveways/ramps other than domestic driveways, up to 20m in length, the maximum gradient is to be 1:5 (20%), while for lengths in excess of 20m the maximum gradient is to be 1:6 (16.7%). Changes in grade in excess of 1:8 (12.5%) will require transition sections at least 2.0m long, with these transition sections having half the change in gradient of the adjacent sections of the driveway - see **Figure -5** below.
	
	Figure 5- Changes of Grade on Ramps
	DS13.2 For domestic driveways, serving up to three dwellings, the maximum gradient is 1:4 (25%), but the recommended maximum is 1:5 (20%).
	DS13.3 If a proposed domestic driveway would have a gradient in excess of 1:5, the following factors should be taken into account in the design: • length of driveway (gradients in excess of 1:5 would be more acceptable if the length of the driveway is less than 20m); • safety considerations such as the type of driveway surface and the areas available at the driveway ends; • alternative access arrangements possible; • impact of the proposed driveway on the environment, and its visual impact; and • engineering specifications for driveways are set out in Council's specifications for road and drainage works. Pavement, subsurface and surface drainage shall be designed in accordance with these specifications. The designer, whose qualifications are experience must be acceptable to

Performance Criteria		Design Solution	
			Council, will be required to certify the design and subsequently the adequacy of the pavement construction, in writing.
Vehicular crossing levels			
		DS14.1	These can be obtained from Council. The levels are to be shown in the plans submitted for approval. The existing road and footpath levels shall be used unless advised otherwise by Council.
Service areas/ waste removal			
PC15.1	The design of service areas is to ensure that the development can be adequately serviced on-site, without the need for service vehicles to park on the ¬street, and without conflicting with other site traffic.	**DS15.1**	Service areas are to be separate from associated car parking
PC15.2	Service areas are easily accessed and freely available for use at all times so that on-street servicing is discouraged	**DS15.2**	Service areas must be able to be accessed off the street by vehicles entering and leaving the site in a forward direction
		DS15.3	The size and number of service areas and loading docks are to be suitable for the scale and intensity of the use which they serve
		DS15.4	Internal circulation roadways need to be adequate for the largest vehicles anticipated to use the site
		DS15.5	Service vehicles turning into or out of a road or driveway must be able to complete their turning manoeuvres without crossing the centre line of the public road
		DS15.6	The number of service areas and loading docks is to relate to the scale and intensity of use proposed. This should be quantified through appropriate use-specific surveys, with the onus on the applicant to justify the facilities proposed. The size of vehicles likely to service the site should be determined.
		DS15.7	In general, long haul transport of bulk goods and multiple destination chain store deliveries such as to supermarkets and major fast-food outlets tends to encourage maximum size vehicles such as articulated vehicles. Local deliveries and small business consignments tend to be delivered in vans, station wagons and small/medium trucks.
		DS15.8	**Australian Standard 2890.2-2002: Part 2 Off-street Commercial Vehicle Facilities** specifies different design vehicles and their dimensions, covering Small Rigid Vehicles (SRVs), typically about 6.4 m long and with turning circles of about 15.3 m, Heavy Rigid Vehicle (HRV) 12.5 m long and with turning circles typically of about 27.8 m, and Articulated Vehicles (AV), with a total length of about 19 m with turning circles typically of about 26.6 m. **Figures 7 and 8** set out the swept paths of Small Rigid Vehicles and Heavy Rigid Vehicles respectively. • For the removal of trade waste, the truck type typically used has a length of 8.8m, width of 2.4m, and turning circle of 21.0m. Figure 9 shows the

Performance Criteria	Design Solution
	swept path of this type of vehicle. • For residential flat buildings, the position of waste storage bins and access to them by garbage collection vehicles including adequate headroom for mechanical lifting mechanisms is critical and must take into account the type of collection truck and method of collection currently used by Council. • Dimensions of service bays/loading docks are to be in accordance with **Section 4 of Australian Standard 2890.2-2002: Part 2 Off-street Commercial Vehicle Facilities**. The designer must ensure that the proposed design meets the needs of the proposed development. The design of the apron area in front of the service bays/loading docks is to take into account the type of vehicle to be used.
Gradients in service areas	
	DS16.1 Gradients in service areas should be kept to a minimum. The maximum gradient in a manoeuvring area should be 1:12.5 (8%) on a driveway or ramp, 1:6 (16.7%) for forward only traffic and 1:12.5 (8%) if reverse manoeuvres are permitted on the ramp.
Turning Templates	
PC17. Ensure the efficient design of the turning bays for vehicles.	**DS17.1** The turning templates below will help you design your loading and unloading facilities. The templates come from the Australian Standards.
	DS17.2  **Figure 6 – B85 Car Turning Template - 5.8m Radius**

Performance Criteria	Design Solution
	DS17.3  **Figure 7 – Turning Path Template - Small Rigid Vehicle**
	DS17.4  **Figure 8- Turning Path Template - Heavy Rigid Vehicle**

Performance Criteria	Design Solution
	 Reversing Manoeuvre of Trade Waste Vehicle **Figure 9 - Reversing Manoeuvre of Trade Waste Vehicle**
Headroom	
	DS18.1 Within parking areas, the minimum height between the floor and an overhead obstruction should be a minimum of 2.2 m. - any increase in this height to be assessed in accordance with the merit of the application. Minimum available clearances should be signposted at all entrances and measured to the lowest projection from the roof, typically being fire sprinklers or light fittings. At changes in grade within parking areas, care should be taken in the design to ensure that the required height clearance is maintained. Appropriate warning devices such as flexible striker bars shall be provided in conjunction with warning signs wherever the clearance is less than 2.3m.- Refer to **Section 5.3** – Headroom" of the **AS2890.1:2004**. ***Note:*** *Required clear headroom in basement car parks above spaces allocated for people with a disability/adaptable and accessible units is minimum 2.5m.*  *H* = headroom *W* = wheelbase of design (B99) vehicle **Figure 10 - Critical Headroom Measurement at a Grade Change**  DIMENSIONS IN MILLIMETRES **Figure 11 - Vertical Clearance Above Car Spaces for**

Performance Criteria		Design Solution	
			People with Disabilities ***Note:*** *Where a wheelchair hoist is used, although the wheelchair is stored on the vehicle roof in a flat position, it is raised to full wheelchair height (in addition to the height of the roof rack) during the hoisting process. Refer to* ***AS 2890.6:2009 clause 2.4*** *for further details on headroom.*
Mechanical parking systems			
PC19.	Applications to provide for car parking using mechanical devices will be considered on merit, where an applicant can demonstrate to Council that car parking cannot be provided in a conventional manner. Given the non-standard nature of mechanical parking systems, full details will need to be provided.	**DS19.1**	Mechanical parking systems may be considered appropriate in certain circumstances, subject to the following: • The applicant must be able to demonstrate that there is a real need for a mechanical parking system and that the provision of such a system will not adversely affect the use of the site or the immediate locality. • No visitor parking is to be included in the system, unless a valet parking operation is employed. • The applicant must be able to demonstrate that there would be adequate queuing space within the site on the approach to the system, without the queue extending onto the public road network. Details of the design of the system and its management will need to be submitted to Council. This should cover the cycle time of the system, the traffic volume that will use the system and hence the predicted queue length under peak hour operation. • The device(s) will need to comply with Australian Standards.
Stack parking			
PC20.	Stack parking is parking where other parked vehicles stop individual access to car spaces. The inclusion of stacked parking within parking areas is not favoured. However, in certain cases, the provision of a limited number of employee parking spaces may be provided in this way subject to the Design Solutions.	**DS20.1**	The applicant must be able to demonstrate that there is a real need for stacked parking and that the provision of stacked parking will not adversely affect the use of the site.
		DS20.2	No more than two cars are to be parked in a stacked arrangement, so that no more than one car has to move to allow the exit of another.
		DS20.3	No more than 10% of the parking required for a commercial development is to be stacked.
		DS20.4	Stacked parking is only to be used to provide parking for people employed on the premises and likely to park all day or a good part of the day.
		DS20.5	Proposals, which include stacked parking where multiple occupancies are involved, will be considered on their merits.
		DS20.6	Provision to be made on-site for the shifting of cars without movement of vehicles onto public streets.
Shopping Centre Bays			

Performance Criteria	Design Solution
	DS21.1 Provision should be made in shopping centre car parks for shopper trolley bays, and for garbage bins.
Materials	
	DS22.1 Materials and colour are important, particularly in heritage conservation areas: • Reflective materials will be needed for signs and pavement markings. **And** • Porous pavements are encouraged in driveways and parking areas as it allows greater infiltration of stormwater (porous pavement is included as built-upon area).
Drainage and filtration	
	DS23.1 All car parking areas/driveways must have adequate drainage for run-off and seepage. Applicants should discuss site drainage requirements with Council engineering staff. Call us on 9716 1800 before lodging a development application). Council requires that minimum gradients be provided in parking areas as shown in **Table 7** below so that car-parking floors will drain adequately.

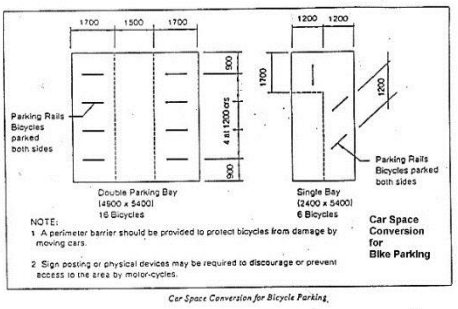
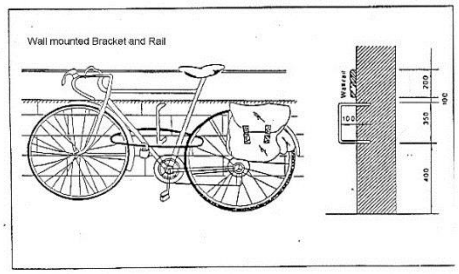
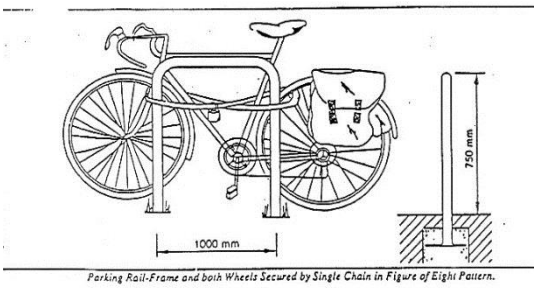
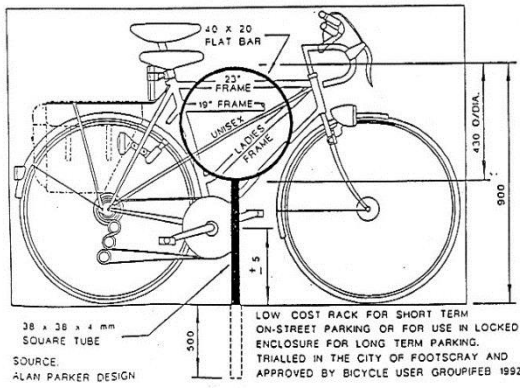
Table 7 - Minimum Gradients on Parking Floors

Type of surface	Minimum gradient
Exposed areas:	
Bituminous seal	1 in 33 (3.0%)
Asphaltic concrete	1 in 40 (2.5%)
Cement concrete	1 in 50 (2.0%)
Covered: All cases.	1 in 200 (0.5%)

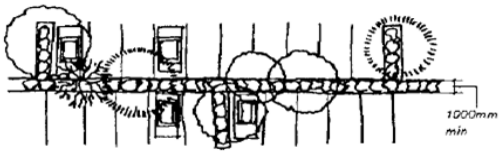
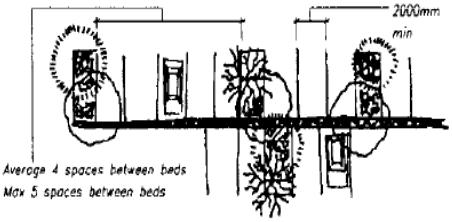
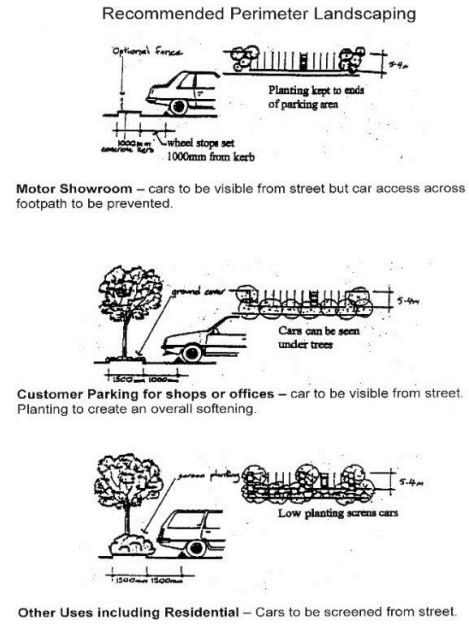
Note: *For safety reasons Council requires the maximum gradients on parking floors to be 1 in 20 (5%) or 1 in 40 for parking spaces for people with a disability.*

	DS23.2 The following filtration systems are to be implemented in car parks comprising over 25 spaces: • Continuous deflective separators • Non-scouring oil and sediment separators. • Sand filters. • Small litter traps. • Coarse trash racks.
Bicycle Parking	
PC24. The two principle sources of technical information regarding bicycle parking facilities are: • Australian Standards AS 2890.1:2004 & AS2890.3 that describe facilities that will provide safe, secure, convenient parking for motor cycles and bicycles respectively. See	**DS24.1** For residential flat development, resident bicycle facilities are to be provided by way of secure, lockable racks at ground or car park level in a communal area. Where lockable garages or enclosed car spaces are provided for each flat, these are acceptable for resident bicycle/motor cycle parking.

Performance Criteria	Design Solution
diagrams below. • Guide to Traffic Engineering Practice Part 14-Bicycles produced by AUSTROADS, the national association of road transport and traffic authorities in Australia.	
	DS24.2 Signposted visitor bicycle parking is to be provided by way of bicycle racks, located either within the car parking area /ground floor foyer or within areas adjacent to the building.
	DS24.3 For commercial, retail and industrial development, and community, educational, health and recreational facilities, bicycle parking is too provided by way of a secure, lockable area, lockers or bicycle racks, located within the ground floor foyer or adjacent within any forecourt, or within the car parking area.
	DS24.4 Parking rails are ideal for short and medium term parking and are suitable for installation in a wide variety of locations. In order to meet the Australian Standard, bicycle parking rails should: • support the bicycle without risk of damage • enable both wheels and the frame to be locked be as close as possible to the cyclist's destination • be placed in public view • pose no hazard to pedestrians • be protected from encroachment by motor vehicles • be easily accessible • be well lit if used at night • be protected from weather where possible • be clearly signposted where necessary
Location of bicycle parking facilities	
PC25. The location of bicycle parking facilities is critical. If they are not conveniently placed, cyclists will ignore them and use other objects to secure their bicycles.	**DS25.1** Cyclists should be able to park close to their destinations, generally within a few metres and at most, within 30 metres. Wherever car parking is provided there will also be a need for bicycle parking. Informal bicycle parking can give an indication of places where bicycle-parking facilities are required.
	DS25.2 Bicycle parking areas can be created by conversion of car parking spaces. Three rails, accommodating six bicycles, can be installed in the space required for one car. Suitable layouts are illustrated below (refer to **AS2890.3**).

Performance Criteria	Design Solution
	DS25.3  *Car Space Conversion for Bicycle Parking*  **Figure 12 - Car Space Conversion for Bicycle Parking and Wall Mounted Bracket Rail**
Bicycle Security	
	DS26.1 When selecting a bicycle parking rail, care should be taken to ensure that it meets the security criteria set out in **AS2890.3** which specify that it should be possible to lock the frame and both wheels of a bicycle to the rail without removing a wheel from the bicycle. **AS2890.3** classifies bicycle-parking facilities according to the level of security they offer.
	DS26.2  *Parking Rail-Frame and both Wheels Secured by Single Chain in Figure of Eight Pattern.*  **Figure 13 - Bicycle Parking Locking facilities**
Appearance and maintenance of bicycle parking facilities	

Performance Criteria	Design Solution
	DS27.1 Bicycle parking facilities should be attractive and well designed. They should be constructed from materials requiring minimal maintenance. Bicycle parking rails are available in a range of styles and finishes from local manufacturers and suppliers.
Showers and change facilities for cyclists	
	DS28.1 Showers and change facilities are to be provided for major additions or for new buildings greater than 500m2 gross floor area to facilitate employee use of cycling for commuting to work.
Landscaping of parking areas	
	DS29.1 Landscaping of sites is strongly encouraged. A landscape concept plan should be prepared and submitted with the development application where new plantings are proposed. Depending on the type of development and site circumstances, Council may also apply conditions of consent requiring a detailed landscaping plan to be prepared when a development is approved (refer to Council's development application form for more information about landscape concept plans and detailed landscape plans). Landscaping will need to be implemented prior to occupancy of the development. Key landscape design elements to consider are as follows: • Car parking design should consider retaining existing plantings and mature trees. Use porous paving, retaining walls and drainage lines to ensure existing trees will not be adversely affected. Refer **Appendix 3** for recommended tree species. • Soft landscaping is to be included in all surface car park designs. • As a guide, minimum of 5% uncovered parking areas should be landscaped. • Depending on the scale and nature of the development, landscaping should be provided throughout the car park as well as at the perimeter. • Plantings of shade trees between rows of cars need to be protected with kerbs and wheel stops. Areas used for landscaping are not to be used for parking, loading or unloading. • The planting of appropriate sized trees and shrubs between car park bays and at access points is encouraged so as to maintain sight distances and provide shade and importantly, to minimise run off by reducing the amount of hard surface area. • if a proposed parking area adjoins a residential property, Council requires protective fencing and/or mounding be included in the landscaping proposal to protect the privacy of the residential property and reduce noise effects. • All barriers and other landscaping materials

Performance Criteria	Design Solution
	should be of adequate strength and durability to protect vegetation. Council will require the use of appropriate materials that will improve the appearance of the development. • Landscaping is to be dispersed and located so that there is sufficient planting to achieve a satisfactory appearance of parking areas, particularly those with large areas of bitumen, and to provide shade. • Choose landscaping that will enhance the character of the area • Provide adequate watering and drainage points
	DS29.2  **Figure 14- Planting strips between aisles of parking bays**
	DS29.3 Minimum bed width required is 1000mm. Fingers can be reduced to 600mm width if tree guards are used. Fingers are not required to extend full depth of parking bay planting areas. No planting strip is permitted between aisles of parking bays.  **Figure 15- Landscape "fingers"**
	DS29.4  **Figure 16 - Perimeter landscaping**

Appendix 1 - Recommended Tree Species

Trees for Shale Derived Soils:

Trees 20m and over

Casuarina cunninghamiana **(river oak)** *Eucalyptus maculata* **(spotted gum)** *Eucalyptus microcorys* **(tallowood)** *Eucalyptus paniculata* **(grey ironbark)** *Eucalyptus pilularis* **(blackbutt)** *Eucalyptus saligna* **(Sydney blue gum)**

Trees 5-10m

Acacia decurrens **(green wattle)** *Acacia floribunda* **(gossamer wattle)** *Acacia prominens* **(golden rain wattle)** *Allocasuarina littoralis* **(black she oak)** *Angophora bakeri* **(narrow leafed apple)** *Backhousia myn`ifolia* **(grey myrtle)** *Glochidion ferdinandi* **(cheese tree)** *Hymenosporum flavum* **(native frangipani)** *Melaleuca linariifolia* **(snow-in-summer)** *Melia azedarach (australasica)* **(white cedar)** *Notelaea sp.* **(moick olive)** *Oreocallis wickhamii* **(tree waratah)** *Pittosporum rhombifolium* **(Queensland pittosporum)** *Stenocarpus sinuatus* **(firewheel tree)** *Tristaniopsis laurina* **(water gum)**

Trees 15-20 m

Acacia elata **(cedar wattle)** *Angophora costata* **(Sydney red gum)** *Angophora floribunda* **(rough barked apple)** *Eucalyptus citriodora* **(lemon scented gum)** *Eucalyptus punctata* **(grey gum)** *Eucalyptus resinifera* **(red mahogany)** *Eucalyptus sieberi* **(silvertop ash)** *Flindersia australis* **(crow's ash)** *Livistona australis* **(cabbage tree palm)** *Lophostemon confertus* **(brushbox)** *Toona ciliata (australis)* **(red cedar)**

Trees 10-15 m

Acacia binervia **(coastal myall)** *Acmena smithii (lilly pilly) Allocasuarina torulosa* **(forest oak)** *Alphitonia excelsa* **(red ash)** *Brachychiton acerifolius* **(flame tree)** *Ceratopetalum apetalum* **(coachwood)** *Eucalyptus elata* **(river peppermint)** *Eucalyptus sideroxylon* **(red ironbark)** *Macadamia tetraphylla* **(macadamia)** *Melaleuca styphelioides* **(prickly paperbark)** *Syncarpia glomulifera* **(turpentine)** *Syzygium floribundum* **(weeping lillypilly)**

Small Tree/Tall Shrubs up to 5 m

Banksia ericifolia **(heath banksia)** *Banksia marginata* **(silver banksia)** *Callicoma serratifolia* **(black wattle)** *Callistemon citrinus* **(lemon scented bottlebrush)** *Hibiscus heterophyllus* **(native rosella)** *Leptospermum petersonii* **(lemon-scented tea-tree)** *Podocarpus elatus* **(brown pine)**

Trees for Sandstone Derived Soils:

Trees 20 m and over

Casuarina cunninghamiana **(river oak)** *Eucalyptus pilularis* **(blackbutt)**

Trees 15-20 m

Angophora costata **(Sydney red gum)** *Eucalyptus resinifera* **(red mahogany)** *Eucalyptus sieberi* **(silvertop ash)** *Livistona australis* **(cabbage tree palm)** *Lophostemon confertus* **(brushbox)**

Trees 10-15 m

Eucalyptus gummifera **(red bloodwood)** *Eucalyptus piperita* **(Sydney peppermint)** *Eucalyptus racemosa* **(scribbly gum)** *Macadamia tetraphylla* **(macadamia)** *Syncarpia glomulifera* **(turpentine)**

Trees 5-10 m

Acacia prominens **(golden rain wattle)** *Agonis flexuosa (willow* **myrtle)** *Allocasuarina littoralis* **(black she oak)** *Angophora bakeri* **(narrow leafed apple)** *Backhousia citriodora* **(lemon scented bh)** *Callicoma serratifolia* **(black wattle)** *Callistemon viminalis* **(weeping bottlebrush)** *Callitris rhomboidea* **(Port Jackson pine)** *Elaeocarpus reticulatus* **(blueberry ash)** *Eucalyptus eximia* **(yellow bloodwood)** *Eucalyptus haemastoma* **(scribbly gum)** *Eucalyptus punctata* **(grey gum)** *Eucalyptus scoparia (willow* gum) *Glochidion ferdinandi* **(cheese tree)** *Leptospermum laevigatum* **(coastal teatree)** *Melaleuca quinquenervia* **(broad-leaved paperbark)** *Pittosporum rhombifolium* **(Queensland pittosporum)** *Syzygium leuhmannii* **(small-leaved** *lillypilly) Tristaniopsis laurina* **(water gum)**

Small Trees/Shrubs up to 5 m

Acacia linifolia **(flax wattle)** *Acacia longifolia* **(Sydney golden wattle)** *Acacia howittii* **(sticky wattle)** *Angophora hispida* **(dwarf apple)** *Baeckea linifolia* **(weeping baeckea)** *Baeckea virgata* **(tall baeckea)** *Banksia ericifolia* **(heath banksia)** *Banksia marginata* **(silver banksia)** *Banksia serrata* **(old man banksia)** *Callistemon citrinus* **(lemon scented Bottlebrush)** *Callistemon salignus (willow* **bottlebrush)** *Ceratopetalum gummiferum (NSW* **Christmas bush)** *Doryanthes excelsa* **(Gymea lily)** *Grevillea longifolia* **(spider flower)** *Grevillea cultivars Hakea salicifolia (willow* **leafed hakea)** *Kunzea ambigua* **(kunzea)** *Leptospermum attenuatum* **(tea-tree)** *Leptospermum flavescens (yellow* **teatree)** *Leptospermum petersonii* **(lemon scented tea-tree)** *Persoonia levis* **(broad-leaf geebung)** *Persoonia pinifolia* **(pine-leaf geebung)** *Podocarpus elatus* **(brown pine)** *Telopea speciosissima* **(waratah)** *Xanthorrhoea sp.* **(grass tree)**

Part 9

Subdivision

Application

This Guideline applies to the following development categories:

- Subdivision.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

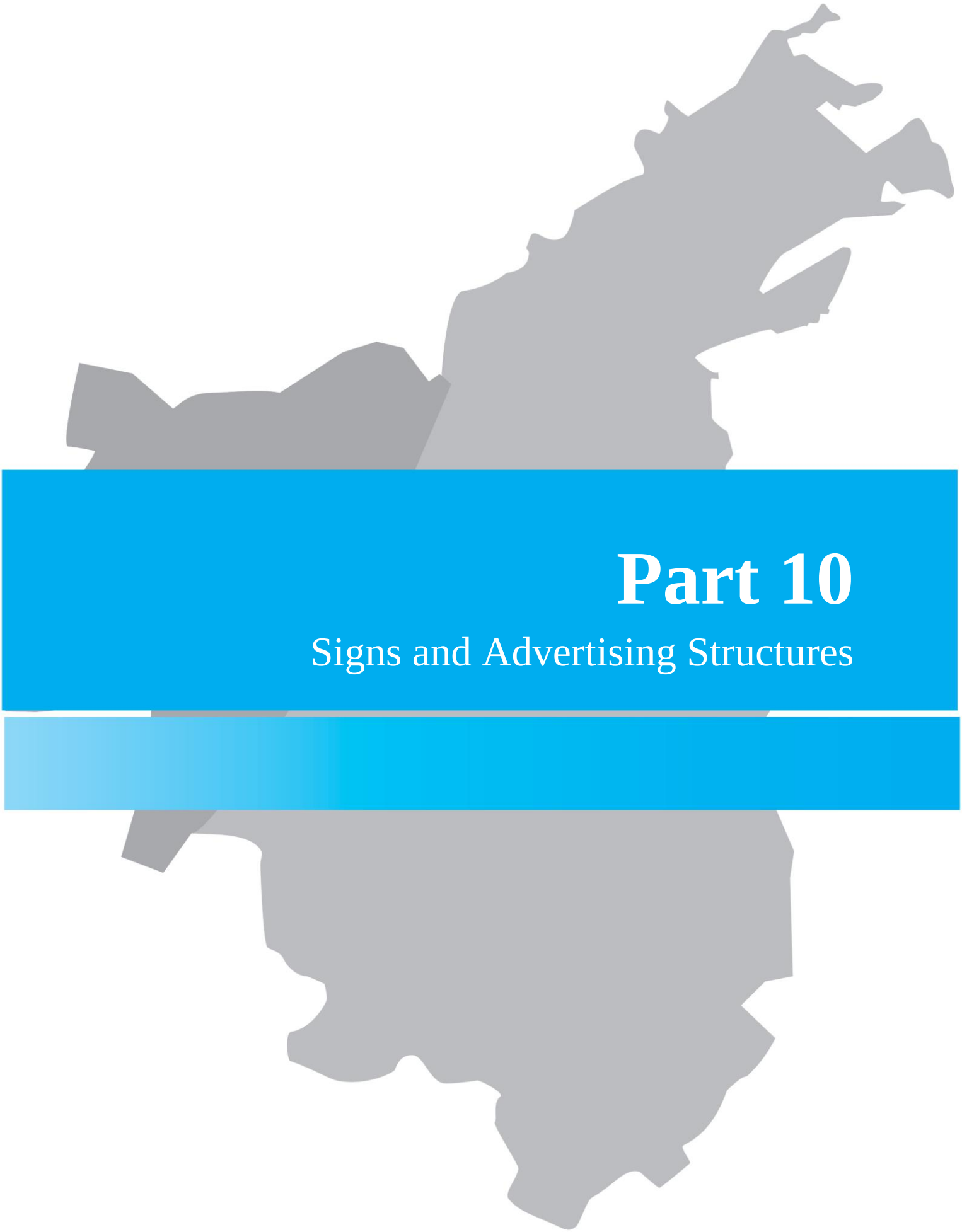
Purpose

- To ensure that subdivision is consistent with the prevailing lot pattern and enables the subsequent development of buildings that are consistent with existing or desired future streetscape character
- To have sufficient area and dimensions to be useable for their intended future use
- To ensure subdivision does not contribute to significant adverse amenity impacts on adjoining lots
- To align with the carrying capacity of key public infrastructure such as roads
- To respect site characteristics.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
General			
PC1.	Lots have a size and dimensions that enable: • development of buildings and structures that have an internal area and dimensions that are useable for their intended purpose • provision of setbacks, landscaped open space and vehicle access, parking and manoeuvring in accordance with the relevant parts of this DCP • buildings to address and activate the street • adverse impacts of the amenity of adjoining land is be minimised	**DS1.1**	Minimum lot size complies with the Inner West LEP 2020.
		DS1.2	Lots are rectangular or regular in shape with depth greater than width.
Site characteristics			
PC2.	Lot size and dimensions must enable development to be sited to: • protect natural landscape features such as rock outcrops • retain significant vegetation • address site constraints including topography, flooding\and overland flow	**DS2.1**	No design solution, assessed on merit.
Density			
PC3.	Subdivision does not create a density of lots that places an unreasonable burden on the carrying capacity of existing infrastructure, including public road and open space	**DS3.1**	No design solution assessed on merit.
Character			
PC4.	Lots are consistent with the prevailing lot pattern and streetscape character in the local area, including size, dimensions, configuration and pattern, including provision of front and rear gardens	**DS4.1**	No design solution assessed on merit.
Small Lot Torrens Title			
PC5.	Small Lot Torrens Title Subdivision • addresses the requirements of the General provisions for subdivision of this part • ensures adjoining lots have adequate access to sunlight, daylight, air circulation, acoustic and visual privacy • does not result in overbearing development for neighbouring properties in terms of closeness, scale or bulk • ***Note**: lots with very narrow dimensions may require multi-storey buildings to accommodate typical dwelling functions, which may be inappropriate in many LGA neighbourhoods* • includes an appropriate balance of built form and open space ***Note**: a Small Lot typically involves subdivision to create*	**DS5.1**	A development application that involves Small Lot Torrens Title Subdivision is supported by a Building Envelope Plan that shows: • the potential dwelling, including any ancillary buildings and structures such as pools, garages and other outbuildings • vehicle access, parking and manoeuvring areas • the location of landscaped open space principal private open space on each lot
		DS5.2	Battle-axe lots are not created ***Note**: battle-axe lots achieve this access to a public road via a narrow strip of land, with the main part of the lots located behind another lot. This can cause poor amenity outcomes*

Performance Criteria		Design Solution	
	a lot less than 500m^2 in size		
Strata subdivision			
PC6.	Strata subdivision ensures: • the arrangement of lots relates appropriately to the separate occupancies • legal rights of access and management are accommodated for communal use areas • any required facilities are provided • common areas are appropriately managed • satisfactory address of wall portioning, fire egress and other BCA requirements	**DS6.1**	Strata subdivision is only for the following land uses: • Dual occupancy developments • Residential flat buildings and mixed use developments
		DS6.2	Applications for strata subdivision of offices shall address issues of wall partitioning and fire egress, allocation of bathroom and kitchen facilities, waste storage locations, business signage and parking allocation.
		DS6.3	Landscaping, communal open space, vehicular access areas, service areas and directory board signage, where not part of an individual unit in a strata subdivision, are to be designated as common property
		DS6.4	Visitor car spaces and loading spaces are to be designated as common property in a strata subdivision
		DS6.5	Separate letterboxes must be provided for each occupancy and an additional letterbox provided for the owners' corporation, with numbering and "owners' corporation" title clearly displayed
		DS6.6	The strata management statement must include all matters relevant to the ongoing common management of the building(s) and site



Part 10

Signs and Advertising Structures

Application

This Guideline applies to all development within the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

This Chapter of the **Inner West Development Control Plan 2016** supports the LEP by providing additional objectives and development standards, to enhance the function and appearance of signage on land where this DCP applies,.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

To ensure that outdoor signs :

- convey advertisers' messages and images while complementing and confirming the development on which it is displayed and enhancing the character of the surrounding locality;
- minimises adverse effects on the area in which it is located in terms of appearance, size, illumination, overshadowing, loss of amenity etc.;
- does not lead to visual clutter through the proliferation of signs;
- does not dominate a building or its architectural features, and enhances any architectural details of a building;
- is proportional to the size of the building or space to which it is attached; and
- is compatible with the character of the area in which it is proposed.

Section 1: Types of signage that requires approval

Performance Criteria	Design Solution
What type of signage needs approval?	
PC1.	**DS1.1** Signs can involve one or more of the following approvals (depending on the type of sign and the location): • a development application • a construction certificate if it involves the erection of a structure (under the **Environmental Planning and Assessment Act 1979**); • approval to erect a structure or carry out a work over a public road (under the **Roads Act 1993**).
	DS1.2 **Table 1** is to be used in determining whether an application needs to be made to Council. Broadly: • whether development consent is required depends on the provisions of **Inner West LEP 2020**, **State Environmental Planning Policy No. 64** and **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008** • the provisions of **State Environmental Planning Policy No.64 Advertising and Signage** also need to be checked depending on the type of sign proposed. • a construction certificate is required if the sign involves the erection of a structure - unless this Part states that particular structures do not need approval; • roads approval is necessary for any advertisement which is within public road space - unless this Part states that particular advertisements on roads do not need approval.
	DS1.3 Signage not affected by the **Codes SEPP** or **SEPP 64** are controlled by the **Inner West LEP 2020**. ***Note:*** *Refer to Inner West LEP 2020 for locations where other types of signs such as "business identification signs" and "building identification signs" area are permissible.*

TABLE 1 - IS APPROVAL FROM COUNCIL REQUIRED?

Type of sign	Is Development Consent Required?	Is a construction certificate required?	Is Approval under the Roads Act 1993 Required?
Advertisement not visible from outside site	Refer to **Schedule 2, Inner West LEP 2020 and C**odes SEPP to determine whether or not the development is Exempt.	Refer to **Building Code of Australia**	No

TABLE 1 - IS APPROVAL FROM COUNCIL REQUIRED?

Type of sign	Is Development Consent Required?	Is a construction certificate required?	Is Approval under the Roads Act 1993 Required?
	Otherwise Council approval is necessary		
Business identification signs (excluding residential zones)	Refer to **Schedule 2, Inner West LEP 2020 and C**odes SEPP to determine whether or not the development is Exempt. Otherwise Council approval is necessary	Refer to **Building Code of Australia**	Yes, if within the public roadway.
Business identification signs in residential zones	Refer to **Schedule 2, Inner West LEP 2020 and C**odes SEPP to determine whether or not the development is Exempt. Otherwise Council approval is necessary	Refer to **Building Code of Australia**	Yes, if within the public roadway.
Business identification signs proposed on items of environmental heritage or items of environmental heritage (all zones)	Yes	Refer to **Building Code of Australia**	Yes, if within the public roadway.

TABLE 1 - IS APPROVAL FROM COUNCIL REQUIRED?

Type of sign	Is Development Consent Required?	Is a construction certificate required?	Is Approval under the Roads Act 1993 Required?
Change of message/replacement of an existing business identification sign	Exempt Development in certain circumstances: See extract below from **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008** **Subdivision 36A Signage (replacement/change of content of identification signs) Exempt Development Criteria "** **2.72A – Specified development** The replacement of: • an existing building identification sign or the content of such a sign, or • an existing business identification sign or the content of such a sign, is development specified for this code. **2.72B – Development standards** The standards specified for that development are that the development must: • replace a lawful sign, and not be greater in size than the sign that is replaced, and • not be a sign that is flashing or animated, and • not involve any alteration to the structure or vessel on which the sign is displayed, and • not obstruct or interfere with traffic signs. ***Note:*** *The Summary Offences Act 1988 regulates or prohibits certain business signs."*	No, provided there is no change to any lawful structure.	No

TABLE 1 - IS APPROVAL FROM COUNCIL REQUIRED?

Type of sign	Is Development Consent Required?	Is a construction certificate required?	Is Approval under the Roads Act 1993 Required?
Real estate sign Being an advertisement that contains only a notice that the place or premises to which it is fixed is or are for sale or letting (together with particulars of the sale or letting) and that is not displayed for more than 14 days after the letting or completion of the sale. ***Notes:*** *Real Estate Institute policy states signs should be removed 10 days following leasing or settlement Illuminated real estate signs are prohibited*	Refer to **Schedule 2, Inner West LEP 2020 and C**odes SEPP to determine whether or not the development is Exempt. Otherwise Council approval is necessary	Refer to **Building Code of Australia**	Yes, if within the public roadway.
Sign on or behind the glass line of a shop window/door visible from a public place	Signs using office stationary materials such as coloured cardboard, office paper, and the like with hand drawn messages are considered unauthorised fly posters and are prohibited	N/A	N/A
Temporary signs, for religious, cultural political, social or recreational events	Refer to **Schedule 2, Inner West LEP 2020 and C**odes SEPP to determine whether or not the development is Exempt Development. Otherwise, Council approval is necessary	Refer to **Building Code of Australia**	Yes, if within a public roadway.

Section 2: Council requirements if approval is needed

Performance Criteria	Design Solution
A signage plan for your property	
	DS1.1 An application to Council should include the removal of unnecessary signs. Any Council approval for new or additional signs may require removal of unnecessary signs as a condition. Avoid the use of "corporate branding and logos" on directional and way finding signs.
	DS1.2 When considering a sign application, Council would like to see that thought has been given to the overall effect on the building or property. A diagram which has worked out the best design and position of all existing and proposed signs is a good way to do this and will usually be requested. This need not mean much work for small premises (a sketch plan is satisfactory). Larger premises having more signs may need more detailed diagrams.
	DS1.3 Diagrams will generally need to show dimensions and existing building features as well as existing signs.
	DS1.4 If there are a number of tenancies in a building, the sign should include opportunities for different messages.
Signage within Shopping Centres	
	DS2.1 Proposals for signage within shopping centres must: • consider signage in relation to how it will look in the shopping centre; • avoid unattractive size, colour, lettering and message within shopping centre; • avoid garish or flashing neon signs including neon signs in windows wherever possible; • reinforces the character or feel of surrounding area, well-preserved buildings, a speciality in a particular kind of good or service; **And** • obtain the right balance between individuality and contrast, and an overall attractive-looking centre. Good design skills are needed.
Design to fit your building	
	DS3.1 In developing a signage plan: • divide the building up into well-proportioned areas where a sign might best be displayed; • identify any particular architectural features on the building that could either be good places for signs, or should be left free of signs to maintain the appearance of the building; **And** • minimise the extent of business identifications signage and corporate branding on building structures and within parking areas

Performance Criteria	Design Solution
	DS3.2 While the dimensions and shapes in the signage plan should be generated by the features of the building, they should also recognise standard industry sizes for certain types of signs.
Buildings and areas of heritage interest	
	DS4.1 Signage should respect the architecture, age and historical merit of such buildings as illustrated in the **Attachment 1** of this Part.
	DS4.2 Signage should be placed in locations on the building which would traditionally have been used as advertising areas: • a solid parapet above a cornice; • the horizontal panel below a cornice; • verandah (ground or upper floor) fascia as well as the possible side panel (valance) formed by the roof profile; • spandrel panels below windows; • ground or first floor windows; • notice boards or plaques on ground floor piers; • small signs limited to individual architectural elements such as a rendered area; • on side upper storey walls; **And** • party walls able to be viewed above adjacent buildings.
	DS4.3 Signs should not cover up architectural features. Projecting wall signs and pole/pylon signs are not appropriate for heritage conservation areas or heritage items. ***Note:*** *Special studies have been made of the Haberfield and the Summer Hill Shopping Centres (Main Street Studies) for more information please go to - https://www.innerwest.nsw.gov.au/develop/planning-controls/heritage-and-conservation/heritage-studies*
Special (landmark) signs	
	DS5.1 Some signs which would not comply with the provisions of this Part might still have merit. Special individually designed signs can provide useful landmarks and identification for an area.
	DS5.2 There can only be very few of these signs - otherwise their "uniqueness" will be lost. Inner West Council may consider such signs - but they must: • be special cases; • not adversely impact on amenity of residential areas, the streetscape or detrimentally affect heritage significance; • be well designed as an integrated structure, not simply as an advertising hoarding; • enhance, not detract from the visual amenity of the

Performance Criteria	Design Solution	
		area or building appearance; • not create a precedent for too many other similar signs; **And** • comply with the provisions and guidelines relating to **State Environmental Planning Policy No. 64**. https://www.legislation.nsw.gov.au/#/view/EPI/2001/199
Traffic safety		
	DS6.1	Signs should not risk distracting drivers or risk being confused with traffic control signs or lights. Size, lettering, colour and illumination will be considerations in this regard.
	DS6.2	Flashing lights and blue, red, green and amber colours are not favoured. The **Road & Maritime Services** is able to remove any sign considered dangerous to traffic safety. Signs along main roads may be referred for comment to the **Local Traffic Committee**.
Content - what is acceptable?		
	DS7.1	Signs will not be approved where the wording or graphics is deemed to be objectionable to the general public.
	DS7.2	All signs related to sex shops, brothels and the like require Council approval.
Street numbering		
	DS8.1	The street number of the premise should be displayed as part of the signage, unless otherwise displayed on the property. This assists customers, makes good business sense and demonstrates community pride.
	DS8.2	The fascia of any footpath awning has good visibility from the street; locations visible to footpath users are also desirable.
Consideration of neighbours		
	DS9.1	Size, positioning, colouring and illumination of signs should be considerate of possible impact on neighbours, including: • "neighbours" are not necessarily adjacent properties. Large signs and illuminated signs in particular can be seen from some distance and you must consider the greater potential impacts - this includes shadowing effects and possible blocking of views and outlook by sign structures; **And** • new signs should not reduce the visibility of existing signage on other property. ***Note:*** *that in relation to the item above, any approval of a sign by Inner West Council does not guarantee future public visibility of that sign.*

Performance Criteria	Design Solution
Access from neighbouring property	
	DS10.1 Where the erection or continued maintenance of signs will involve access over a neighbouring property: • the applicant will need to obtain the agreement of the owner of any affected property prior to the application being lodged with Council; **And** • this agreement will need to be formalised by an easement or the like on the land title of the affected property.
Requirements for different types of signs	
	DS11.1 Please refer to **Table 2 – Requirements for different types of signs**. Please also refer to **State Environmental Planning Policy No.64 - Advertising and Signage** which needs to be complied with for all types of signs referred to in that Policy

TABLE 2 – REQUIREMENTS FOR DIFFERENT TYPES OF SIGNS WHERE AN APPROVAL FROM COUNCIL IS REQUIRED	
Advertising Structure	**Requirements**
"A" Frame sign ancillary to business identification (Sandwich board) Re-locatable, ground-level board or structure.	Not acceptable, other than real estate "Open for Inspection" signs where there is public risk insurance undertaken to cover liability of up to $5 million
Signage Panel Any advertising structure, other than those described elsewhere, which is not illuminated. Includes a billboard.	• Generally, not to project 50mm beyond the wall. • must be flush with the wall if below 2600mm high adjacent to footpath. • not to project above the top of the wall. • not to cover any window or architectural feature. • free standing panels (i.e. hoardings) not acceptable; (refer also Pole Signs). • shape and size to suit architectural features of the building.
Awning Sign: Under-awning Signs attached to the underside of an awning (other than the fascia or return end). *(See also Fascia Signs)*	• erected horizontal to the ground. • not less than 2.6m from the ground. • not to project beyond the awning. • securely fixed.
Awning Sign: Above-awning Signs attached to the upper side of an awning (other than the fascia or return end and not including projecting wall signs). *(See also Fascia signs)*	• generally not acceptable. • possible on some historic buildings or where it can be considered as a "landmark" sign (refer to 4.7). • not to project beyond the awning fascia • securely fixed.
Blinds Signs attached or painted on weather protection blinds attached to a building or awning (street blinds).	• generally only acceptable where attached to an awning (i.e. not favoured on windows). • minimum distance of 2300mm to the underside of the blind hooks and rollers (a canvas flap may extend 300mm below the roller).
Bunting Decorations, including flags, made from material or the like.	• not favoured as a permanent means of advertising. • temporary use for special events acceptable. • approval will generally be time limited. • see also requirements for projecting wall sign.
Fascia Sign Sign attached to the fascia or return of an awning	• generally shall not project beyond the fascia or return end of the awning to which it is attached. • illuminated signs on fascias will be considered on merit.
Signage Structure	**Requirements**
Flashing Sign Illuminated (for any part of the advertising area) at frequent intervals by an internal source of artificial light and whether or not included in any other class of advertising structure Includes a sign where the whole or part of the image appears to move by way of lights.	• generally not acceptable on grounds of annoyance to occupants and passers-by (which could be some distance from the sign location). • well-designed "moving image" signs may be acceptable in special circumstances; (**refer to DS5.1 and DS5.2**).

Flush Wall Sign Attached to the wall of a building or structure other than a hoarding and not projecting horizontally more than 50mm.	• must not project above or beyond the wall to which it is attached. • shape and size to relate to the architectural features of the building.
Illuminated Sign Illuminated (for any part of the advertising area) by an external light source and whether or not included in any other class of advertising structure. Includes floodlit signs.	• external lighting mediums must be at least 2.6m above the ground, if projecting over a public road. • to include suitable screening to avoid nuisance and light spillage to adjoining properties and potential danger to drivers or pedestrians. • illuminated signs on fascias will be considered on merit. • avoid garish neon signs on buildings/in windows wherever possible.
Inflatable Sign Air or gas filled structures. Includes blimps and balloons.	• not generally favoured. • may be possible where considered to be a "landmark: sign (**refer to DS5.1 and DS5.2**). • full structural stability confirmed by a certificate from a practising structural engineer. • public risk insurance, indemnifying Council, to the amount of $5 million. • controlling company to provide continuous 24 hour service including contact telephone number. • shall not overhang the public roadway.
Moving Sign Signs capable of movement by any source of power or wind (whether or not included in any other class of advertising structure).	• not generally favoured. • should be at least 2.6m above the ground. • may be possible in special circumstances where there is no nuisance to traffic or pedestrians and where it can be considered as a "landmark" sign (**refer to DS5.1 and DS5.2**)
Newsagent Placards Temporary advertising displaying headlines, publications, etc. for sale within the premises.	• must be in frames affixed to (not propped against) the wall. • must not project more than 75mm.
Painted Wall Sign Painted onto the wall of a building.	• size and shape to relate to architectural features of building. • not allowed on unpainted masonry on heritage items or buildings in conservation areas. • Must be repainted regularly.

Pole or Pylon Sign Erected on a pole or pylon independent of any building or structure.	• Pole/pylon signs should not be located so as to dominate or protrude significantly above the skyline or to obscure or compromise significant scenic views or views that add to the character of the area. Refer to **DS16.1** for development submission requirements. • They should also not be located so as to diminish the heritage values of items or areas of local, regional or state heritage significance. **Pole/pylon signs – assessment criteria** • Signs attached directly to buildings are preferred to pole signs given that freestanding pole signs can be dominant/visually disruptive in the streetscape. • Applicants will need to justify the need for pole/pylon signs in preference to conventional signs fixed to buildings. • Pole/pylon signs will only be considered for larger sites with a primary street frontage exceeding 25 metres in width. • Freestanding pole/pylon signs are not acceptable if the primary building is located within 5 metres of the street frontage. • Freestanding pole/pylon signs will only be considered where signage fixed to a building may be ineffective (see above) and where strict compliance with the provisions of **SEPP 64**, the guidelines accompanying **SEPP 64** and the provisions of Council's DCP are all achieved. • Pole/pylon signs will only be considered in circumstances where an overall reduction in the number of signs on a property is implemented to reduce advertising "clutter" if present (all signs proposed to be removed are to be shown on plans). • Maximum permissible height for any freestanding pole/pylon sign is 6 metres and the maximum advertisement area outline is 3.3 m2. • Advertisement area of a pole/pylon sign is to be of a simple, regular shape and dimension (e.g. rectangular, square, circular). Avoid multiple messages. • Only one pole/pylon sign will be permitted for each property. • Pole/pylon signs must not project over the roadway/footpath. • The area of any sign should appear in proportion with height of the pole • Side protrusions and 3-dimensional shapes for pole/pylon signs are not preferred; • Pole/pylon signs should display the street number (preferably at the top) - this assists customers and also makes good business sense. • Pole/pylon signs should be located adjacent or close to the front property boundary but not overhanging the public footpath) so that a "sign envelope" is established to create some uniformity in positioning of signs along the street which will also improve "readability" for the public.

Performance Criteria	Design Solution	
Time Limited Approval		
	DS12.1	When granting development consent (if required) for a sign, Council may include a condition limiting the duration of that approval where it considers the existence and/or design of the sign should be reviewed after a period of time. The condition would require a new application to be made to Council at the end of the stipulated time period.
	DS12.2	When granting development consent (if required) for a sign, Council may include a condition limiting the duration of that approval where it considers the existence and/or design of the sign should be reviewed after a period of time. The condition would require a new application to be made to Council at the end of the stipulated time period.
	DS12.3	Council may require on-going engineering certification of any structure where it considers this necessary to ensure continued stability and safety.
How to measure the area of a sign		
	DS13.1	The area of an advertisement in the form of a sign is the area within the outline of that sign. The objective is to have some control on the overall size and appearance of the sign.
	DS13.2	Where a sign is double-sided (i.e. an advertisement on both sides and within the same plane) the area of one side only need be counted.
Language		
	DS14.1	All advertising and signage must be displayed in English but may include a translation in another language. Any translated message must be accurate and complete, and using wording and/or numbering that is not larger than the English message.
Sign Maintenance and Professional Sign Writing		
	DS15.1	Council discourages signs prone to deterioration and will take action to require removal of deteriorating, redundant, unsafe, unsightly or objectionable signage. It is the responsibility of property owners to maintain signs in good condition. Painted signs should be repainted regularly. If you are thinking of installing any type of sign consider obtaining professional advice to achieve a high quality result
Development Applications – Data Requirements for Larger Pole / Pylon Signs		
	DS16.1	Applicants for pole/pylon signs that will be 6 metres or greater in height must clearly demonstrate as part of their development submission that any pole/pylon sign proposed will not be visible from a heritage conservation area or protrude above the dominant building skyline or tree canopy in the locality. In order to achieve this aim, applicants may be asked to lodge with their application a ("3ds") data file showing 3 dimensional rendering of pole/pylon signs over 6 metres in height. This can then be "loaded" into Council's current computer modelling, animation and rendering software for the Inner West Council Local Government Area

Performance Criteria	Design Solution
	to validate compliance with the above objectives. Check with Council "upfront" to see whether you need to supply this information with your application.

Attachment 1

Character

These areas are sufficiently valued by the community to be worth conserving. Development which enhances their character should be encouraged. Heritage areas may include individual buildings or sites, streetscapes or precincts of architectural, historic, scientific or landscape importance, as well as areas where there is a concentration of a particular use.

They may be listed as heritage items – historic buildings, sites or conservation areas in the statutory plan – or designated under other legislation.

Objectives

- Outdoor advertising should be designed and located in a manner which conserves the heritage places which have been identified as significant: protecting and enhancing what is valued about the building or the place.

Appropriate sign opportunities

Opportunities for advertising, as well as acceptable media used, may be more limited than in other areas.

Where possible, the planning authority should undertake a heritage or conservation study of its area which should include a visual analysis identifying, among other things, the location, character and intrusiveness of existing advertising and preferred locations (and standards) for future advertising. Detailed requirements for placement may be site-specific (for example, specific items of environmental heritage).

Historically, signs were rarely placed on pilasters, architectural moulding or across rustication (incised decorative patterns). They were placed so as to allow the architectural details of buildings to remain prominent.

Generally, sign panels can be determined by dividing a building up into a grid and identifying locations on:

- a solid parapet above a cornice;
- the horizontal entablature or panel below a cornice;
- verandah (ground or upper floor) fascia as well as the possible side valence panel formed by the roof profile;
- spandrel panels below windows;
- ground or first floor windows;
- notice boards or plaques on ground floor piers;
- string courses;
- small signs limited to individual architectural elements such as a rendered block ;
- on side upper-storey walls;
- party walls able to be viewed above adjacent buildings.

These locations are shown in figure 1

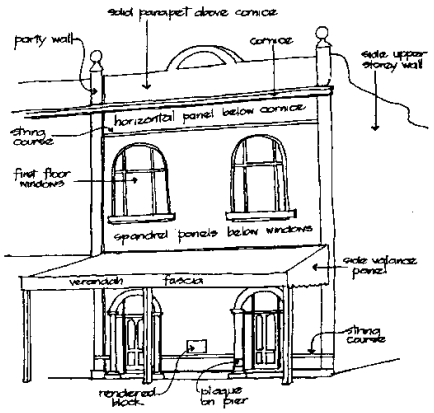


FIGURE 1 IDENTIFYING SIGN PANELS

Modern signs can, at times, be accommodated as follows:

- projecting from a building at first floor window level;
- hanging beneath a verandah roof;
- projecting from a building without a verandah above the ground floor window head or on a ground or first floor pier;

- on windows;
- on a plaque beside the entrance door;
- as a freestanding pole sign or low level sign (below ground floor window sill level) in front of or beside the building;
- as a panel on a front fence.

Performance standards: matters for consideration

- Generally, signs on individual buildings or within areas of special significance should be discreet and should complement the building or area. The architectural characteristics of a building should always dominate. For example, signs should not be placed on cast-iron, first floor verandahs, balustrades or in front of cast-iron verandah frieze work.
- Advertising should be placed in locations on the building or item which would traditionally have been used as advertising areas. If the building or item has no such locations, advertising will usually be inappropriate (see figures 2 and 2a).

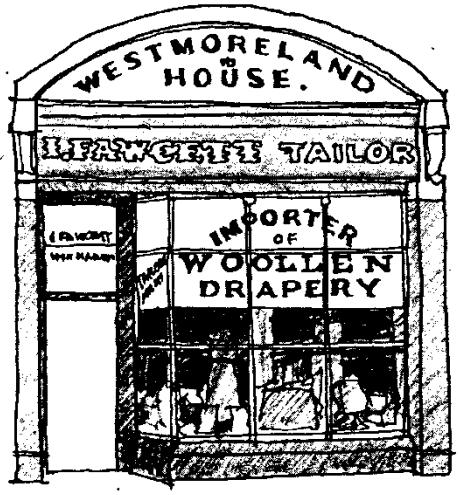


FIGURE 2 TRADITIONAL SIGNS

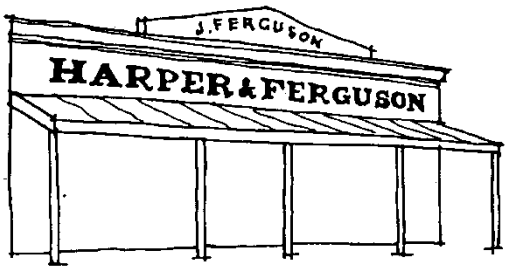


FIGURE 2a TRADITIONAL SIGN LOCATIONS

- Sky-sign opportunities will be rare. No signs should break an historic parapet or roof-line of a building (see figure 3). A possible exception is single-storey verandah roof-lines, where signs sometimes project above verandah spouting or across the verandah roof.
- Side-walls provide opportunities, but should be carefully considered (see figure 3).

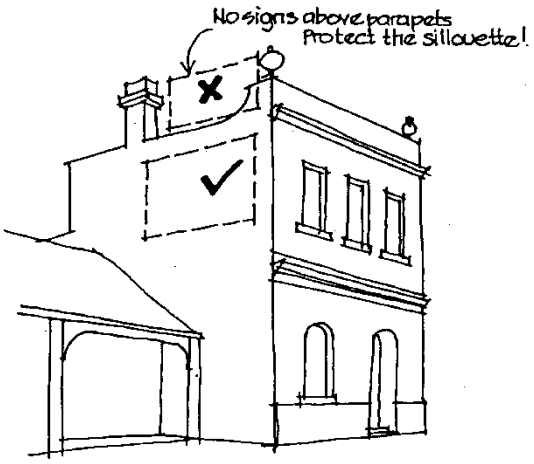


FIGURE 3 UPPER LEVEL OPPORTUNITIES

- It is not usually necessary to attempt to create or recreate an 'historic' character in the advertising, but modern standardised 'trademark' advertising will not usually be appropriate. This is unless the presentation is modified by placing the modern sign in a panel with a perimeter margin and surrounding wall surface printed in sympathetic heritage colours.
- The number of signs should be restricted as follows:
  - up to three sign locations on a building with a verandah and two on a building without a verandah;
  - one hanging under-verandah sign per premise.
- In general, there are no standard sizes for signs in heritage areas. They may vary according to the design and history of the building or its environment (see figure 4).
- Permanent signs on shop windows should not cover more than 25% of the window area, between the window-sill and door-head.
- The verandah-fascia sign should have a maximum height of 175mm with lettering 150mm.
- As the external colours applied in different historic periods varied and were more limited in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas.
- Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters and ornamental scrolls as relevant to the period of the building.
- Fluorescent and iridescent paints are inappropriate.
- Signs are preferably illuminated by floodlighting. Large backlit signs will be appropriate only on buildings and items constructed during the period when neon was used. Small neon signs hanging inside the windows of shops can be appropriate because they are more in the nature of a window display than of a dominant townscape element. There are exceptions to the use of internally illuminated, neon and flashing signs where they are an accepted component of the social history of the area, e.g. Melbourne and Sydney's Chinatown.

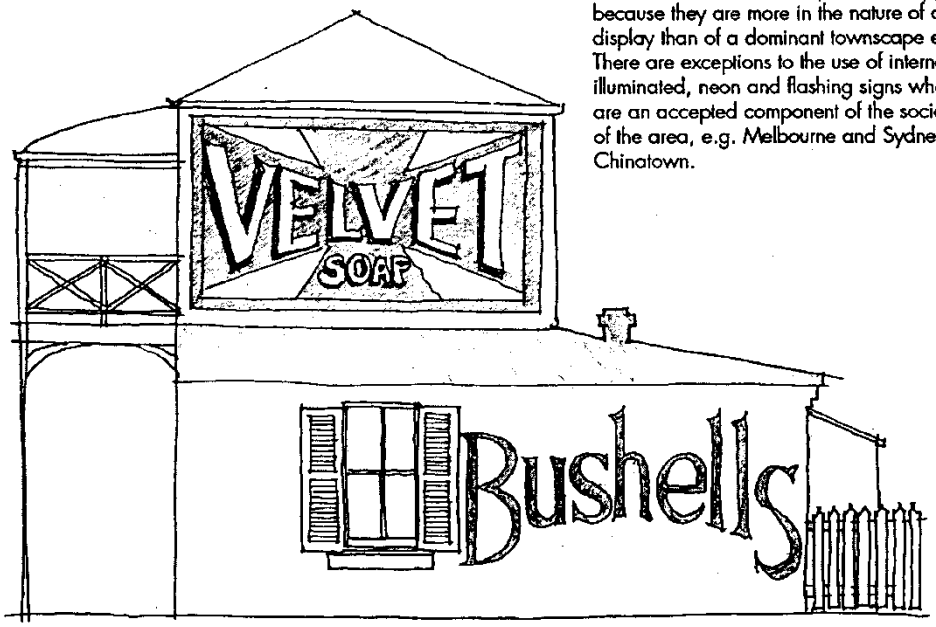


FIGURE 4 HISTORIC SUPER-GRAPHICS

Part 11

Fencing

Application

This Guideline applies to all development within the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure fencing achieves an appropriate balance between providing for personal and property safety, security and delineation of areas that are not publicly accessible and ensuring a safe and active public domain that has a visually attractive and functional interface with the private domain.
- To ensure fencing does not unreasonably obstruct clear sightlines from the private domain to the public domain.
- To ensure fencing is compatible with the heritage values of the site and streetscape.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Fencing			
PC1.	Fencing is consistent with prevailing desirable fencing patterns in established neighbourhoods and achieves a balance between providing privacy and security and facilitating passive casual surveillance of the public domain	**DS1.1**	Fencing is consistent with the prevailing desirable fencing patterns in established neighbourhoods in terms of: • Location • Height • Materials • Colours • Textures • Relationship to private open space and buildings
		DS1.2	The maximum height of side and rear fences is 1.8m
		DS1.3	The maximum height of front fences is: • 1.2m **or** • 1.8 where the front fence is at least 50% transparent ***Note:*** *this level of transparency is usually achieved through horizontal or vertical battens or other lightweight construction*
		DS1.4	Fences longer than 10m incorporate design features to reduce the visual impact on the public domain such as: • being setback behind a landscaped planting bed • incorporation of gates and other entrances of a different material to the main fence to individual dwellings • use of different, complementary materials • use of lightweight materials
		DS1.5	On sloping sites, fences should be stepped in height to follow the levels of the land
		DS1.6	Fences are constructed from high quality, durable and low maintenance materials ***Note:*** *in general, metal and unpainted timber fences are not appropriate*

Part 12

Telecommunications Facilities

Application

This Guideline applies to the following development categories:

- Telecommunications facility.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

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The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To enable the development of telecommunications facilities that provide for enhanced connectivity while ensuring protection of the amenity and heritage values of the surrounding neighbourhood

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Telecommunications			
PC1.	Telecommunications facilities are provided to improve connectivity while mitigating impacts and respecting streetscapes and neighbourhood character, in particular heritage conservation areas *Note: these provision are to be read in conjunction with relevant acts and guidelines, including:* • *Telecommunications Act 1997* • *Telecommunications Code of Practice 1997* • *Radiocommunications Act 1992* • *Telecommunications (Low-impact Facilities) Determination 1997* *Some of these documents establish processes and limit or preclude council's ability to determine development applications for some types of facilities*	**DS1.1**	Facilities are not to be located within 300m of a sensitive uses ***Note**: a sensitive use includes residential, education, child care and other similar uses. It does not include retail office or industrial uses*
		DS1.2	Telecommunications facilities are not located on sites that contain a heritage item
		DS1.3	Telecommunications facilities are located and sited to minimise their impact, including: • not being located on visually prominent locations such as hilltops or corners • are located away from the street boundary and other property boundaries • do not obstruct significant views • where possible, are largely or wholly screened from view from the adjoining public domain by buildings • neutral colours • minimal dimensions
		DS1.4	The facility is located and designed to minimise potential exposure to **electromagnetic radiation exposures (EMR)** and supported by documentation that demonstrate that it will achieve the standards within relevant codes of practice for EMR
		DS1.5	The operation of then facility does not cause nuisance or harm to the amenity to other properties by way of emission of unreasonable noise or vibration

Part 13

Development Near Rail Corridors

Application

This Guideline applies to the following development categories:

- Development adjoining or within 100m of a rail corridor.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

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Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure that development does not compromise the continued operation, efficiency or safety of the rail network
- To ensure that development mitigates adverse impacts from rail corridors to achieve an acceptable level of amenity, and in particular protection from excessive noise

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Telecommunications			
PC1.	Site layout, building orientation and internal layout ensures development adjacent to or near rail corridors achieves an acceptable level of internal acoustic amenity, is not unreasonably affected by vibration and protects the safety and integrity of rail infrastructure from adjacent development ***Note:*** *this part of the DCP is to be read in conjunction with State Environmental Planning Policy (Infrastructure) 2007 and Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008)*	**DS1.1**	Development for the following purposes in or adjacent to a rail corridor is supported by an acoustic report prepared by a suitably qualified and experienced in accordance with the relevant provisions of this DCP and the **Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008)**: • residential accommodation • place of public worship • hospital • educational establishment • child care centre
		DS1.2	Where for residential accommodation, development ensures that the following LAeq levels are not exceeded: • in any bedroom in the building-35 dB(A) at any time between 10.00 pm and 7.00 am • anywhere else in the building (other than a garage, kitchen, bathroom or hallway)-40 dB(A) at any time
		DS1.3	The distance between noise sensitive rooms and the rail line is maximised
		DS1.4	Building siting and design, such as the establishment of a screen buildings and the use of staggered or articulated facades, façade articulation diffuses noise
		DS1.5	Screen planting is used to reduce the visibility and apparent impact on the rail corridor
		DS1.6	Windows facing the rail corridor are acoustically treated through double glazing or other measures
		DS1.7	Walls facing rail corridors are constructed from masonry and include insulation to reduce the impact of noise in internal living spaces
		DS1.8	Rooms facing rail corridors are mechanically ventilated
		DS1.9	Windows are provided on facades facing the rail corridor to provides opportunities for passive casual surveillance of the rail corridor, in particular where adjoin station areas
		DS1.10	In town centres, residential uses are located on top of a podium designed and occupied by less noise sensitive uses such as shops and are setback from the edge of the podium
		DS1.11	Open balconies: • oriented to have their longer axis to perpendicular to the rail corridor • are deep • have solid masonry balustrades

Performance Criteria	Design Solution
Telecommunications	
	• include sound absorption material to their underside
	DS1.12 Partially enclosed balconies or winter gardens have measures that provide for a visual perception of openness when viewed from the public domain and facilitate natural ventilation such as operable screens or acoustic louvres
	DS1.13 Development satisfied the requirements for electrolysis in the **Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008)**

Part 14

Contaminated Land

Application

This Guideline applies to all development within the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

This guideline is particularly applicable to land that is currently zoned for industrial uses, or has been used for industrial purposes.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

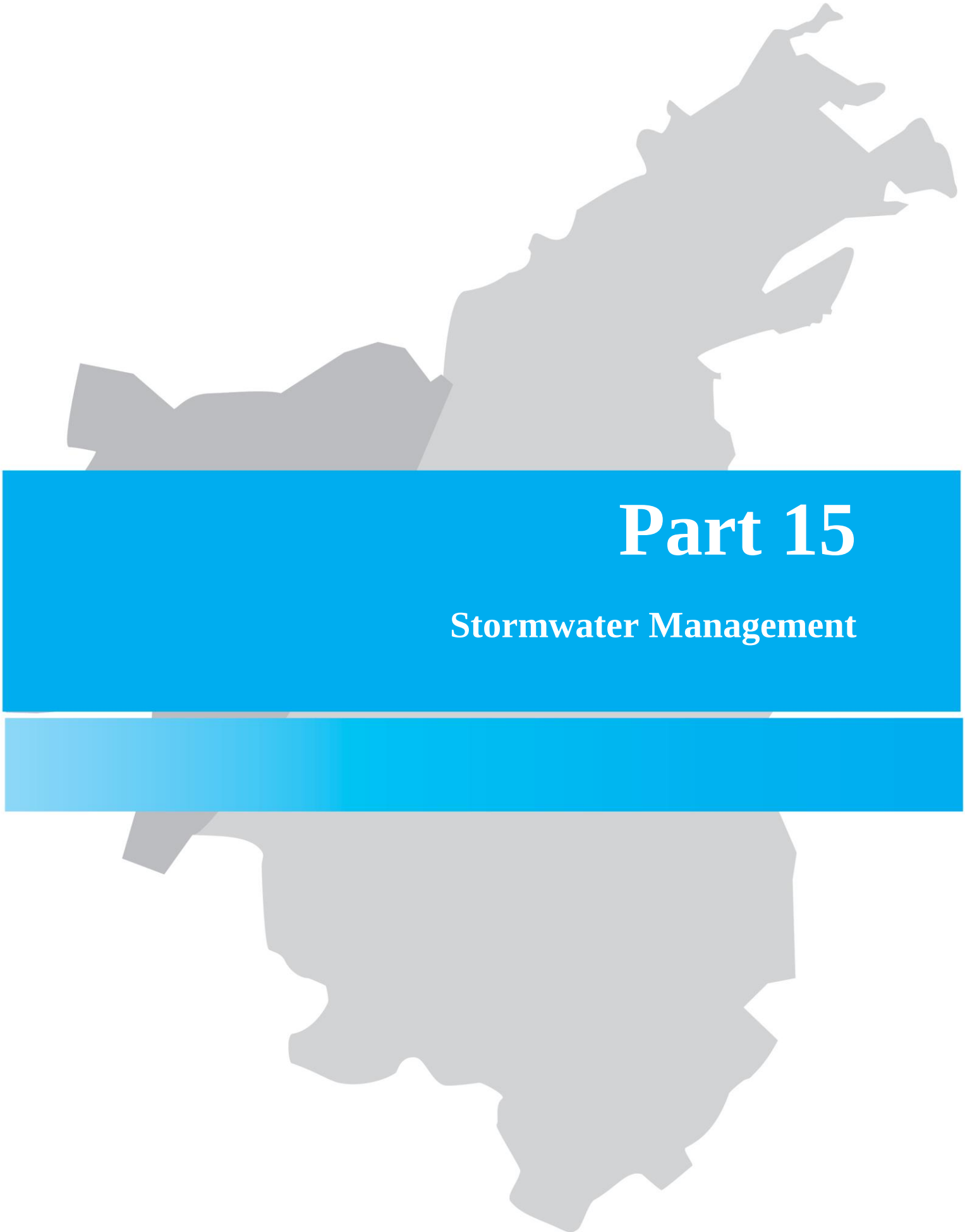
Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- Development adequately considers and addresses land contamination when required under **State Environmental Planning Policy 55 – Remediation of Land**

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Contaminated Land			
PC1.	Development minimises the risk of harm to people, property or the environment from land contamination	**DS1.1**	Development complies with **State Environmental Planning Policy 55 –Remediation of Land** Development applications are to submit all required documentation and analysis that demonstrates the extent or otherwise of any level of contamination, which is necessary to be examined and assessed. This is to include any future steps or action that might be required for remediation of the land.
		DS1.2	Development applications for the demolition or alteration of existing buildings where hazardous materials such as asbestos are possible are to be supported by a Hazardous Material Survey



Part 15

Stormwater Management

Application

This Guideline applies to development in the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

Purpose

- To contain reference in the Development Control Plan to Section 2.25 of the Marrickville DCP 2011 for matters concerning stormwater management.
- To protect the urban environment from the effects of otherwise uncontrolled surface stormwater flows.
- To protect the quality of receiving waters, adjacent and downstream land –use and the rights of adjacent and downstream landowners.

(Part 15 added 5 Dec 17)

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
General			
PC1.	Development: Where consent is required at Development Application stage for stormwater drainage , or guidance for stormwater design is required, development is to comply with the provisions contained in Section 2.25 of the Marrickville DCP 2011.	**DS1.1**	Comply with the applicable sections and provisions contained in Section 2.25 of the Marrickville DCP 2011.
Codes SEPP and Complying Development			
PC2.	Provide a reference for Complying Development approval being sought for housing and stormwater drainage under the "Codes State Environmental Policy".	**DS2.1**	Comply with the applicable sections and provisions contained in Section 2.25 of the Marrickville DCP 2011.

Section 2

General Guidelines

Chapter B

Public Domain

Table of Contents

Application

This Guideline applies to the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

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The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure that development contributes to the creation of a high quality, safe and vibrant public domain that reinforces the distinct, attractive the LGA character and encourages people to walk, cycle and interact outdoors

Performance Criteria and Design Solutions

Performance Criteria	Design Solution	
Active Street Frontage		
	DS1.1	A minimum of 75% of the ground floor of the building fronting the primary street is occupied by one or more of the following active uses: • Shops • cafés or restaurants • offices • community facilities
	DS1.2	Buildings are built to the boundary of the primary street frontage for their entire length
	DS1.3	Development may be setback from the boundary of the primary street frontage for part or all of its frontage where it creates a high quality, context appropriate and useable public plaza
	DS1.4	Where a setback exposes a the blank wall of an adjoining building, this wall is screened by artwork, green walls or other visually interesting treatment
	DS1.5	Parts of a use that generate the highest level of activity such as customer service areas, gathering and seating areas are located adjoining the footpath or otherwise clearly visible from the footpath
	DS1.6	The ground floor of buildings fronting the primary street is at the same level as the adjoining footpath
	DS1.7	A minimum of 75% of the ground floor façade of buildings fronting the primary street is occupied by large, transparent, non-reflective glass windows or other openings that allow for clear sightlines between the adjoining footpath and the inside of the building
	DS1.8	Ground floor facades are: • well designed with a high level of architectural quality and finish • provide for diversity and visual interest within a cohesive whole • have a high level of functionality • are comprised of quality, durable and low maintenance materials
	DS1.9	Above the ground floor, and in particular the first two levels above ground, uses are oriented to directly overlook the public domain and facades include design features such as balconies, decks and large transparent windows that facilitate casual passive surveillance of the adjoining public domain
	DS1.10	Basement carparks do not protrude above ground level at primary street frontages
	DS1.11	Where provided, carparks located above the ground floor level are:

Performance Criteria		Design Solution	
			• sleeved behind active uses **Or** • occupy a maximum of 50% of the façade length and a maximum of two storeys in height and are screened by artwork, green walls or other visually interesting treatment
		DS1.12	Where provided, security grills are fitted internally behind the shop front, are fully retractable and are a minimum 50% transparent when closed
		DS1.13	The number of individual tenancies fronting the street is maximised ***Note**: as a general guide, it its preferred that the maximum width of an individual tenancy fronting the primary street frontage is 10m*
		DS1.14	Where available, vehicle access is obtained from a secondary street
		DS1.15	Where vehicle access cannot be obtained from a secondary street, its width is minimised
		DS1.16	Signage at the ground floor is co-ordinated and integrate into the building design
Awnings to buildings over public land			
PC1.	To ensure that awnings are provided that enhance the amenity and useability of the public domain by providing shelter for pedestrians from rain and shading from direct sunlight	**DS2.1**	A continuous awnings is provided to the entire ground floor of the building fronting the primary street
		DS2.2	Awnings project a minimum of 50% of the width of the adjoining footpath
		DS2.3	Awnings are consistent with the design of the buildings and are integrated into the buildings framework
		DS2.4	Awnings have a simple, flat design
		DS2.5	Awnings are cantilevered from the top of the ground floor of the building
Street trees			
PC2.	To ensure that street trees create a distinct, unified street character, enhance the attractiveness and comfort of the public domain and provide for environmental benefits such as improving biodiversity and microclimate	**DS3.1**	Street trees are provided within deep soil zones on all streets as identified in Council's street tree strategy
		DS3.2	Street trees reinforce the street hierarchy
		DS3.3	Street trees create or reinforce an existing desirable, distinct street tree or landscaping character in particular that of heritage street tree plantings
		DS3.4	Street trees are appropriate to the LGA climate, and preferably include a selection of deciduous species to provide for solar access in winter months and shading in summer months
		DS3.5	Street trees are planted in a co-ordinated way, with large spreading canopy trees to be planted at consistent, regular intervals

Performance Criteria	Design Solution
	DS3.6 Street trees are used to screen blank or unattractive building walls from view from the public domain
	DS3.7 Street trees are robust, low maintenance and do not create a nuisance or hazard to pedestrians through excessive dropping of vegetation, in particular flowers
	DS3.8 Street trees are to be selected from the list of species on the relevent**Tree Policy**
Wind effects of buildings	
PC3. To ensure that buildings do not create or exacerbate existing adverse wind conditions on outdoor areas that have high levels of pedestrian or recreational use, in particular the ground level public domain	**DS4.1** Buildings that have a height of 45m or greater or due to their location are likely to create the risk of significant adverse wind affects: • are sited and designed to reduce adverse wind conditions on communal and private recreation facilities, open spaces and the public domain to levels that do not cause discomfort or danger to pedestrians or building users • include design features that mitigate the adverse impacts of wind such as operable screens, pergolas and shutters on balconies on that part of a building up to 45m in height • recess balconies within the external fabric of the building or have wintergardens on that part of a building over 45m in height • are supported by a wind effects report that is prepared by a suitably qualified engineer that – is based on wind tunnel testing which compares and analyses the current wind conditions and the wind conditions created by the development – assesses and reports the impacts of wind on communal and private recreation facilities, open spaces and the public domain – provides design solutions to minimise the impact of wind on the public and private domain – demonstrates that the proposed development and solutions are consistent with the provisions of this DCP
Reflectivity of buildings	
PC4. External building materials ensure reflected sunlight does not create risk of discomfort, nuisance or hazard to pedestrians, motorists or occupants of other buildings.	**DS5.1** Light reflectivity from building materials used on facades does not exceed 20%
	DS5.2 Building siting and design, including shape, diffuses reflected sunlight and is not angled to concentrate it on specific locations
	DS5.3 Reflective glass or other materials such as metal is not extensively used on external building elements such as facades or roofs
Public domain plan	
PC5. To ensure that development that proposes to impact on the public domain is required to be supported by a Public Domain Plan	**DS6.1** A development application for development that proposes to impact on the public domain that is: • prepared by a suitably qualified and experienced

Performance Criteria		Design Solution	
			person • is based on an accurate survey plan • has sufficient detail including site plans and sections • clearly shows the existing public domain elements surrounding the site • identifies elements to be retained and protected • identifies elements to be removed or replaced • identifies the works proposed to reconstruct the public domain around that site in accordance with council standards • addresses matters such as roads, drainage infrastructure, kerbs and gutters, footways, driveways, pedestrian kerb ramps, service pit covers, street trees and other landscaping, furniture, lighting, signage and other elements
Public Footway			
PC6.	To ensure that development provides for a public footway along its entire street frontage that is well designed, accessible to all, safe, comfortable, attractive and functional	**DS7.1**	A pedestrian clearway appropriate width for expected pedestrian volumes is provided along the entire length of the site to enable continuous, unobstructed and comfortable pedestrian movement and sightlines
		DS7.2	In business zones, the public footway is paved for its entire length and width between the site boundary and the carriageway
		DS7.3	In residential zones, the public footway incorporates a turfed or landscaped nature strip along the entire length of the site expect where required to provide for vehicle access
		DS7.4	Street furniture is to be provided in accordance with the relevant council public domain plan
		DS7.5	Unnecessary level changes are avoided
		DS7.6	Paving material is suitable for its context, including the use of feature paving in key locations, is high quality, durable and low maintenance and provides for a low slip risk in all weather conditions
		DS7.7	The public footway provides for universal access, and in particular has a surface, width, gradient and inclusion of tactile surfaces that enables easy access by mobility impaired persons ***Note:*** *where a site frontage is steeply sloping, break-out spaces are encouraged to assist in navigation*
		DS7.8	Where a council public domain plan does not exist, a consistent, simple palette of street furniture is provided, which includes where appropriate: • seating • lighting • rubbish bins **And** • wayfinding signage

Performance Criteria		Design Solution	
			***Note**: the type of street furniture that is appropriate will differ based on whether the site is in a centre or suburban context*
		DS7.9	In town centre locations the public footway provides for areas of outdoor dining associated with adjoining café and restaurant premises
		DS7.10	The public footway is designed to reflect and strengthen the distinct local character of places
		DS7.11	Design features that enhance the amenity of the public footway, such as planted kerb build outs and raingardens, are provided where possible and appropriate
		DS7.12	Design of the public footway is consistent with council's standards for relevant matters such as road design, vehicle access, stormwater drainage and levels
		DS7.13	Damage or disturbance made to the public domain as part of site preparation or construction works, including by public utility providers, is repaired to the same or higher standard as existed immediately prior ***Note**: in areas where special paving has been provided, replacement with the same paving style is required*
External lighting			
PC7.	To ensure that external lighting is used in limited situations that contributes to the quality of the night urban environment, is sustainable and does not reduce the amenity of the neighbourhood	**DS8.1**	External lighting of building facades is limited to business zones and where highlighting distinct architectural features
		DS8.2	External light fixtures are integrated with the building design and are not readily visible as separate elements from the public domain
		DS8.3	External lighting is energy efficient, high quality durable and low maintenance and subject to
		DS8.4	External lighting does not nuisance or hazard to occupants of the building or adjoining or nearby buildings, in particular residents, or motorists
		DS8.5	External lighting minimises light spill into the night sky
		DS8.6	In general, external lighting is of soft, natural colours
		DS8.7	LED down lighting is preferred over up lighting to minimise light pollution
Undergrounding of services			
PC8.	To ensure that utility services are located to improve the visual amenity of the public domain, in particular reducing clutter, and minimise maintenance costs and conflict with street plantings	**DS9.1**	Where possible, utility services are to be located underground in shared services pits
		DS9.2	Where undergrounding of services is not possible, utility services are bundled together
Public Art			

Performance Criteria		Design Solution	
PC9.	To ensure that development provides public art in order to enhance the public domain and create a sense of place.	**DS10.1**	Refer to Council's public art policy

Chapter C

Sustainability

Table of Contents

Part 1

Building Sustainability

Application

This Guideline applies to the Inner West Local Government Area for the extent of land show on Map 1 in Chapter A of this DCP.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

There are national and state laws which have development controls that affect building design and have mandatory requirements for meeting ESD targets. The legislation is found in BASIX, and the Building Code of Australia.

Residential Development

Building designs for new houses, alterations to houses, dual occupancies and residential flat buildings are required to comply with the BASIX State Environmental Planning Policy (SEPP).

Council is unable to approve a development application for residential development that does not achieve the minimum BASIX ratings. BASIX sets out requirements on how to achieve water conservation and energy efficiency targets for residential development. Detailed information is provided on the Department of Planning's BASIX website at www.basix.nsw.gov.au. This website includes an explanation of building design and how this affects environmental targets, sample building design checklists, and a sample of the BASIX checklist form.

A BASIX certificate is required to be submitted to Council with each development application and this certificate certifies that the dwelling proposal will meet the required environmental targets.

A second part of the approval process is to obtain a Construction Certificate, which is an approval to build. Documentation for a Construction Certificate must comply with the Building Code of Australia (BCA). This has technical building requirements for meeting Environmentally Sustainable Design criteria. Many of the BCA design criteria relating to energy conservation will have been met by complying with BASIX. The difference being that the Construction Certificate architectural documentation will supply more technical detail, (e.g. referencing Australian Standards, and providing more drawing information related to building materials and structural components).

BASIX requires that the architectural and landscape documentation on the Construction Certificate must also reflect the BASIX commitments shown on the Development Consent drawings.

Non-residential Development

The Building Code of Australia (BCA) requires certain non-residential building types to demonstrate they will meet minimum criteria for reducing energy consumption. This compliance must be shown at Construction Certificate stage. It affects what are defined in the BCA as Class 5 to 9 building types (e.g. office buildings, restaurants, shops and schools).

Alterations and additions to existing buildings, when the extent of work exceeds 50 percent of the existing building area, are also affected.

In order to comply with the BCA energy requirements at the Construction Certificate stage, the design of new buildings will have to be resolved "upfront" at development application stage. This is fundamental for arriving at an acceptable design, as environmental design cannot be an afterthought at the Construction Certificate stage.

Inner West Council encourages applicants to go beyond the requirements of BASIX, and to incorporate as many sustainable design principles as possible

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of The LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To outline suitable options for going beyond the requirements of BASIX
- To improve the energy efficiency of residential and non-residential buildings within the LGA
- To ensure design for good environmental performance and amenity is considered in conjunction with other design and amenity considerations in the LGA
- To ensure buildings are well designed to achieve the efficient use of energy for internal heating and cooling
- To encourage the implementation of renewable energy production technologies in buildings

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Building Sustainability			
PC1.	Development reduces its impact on the natural environment through: • reducing potable water use • increasing the capture and re-use of rainwater • recycling greywater • reduces energy consumption • reducing use of mechanical systems for heating, cooling and lighting	**DS1.1**	Residential development incorporates a combination of: • passive solar design • a solar hot water system • photovoltaic cells • gas hot water system • rain water tanks • eaves and other overhangs to windows on west facing elevations • locating and orienting main living areas to the north • light coloured roofing material • insulation • use of deciduous trees planted to shade west facing elevation from direct afternoon summer sunlight, subject to streetscape considerations
		DS1.2	Non-residential development incorporates a combination of: • passive solar design • a solar hot water system • photovoltaic cells • capture and storage of rainwater on roods, and connection to systems that enable its reuse within the building • green roofs and walls • narrow building sections to enable solar access and potential for natural ventilation throughout the building floorplate • large, transparent windows, subject to privacy considerations • screens, battens, eaves and other sun-shading devices to windows on west facing elevations • light coloured roofing material • insulation • use of deciduous trees planted to shade west facing elevation from direct afternoon summer sunlight, subject to streetscape considerations
PC1.3	Development ensures that the use of devices that reduce impact on the natural environment do not have significant adverse visual amenity impacts on the streetscape or neighbourhood, and are consistent with the values or a heritage item or heritage conservation area	**DS1.3**	No solution – on merits.

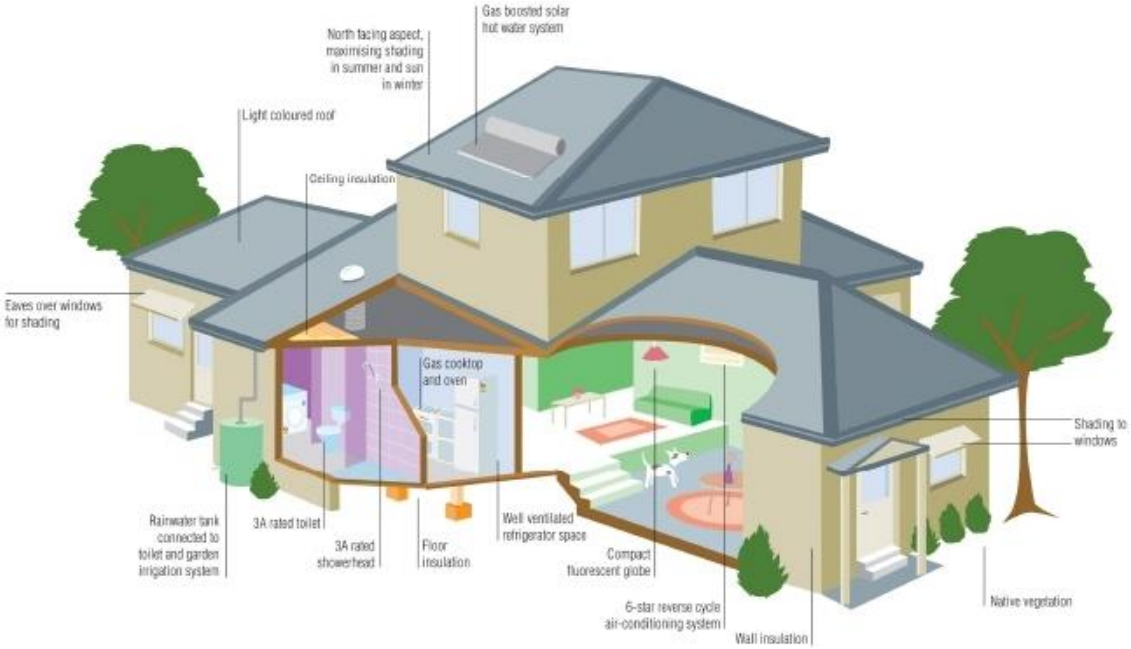


Diagram 1 – *ESD design principles for a house - Source: BASIX website Feb. 2014*

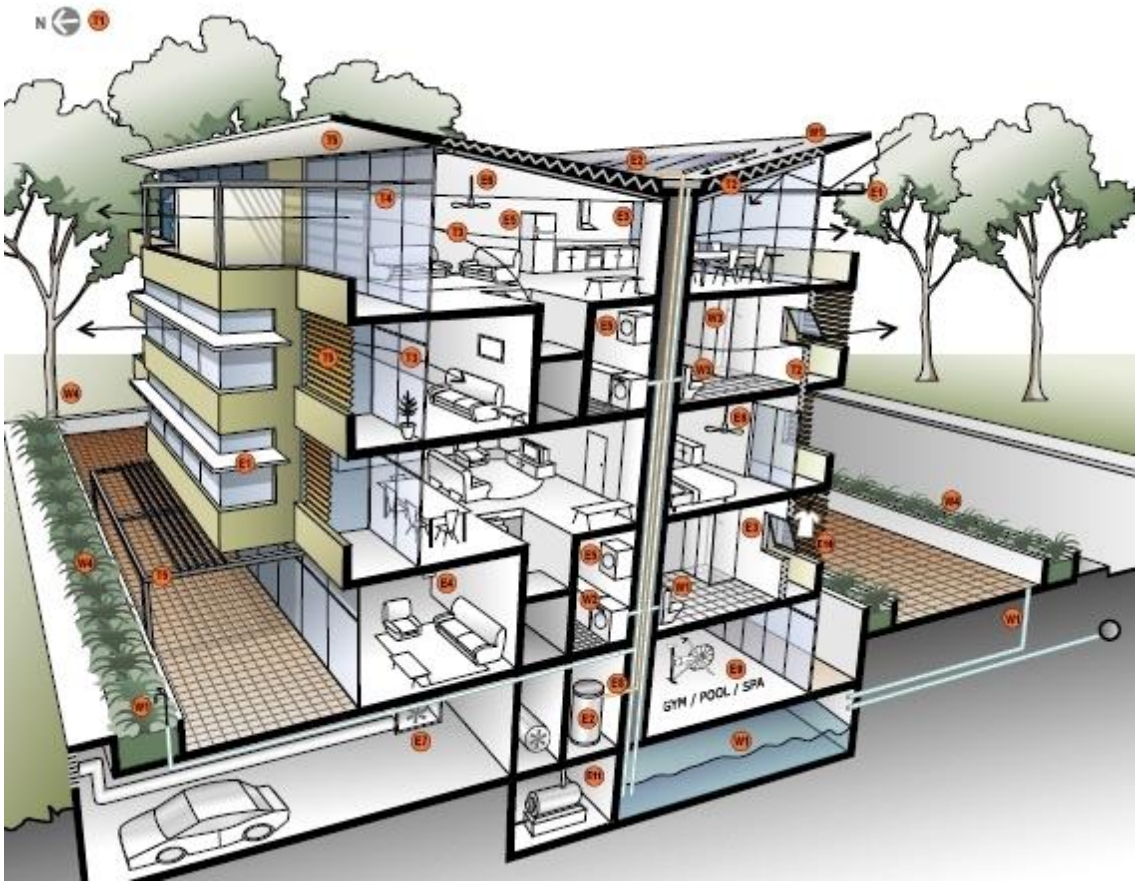


Diagram 2 – *ESD design principles for a flat building Source: BASIX website Feb. 2014*

Energy

E1	Light shelves for improved natural lighting
E2	Solar hot water system
E3	Natural light in kitchen and bathroom areas
E4	Compact fluorescent lights with timers in common area lighting
E5	Energy efficient appliances such as refrigerators
E6	Ceiling fans for cooling
E7	Carbon monoxide monitoring to regulate carpark ventilation
E8	Insulated hot water pipe
E9	Energy efficient pool and spa heating
E10	Clothes line on louvred balcony to reduce need for electric drying
E11	On-site electricity and heat generation (cogeneration system)

Water

W1	Storm/rainwater collection for toilet and garden use
W2	A4 rates appliances such as washing machines and dishwashers
W3	A3 rates water fixtures

Thermal Comfort

T1	Passive solar orientation
T2	Insulation in ceiling and walls
T3	Cross ventilation allowing air to flow through units, reducing the need for air conditioning.
T4	Performance glass
T5	Roof overhang, window eaves, pergolas and louvres to reduce sun's heat.

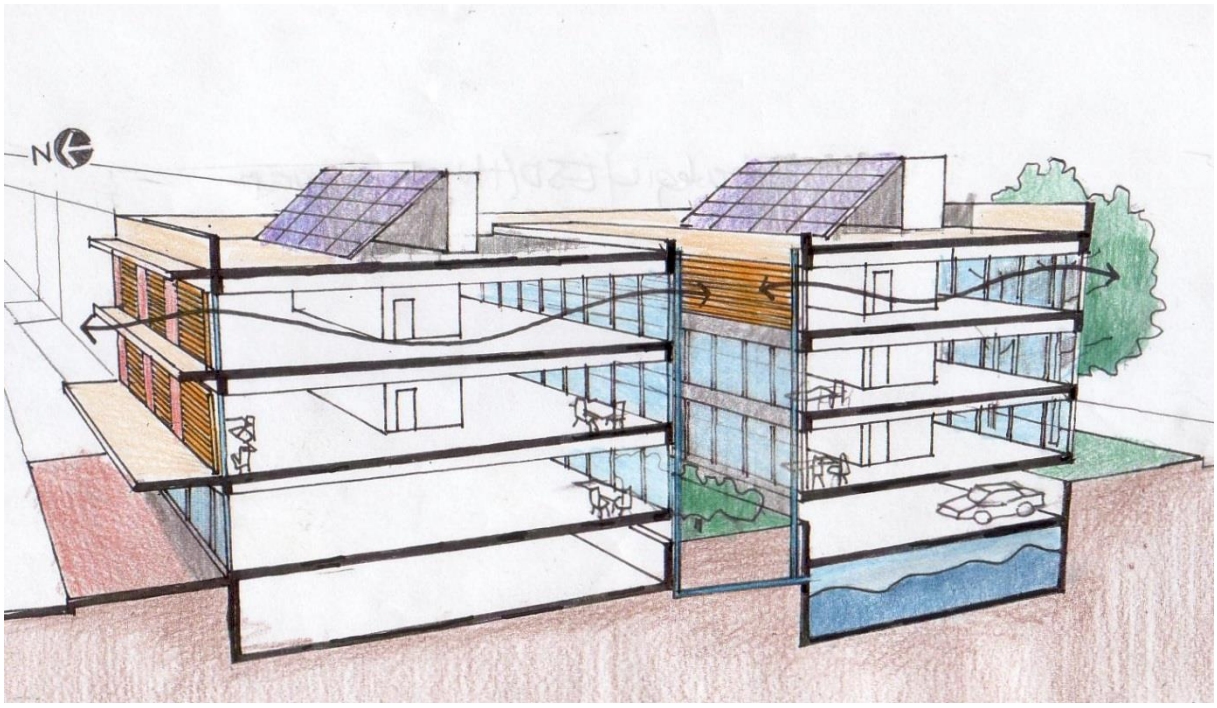


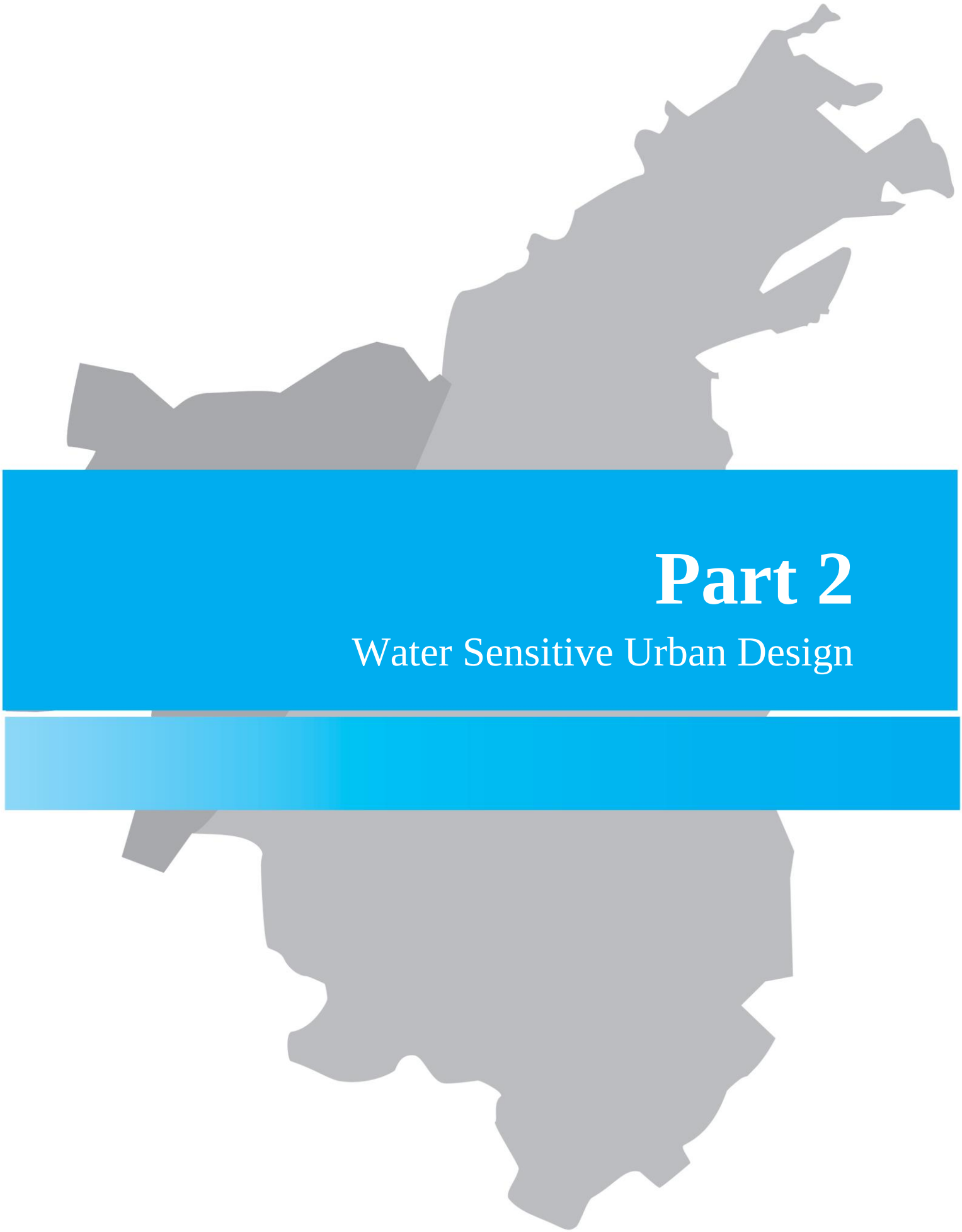
Diagram 3 - ESD basic design principles for a commercial building

Building Configuration

Floor to ceiling glass to provide natural light to workspaces
External manually operated louvers for sunshading
Cross ventilation facilitated by a slim building section
Photovoltaics on roof
Roof used to collect water, and basement water storage tank

BCA Considerations

Building fabric
External glazing
Building sealing
Air movement
Air conditioning and ventilation systems
Artificial lighting and power
Hot water supply
Roof and ceiling construction
Floor construction
Ductwork insulation and sealing
Insulating of heating and cooling pipes, vessels and tanks
Lighting and power control devices



Part 2

Water Sensitive Urban Design

Application

This Guideline applies to the following development:

- All development within the extent of land show on Map 1 in Chapter A of this DCP

Using this Guideline

In using this Guideline reference should also be made to **Section 1 – Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

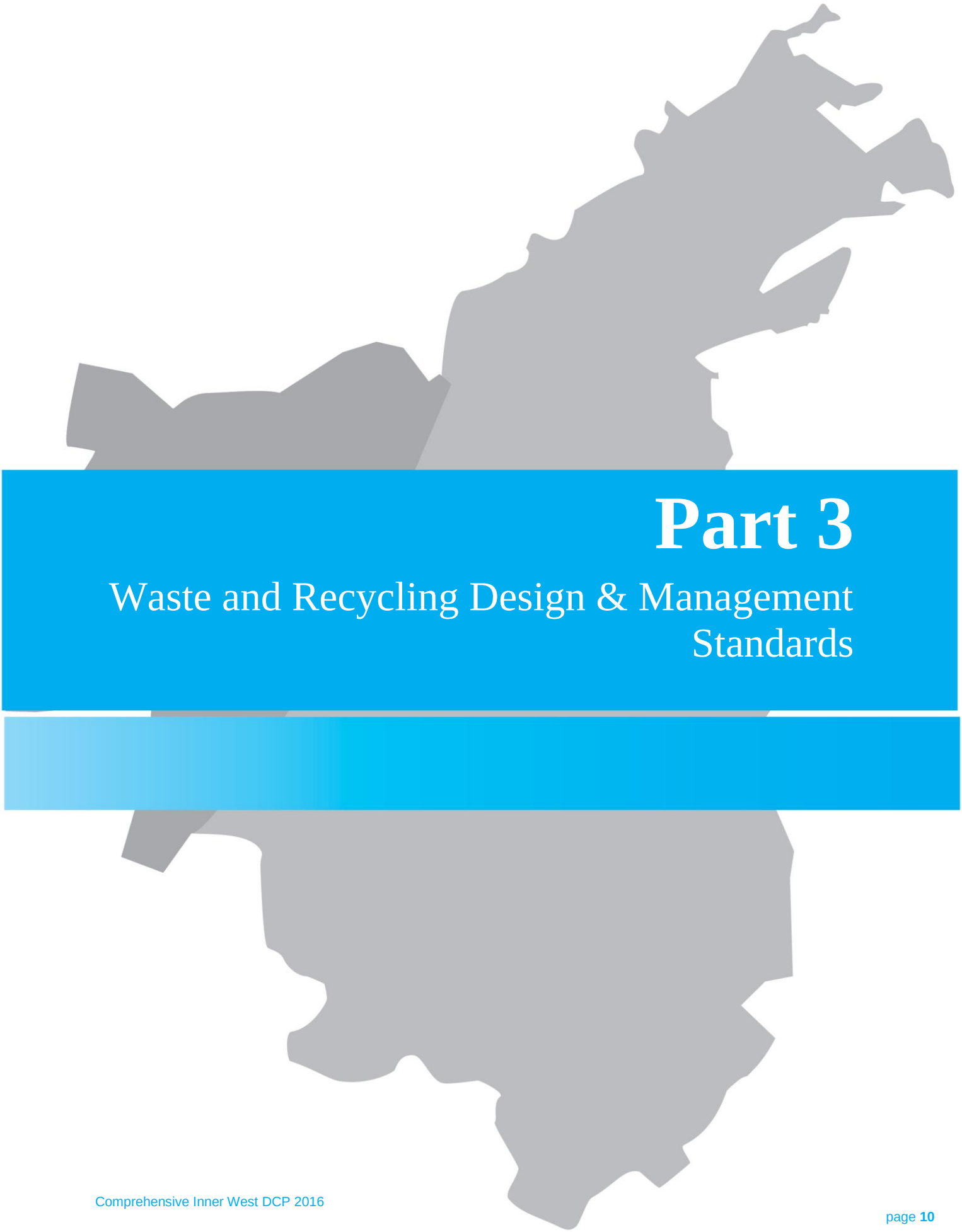
Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To protect and enhance natural water systems (e.g. creeks and rivers)
- To identify measures to improve the stormwater harvesting and irrigation practices within public parks
- To minimise wastewater leaving the catchment
- To use rainwater, treated urban stormwater or treated wastewater for non-potable uses where appropriate
- To implement a sustainable stormwater management approach in the public domain
- Integrate water efficient fixtures within public parks and utilities
- To integrate water systems into the public domain in an aesthetically pleasing way

Performance Criteria and Design Solutions

Performance Criteria	Design Solution
Water Sensitive Urban Design	
PC1. Development on public land: • improves the quality of groundwater and water entering waterways • sustainably uses available water resources	**DS1.1** Where practical, new streets and parks incorporate water sensitive urban design techniques that address: • water conservation • stormwater treatment and/ or reuse • waste water recycling.
	DS1.2 Apply water urban sensitive design principles, such as rainwater gardens and porous pavements in the public domain works.
	DS1.3 Consideration given to stormwater outlets at Hawthorne Parade and Dobroyd Canal and use of WSUD for stormwater filtering including but not limited to rainwater gardens and gross pollutant traps.
	DS1.4 Where practical, new street trees are to have their ground cover act as a stormwater filter device. ***Note**: stormwater filter trees filter out pollutants from road runoff before discharging the treated water back to the stormwater system*



Part 3

Waste and Recycling Design & Management Standards

Application

These waste and recycling standards set out Council's expectations for design quality and management systems of new developments on land identified in Section 1 and shown on Map 1. Basic and essential services provided by Council such as waste management have a part to play in the sustainability of our community by ensuring that residents have a healthy environment, and local resources are conserved for the future by strengthening recycling and waste minimisation.

By considering waste management needs early in the design process these can be delivered more efficiently and cost-effectively. These standards incorporate the waste management design quality requirements of the **SEPP 65 Apartment Design Guide**.

Inner West Council Planning assessment staff will rely on these standards as part of the assessment for any development applications.

Inner West Council advocates **Ecologically Sustainable Development (ESD)** and these standards have been prepared consistent with ESD principles. ESD means:

"Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased" (as defined by Australia's *National Strategy for Ecologically Sustainable Development*)

Who are these standards for?

The Waste and Recycling Design and Management Standards have been prepared to inform and guide Developers, Designers, Certifying Agents, Council Planning Assessment and Waste Services staff and contractors, Construction and Demolition companies, Bodies Corporate, Building Managers, and all DA applicants for new developments and material change of use requiring consent.

These standards apply to Solid Wastes only. For management of liquid waste refer to Sydney Water. "Liquid waste" refers to those non-hazardous liquid wastes generated by commercial premises that are supposed to be disposed to a sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste).

Using this Guideline

- New development applicants should check any requirements to submit Waste Management Plans at Section 1.
- Applicants should refer to the general design provisions for all developments (Section 2). This section sets out Inner West Council's broad expectations for access, storage and collection design elements for waste management.
- Applicants should then refer to specific provisions for particular development types (**Sections 3-6**).
- Information guides and illustrations of quality design approaches are provided in relevant sections for each development type. Further information on waste and recycling services, equipment, generation rates are provided in the Technical Guides.
- For developments with significant levels of construction and demolition waste, Council's requirements are set out in Section 7.
- Waste Management Plans (WMP) must be completed as relevant for Demolition, Construction and a Waste and Recycling Servicing Plan for ongoing waste management in a development (Guide 5). These plans must accompany a Development Application.
- Waste and Recycling Servicing Plans must include drawings and plans of the proposed waste management system. Technical Guide sections are provided in these standards to help prepare the Waste and Recycling Servicing Plan.
- The Waste Management Checklist must be completed and accompany a Development Application. This checklist will assist Council to streamline DA assessment.

Purpose

- Minimising the generation of unnecessary waste.
- Reducing resources in waste being lost to landfill.
- Designing for source separation of waste at the point of generation at all stages of development.
- Ensuring all residents and businesses have equivalent access to recycling and reuse systems compared to garbage disposal.
- Minimising heavy vehicle movements by designing for adequate storage of waste and recycling.
- Reducing the impact of waste management on residential amenity, including minimising the use of Council kerbside for collection of waste and recycling.
- Streamlining the development application process by requiring applicants to show site layouts and

floorplans that demonstrate that waste collection can be accommodated

- Improving long term development outcomes and reducing design related issues via consistent waste management standards.

Section 1: Waste Management Plans

All significant development applications for new and "change of use" developments must include the following Waste Management Plans where applicable:

- Waste and Recycling Servicing Plan
- Demolition Waste Plan
- Construction Waste Plan
- Waste Management Plan Checklist.

Copies of the forms are at Guide 5: Waste Management Plans.

These Plans are to be approved by Council prior to any works commencing on the site. The Plans have been designed to help streamline applications.

Heritage conservation considerations may alter some requirements of these standards for the refurbishment of an existing building.

Demonstration of compliance with the DCP requirements for Waste and Recycling at Development Application stage is to include production of site layout and floor plans drawn to scale.

1. Waste and Recycling Servicing Plan (WaRS Plan)

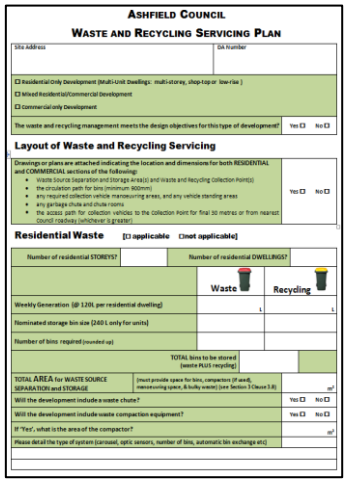
A WaRS Plan is to be provided with any new development application (with the exception of dwellings such as *detached houses, granny flats, townhouses, and dual occupancies* which comply with relevant waste management requirements as set out in Section 2 and Section 5).

A WaRS Plan is also to be submitted where any development application would alter the floor space of the building by 50% or more, or alter the types of waste to be managed (such as a change from commercial to residential).

The WaRS Plan will include a drawing with dimensions marked showing the following design elements for managing waste and recycling generated at the development, and how these are to be achieved and integrated:

- Circulation of waste and recycling throughout the development;
- Source separation and storage of waste and recycling; and
- Collection point(s) for waste and recycling.

Details of requirements for specific development types are set out in relevant sections of these Standards.



ASHFIELD COUNCIL

WASTE AND RECYCLING SERVICING PLAN

Site Address | DA Number

☐ Residential Only Development (Multi-Unit Dwellings: multi-storey, shop-top or low-rise)
☐ Mixed Residential/Commercial Development
☐ Commercial only Development

The waste and recycling management meets the design objectives for this type of development? Yes ☐ No ☐

Layout of Waste and Recycling Servicing

Drawings or plans are attached indicating the location and dimensions for both RESIDENTIAL and COMMERCIAL sections of the following:
- Waste Source Separation and storage Area(s) and Waste and Recycling Collection Point(s)
- the circulation path for bins (minimum 900mm)
- any required collection vehicle manoeuvring areas, and any vehicle standing areas
- any garbage chute and chute rooms
- the access path for collection vehicles to the collection Point for final 30 metres or from nearest Council roadway (whichever is greater)

Yes ☐ No ☐

Residential Waste [☐ applicable ☐not applicable]

Number of residential STOREYS? | Number of residential DWELLINGS?

	Waste	Recycling
Weekly Generation (@ 120L per residential dwelling)	L	L
Nominated storage bin size (240 L only for units)		
Number of bins required (rounded up)		
TOTAL bins to be stored (waste PLUS recycling)		
TOTAL AREA for WASTE SOURCE SEPARATION and STORAGE (must provide space for bins, compactors (if used), nesting space, & bulky waste) (see Section 3 Clause 3.8)		m²

Will the development include a waste chute? Yes ☐ No ☐

Will the development include waste compaction equipment? Yes ☐ No ☐

If 'Yes', what is the area of the compactor? m²

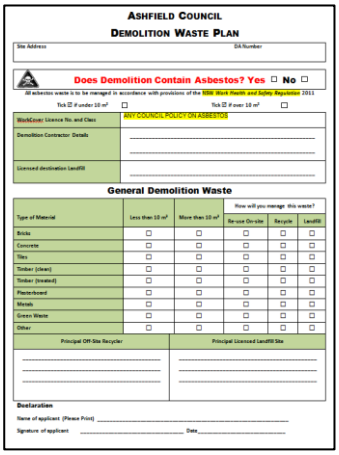
Please detail the type of system (carousel, optic sensors, number of bins, automatic bin exchange etc)

2. Demolition Waste Plan

Where the development requires any demolition to proceed likely to generate more than 10m^3 of waste, a Demolition Waste Plan in the form of a declaration is to be provided including details of the following:

- Whether the demolition will generate asbestos waste and its management;
- Anticipated quantities of demolition waste;
- How waste will be managed to maximise re-use and recycling of materials; and
- Licenced facility destination(s) for remaining wastes.

The NSW Government Waste Avoidance and Resource Recovery Strategy 2013-2021 sets an 80% recycling target for Construction and Demolition Waste. The Demolition Waste Plan must indicate a level of re-use and recycling consistent with that target.



ASHFIELD COUNCIL

DEMOLITION WASTE PLAN

Site Address | DA Number

Does Demolition Contain Asbestos? Yes ☐ No ☐

All asbestos waste is to be managed in accordance with provisions of the NSW Work Health and Safety Regulation 2011

Tick ☑ if under 10 m² ☐ Tick ☑ if over 10 m² ☐

WorkCover Licence No. and Class: ANY COUNCIL POLICY ON ASBESTOS

Demolition Contractor Details

Licensed destination Landfill

General Demolition Waste

Type of Material	Less than 10 m²	More than 10 m²	How will you manage this waste? Re-use On-site	Recycle	Landfill
Bricks	☐	☐	☐	☐	☐
Concrete	☐	☐	☐	☐	☐
Tiles	☐	☐	☐	☐	☐
Timber (clean)	☐	☐	☐	☐	☐
Timber (treated)	☐	☐	☐	☐	☐
Plasterboard	☐	☐	☐	☐	☐
Metals	☐	☐	☐	☐	☐
Green Waste	☐	☐	☐	☐	☐
Other	☐	☐	☐	☐	☐

Principal Off-Site Recycler | Principal Licenced Landfill Site

Declaration

Name of applicant (Please Print) _____

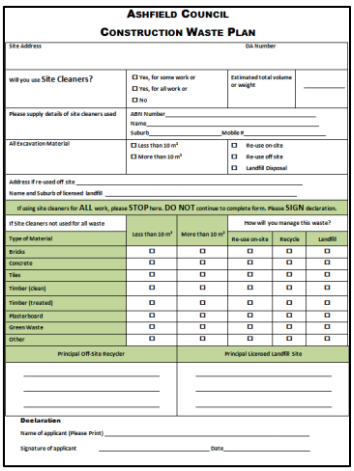
Signature of applicant _____ Date _____

3. Construction Waste Plan

To ensure construction waste is optimally handled for a development, a Construction Waste Plan in the form of a declaration is to be provided where more than 10m^3 of waste is likely to be generated, including details of the following:

- Any excavation material generated;
- Anticipated quantities of construction waste;
- How waste will be managed to maximise re-use and recycling of materials; and
- Nominated "site cleaners" for mixed construction waste or licenced facility destination(s) for remaining wastes.

The NSW Government Waste Avoidance and Resource Recovery Strategy 2013-2021 sets an 80% recycling target for Construction and Demolition Waste. The Construction Waste Plan must indicate a level of re-use and recycling consistent with that target.



ASHFIELD COUNCIL

CONSTRUCTION WASTE PLAN

Site Address — DA Number

Will you use Site Cleaners? ☐ Yes, for some work or ☐ Yes, for all work or ☐ No — Estimated total volume or weight

Please supply details of site cleaners used — ABN Number; Name; Suburb; Mobile #

All Excavation Material ☐ Less than 10 m³ ☐ More than 10 m³ — ☐ Re-use on site ☐ Re-use off site ☐ Landfill Disposal

Address if re-used off site

Name and Suburb of licensed landfill

If using site cleaners for ALL work, please STOP here. DO NOT continue to complete form. Please SIGN declaration.

If Site Cleaners not used for all waste — How will you manage this waste?

Type of Material	Less than 10 m³	More than 10 m³	Re-use on site	Recycle	Landfill
Bricks	☐	☐	☐	☐	☐
Concrete	☐	☐	☐	☐	☐
Tiles	☐	☐	☐	☐	☐
Timber (clean)	☐	☐	☐	☐	☐
Timber (treated)	☐	☐	☐	☐	☐
Plasterboard	☐	☐	☐	☐	☐
Green Waste	☐	☐	☐	☐	☐
Other	☐	☐	☐	☐	☐

Principal Off-Site Recycler — Principal Licensed Landfill Site

Declaration

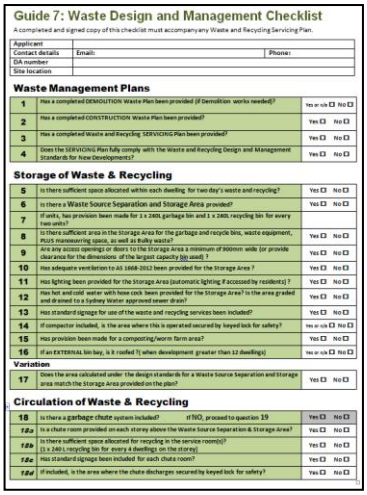
Name of applicant (Please Print)

Signature of applicant — Date

4. Waste Management Plan Checklist

To streamline applications involving design requirements for waste and recycling, the checklist is to be provided to ensure that levels of compliance or variation to the Waste and Recycling Design & Management Standards are set out consistently.

Applications that comply fully with the Standards should require minimal review of waste and recycling design inclusions.



Guide 7: Waste Design and Management Checklist

A completed and signed copy of this checklist must accompany any Waste and Recycling Servicing Plan.

Applicant; Contact details — Email: — Phone:; DA number; Site location

Waste Management Plans

1	Has a completed DEMOLITION Waste Plan been provided (if Demolition works needed)?	Yes or n/a ☐ No ☐
2	Has a completed CONSTRUCTION Waste Plan been provided?	Yes ☐ No ☐
3	Has a completed Waste and Recycling SERVICING Plan been provided?	Yes ☐ No ☐
4	Does the SERVICING Plan fully comply with the Waste and Recycling Design and Management Standards for New Developments?	Yes ☐ No ☐

Storage of Waste & Recycling

5	Is there sufficient space allocated within each dwelling for two day's waste and recycling?	Yes ☐ No ☐
6	Is there a Waste Source Separation and Storage Area provided?	Yes ☐ No ☐
7	If units, has provision been made for 1 x 240L garbage bin and 1 x 240L recycling bin for every two units?	
8	Is there sufficient area in the Storage Area for the garbage and recycle bins, waste equipment, PLUS manoeuvring space, as well as Bulky waste?	Yes ☐ No ☐
9	Are any access openings or doors to the Storage Area a minimum of 900mm wide (or provide clear area for the dimensions of the largest capacity bin used) ?	Yes ☐ No ☐
10	Has adequate ventilation to AS 1668-2012 been provided for the Storage Area ?	Yes ☐ No ☐
11	Has lighting been provided for the Storage Area (automatic lighting if accessed by resident(s) ?	Yes ☐ No ☐
12	Has hot and cold water with hose cock been provided for the Storage Area? Is the area graded and drained to a Sydney Water approved sewer drain?	Yes ☐ No ☐
13	Has standard signage for use of the waste and recycling services been included?	Yes ☐ No ☐
14	If compactor included, is the area where this is operated secured by keyed lock for safety?	Yes or n/a ☐ No ☐
15	Has provision been made for a composting/worm farm area?	Yes ☐ No ☐
16	If an EXTERNAL bin bay, is it roofed ?(when development greater than 12 dwellings)	Yes or n/a ☐ No ☐

Variation

17	Does the area calculated under the design standards for a Waste Source Separation and Storage area match the Storage Area provided on the plan?	Yes ☐ No ☐

Circulation of Waste & Recycling

18	Is there a garbage chute system included? If NO, proceed to question 19	Yes ☐ No ☐
18a	Is a chute room provided on each storey above the Waste Source Separation & Storage Area?	Yes ☐ No ☐
18b	Is there sufficient space allocated for recycling in the service room(s)? (1 x 240 L recycling bin for every 4 dwellings on the storey)	Yes ☐ No ☐
18c	Has standard signage been included for each chute room?	Yes ☐ No ☐
18d	If included, is the area where the chute discharges secured by keyed lock for safety?	Yes ☐ No ☐

Section 2: Waste Management Design General Provisions

(For all developments submitting a WaRS Plan)

Modern waste management aims to sort and collect waste so as to maintain the highest net resource value of disposed materials. This aim is best provided by provision of sufficient source separation of waste at the point of generation, and dedicated collection of those separated materials.

Good design for source separation and storage of waste in new developments is fully compatible with servicing for the highest net resource value of waste and recycling.

General Objectives

Provision	Description
Space	Ensure areas are provided for efficient storage and collection of waste and recycling, matched to the type and scale of development.
Access	Ensure both users and service providers can access waste and recycling storage safely and conveniently.
Safety	Include safe practices in the design for storage, handling and collection of waste and recycling.
Amenity	Manage the noise, odour and hygiene issues relating to waste and limit the impacts on local areas, and Ensure that waste and recycling storage areas are effectively integrated into a development and visually unobtrusive.
Management	Clarify the roles for provision of waste management in developments and demarcate service provision.
Servicing	Minimise collection vehicle movements by balancing provision of adequate storage capacity and collection frequency, and Minimise reliance on public kerbside and impacts on the public domain from waste and recycling collection.

Performance Criteria	Design Solution	
General		
	DS1.1	All residential developments must be designed to accommodate standard Council waste and recycling services and collection vehicles (see *Guide 1: Inner West Council Standard Services*).
Circulation and access for waste and recycling		
	DS2.1	All residential unit dwellings included in the development must have an internal waste cupboard or temporary storage area of sufficient size to hold up to two days' worth of waste and recycling.
	DS2.2	A continuous accessible path of travel is to be provided between any residential dwelling or commercial premises and their nominated Waste Source Separation and Storage Area.
	DS2.3	Any entrances to and services installed for Waste Source Separation and Storage Areas must be able to be safely

Performance Criteria	Design Solution
	negotiated by people with disabilities.
	DS2.4 The distance from a dwelling to the access point for the Waste Source Separation and Storage Area (or to garbage chute or interim garbage storage) is not to exceed 30 metres (exclusive of vertical travel by elevator).
	DS2.5 ***Note****: Details of requirements for specific development types are set out in relevant sections of these Standards.*
Waste Source separation and Storage Area (Bin Rooms)	
The waste source separation and storage area (sometimes termed the bin room or bin bay) is the location designed for garbage disposal and recycling activities. Interim storage for bulky waste and for special waste separation from garbage may be included or co-located.	**DS3.1** A Waste Source Separation and Storage Area is to be: • provided wholly within the site to accommodate bins for waste and recycling. Depending on the development type additional areas may be required for other waste and source separation functions; • designed to fully accommodate the number of bins to meet the calculated storage capacity between collection cycles required for the type and scale of development (see *Guide 4: Waste and Recycling Capacity Needs*) and allow for manoeuvring of bins. More than one Waste Source Separation and Storage Area may be required to adequately service a development; • appropriately located and designed for convenient and safe access by all users, with regard to a building's vertical core where appropriate; • designed not to be visible from the street, and is to be located behind the building line. If this location cannot be achieved in the development design, adequate fixed screening for the area is to be provided; • designed to integrate with the main building structure or site landscaping, be visually unobtrusive, and located away from habitable rooms, windows, doors and private useable open space (on both the subject and adjacent properties); • designed to minimise potential impacts upon neighbouring properties in terms of aesthetics, noise and odour; **And** • adequately ventilated.
	DS3.2 Any service doors and loading docks related to the Waste Source Separation and Storage Area are to be adequately screened from street frontages and designed to minimise overlooking by existing development.
	DS3.3 All waste and recycling bins are to be clearly and correctly labelled to identify which materials are to be placed into each receptacle. Mobile Garbage Bins (MGBs) are to be designed and colour-coded in accordance with *Australian Standard 4123- 2008: Mobile Garbage Containers*

Performance Criteria	Design Solution
	DS3.4 Signage detailing Council requirements for source separation and correct disposal of waste are to be prominently displayed Waste Source Separation and Storage Area(s). Standard signs are available from Council.
	DS3.5 **Note**: Details of requirements for specific development types are set out in relevant sections of these Standards.
Waste and Recycling Collection Points	
PC4. A Waste and Recycling Collection Point (Collection Point) is to be designated for any new development and identified on the WaRS Plan. This Collection Point is the location where waste or recyclables bins contents are loaded into a collection vehicle. Depending upon the development type it may be internal if the size of the site is able to accommodate this or external to the site. The Collection Point must be approved by Council	**DS4.1** *Bin circulation between storage and collection point:* An accessible path of travel is to be provided between the Waste Source Separation and Storage Area (bin room) and the designated Waste and Recycling Collection Point (truck pickup) to allow circulation of bins to and from collection. This circulation pathway is to be: • a minimum 1200 mm wall-to-wall clearance, but ensuring sufficient clearance is provided for the largest waste or recycling bin type used for the development, • slip-proof, • of a hard surface, • free of obstructions, steps or kerbs **And** • at no point have a gradient exceeding 1:12. Use of lifts is permitted.
	DS4.2 *Bin circulation between storage and collection point:* The distance between the Waste Source Separation and Storage Area and the designated Collection Point should be the least distance possible and is not to exceed: • 30 metres for waste and recycling Mobile Garbage Bins up to 660 Litres capacity • 10 metres for any waste or recycling containers >660 Litres and <1,500 Litre capacity • Bins with 1,500 Litre capacity or greater should be stored at a place where the collection vehicle can directly access and not require manual manoeuvring.
	DS4.3 *Collection Point location:* The Collection Point is to be located • where a collection vehicle can stand safely and legally; • at a level gradient; • at a place sufficiently free of obstructions (such as trees, bollards, lamp posts and street furniture, allowing 1 metre clearance); • so as to not obstruct or endanger the passage of pedestrians; **And** • with sufficient height and side clearances to allow

Performance Criteria	Design Solution
	safe mechanical pick up and set down of bins (see *Guide 1 Inner West Council Standard Services*)

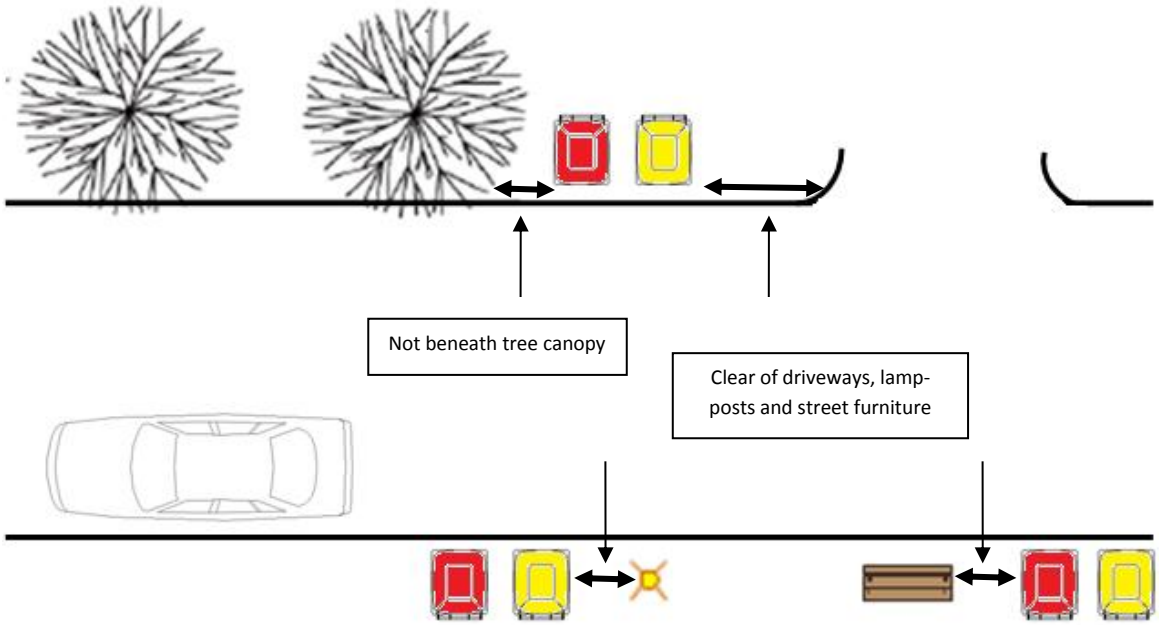


Figure 1: Location of collection point

DS4.4 The Collection Point is to be designated to minimise the potential impacts of waste and recycling collection activity upon the subject and neighbouring properties with regard to noise, odour or obstruction. These impacts are a function of:

- the number of individual mechanical bin lifts required,
- the level of organic material (odour source) or the level of glass and metals within the collected material (for which reason recycling collections can have a high noise impact),

And

- the duration a vehicle must stand at the collection point (known as "dwell time") to complete a cycle of attaching, lifting, emptying and replacing bins.

Dwell time for mechanical side-load lifting is typically 8-12 seconds per bin. Dwell time can be minimised by:

- locating the collection point away from obstructions,
- allowing unimpeded access to bins for mechanical attaching and lifting,
- orderly single-row presentation of bins by type with no overcrowding,
- ensuring the collection vehicle can stand away from parked vehicles, traffic, restricted parking or standing areas,

Performance Criteria	Design Solution
	And • avoiding obstruction of driveways or footpaths.
	DS4.5 Allowance must be made for 1 metre of presentation space for each waste or recycling bin. Parking restrictions may need to be sought or modified by request to Council to allow collection vehicle access to the Collection Point.
	DS4.6 A Collection Point is not to be located where it completely obstructs a shared driveway,
	DS4.7 A Collection Point is not to be designated where any part extends across neighbouring properties' kerbside frontages without written agreement from the respective property owner(s) for a shared collection point.
	DS4.8 Collection vehicles must be able to safely manoeuvre to and from the Collection Point under typical traffic conditions.
	DS4.9 **Note**: Details of requirements for specific development types are set out in relevant sections of these Standards.
Management	
	DS5.1 *Building management will be responsible for:* • Ensuring safety on-site in relation to all aspects of ongoing waste management, and abiding by relevant WH&S legislation; • Circulation of any recycling bins between chute rooms and the Waste Source Separation and Storage Area; • Ensuring bins are moved to and from the Waste Source Separation and Storage Area and the designated collection point at service times, and orderly presentation of bins for collection; • Washing bins and cleaning of Waste Source Separation and Storage Areas; • Maintenance and wash down of any waste or recycling chutes operated at the site; • Maintenance and management of any waste and recycling equipment provided on site; • Managing communal composting areas (if applicable); • Arranging with Council for repairs to or replacement of any Council-provided collection bins; • Arranging for the prompt removal of any dumped waste on-site or at the designated Waste and Recycling Collection Point; • Displaying and maintaining consistent signage in all communal waste and recycling storage areas detailing Council requirements for source separation and correct disposal of waste and how to use the services. Standard signs are available from Council;

Performance Criteria	Design Solution
	• Ensuring all residents are informed of the general waste, recycling, composting, bulky waste and special waste arrangements; • Managing any service agreements or contracts related to waste and recycling collection, waste equipment operation and maintenance; **And** • If a caretaker is needed for waste management on site this will be identified in the Waste and Recycling Servicing Plan and will be included in conditions of consent.

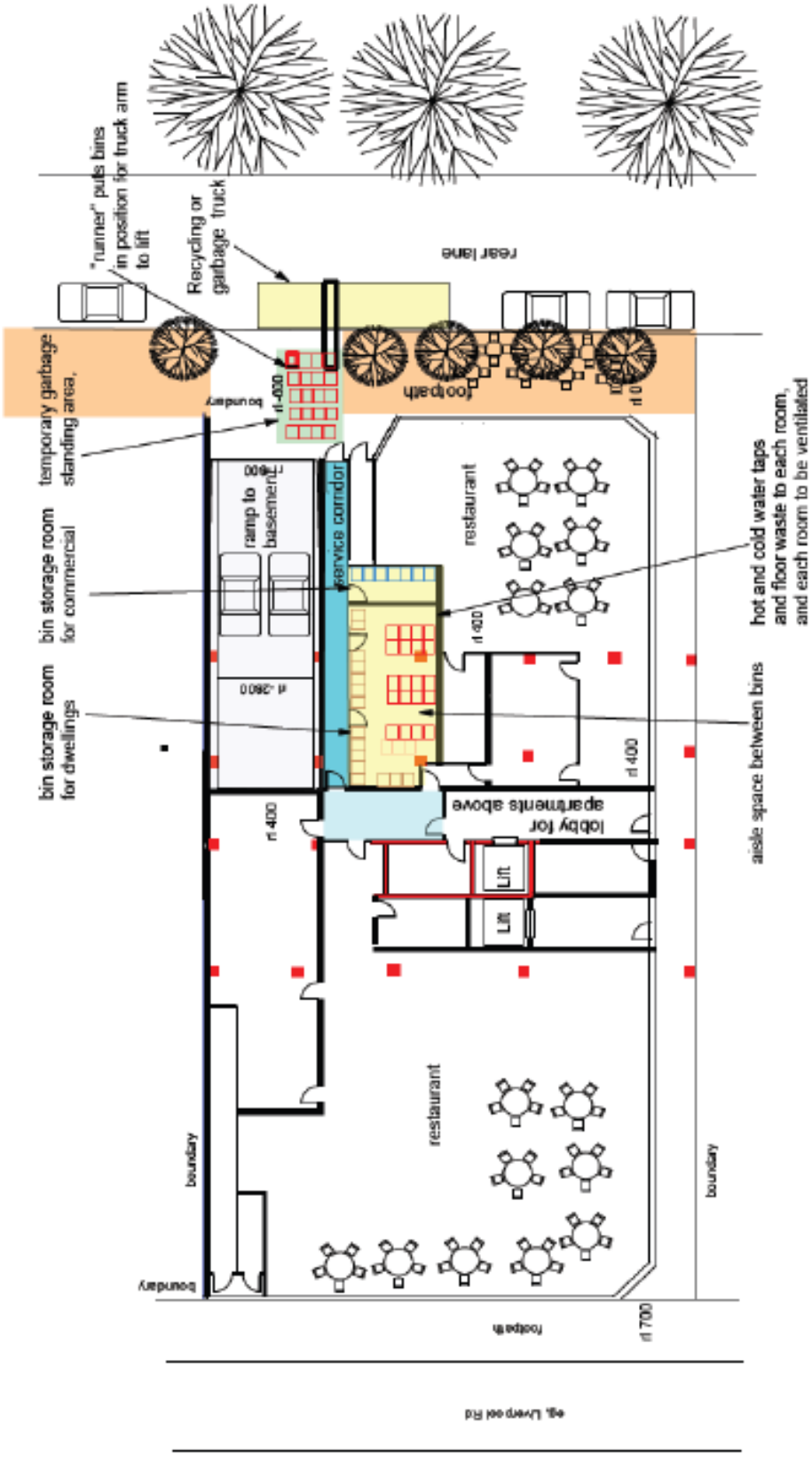


Figure 2: Example Development Waste Servicing Concept Diagram

Section 3: Multi-Storey Residential Developments: Specific Provisions

Waste management design in multi-storey multi-unit buildings must not only account for internal circulation, storage and collection of waste, but also take into account resident's amenity, impacts on neighbouring buildings and any waste collection impact on the public streetscape, local pedestrian and traffic circulation.

The **State Environmental Planning Policy no 65** and the referenced **Apartment Design Guide** requires the following objectives to be achieved for certain type of apartment buildings:

Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents
Design guidance
Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park
Waste and recycling storage areas should be well ventilated
Circulation design allows bins to be easily manoeuvred between storage and collection points
Temporary storage should be provided for large bulk items such as mattresses
A waste management plan should be prepared

Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling
Design guidance
All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core
For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses
Alternative waste disposal methods such as composting should be provided

Design which ensures the minimisation and effective management of residential waste from apartments contributes to the visual and physical amenity of a building as well as limiting potentially negative impacts on the environment.

These provisions apply for developments of four storeys or more, or where lift services are integral for residential access, such as places in the **Ashfield Town Centre** or **Ashfield West**. For developments of fewer than four storeys, such as in **R3 Medium Density Zones** - see ***Section 5: Low-Rise Residential Developments: Specific Provisions***.

General Objectives

- To minimise the overall impacts of waste and recycling management in buildings by designing for waste and recycling systems that are: hygienic; accessible; easy to use; maximise recycling; safe; quiet to operate; adequately sized; and visually compatible with their surroundings.
- To provide efficient and flexible ongoing waste operations with low maintenance, complexity and labour requirements to avoid imposing unnecessary costs on building management.
- To allow Council to provide waste and recycling collection services to all residential developments.

Performance Criteria	Design Solution
Circulation and Access for Waste and Recycling	
	Waste Chutes for internal waste transport
	DS1.1 For multi-storey residential buildings with a rise of four storey's or more, a waste chute is required servicing each individual residential storey above the waste storage area level. (Waste chute design is to comply with *Guide 3: Waste Chutes, Compactors, Balers and Crushers*).
	DS1.2 Waste chutes are to be provided with inlet hoppers of a design for safe use by any resident (allowing for age or ability), and inlet hoppers are to be enclosed within a chute room.
	DS1.3 The total maximum travel distance from any residential dwelling entry to a waste chute room on any relevant storey is not to exceed 30 metres. Additional waste chutes may be required for buildings in order to achieve this maximum travel distance.
	DS1.4 Where waste chutes are installed, a waste caretaker must be assigned to support the chute and discharge operations.
	DS1.5 Chutes for recycling are not permitted, either as dedicated chutes or by mechanical diverter using a single shared chute for waste and recycling.
	Chute Rooms
	DS1.6 Each residential storey of a building serviced by a waste chute will have a chute room to control any spillage, odour, and noise from waste and recycling activity.
	DS1.7 Chute rooms are • to be provided in convenient, well-lit positions with regard to the vertical core of the building; • to be provided with and enclose inlet hoppers for the waste chute; • to provide space for recycling containers for the intermediate storage of recyclables (allowing for at least one 240-litre MGB for each four (4) units serviced by that chute room); • to be safely negotiated by people with disabilities. Chute rooms must allow for sufficient space to permit easy opening of the inlet hopper, opening of the chute-room door and the storage and manoeuvring of the recycling bin(s); • not be located adjacent to a habitable room; • to have the floor situated centrally below each inlet hopper finished with a smooth impervious material for ease of cleaning with a minimum area of not less than one square metre (1 m^2); **And** • display instructions on the use of the waste chute including not to dispose hazardous or bulky

Performance Criteria	Design Solution
	material into the chute, and what materials are recycled using the container(s) provided. Standard signs are available from Council.

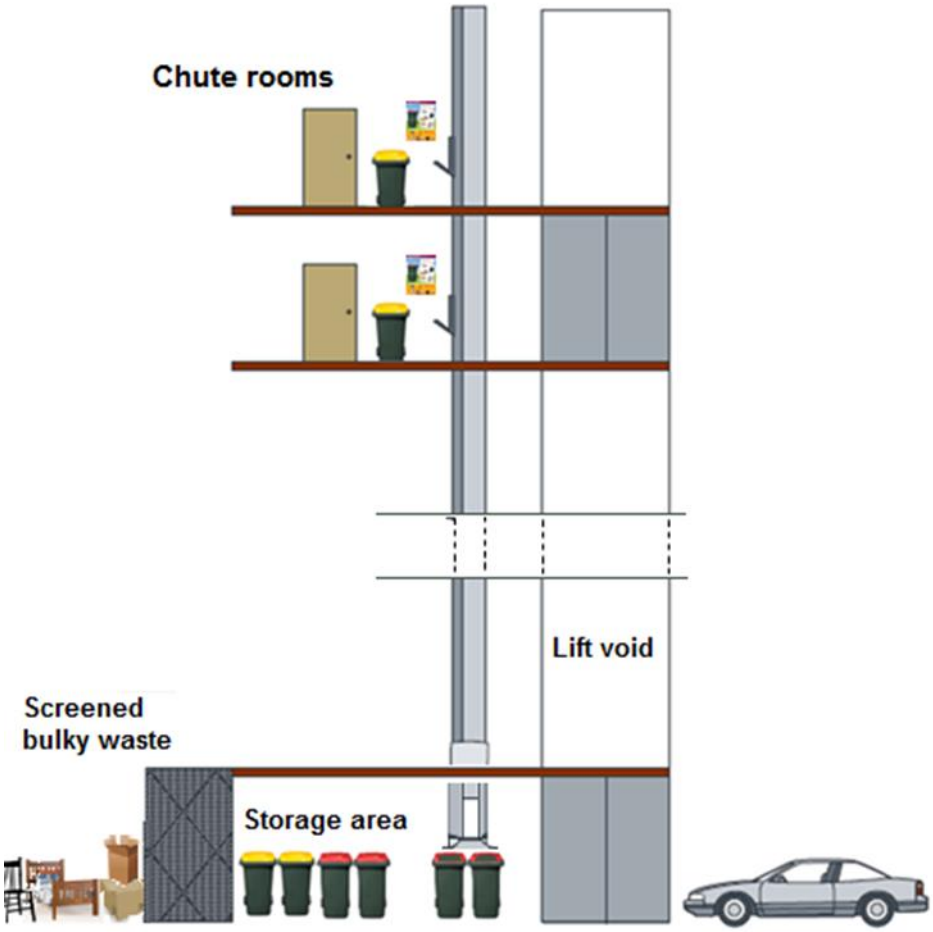


Figure 3: Chute rooms and discharge to waste storage area

Waste Source Separation and Storage Areas(s)		
	DS2.1	Waste Source Separation and Storage Area(s) are to be provided wholly within the site to house both waste and recycling bins, and are to be located no lower than one level below street level.
	DS2.2	Sites with restricted space, limited street frontage or difficult access should consider designs for ground floor level Waste Source Separation and Storage Area(s) or bin holding area(s) which can allow for off-street collection by Council or contractors (see **Section 3 DS3.4** to **DS3.17**).
	DS2.3	Design of any room used as a Waste Source Separation and Storage Area is to conform to **Guide 2: Waste Source**

Performance Criteria	Design Solution	
		Separation and Storage Area.
	DS2.4	Use of compaction equipment for waste volume reduction is prohibited.
	DS2.5	Access to the area where any waste chute discharge is located within the Waste Source Separation and Storage Area is to be restricted by keyed lock for safety reasons.
	DS2.6	There should be no public access to a Waste Source Separation and Storage Area which would allow unsecured access to the rest of the building.
	DS2.7	With the exception of interim storage of bulky waste and special waste, all waste and recycling located in a Waste Source Separation and Storage Area is to be contained within a designated bin for that waste type.
	Calculating storage area requirements	
	DS2.8	The standard residential waste and recycling storage capacity is to be met by • providing space for one (1) x 240 Litre waste bin and one (1) x 240 Litre recycling bin for every two residential units, rounding up the bin numbers. • allowing an additional minimum 50% of the bin footprint area (rounded) for space to manoeuvre bins. • discounting any recycling bins normally stored in chute rooms. • If the development has communal landscaped area or courtyards, provision may be required for Garden Organics bins.

EXAMPLE OF RESIDENTIAL WASTE AND RECYCLING STORAGE AREA

A multi-unit development with 29 units across five residential storeys, with waste chute and compaction.

		Minimum Area
Waste bins	(29 x 240L bins/2) = 15	6.5m^2
Recycling bins	(29 x 240L bins/2) = 15 Less 5 in chute rooms = 10	4.3m^2
Manoeuvring space		(6.5+4.3) = 10.8 x 50% = 5.4m^2
TOTAL Storage Area for bins		16.2m^2

Additional storage capacity for bulky waste would require the Waste Source Separation and Storage Area to be a minimum of 30.3 m^2

DS2.9 Any request for a variation in storage area requirements compared to the calculated area must provide evidence that unique features of the site warrant consideration, and that other design options have been investigated and exhausted.

Bulky waste

DS2.10 An additional dedicated space (such as a room or screened area), is to be provided within or in close proximity to the Waste Source Separation and Storage Area for the interim storage and management of Council-collected bulky waste and mattresses. Up to 20 dwellings, a minimum four square metres (4 m^2) would be acceptable. In developments over 20 dwellings, a minimum acceptable allocated space would be eight square metres (8 m^2) for every 50 residences for residential storage. Mesh screening permitting view into the room should be considered in the design of this area to allow for improved security by users.

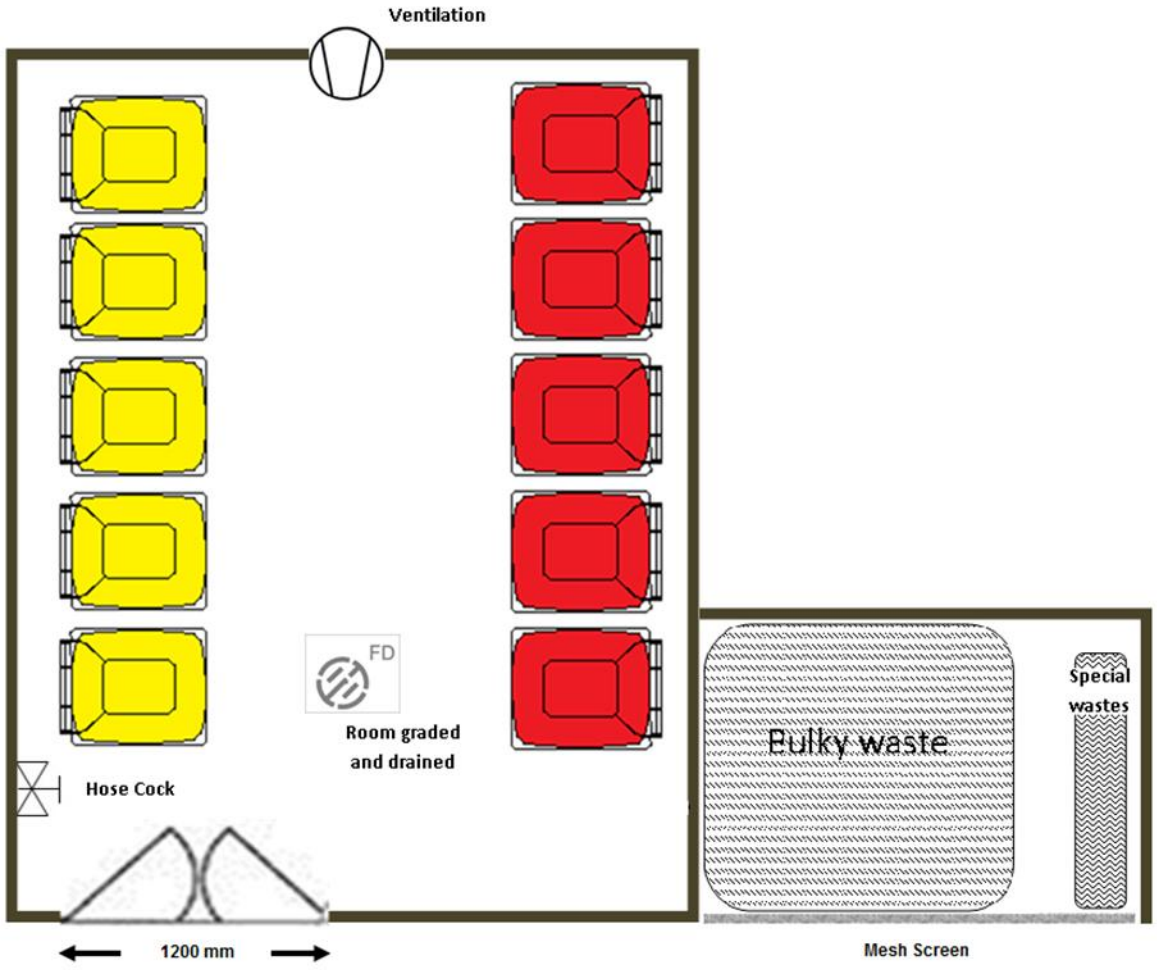


Figure 4: Example of waste source separation and storage area

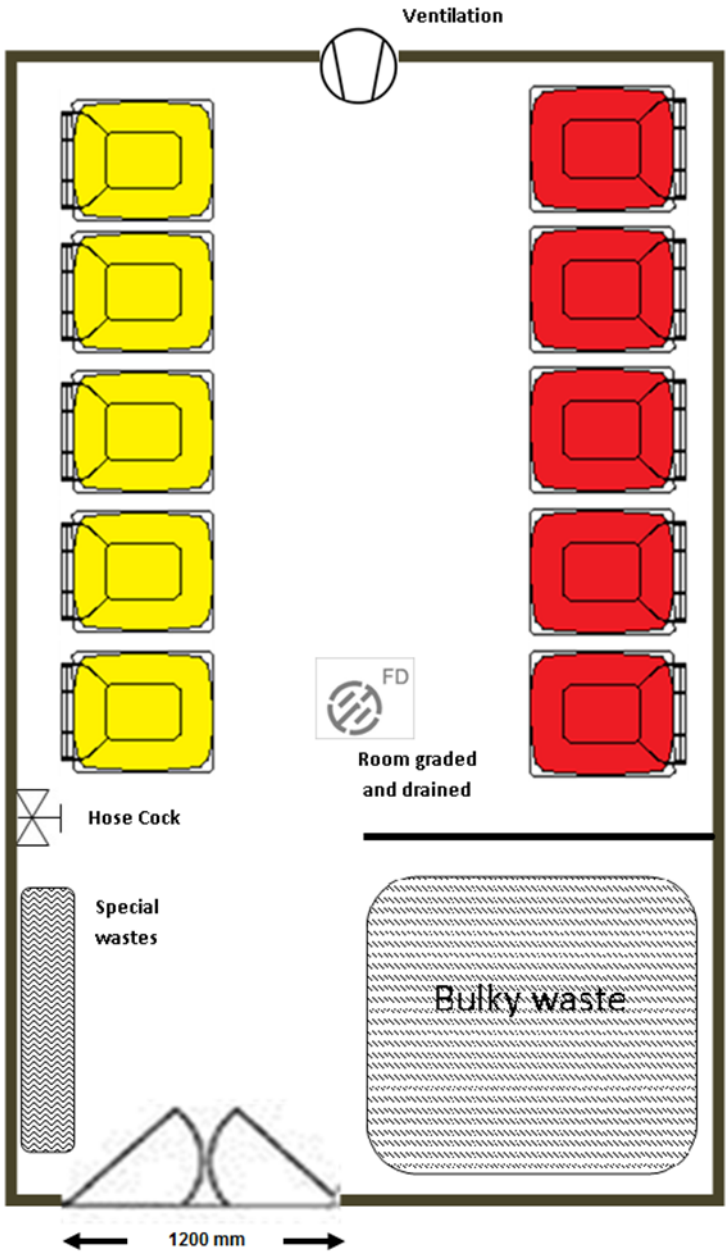
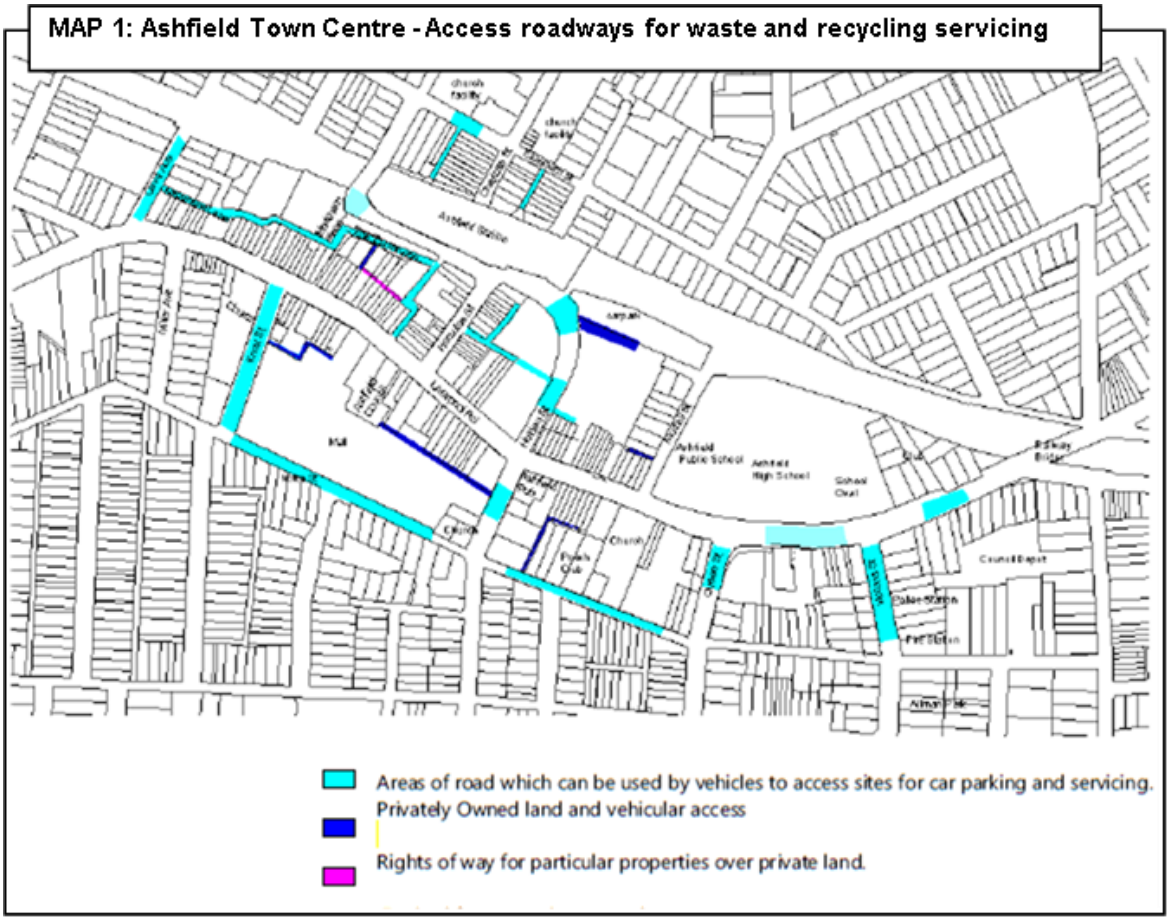


Figure 5: Alternate layout for waste source separation and storage area

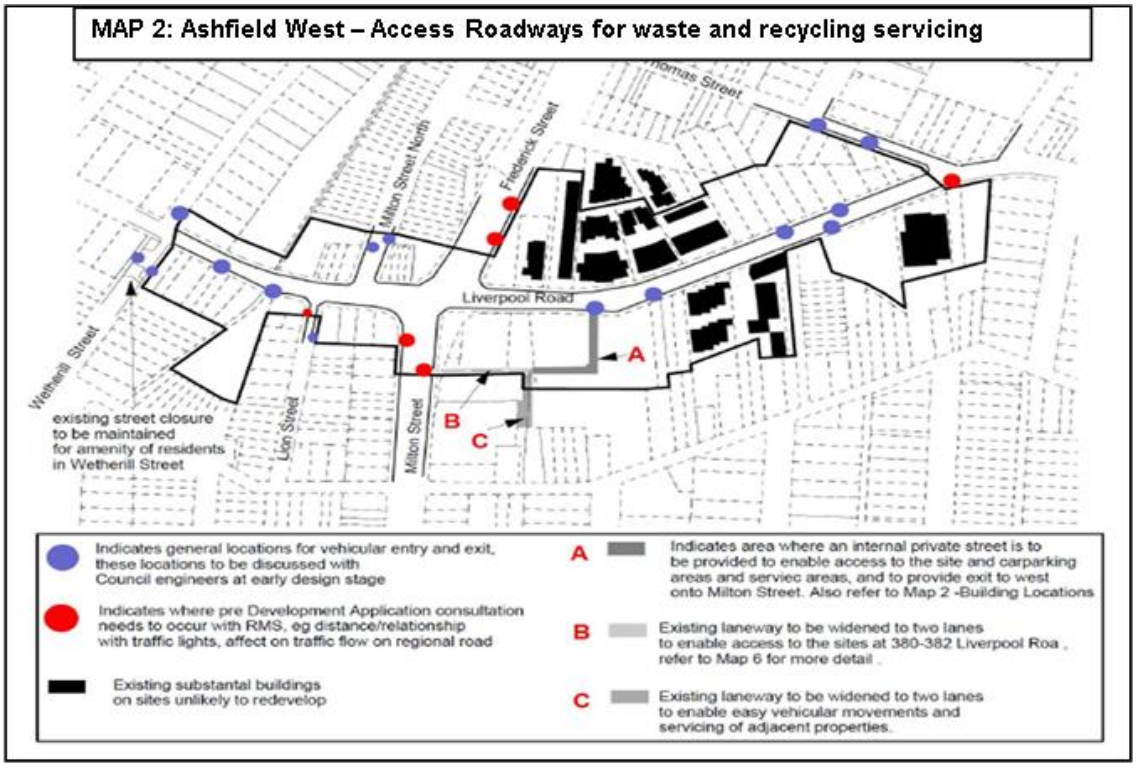
Special Wastes	
DS2.11	Allocation in the bulky waste space can also be made for interim storage of special waste such as electronic goods, batteries, computers, televisions, fluorescent tubes and smoke detectors. A caged section should be provided for gas bottle disposal. Disposal of these separated items would be the responsibility of the building management or Body Corporate. Council does not provide collection services for these items, but does have drop-off options for resident waste electronic goods, computers, and televisions. The NSW government provides some periodic collection events for batteries, fluorescent tubes, smoke detectors and gas bottles.

	Composting or worm farming space	
	DS2.12	Space for composting and/or worm farming, being an unpaved earth surface or within a bunded area drained to a sewer system, must be available for all residents as a communal facility. An acceptable minimum area would be $2m^2$ for every 50 dwellings. Where possible, such composting space is to be integrated with the design of communal open space areas. This provision can be satisfied by making space available in private courtyards where available.
	Wash down area	
	DS2.13	An area for bin wash down is to be provided within the site. This area is to be located within a bunded area drained to a sewer system or can be an unpaved earth surface.
Waste and Recycling Collection Points		
Note that Liverpool Road and Parramatta Road are major arterial roads, some parts of these roads might be unable for providing direct service access or presentation of bins for collection. Given this, the following specific access requirements are imposed for key areas of Ashfield Town Centre: Driveways which provide access to a development for waste collection shall be provided from lanes and secondary streets identified on **Map 1**	**DS3.1**	**Ashfield West:** Driveways which provide access to a development for waste collection, shall be provided from road locations generally in locations identified on **Map 2**
	DS3.2	**Hurlstone Park Enterprise Zone:** Driveways which provide access to a development for waste collection, shall be provided from road locations generally in locations identified on **Map 3**
	DS3.3	**Parramatta Road Enterprise Corridor:** Refer **to Part D6 of the DCP** for site layout principles for servicing buildings off the main road where there is no side or rear access. Rear lanes or side access are to be utilized where available. The verge to laneways may need to be widened to provide sufficient space for safe collection access adjoining the carriageway Early consultation prior to any design finalisation should occur with Council's staff, and if required the **Roads and Maritime Services**, to determine satisfactory access and collection locations.

MAP 1: Ashfield Town Centre - Access roadways for waste and recycling servicing



MAP 2: Ashfield West – Access Roadways for waste and recycling servicing



MAP 3: Hurlstone Park Enterprise Zone – Access roadways for waste and recycling servicing

DS3.4 Any other location to where this DCP applies is to service multi-storey residential developments 4 storeys or higher using a rear lane or driveway where available, or utilise side access.

DS3.5 The Waste and Recycling Servicing Plan for multi-storey residential developments must indicate:

- The location of any vehicle standing areas for the proposed Waste and Recycling Collection Point(s) such as public streets
- Any required truck manoeuvring areas to service the development's waste. Any interior to the building vehicle collection, e.g. on large sites which can accommodate this is to be shown in plan and section;
- the circulation path with minimum 1200mm wall-to-wall clearance for bins to and from the Waste Source Separation and Storage Area (bin room) and collection point;

And

- the access path for collection vehicle to the Collection Point for final 30 metres or from nearest Council roadway (whichever is greater).

DS3.6 Waste and recycling collection vehicles must be able move in an access roadway or laneway in a forward direction, or when inside a site be able to enter and depart in a forward direction.

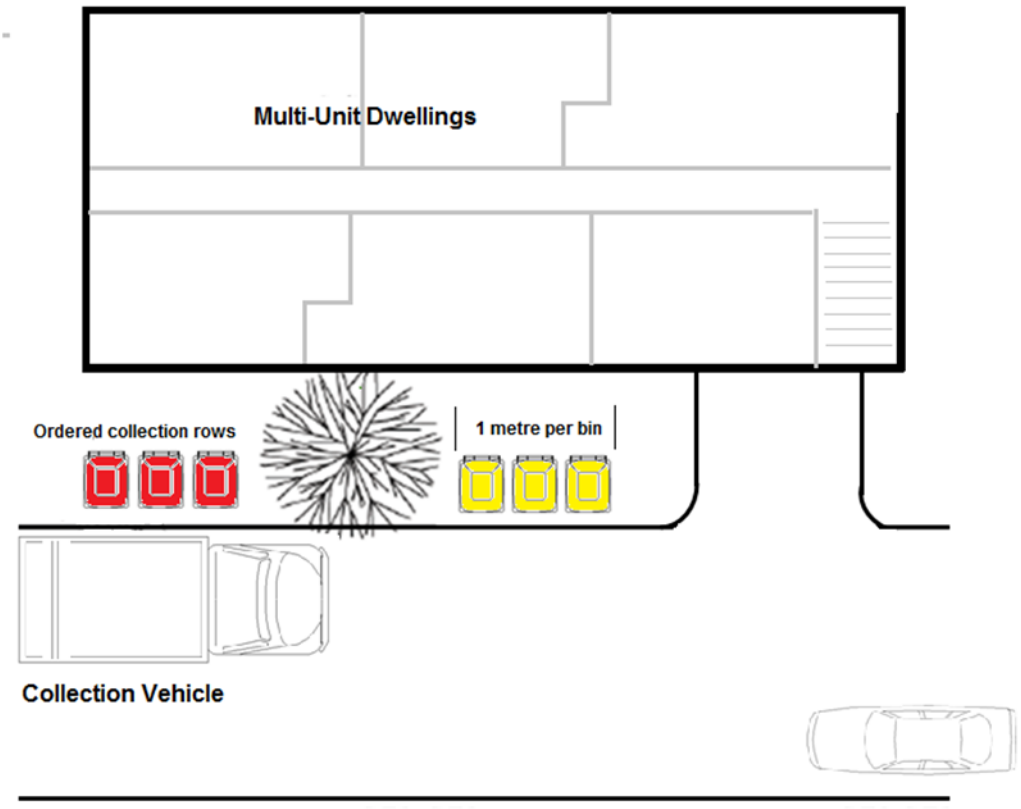


Figure 7: Use of street front collection for multi-unit dwellings

Preferred collection point-on street and verge area	
DS3.7	Residential developments where the space required for presentation of bins at a kerbside collection point does not exceed the width of the available property frontage less any driveway space are permitted to designate a kerbside collection point for residential waste and recycling.
DS3.8	Waste and Recycling Collection Points designated at kerbside must be sensitive to the level of traffic of the service roadway, and the designation of any traffic clearways impacting on vehicles required to stand at kerbside for collection.
DS3.9	For all other multi-storey multi-unit residential developments provision is to be made for off-street collection of waste, recycling and bulky items. This can be achieved by either • Ground-floor level bin storage or holding area(s) accessible from street, or • Interior to building vehicle collection where sites are large enough to accommodate this.

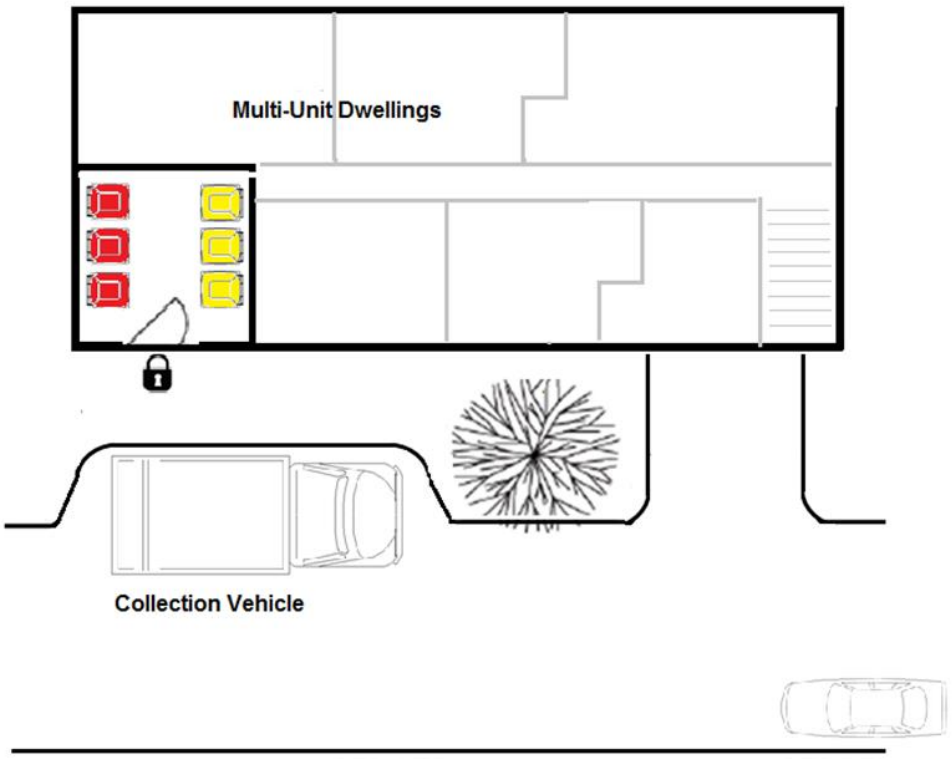


Figure 8: Use of off street ground floor level storage area for collection (with lay-by)

Provisions for Ground floor level Waste Source Separation and Storage Area(s) or bin holding area(s)	
DS3.10	Ground floor bin storage can be either a designated Waste Source Separation and Storage Area(s) or an interim bin holding area. If designated as an interim bin holding area the provisions for bulky waste storage (see **Section 3 DS2.10** and **DS2.11**) may also be allocated to this area. A Waste Source Separation and Storage Area is still required.
DS3.11	A ground floor bin storage area is to be located no further than 15 metres within the property from the access/property boundary, and be within the building so as to not be visible from a public space.
DS3.12	A Waste and Recycling Collection Point must be identified within the 30 metre maximum transport distance from apartments (see Figure 9), for up to 660 Litre MGBs (or 10 metres for larger bins). The pathway between the ground-floor bin storage or holding area and Collection Point must be free of obstructions, steps and with a gradient no greater than 1:12 at any point.
DS3.13	Preferred waste design practice is for a Waste and Recycling Collection Point to be located wholly or partly on private property in the form of a vehicle lay-by for such a collection approach so as to minimize traffic obstruction. A hard-pad area is to be provided for placement of bins.

DS3.14	The ground-floor bin area should be a secured room. To allow access for Council or its contractors a Council-approved key system must be provided and will be a consent condition. Security boxes using the approved key system can be provided by developments relying on electronic swipe or fob systems for secure entry.
Provisions for Interior-to-building vehicle bin collection for situations where are site is able to accommodate truck movements	
DS3.15	The gradient of the driveway should be in accordance with *AS 2890.1-2004 Parking facilities - Off-street car parking*, Section 2.5.3.
DS3.16	Clearance at the vehicle entrance/exit and along the path of travel must be sufficient for the swept path of a standard Council waste collection vehicle (for dimensions see *Guide 1: Inner West Council Standard Services*).
DS3.17	The minimum vertical clearance includes clearances of all service ducts, pipe work and similar fittings
DS3.18	Pavement strength shall be sufficient to support a laden standard Council collection vehicle (see *Guide 1: Inner West Council Standard Services*).
DS3.19	Waste or Recycling collection vehicles entering a development must be able to service a development efficiently and effectively, with best practice requiring no need for the vehicle to reverse at any time to complete collection. Note that Council standard collection vehicles use a mechanical lift located on the left-hand side of the vehicle with a minimum vehicle clearance when lifting of 3.9 metres.
DS3.20	If a vehicle turntable is used to ensure forward travel for entrance and/or exit, it must have a capacity sufficient for a standard Council collection vehicle (see *Guide 1: Inner West Council Standard Services*).
DS3.21	Where development site constraints cannot be overcome and a collection vehicle must use a reverse manoeuvre in order to exit the site in a forward direction, the following requirements must be met: • Safety considerations to have been fully addressed, and use of a reverse manoeuvre is minimised; • Use of T-shaped or Y-shaped turning heads may be considered provided the reversing distance is no greater than the length of the collection vehicle. Templates for reverse turning heads should be in accordance with examples in *AS 2890.2:2002 Parking Facilities - Off-street commercial vehicle facilities;* • Reversing areas must be clearly marked so drivers and pedestrians can see them easily; and • Measures to prevent unauthorised entry into the reversing area are stipulated in the Waste and Recycling Servicing Plan.

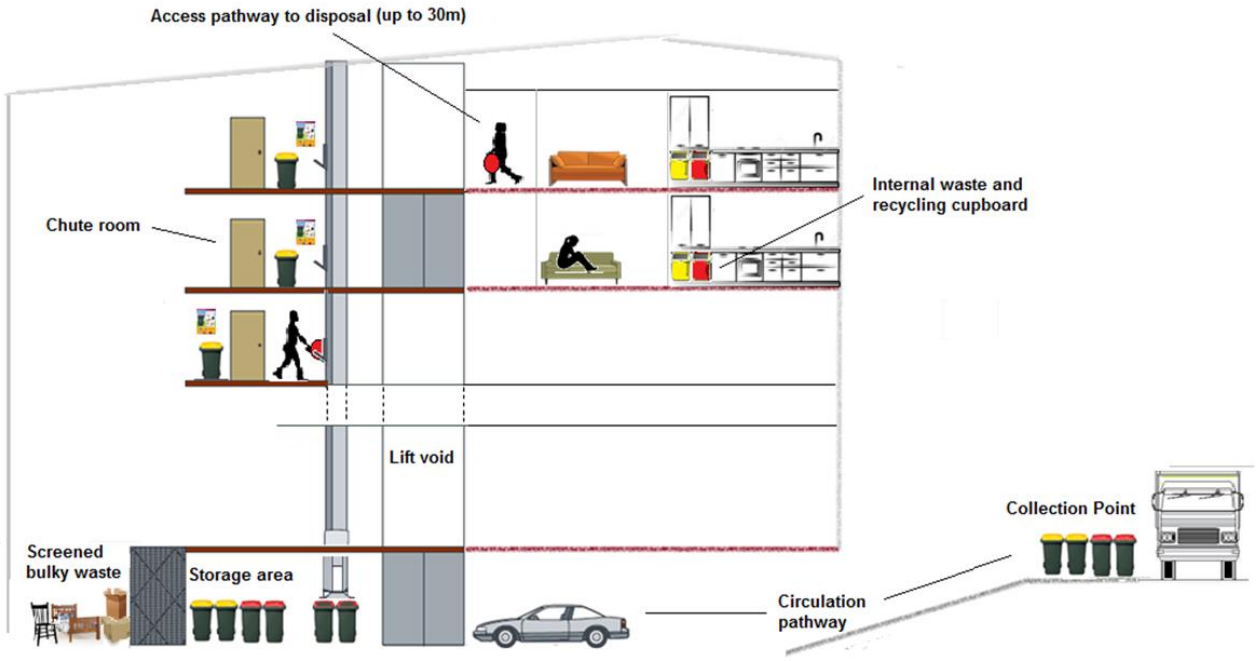


Figure 9: Multi-unit-dwelling design including access & circulation pathway, storage area, and collection point

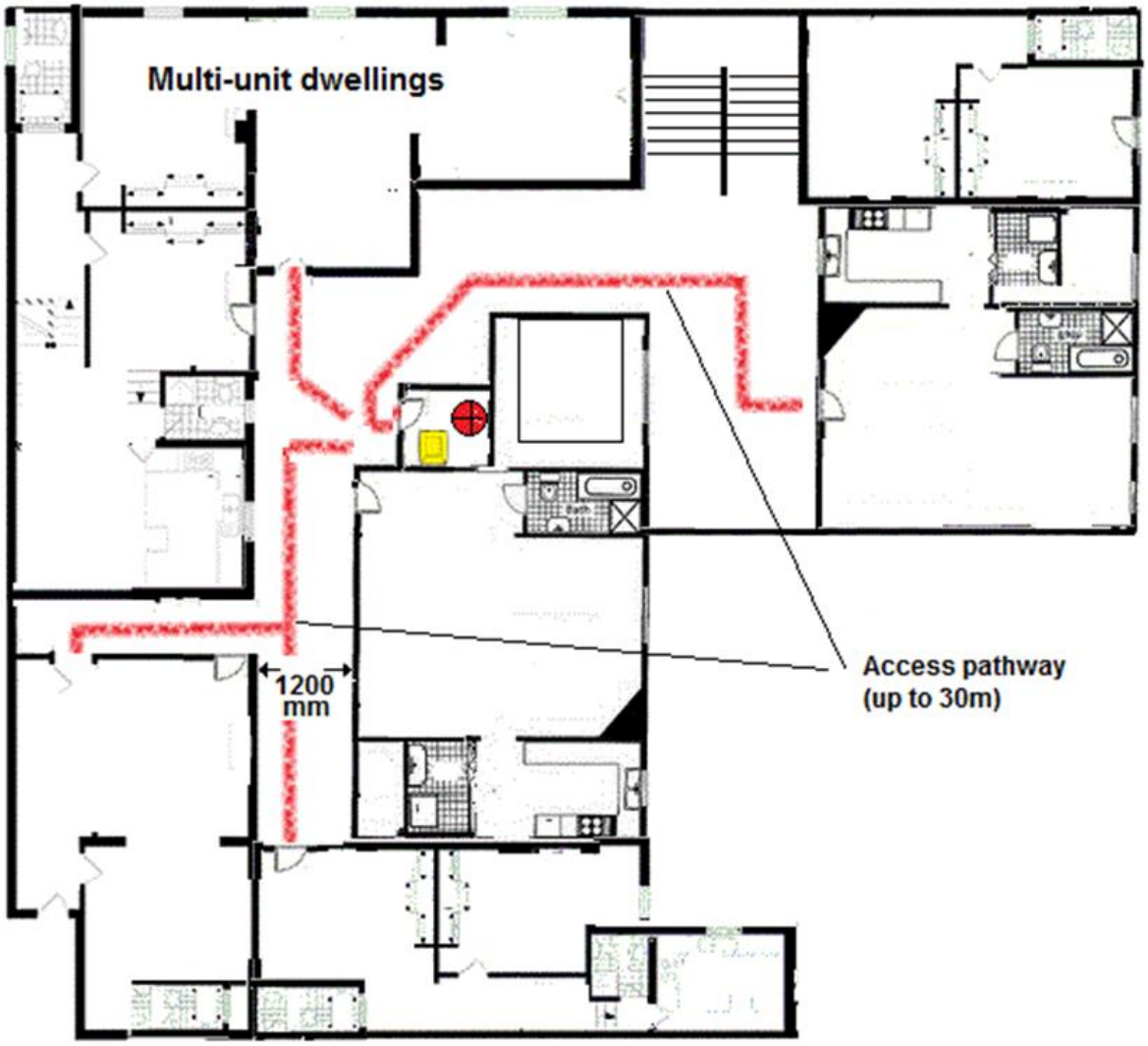


Figure 10: Multi-unit-dwelling access pathway to chute room

Section 4: Mixed-use residential & commercial developments: Specific Provisions

This section details the waste and recycling requirements for developments where residential and commercial premises occupy the same overall site or are jointly located in a building, and provides controls for the commercial parts and where relevant how have an interface with the residential waste component.

General Objectives

- To foster source separation and recycling by commercial premises
- To ensure both private and Council collection may be provided to service residents and business premises without interference.

Controls

Performance Criteria	Design Solution	
Separation of commercial and residential waste and recycling		
	DS1.1	Where a residential development and commercial development occupy the same site, the waste and recycling handling and storage systems for residential waste and commercial waste (including waste originating from retail premises) are to be additional, separate and self-contained. Commercial and retail tenants must not be able to access residential Waste Source Separation and Storage Area(s), or any storage containers or chutes used for residential waste and recycling.
	DS1.2	Waste and Recycling Collection Points for both residential and commercial waste and recycling may be shared.
	DS1.3	The Waste and Recycling Servicing Plan is to identify the storage areas, collection points and management systems for both residential and commercial waste streams.
	DS1.4	The waste storage, handling, collection and management systems for the residential or commercial waste components of the mixed development are to comply with the design provisions within the relevant sections of these standards relating to residential and commercial premises, with special regard to circulation and access pathways and distances, and any storage requirements.
	DS1.5	All commercial and residential waste and recycling storage is to be located wholly within the site and in an area that minimises any noise or odour impacts on the amenity of nearby premises.

Performance Criteria	Design Solution

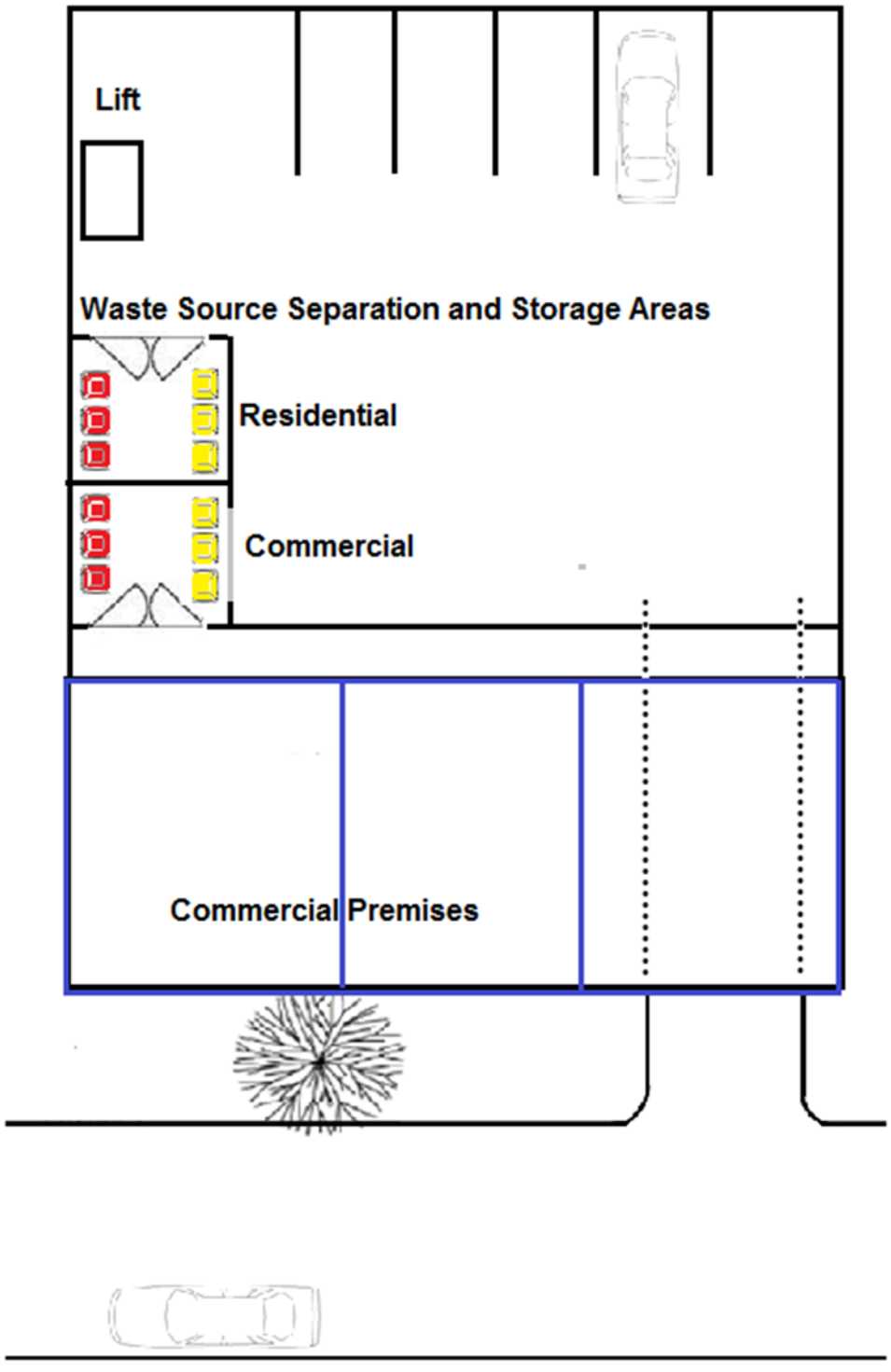


Figure 11: Mixed use premises showing separation of residential and commercial waste and recycling storage

Commercial waste contracts	
	DS2.1 No commercial waste or recycling is to be placed in a public place for collection unless fully contained within a designated bin for that waste type.

Performance Criteria	Design Solution	
	DS2.2	Businesses or building managers must have written evidence of a valid and current contract (held on site) for waste (garbage) and recycling collection for disposal or processing. The contract can be with a private operator or a service provision by Council.
	DS2.3	Design of any room used as a Waste Source Separation and Storage Area is to conform to **Guide 2: Waste Source Separation and Storage Area**.
	DS2.4	Where applicable, all businesses are encouraged to include provisions in their waste contracts that allow for the collection and recycling of high-grade and low-grade office paper, cardboard packaging, paper from secure document destruction, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes, or other recyclable resources from the waste stream. Provision for separated paper bin storage will apply to commercial office developments (see **Section 6 DS4.1** and **DS4.2**)
	DS2.5	If contaminated sharps (e.g. syringe needles) are generated at the site, non-reusable sharps containers for safe disposal shall be provided in accordance with **Australian Standard 4031-1992: Non-reusable containers for the collection of sharp medical items** in health care areas, and appropriate Clinical waste collection and disposal contracts are to be held by the site building manager or generating commercial premises.
	DS2.6	Council may limit the trading hours and/or the hours for waste collection/deliveries where there is the potential for significant impact on residential amenity. Inner West Council applies restrictions on collection hours for drive through food outlets and licenced premises (see **Section 6**).
	Space allocations	
	DS2.7	In commercial developments with multiple commercial premises totalling over 500 m2, a dedicated space (such as a room or screened area) is to be provided for the interim storage and management of bulky or fit-out waste, electronic goods, batteries, computers, televisions, fluorescent tubes and bulbs to allow source separation and recycling. An acceptable allocated space would be a minimum 4 m2 for every 500 m2 of retail or 2,000 m2 of office space.
	DS2.8	Space must be provided on site in reasonable proximity to retail or commercial premises to store re-usable commercial items such as crates, pallets, kegs, foam boxes and similar items such that storage of these items in a public place is completely avoided.
	DS2.9	Secure space must be allocated for the separate storage of liquid wastes, including commercial cleaning products, chemicals, paints, solvents, motor and cooking oil. These areas for liquid waste storage must be provided in accordance with the requirements of State agencies and legislation. For commercial spaces over multiple storeys, interim waste storage receptacles for waste and recycling must be located

Performance Criteria	Design Solution	
		on each occupied storey sufficient for one day's generation of waste and recycling. These should be provided at any centralised kitchen area if available. Provision must be made (such as in cleaning contracts) for this material to be transferred to a central Waste Source Separation and Storage Area at least once daily.
	DS2.10	An area for bin wash down is to be provided within the site. This area is to be located within a bunded area drained to a sewer system or can be an unpaved earth surface.
	Calculating storage area requirements	
	DS2.11	All commercial developments must have an enclosed Waste Source Separation and Storage Area(s) wholly on-site which provides adequate storage allocation capacity to meet their estimated generation rates (see **Guide 4: Waste and Recycling Capacity Needs**). Storage can be communal or for individual premises. This area is to be dedicated to storage of waste and recycling containers and equipment, and reuse or special wastes as described in **DS3.1**.
	DS2.12	The commercial waste and recycling storage capacity is to be met by first determining the types of commercial premises and their area within the development. The development's commercial waste and recycling capacity requirements can then be calculated using the estimates provided in **Guide 4: Waste and Recycling Capacity Needs** by multiplying generation by floor area. The number of bins is calculated by dividing the capacity needed by bin types provided (then rounding up). Space for sufficient bins to service this capacity is determined by the footprint occupied by this number of bins. Space to manoeuvre the bins is to be provided, allowing an additional minimum 50% of the bin footprint area for this purpose. The space for any door opening into the storage area is to be additional to the minimum bin room area.

Performance Criteria	Design Solution

EXAMPLE OF COMMERCIAL WASTE AND RECYCLING STORAGE CAPACITY

A mixed use development with 200m^2 of unspecified non-food retail space and 2,000m^2 of office space (assuming a 6 business day week).

Multiply the waste or recycling value per 100 m^2 for the premises type in *Guide 4* by the floor area for that premises type to determine the daily capacities.

	Daily waste capacity	Daily recycling capacity
Non-food retail space	110L	140L
Offices	400L	600L
TOTAL	*510L*	*740L*

Weekly waste capacity need is 3,060L. Weekly recycling capacity need is 4,440L. (Daily capacity x 6 business days)

This can be met by 13 x 240L waste bins and 19 x 240L recycling bins collected once per week. The recycling bin storage should include provision for separated paper recycling bins (for offices).

	DS2.13	Use of cardboard balers, glass crushers or other reduction systems for recycling may alter the storage space required for recycling, and may improve handling of large amounts of cardboard and glass. Such systems are not compatible with Council Business Waste collection, and may require private contracts for collection. Storage space may require fewer bins, or bins of different size. However, the equipment itself will require some floor space and manoeuvring space to operate. Applicants nominating to use such systems will need to provide evidence to Council of any changes to nominal storage requirements arising from their use, and should discuss with Council staff.
	DS2.14	The Waste Source Separation and Storage Area is to conform to the requirements of **Guide 2: Waste Source Separation and Storage Area.**
Access for collection		
	DS3.1	Where commercial collection takes place interior to a building, appropriate clearances need to be allowed for the collection vehicle to enter the premises, clear the waste container and exit the premises. Note that some commercial systems require the waste container to be lifted above the collection vehicle in order to be emptied (such as front-lifted bulk bins or hook lift bins).
	DS3.2	If clearance at any point is less than 4 metres then vehicle specifications will be required from the waste and recycling service provider that conform to the proposed development clearance. A swept path analysis in plan and elevation will be required to demonstrate the vehicles accessibility for internal and ramp access.

Performance Criteria	Design Solution	
Shop top type developments		
	DS4.1	Screened and separate storage is to be provided for commercial and residential waste and recycling bins. Where possible, provision is to be made to prevent access to the residential waste and recycling storage by operators of commercial premises.
	DS4.2	The Waste and Recycling Collection Points are to be designed to accommodate collection vehicles wholly on-site where possible, or by use of a lay-by reduce any obstruction to vehicle traffic on roadways.

INFORMATION GUIDES

OFF-STREET WASTE COLLECTION

The Ashfield local government area is planned to increase by more than 1,000 residential dwellings in the next ten years, within core development areas. It's not feasible to place all their bins on the street front for collection. The Town Centre also has a very high proportion of commercial properties that require the collection of multiple bins.

The high quality of new developments, both residential and commercial, means buildings are designed with sleek lines, uncluttered access and glass frontages, many with commercial retail outlets frontage. Such buildings are not suited for street front presentation of rows of wheelie bins over multiple days of the week.

The Standards set out the options for secure residential and commercial internal waste and recycling storage rooms, and the required clearances for collection vehicle to access buildings if required. These requirements will allow standard waste and recycling collection to proceed off street without obstruction or loss of safety and amenity, improving the quality of Ashfield's public spaces.

FORWARD TRAVEL COLLECTION

Standard collection vehicles are almost 10 metres long and weigh over 20 tonnes when loaded. They collect only from the left-hand side of the vehicle. The width of these vehicles impedes rear vision. Such vehicles are not suited to manoeuvres requiring major reversing or multiple-point turns.

Such driving manoeuvres are a common source of accidents involving large collection vehicles, and can be avoided through improved design for collection point access. Forward travel entrance and exit for collection improves the safety of waste and recycling collection, and also reduces the time and costs for waste and recycling servicing by improving transport flow.

SPACE FOR SOURCE SEPARATION and REUSE

Many businesses and residents need to dispose of items that do not fit within standard collection bins. Allocation of space at the design level for improved source separated recycling adds flexibility and safety in buildings to handle these items.

Bulky waste and fit-out waste are a regular addition to standard waste collected, and space is needed to store these until collection is available. Mattresses, e-waste and gas bottles are also significant wastes that can be recycled if collected separately. Items such as batteries, mobile phones and compact fluoro lights reduce resource recovery from waste if not separated at source.

Many business premises rely on transport packaging for products, such as kegs, pallets, crates and boxes. It is important to provide an opportunity for interim storage of these re-usable items to minimise breakage and loss, and to reduce reliance on single use packaging which generates additional waste.

Section 5: Low rise residential developments: Specific Provisions

This section addresses other details relating mainly to access and servicing for low rise developments not specifically covered in **Sections 2** and **3** such as in areas which have an R3 Low Density Zoning.

General Objectives

- To ensure low rise residential developments have clear guidance on the provision of access and circulation of standard services bins.
- To manage the appropriate use of kerbside for waste and recycling collection from low rise developments, and ensure collection points are optimally located for the amenity of residents.

Controls

Performance Criteria	Design Solution
Provisions for detached houses, granny flats, boarding houses (1B), and dual occupancies with access to the property street front	
	DS1.1 Space is to be allocated within the property boundary of each subject site for storing at least one each (per dwelling) of the standard Council waste, recycling and garden organics bins (see **Guide 1: Inner West Council Standard Services**).
	DS1.2 A minimum of a 1200 mm wide access pathway is to be provided between the rear area and the kerbside Waste and Recycling Collection Point, clear of steps or obstructions, for transport or removal of waste and recycling bins and bulky waste.
	DS1.3 The access pathway to move bins from storage to collection point is not to pass through the interior of a dwelling or other building.
Provisions for multi-dwelling developments such as townhouses or villas without individual property street frontages such as on large sites	
PC2. Townhouse or villa type developments can deliver waste management under different configurations depending upon the number of dwellings, street frontage available to the development, and presence of an internal servicing roadway. For low-rise developments, an internal servicing roadway may include an underground car park access or off-street lay-by. Provisions for three common options are made in this section.	**DS2.1** Approval to place bins for collection at kerbside at a designated Waste and Recycling Collection Point will only be provided if sufficient street verge area frontage is available to the development to present bins for collection. Allowance must be made for 1 metre of kerbside presentation space for each waste or recycling bin.
	DS2.2 The Waste and Recycling Collection Point must conform with the provisions of **Section 2 DS4.1-DS4.8**, with special attention to infringement on the kerbside street frontage of neighbouring developments. If those provisions cannot be met for a development, a Waste and Recycling Collection Point must be designated and designed wholly within the boundaries of the development, and the provisions of Options 2 and 3 will apply below.
	Option 1: Waste and recycling bins stored at each dwelling or a common storage area and able to be serviced at the street kerbside
	DS2.3 Bins stored at each dwelling are maintained and circulated to the kerbside for collection by the occupants of the dwelling. The provisions for separate dwellings at **Section 4 DS1.1-DS1.5** will apply.
	DS2.4 Bins stored in a common storage area are maintained and circulated for collection by a designated person, caretaker or

Performance Criteria	Design Solution	
		development manager.
	DS2.5	Distance from any dwelling entrance to a common storage area is not to exceed 30 metres
	DS2.6	The common storage area will be an approved Waste Source Separation and Storage Area designed to comply with either the Internal or External construction provisions of **Guide 2: Waste Source Separation and Storage Area**
	DS2.7	An area for bin wash down is to be provided within the site. Preferably this area will be an unpaved earth surface or else is to be located within a bunded area drained to a sewer system (this may include within the Waste Source Separation and Storage Area if sufficient space provided).

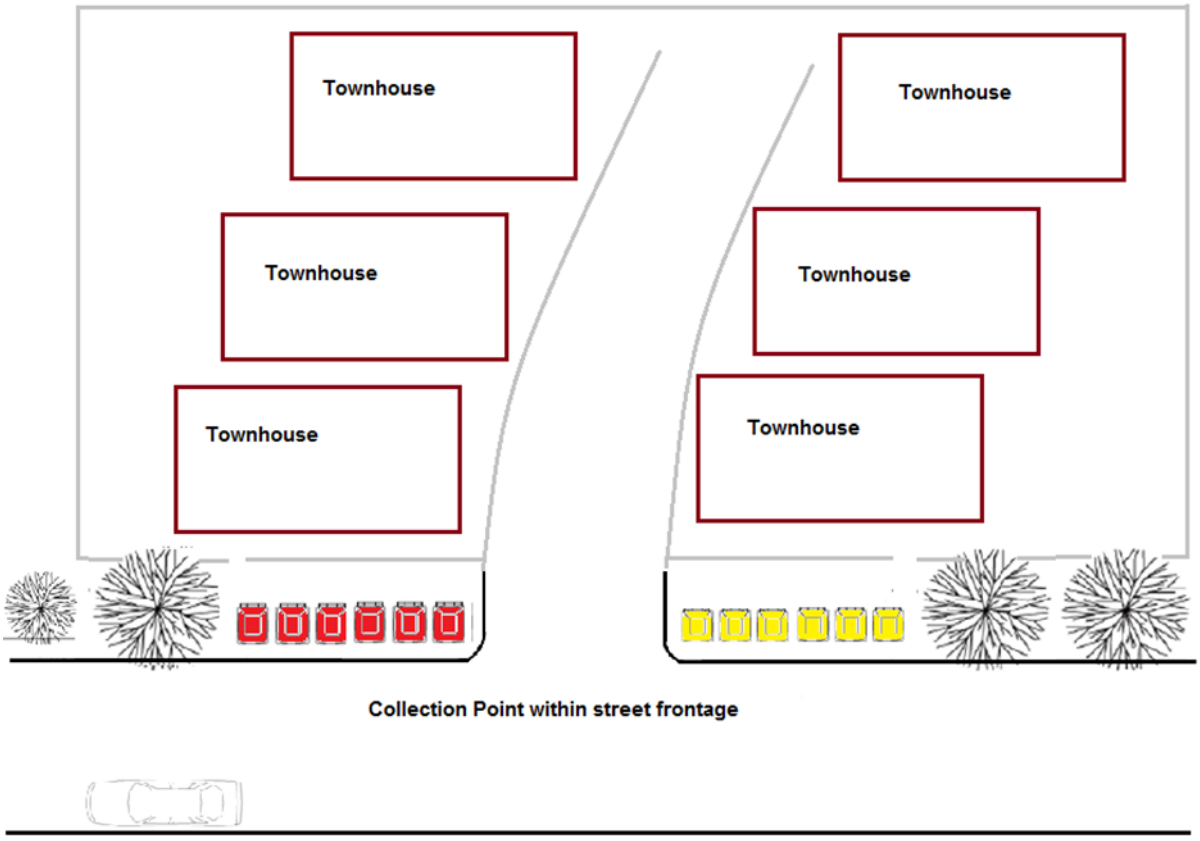


Figure 12: Low rise development with street frontage collection point

Performance Criteria	Design Solution

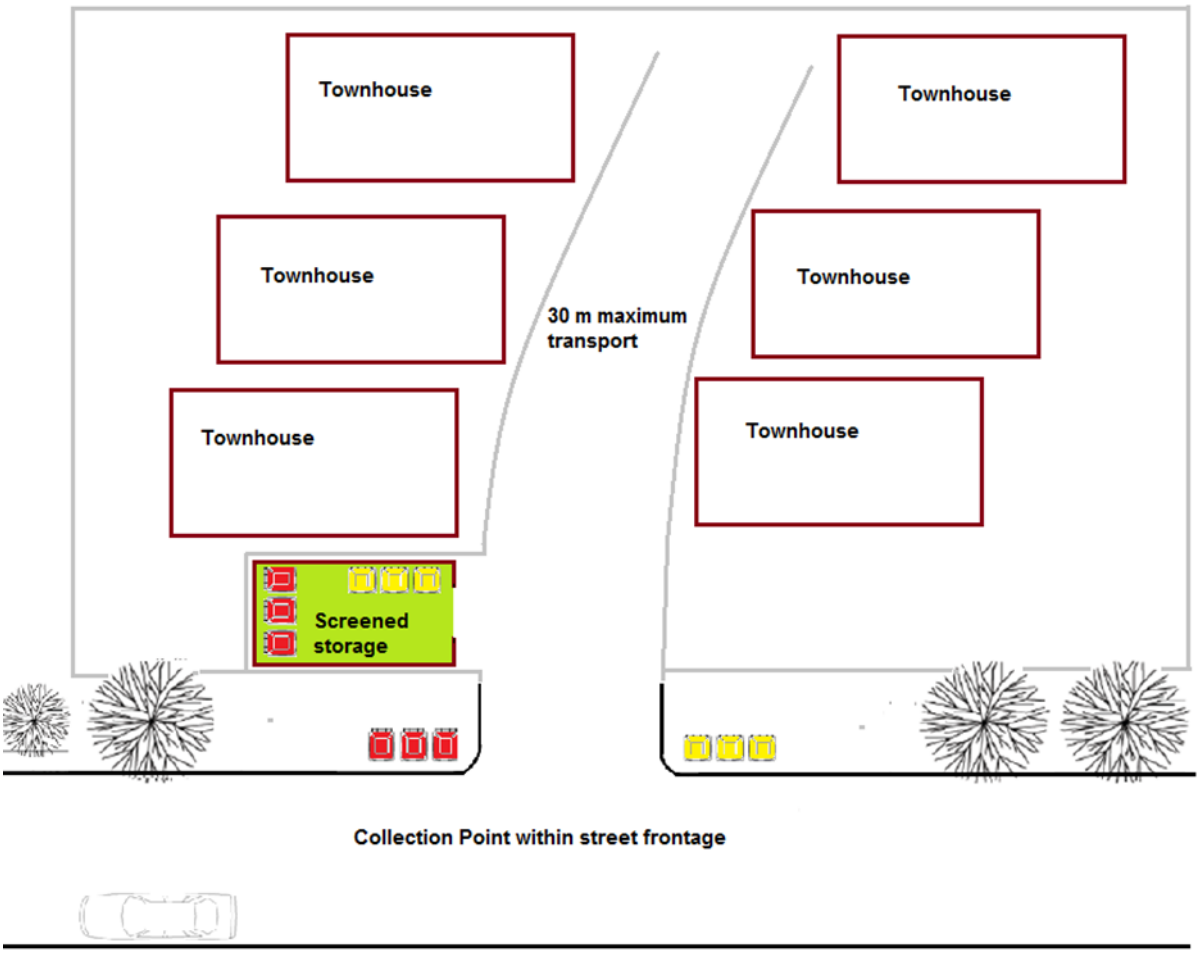


Figure 13: Low rise development with communal waste storage and street frontage collection point

Option 2: Waste and recycling bins stored at a common storage area and serviced from a servicing point on an internal servicing roadway.	
DS2.8	Collection from an internal servicing roadway is by agreement of the Council and its collection contractor, and for consideration will require appropriately designed and constructed roadways. A signed indemnity form in the form of a Deed Poll will be required from the development's Body Corporate (see **Guide 6: Standard Indemnity Deed Poll**).
DS2.9	For low-rise developments, an internal servicing roadway may include an underground car park access or off-street lay-by.
DS2.10	Bins stored in a common storage area are maintained and circulated for collection by a designated person, caretaker or development manager.
DS2.11	Distance from any dwelling entrance to a common storage area is not to exceed 30 metres.
DS2.12	Waste and recycling collection vehicles must be able to enter and depart a site and / or access a Waste and Recycling Collection Point on an internal servicing roadway in a

Performance Criteria	Design Solution	
		forward direction. Attention should be paid to nominated one-way internal servicing roadways, as Council collection vehicles mechanical lift is located on the left-hand side of the collection vehicle.
	DS2.13	Pavement strength of the internal servicing roadway(s) shall be sufficient to support a laden standard Council collection vehicle (see **Guide 1: Inner West Council Standard Services**).
	Option 3: Waste and recycling bins stored at each dwelling and serviced in front of each dwelling on an internal servicing roadway on large sites.	
	DS2.14	Collection from an internal servicing roadway is by agreement with the Council and its collection contractor, and for consideration will require appropriately designed and constructed roadways. A signed indemnity form in the form of a Deed Poll will be required from the development's Body Corporate (see **Guide 6: Standard Indemnity Deed Poll**).
	DS2.15	Bins stored at each dwelling are maintained and circulated to the kerbside for collection by the occupants of the dwelling. The provisions for separate dwellings at **Section 4 DS1.1 – DS1.5** will apply.
	DS2.16	Waste and recycling collection vehicles must be able to enter and depart a site and / or access a Waste and Recycling Collection Point on an internal servicing roadway in a forward direction. Attention should be paid to nominated one-way internal servicing roadways, as Council collection vehicles mechanical lift is located on the left-hand side of the collection vehicle.
	DS2.17	Pavement strength of the internal servicing roadway(s) shall be sufficient to support a laden standard Council collection vehicle (see **Guide 1: Inner West Council Standard Services**).
Provisions for residential unit buildings less than four storeys (including shop-top residential units)		
	Circulation and access for waste and recycling within site	
	DS3.1	Design should allow for clear path of access for all residents (with regard to age and ability) from dwellings to a communal waste source separation and storage area.
	DS3.2	Design should facilitate access by locating the waste source separation and storage area as a correlated area along path of travel for entry and exit to the development, including basement parking areas.
	DS3.3	The total maximum travel distance from any residential dwelling entry to a waste source separation and storage area (bins rooms) is not to exceed 30 metres.
	Waste Source Separation and Storage Areas	
	DS3.4	Bins for waste and recycling may be stored in either one or more communal areas, including: • Internal to building waste source separation and

Performance Criteria	Design Solution	
		storage areas, such as ground level enclosures or bin rooms within a basement. • On large sites, bins rooms located behind the building line and usually placed to the rear of a site within 30m of the front boundary, and not located near any dwellings. *See* **Guide 2: Waste Source Separation and Storage Area for requirements internal or external construction of storage areas**.
	DS3.5	Any waste source separation and storage area is to be located wholly within the site and be screened within a building and not visible from a public space.
	DS3.6	Capacity of the waste source separation area is to be calculated as set out for Multi-storey residential developments at **Section 3 DS2.8**, making allowance for waste and recycling bins, manoeuvring, and any waste handling equipment.
	DS3.7	Ensure adequate garbage capacity is provided to help reduce contamination of recycling bins.
	DS3.8	Given the need for continual access by residents, design of storage areas should allow for easy access for residents and any caretaker to all MGBs without the need to move bins around.
	DS3.9	Low-rise developments may be spread across a large area, encompassing a number of different low-rise blocks within a single development. Where this is the case, consideration should be given to incorporating more than one communal waste source separation and storage area within the development.
	DS3.10	For developments of up to 20 units, less than four storeys where lift access is not included, a bulky waste interim storage area is preferred but not essential. Provision for a designated waste collection point for bulky waste must be also made.
	DS3.11	Space for composting and/or worm farming, being an unpaved earth surface or within a bunded area drained to a sewer system, must be available for all residents as a communal facility. An acceptable minimum area would be $2m^2$ for every 50 dwellings. Where possible, such composting space is to be integrated with the design of any communal open space areas. This provision can be satisfied by making space available in private courtyards where available.
	DS3.12	An area for bin wash down is to be provided within the site. This area is to be located within a bunded area drained to a sewer system or can be an unpaved earth surface.
	DS3.13	Ensure that responsibilities for cleaning communal areas and bins, educating residents in the appropriate use of systems and for moving bins in and out of the storage area for collection, are clearly identified.

Performance Criteria	Design Solution
	DS3.14 Display clear signs indicating appropriate use of recycling systems.
	Waste and Recycling Collection Point
	DS3.15 Residential developments where the space required for presentation of bins at a kerbside collection point does not exceed the width of the available property frontage less any driveway space, are permitted to designate a kerbside collection point for residential waste and recycling.
	DS3.16 Designate suitable waste and recycling collection point(s) to collect the required number of waste and recycling bins that are free from potential obstacles.
	DS3.17 Designate suitable bulky waste collection point(s) for the development.

Section 6: Commercial development types: Specific provisions

This section details additional specific provisions applying to specific commercial developments including Offices, Food Retailers and Producers, Drive in Take Away Food Outlets, Retail Premises, Medical & Health Services Premises, Clubs and Hotels, and Accommodation Premises such as Serviced Apartments and Boarding Houses.

General Objectives

- To mitigate litter, noise and odour impacts arising from waste on neighbouring residents and business premises.
- To provide better practice design measures to ensure recycling and re-use management options are as easy to access as waste disposal for commercial premises.

Controls

Performance Criteria	Design Solution	
Food Retailers and Producers		
	DS1.1	Food premises are to comply with the requirements of **Australian Standard 4674-2004 Design, construction and fit-out of food premises**, including the garbage and recyclable materials requirements. These Waste and Recycling Design and Management Standards are not intended to alter any obligations under that Australian Standard.
	DS1.2	Where high volumes of food waste are likely to be generated, or where source separation of food waste can be achieved, design of waste storage and collection areas should consider the separate storage and collection of food waste for recycling to significantly reduce weight and volume of garbage. Inner West Council does not collect commercial food waste, but private contractors may be available. Separated food waste should be stored in bins complying with **AS 4123-2008 Mobile Garbage Containers**.
	DS1.3	For premises that generate 50 Litres of seafood, poultry and/or meat waste in total each operating day (separated or mixed with general waste), such waste should be collected daily to manage hygiene and odour from waste, with contracts held by the owner or manager of the premises. There is no requirement to provide refrigerated garbage rooms although this may be necessary for some businesses to prevent putrefaction and odour problems, and may form a condition of consent.
	DS1.4	Premises preparing food for wholesale, distribution or retail should include waste separation systems within or in close proximity to the preparation area to allow for plastic and cardboard waste to be collected and handled separately from food waste. If storage is within the preparation area, all waste must be removed daily.
	DS1.5	Waste oils should be kept separate from food and other wastes.

Performance Criteria	Design Solution	
	DS1.6	Developments with centralised waste and recycling storage areas for multiple tenants that include food retailers or producers must allocate space at design stage for source separated food organics waste to be stored and collected
	DS1.7	Food waste dehydrator equipment will require a separate development application.
Drive in take away food outlets		
	DS2.1	Waste and recycling facilities on the premises shall be unobtrusively located or screened.
	DS2.2	Regular daily litter patrols are required to pick up discarded food & drink containers in the near vicinity of the premises. This litter management is to be included in any Plan of Management for the site.
	DS2.3	Waste bins are to be provided at strategic locations to minimise littering on the site –proposed locations must be indicated on plans.
	DS2.4	All putrescible wastes are to be placed and stored in secure sealed containers and removed daily.
	DS2.5	Waste disposal and storage facilities are to be designed and installed to include measures for odour control.
	DS2.6	Waste collection is prohibited between 7.00pm and 7.00am daily.
Retail Premises		
	DS3.1	For premises with high volumes of cardboard waste, consideration should be made to allocate space for a cardboard baler, shredder or other volume-reduction equipment. Note: Council does not provide recycling collection services for baled, shredded or compacted cardboard.
	DS3.2	Space for storage of re-usable items from retail and especially licenced premises is to be allocated such that storage of these items in a public place is completely avoided. These may include crates, pallets, kegs, foam boxes and similar items.
	DS3.3	Additional space or reduction systems for handling and storing plastic shrink-wrap should be allocated where applicable.
Medical and Health Premises		
	DS4.1	Any Clinical or related waste generated on the premises is to be stored and collected separately to general waste. Contracts for collection and disposal of Clinical or related waste are to be held by the site building manager or by the generating commercial premises operator. Council does not provide collection of Clinical and related waste and may refuse to collect general waste bins contaminated with such waste.
	DS4.2	If contaminated sharps (e.g. syringe needles) are generated, non-reusable sharps containers shall be provided in accordance with **Australian Standard 4031-1992: Non-**

Performance Criteria	Design Solution	
		reusable containers for the collection of sharp medical items for safe disposal, and appropriate collection and disposal contracts are to be held by the site building manager or by the generating commercial premises operator.
Offices		
	DS5.1	Provision must be made on each floor, and in any commercial Waste Source Separation and Storage Area (or any interim holding area), for the separation and storage of all recyclable cardboard, paper and paper products likely to be produced from the premises.
	DS5.2	Storage of paper and cardboard for recycling must be in a dry, vermin-proof area. Paper and cardboard for recycling must not be stored for more than two (2) weeks to prevent breeding of vermin in the stored material.
	DS5.3	Rooms or areas designated for printing or photocopying must provide space for the interim storage of paper waste to be recycled in MGBs up to 240 Litres, and space provided for interim storage of used toner and/or printer cartridges.
Clubs and Hotels		
	DS6.1	Clubs and hotels of any size should consider the use of glass crushers to minimise the noise impacts of recycling practices on neighbouring premises. Both glass crushers and cardboard balers/compactors reduce the dedicated space needed to manage recycling, and eliminate the unnecessary collection of bins filled to less than capacity. Suitable glass recycling collection and processing contracts to accept crushed glass would need to be obtained. Use of glass crushers and the allocation of interim storage areas may be considered for reducing the space required for recycling storage bins.
	DS6.2	If the internal serving area of a club or hotel is larger than 1000 m^2, space for a glass crusher and bins is to be allocated in design.
	DS6.3	Space for storage of re-usable items from licenced premises is to be allocated such that storage of these items in a public place is completely avoided. These may include crates, pallets, kegs, foam boxes and similar items.
	DS6.4	Waste collection is prohibited between 10.00pm and 8.00am daily.
Accommodation and Boarding Houses		
	DS7.1	Premises used for non-private accommodation are to ensure that additional space is allocated for the interim storage of waste mattresses, and TVs and other electronic waste in addition to space for waste and recycling bins.
	DS7.2	Accommodation with a rise of four storeys or more must provide on each habitable floor an interim waste storage area or other storage and handling system for separating of waste

Performance Criteria	Design Solution	
		and recycling sufficient for one day's generation. Such storage or handling must comply with the building's fire management system.
	DS7.3	**Class 3 Boarding Houses** shall make provision on-site for a Waste Source Separation and Storage Area, with details shown on the development application drawings. Class 1b Boarding Houses should comply with **Section 5 DS1.1-DS1.3**, allowing for 1 x 240L garbage and 1 x 240L recycling bin per four boarding rooms.
	DS7.4	Boarding Houses must provide any communal living rooms with interim waste storage sufficient for one day's storage of waste and recycling.
	DS7.5	Signage detailing Council requirements for source separation and correct disposal of waste are to be prominently displayed in interim waste storage areas and Waste Source Separation and Storage Area(s). Standard signs are available from Council
	DS7.6	Provision must be made by premises management for any material disposed to an interim waste storage area to be transferred to a central Waste Source Separation and Storage Area at least once daily.
	DS7.7	**Class 1b and Class 3 Boarding Houses** may make private contracting arrangements for waste and recycling or apply to be serviced by Council standard services.
	DS7.8	Any Waste Source Separation and Storage Area (bin bay or room) for Boarding Houses is to be located behind the building line, and enclosed to minimise odour or noise disturbance for adjoining properties. If storage is proposed, and subsequently approved by Council, forward of the building line, it is to be screened from view from the streetscape to minimise any visual impact (see **Guide 2: Waste Source Separation and Storage Area**).

Section 7: Construction, Demolition and Fitout waste

Management of waste originating from construction and demolition activities is to be minimised by avoidance or reduction practices, re-use on site where feasible and recycling of materials.

1. A waste management plan indicating waste avoidance or reduction practices must be completed and included with any new DA where more than $10m^3$ of demolition or construction waste in total is likely to be generated. This includes DAs for material "change of use" of a development.
2. Sorting and recycling after collection of mixed materials from construction and demolition is permitted with the exception that if the ability to recycle a material is adversely affected by being mixed with other waste types, the material is to be stored and collected separately.
3. On site or off site re-use of materials is allowed only for unscheduled waste materials not hazardous to human health or safety. Any use of waste materials off site is subject to the provisions within the **Protection of the Environment Operations Act 1997** and associated regulations.
4. A waste management plan to address construction or demolition waste must include:
    a. Full disclosure of any asbestos-contaminated material known to be at the site, and details of quantities, the licence details of any asbestos removalist, and the designated disposal site licensed to accept asbestos-related waste;
    b. Details regarding the types of waste and likely quantities of waste to be produced;
    c. Details regarding how all other waste is to be minimised within a development; and estimations of quantities and types of materials to be re-used or left over for removal from the site;
    d. A site plan showing storage areas away from public access for re-usable materials and recyclables during demolition and construction;
    e. Details of re-using or recycling methods for waste either on site or off site;
    f. Nomination of the person responsible for implementing the waste management plan on site and the person responsible for retaining waste dockets from facilities;
    g. Designation of appropriately licensed facilities to receive the development's construction and demolition waste;
    h. Confirmation that all waste going to landfill is not recyclable or hazardous; and
    i. The NSW Government Waste Avoidance and Resource Recovery Strategy 2013-2021 sets an 80% recycling target for Construction and Demolition Waste. The Waste Plans must indicate a level of re-use and recycling either on site or diverted with receipts sufficient to demonstrate consistency with that target.
5. At changes of tenancy and other occasions requiring refits, provision should be made by building management for the handling of the fit-out waste generated. Source separation, storage and collection of fit-out waste are to be managed such that ongoing waste management systems are not unreasonably impacted. Fittings should be deconstructed or demolished by methods that permit re-use of items such as workstations or storage, and allow for the separation of valuable resources such as metals for recycling.

TECHNICAL GUIDES

Glossary & Abbreviations

TERM	MEANING
baler	A device that compresses waste into a mould to form bales that may be self-supporting or retained in shape by ties or strapping.
bulky waste	Large and bulky items such as furniture, whitegoods or garden waste subject to a separate Council collection service to kerbside waste.
bunded	To be enclosed by a low wall intended to contain any liquid spillage or inundation from extending beyond an area.
chute	A ventilated, essentially vertical pipe for waste disposal, passing from storey to storey of a building.
chute room	A room located on each floor of a building to enclose waste chutes or the interim storage of recyclable materials.
commercial building	Any non-residential building including hotels, boarding houses, serviced apartments and child care centres.
compactor	A mechanical device for compressing waste in storage bins. For Council-collected waste, only a compression ratio of 2:1 is permitted.
Construction Waste Plan	A written plan in the form of a declaration setting out the volume and type of waste to be generated during construction associated with a development. It nominates on-site re-use, and processes and destinations for recycling and/or disposal of residue wastes.
containerised	To store waste and recycling within rigid body containers of a type designated within these Standards, meeting the design requirements of AS4123:2008: Mobile Garbage Bins.
Demolition Waste Plan	A written plan in the form of a declaration setting out the volume and type of waste to be generated during demolition associated with a development. It nominates on-site re-use, and processes and destinations for recycling and/or disposal of residue wastes.
kerbside recycling	Separated recyclable materials (such as cans, glass and plastic bottles, paper and cardboard) generated from households and businesses collected in a Yellow Lid container for processing.
kerbside waste	Mixed waste generated from households and businesses, collected in a Red Lid container, commonly termed “garbage”.
garden organic waste	Separated organic material (such as garden prunings, leaves and lawn trimmings) generated from households that is collected in a Lime Green Lid container for processing.
habitable room	A bedroom, living room or kitchen, dining room, study, play room or sun room. This includes rooms in the subject development and neighbouring developments.
hopper	A fitting into which waste is placed and from which it passes into a chute or directly into a waste container.
Mobile Garbage Bin (MGB)	A waste container typically constructed of plastic with wheels with a capacity in litres of 120, 240, 660, 1000, 1100, or 1500.
site cleaners	Contractors who collect, sort and process mixed rather than source-separated building waste.
solid waste	Has the meaning assigned in the waste classification definition section of Schedule 1 of the Protection of the Environment Operations Act 1997 (POEO Act). (In general, waste that is not liquid and at a minimum can be “spaded”)
Waste and Recycling Servicing Plan	A written plan and associated checklist in the form of a declaration setting out how ongoing waste and recycling management will proceed in a development, including any equipment to be operated as part of that ongoing waste management.

Waste Source Separation and Storage Area	An area or areas wholly on site of a development, designed to accommodate the expected waste and recycling generated by the development when occupied.
Waste and Recycling Collection Points	The designated and approved position or area where waste or recyclables are loaded onto a collection vehicle.
Waste Checklist	The summary and declaration by an applicant of the degree of compliance with these Standards for the subject development.

Council	Inner West Council
DA	Development Approval
IDAP	Interim Development Approval Policy 2013
L	litres
m	metres
m^3	cubic metres
MGB	Mobile Garbage Bin
MUD	Multi-Unit Dwelling

Relevant Australian Standards & Codes

AS 1428.1-2009	Design for access and mobility - General requirements for access - New building work
AS 1530.4-2005	Fire-resistance test of elements of construction
AS 1668-2012	The use of ventilation and air conditioning in buildings
	Part 2: Mechanical Ventilation
	Part 4: Natural Ventilation
AS 2890.1-2004	Parking facilities - Off-street car parking
AS 2890.2-2002	Parking facilities - Off-street commercial vehicle facilities
AS 4031-1992	Non-reusable containers for the collection of sharp medical items
AS 4123-2008	Mobile Garbage Containers
AS4544-2012	Composts, solid conditioners and mulches
AS 4674-2004	Design, construction and fit-out of food premises

NSW Workcover Code of Practice for Collection of Domestic Waste

This document also references the Australian National Construction Code which contains the Building Code of Australia.

Guide 1: Inner West Council Standard Services

Residential Waste and Recycling Collection Service

Waste type	Bin capacity	Standard service frequency
Garbage	120 L (houses) 240 L (units – shared x 2)	Weekly
Recycling	240 L (houses) 240 L (units – shared x 2)	Fortnightly
Garden Organics	240 L	Opt in service Fortnightly

The standard presentation space allocated for each bin is 1 metre (to allow for mechanical collection).

Bulky Waste

Council offers two general bulky waste cleanup collections each year, in May and November. Up to 3 m^3 of waste can be presented by a dwelling.

Council takes bookings outside those times for individual dwelling cleanups up to four times a year. Up to 1 m^3 of waste can be booked for collection by a dwelling.

Business Waste

Council offers a business waste service to all commercial premises within the Inner West Local Government Area.

Council's business waste service provides a standard garbage service (240 L bin) and includes a free recycling service (240 L bin). Businesses can apply to have their bins collected weekly, twice a week, or three times a week.

Council uses side-loader collection vehicles for business kerbside bin services.

Businesses may elect to have their waste and recycling collected by private contractor. Larger storage capacity bin sizes may be available, which can reduce collection frequency.

Mobile Garbage Bins (MGBs) Australian Standard Sizes

(Supplier sizes may vary slightly)

Bin Type	120L MGB	240L MGB	660L MGB	1100L MGB
Height	940 mm	1080 mm	1250 mm	1330 mm
Depth	560 mm	735 mm	850 mm	1245 mm
Width	485 mm	580 mm	1370 mm	1075 mm
Footprint allowance	0.27 sqm	0.43 sqm	1.16 sqm	1.7 sqm

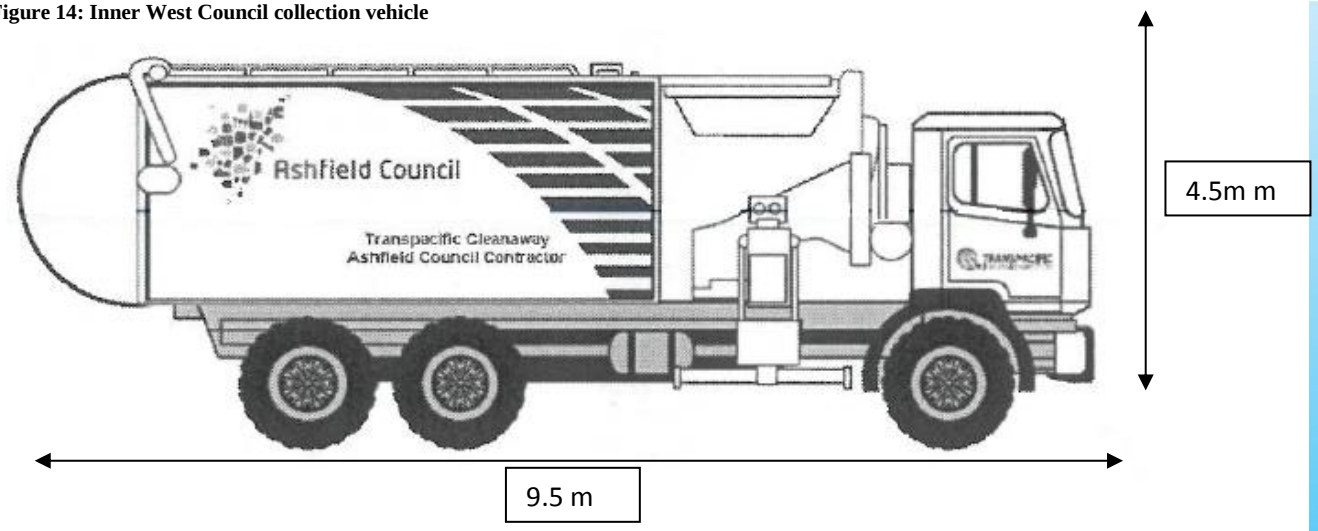
Mobile Garbage Bins (MGBs) Australian Standard Colours

Waste Type	Bin body	Bin lid	
Garbage	Dark green or black	Red	
Recycling	Dark green or black	Yellow	
Garden Organics Waste	Dark green or black	Lime Green	

Vehicle Dimensions & Tare

Council domestic waste collection vehicle specifications	
Length	9.5 metres
Width	2.6 metres
Height (travel & operational)	4.5 metres
Weight (maximum)	23.5 tonnes
Turning circle	26 metres

Figure 14: Inner West Council collection vehicle



Guide 2: Waste Source Separation and Storage Area

1. Internal Construction

1.1. The floors, walls and ceiling of dedicated waste source separation and storage areas (also known as "bin room" or "bin bay") must be finished with a rigid, smooth-faced impermeable material capable of being easily cleaned.

1.2. The floors of waste source separation and storage areas must be graded and drained to a drainage fitting approved by Sydney Water located as close as practical to the doorway.

1.3. A close-fitting and self-closing door or gate operable from within the room must be fitted and the entrance provide a minimum width clearance of 1200mm. At least one access doorway is to have sufficient dimensions to allow the entry and exit of waste containers of the largest capacity nominated for the development. These clearances will assist with flexible use of the storage area and variance in bin sizes.

1.4. The design must restrict entry of trespassers, vermin or other animals into the area.

1.5. Waste source separation and storage areas must be provided with an adequate supply of hot and cold water with a hose cock for cleaning purposes.

1.6. Waste source separation and storage areas must be provided with artificial light controlled by switches located both outside and inside the room in close proximity to the entry door.

1.7. Waste source separation and storage areas are to be ventilated by either:

- Natural ventilation openings to external air. The dimension of the permanent openings must not be less than 5 per cent of the bin bay or bin room floor area; or
- A mechanical exhaust ventilation system with a minimum exhaustion rate of 100 litres/second and a rate of 5 Litres /m^2 floor area.
- Either system is to be provided in compliance with the provisions of Australian Standard 1668:2012 The use of air conditioning and ventilation in buildings, Part 2: Mechanical Ventilation and Part 4: Natural Ventilation.

1.8. If the waste source separation and storage area is a secure holding area, a Council-approved key system will be required where necessary to allow access by collection staff. Liaison with Council staff concerning use of this system is necessary prior to the issuance of an Occupation Certificate. All costs for this are to be borne by the property management.

2. External Construction

2.1. For external waste and recycle bin storage enclosures the provisions of Internal Construction are to be applied as far as practical.

2.2. An external bin storage enclosure is to be located behind the building line where possible and screened from residential and public assessable areas through design and landscaping. The screening is to be visually consistent with the development.

2.3. An externally located bin bay can only be constructed no more than 15 metres from the property boundary at which access is provided for manual collectors. Neighbouring property boundaries should be avoided.

2.4. An external bin storage enclosure may be provided with a roller door or outwardly opening gates that can be bolted open greater than 90 degrees;

2.5. An external bin storage enclosure for more than 12 dwellings is to be roofed. If roofed, it is to have a minimum ceiling height of 2.4m and be adequately ventilated and lighted.

2.6. An external bin storage enclosure may be constructed as both storage and wash-down area, and if so is to comply with drainage requirements of **Guide 2: Waste Source Separation and Storage Areas DS1.2**. Otherwise an area for bin wash down is to be provided within the site. Preferably this area will be an unpaved earth surface or else is to be located within a bunded area drained to a sewer system.

2.7. An external bin storage enclosure is to be designed and constructed to prevent storm water and surface water from entering.

2.8. All conduits servicing an external bin storage enclosure are to be concealed in the floor, wall or ceilings.

3. Refrigerated waste storage

3.1. In some instances, Council may require that waste storage be refrigerated. This is likely if large quantities of food waste are generated on site and waste removal from this site is difficult due to its location or long trading hours. Where a waste room is refrigerated, the temperature must be maintained at or below 5°C with all refrigeration equipment installed with sufficient space for cleaning.

3.2. Construction of the refrigerated waste room must conform to provisions for Internal Construction in **Guide 2: Waste Source Separation and Storage Areas DS1.1 to DS1.6**.

3.3. The refrigerated waste room must comply with **Section G.1.2 of the National Construction Code**. The minimum size of the doorway must allow for maneuvering of the largest waste receptacle to be stored within the room.

3.4. Refrigerated waste rooms are to be fitted with an approved alarm device that is located outside, but controlled only from within the waste room.

Guide 3: Waste Chutes, Crushers & Dehydrators

Waste Chutes

Waste Chutes must

- be constructed of metal or other smooth-faced, durable, fire- and abrasion-resistant material of a non-corrosive nature, adequately for material being deposited and capable of being easily cleaned;
- be cylindrical in cross-section and the internal diameter must be a minimum 500 mm;
- be vertical without bends or "off-sets" and not reduce in diameter over the fall;
- be installed with wash down systems and noise mitigation as an integral part of their design;
- be adequately ventilated to ensure that air does not flow from the chute through any service opening.
- have a cut-off provided at or near the base of the chute to effectively close off the chute while the waste container or compacting device is withdrawn; and
- meet National Construction Code requirements, have fire mitigation systems and be located within a vertical shaft meeting National Construction Code fire resistance requirements.

3.8 m

- terminate in a Waste Source Separation and Storage Area and discharge directly into a waste container in a manner designed to avoid spillage and overflow. Shrouds between chute and containers are permitted to prevent spillage and minimise dust or spray.
- where unit numbers are sufficient, be provided with carousel or linear track systems (with or without compaction) for automatically assigning a waste bin below the chute discharge.
- Installation or use of mechanical diverters in chutes to sort various types of waste is not permitted.

Inlet hoppers for waste chutes must

- be capable of delivering the waste to the chute without using force;
- be designed to effectively close off the service opening in the chute when the device is opened for loading;
- have an effective self-sealing system returning to the closed position after use;
- be equipped with metal two (2) hour fire-rated door and throat assemblies meeting provisions of Australian Standard 1530.4-2005 Fire-resistance test of elements of construction;
- not project into the chute;
- permit easy cleaning of the device and any connection between the service opening and the chute; and
- be located not less than one metre (1 m) or more than one and one-half metres (1.5 m) above the floor level.

Glass Bottle Crushers

Bottle crushers are designed to break glass into small but recyclable-sized fragments, known as “cullet”. Most crushers are integrated with a small mobile bin (typically 60 litres) to keep the weight of the cullet within limits for ease of handling. Crushers allow for much larger weights of glass to be stored in smaller volumes, reducing the storage space required for glass recycling by well over 50 per cent.

In addition, the crushers minimise noise associated with handling glass recycling by reducing the need to tip bottles from a bar-sized bin to a larger storage bin, and also from reducing the noise at collection.

Dehydrators

Dehydrators are promoted as a means to reduce weight and volume of food waste, and many claims are made about their product being “compost” or “mature” when assessed against various index systems. Consideration of such equipment should account for the relatively high energy demand of such equipment. These units may also generate heat and moisture at undesirable levels for particular developments. Product from such systems is not to be managed as unrestricted use compost unless certified to AS4544-2012 Composts, solid conditioners and mulches.

Guide 4: Waste and Recycling Capacity Needs

Premises Type	Expected litres per 100 m^2 per day	
	Waste	Recycling
Butcher/poultry shop	185	100
Delicatessen	80	50
Fish Shop*	250	85
Greengrocer	310	120
Bakery	295	165
Default Food Retail	160	100
Supermarket	240	300
Convenience Stores	50	120
Showroom*	25	25
Hairdresser and beauty salon	40	40
Default Non-Food Retail	55	70
Backpackers Accommodation, Guest House	30	10
Boarding House (Class 3)	25	25
Hotel/Motel Accommodation	20	30
Serviced Apartments	30	20
Schools	12	4
Child Care	250	120
Medical and Optical	20	10
Services	55	10
Restaurants*	400	280

Takeaway	175	60
Cafes	215	300
Hotels, bars, clubs	90	80
Offices	20	30

	Litres per week Waste	**Litres per fortnight Recycling**
Apartment Dwellings	120	120

Guide 5: Standard Indemnity Deed Poll

INDEMNITY

This Deed Poll is executed on the

_____

Day / Month / Year

By the party:

_____ (Body Corporate)

Strata Corporation Name, or Community Corporation Name

_____

_____(Address)

_____ (Plan Number)

Strata Corporation Plan Number, or Community Corporation Plan Number

With respect to the services that are to be provided by:

Inner West Council ("Council")

and:

[Council Waste Services Contractor]

Whereas:

1. The Body Corporate has requested the Council, through [Contractor], to provide waste removal and/or other services to the Property.
2. The Council and [Contractor] have agreed to provide those services subject to the Body Corporate entering into this Deed of Indemnity.
3. The Body Corporate and its member owners grant to the Council and [Contractor] the right for Council and [Contractor] to enter the Property, including private roads (Roads) within the Property, and to pass and repass over the Roads with or without vehicles of any kind for the purpose of providing waste removal and/or other services.
4. The Body Corporate and its member owners acknowledge that [Contractor] or the Council will use heavy and wide vehicles in the provision of these services, and warrants that the Roads are and will, while this Deed remains in effect, be structurally suitable for access by those vehicles.

The Body Corporate agrees to:

Indemnify and keep indemnified the Council and [Contractor] and the servants and agents of each of them against all liabilities, actions, proceedings, claims, demands, costs and expenses which Council or [Contractor] may now, or at any time hereafter incur or sustain in connection with, or arising from or in respect of any claim relating to death or personal injury caused to anyone on the Property or damage to any property of the Body Corporate or of its servants, agents, licencees, tenants, lessees or invitees, or any property of all or any of the proprietors of any of the Lots in the Property or any property of the servants, agents, licencees, tenants, lessees or invitees of any of those proprietors in consequence of the provision of waste services, except that the indemnity provided in respect of death or personal injury caused to anyone on the Property is limited to the extent that the injury or death was caused by a negligent or wilful act or commission of [Contractor].

Authorised signature:

(1) Authorised Representative of the Body Corporate

Signature _____

Name _____

Plan Number _____

Plan Name _____

(2) The address of the plan: _____

_____

Guide 6: Waste Management Plans

ASHFIELD COUNCIL

DEMOLITION WASTE PLAN

Site Address	DA Number

Does Demolition Contain Asbestos? Yes ☐ No ☐

All asbestos waste is to be managed in accordance with provisions of the NSW *Work Health and Safety Regulation* 2011

Tick ☑ if under 10 m^2 ☐ Tick ☑ if over 10 m^2 ☐

WorkCover Licence No. and Class	
Demolition Contractor Details	_____ _____
Licensed destination Landfill	_____

General Demolition Waste

Type of Material	Less than 10 m^3	More than 10 m^3	How will you manage this waste?		
			Re-use On-site	Recycle	Landfill
Bricks	☐	☐	☐	☐	☐
Concrete	☐	☐	☐	☐	☐
Tiles	☐	☐	☐	☐	☐
Timber (clean)	☐	☐	☐	☐	☐
Timber (treated)	☐	☐	☐	☐	☐
Plasterboard	☐	☐	☐	☐	☐
Metals	☐	☐	☐	☐	☐
Green Waste	☐	☐	☐	☐	☐
Other	☐	☐	☐	☐	☐

Principal Off-Site Recycler	Principal Licensed Landfill Site
_____ _____ _____	_____ _____ _____

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date_____

ASHFIELD COUNCIL

CONSTRUCTION WASTE PLAN

Site Address	DA Number

Will you use **Site Cleaners?**	☐ Yes, for ALL work or ☐ Yes, for some work or ☐ No	Estimated total volume or weight handled by Site Cleaners	_____
Please supply details of site cleaners used	ABN Number_____ Name_____ Suburb_____Mobile #_____		
All Excavation Material	☐ Less than 10 m^3 ☐ More than 10 m^3	☐ Re-use on-site ☐ Re-use off site ☐ Landfill Disposal	

Address if re-used off site _____

Name and Suburb of licensed landfill _____

If using site cleaners for **ALL** work, please **STOP** here. **DO NOT** continue to complete form. Please **SIGN** declaration.

If Site Cleaners not used for all waste	Less than 10 m^3	More than 10 m^3	How will you manage this waste?		
Type of Material			Re-use on-site	Recycle	Landfill
Bricks	☐	☐	☐	☐	☐
Concrete	☐	☐	☐	☐	☐
Tiles	☐	☐	☐	☐	☐
Timber (clean)	☐	☐	☐	☐	☐
Timber (treated)	☐	☐	☐	☐	☐
Plasterboard	☐	☐	☐	☐	☐
Green Waste	☐	☐	☐	☐	☐
Other	☐	☐	☐	☐	☐

Principal Off-Site Recycler	Principal Licensed Landfill Site
_____ _____ _____	_____ _____ _____

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date_____

ASHFIELD COUNCIL

WASTE AND RECYCLING SERVICING PLAN

Site Address	DA Number

☐ Residential Only Development (Multi-Unit Dwellings: multi-storey or low-rise)

☐ Mixed Residential/Commercial Development (multi-storey or shop-top)

☐ Commercial only Development

The waste and recycling management meets the design objectives for this type of development?	Yes ☐ No ☐

Layout of Waste and Recycling Servicing

Drawings or plans are attached indicating the location and dimensions for both RESIDENTIAL and COMMERCIAL sections of the following: • Waste Source Separation and Storage Area(s) and Waste and Recycling Collection Point(s) • the circulation path for bins (minimum 1200mm wall-to-wall) • any required collection vehicle manoeuvring areas, and any vehicle standing areas • any garbage chute and chute rooms • the access path for collection vehicles to the Collection Point for final 30 metres or from nearest Council roadway (whichever is greater)	Yes ☐ No ☐

Residential Waste [☐ applicable ☐not applicable]

Number of residential STOREYS?		Number of residential DWELLINGS?	

	Waste 	Recycling 
Weekly Generation (@ 120L per residential dwelling)	L	L
Nominated storage bin size (1x240 L bin for every two units)	240L	240L
Number of bins required (divide generation by bin size, rounded up)		

TOTAL bins to be stored (waste PLUS recycling)		
TOTAL **AREA** for WASTE SOURCE SEPARATION and STORAGE	(must provide space for bins, compactors (if used), manoeuvring space, & bulky waste) (see Section 3 Clause 3.8)	m^2
Will the development include a waste chute?		Yes ☐ No ☐
Please detail the type of system (carousel, optic sensors, number of bins, provision of waste caretaker etc)		

Commercial Waste [☐ applicable ☐not applicable]

Residential waste storage is separated and secured from Commercial waste storage?	Yes ☐ No ☐
Total AREA of COMMERCIAL premises?	m^2
Commercial Premises waste and recycling storage? (If both systems used, tick both)	COMMUNAL ☐ Individual premises ☐

1. COMMERCIAL COMMUNAL STORAGE		
Calculate using floor area of commercial premises type X daily waste generation at 'Guide 4' X number of business days per week	**Waste**	**Recycling**
Weekly Generation	L	L
Nominated storage bin size(s) (240 L maximum for Council Business Waste collection)	☐ 240 L ☐ 660 L ☐ 1100 L ☐ Other _____L	☐ 240 L ☐ 660 L n/a ☐ Other _____L
Number of bins required (rounded up)	240 L 660 L 1100 L Other _____L	240 L 660 L Other _____L

TOTAL bins to be stored (waste PLUS recycling)		240 L
		660 L
		1100 L
		Other _____L
Are BALERS, CRUSHERS or other reduction systems used for recycling?	Unsuitable for Council Business Waste collection, but may alter storage area for recycling (see Section 4 Clause 2.12)	Yes ☐ No ☐
TOTAL AREA for COMMERCIAL WASTE SOURCE SEPARATION and STORAGE	(must provide space for bins, waste equipment (if used), manoeuvring space, & bulky waste) (see Section 4 Clause 2.11)	m^2

2. INDIVIDUAL COMMERCIAL PREMISES STORAGE		
For any separate waste storage areas by individual premises, calculate each premises type's weekly waste generation and storage requirements as per the communal storage requirements, then provide TOTAL below.		
TOTAL AREAs for COMMERCIAL WASTE SOURCE SEPARATION and STORAGE	(must provide space for bins, compactors (if used), manoeuvring space, & bulky waste) (see Section 4 Clause 2.11)	m^2

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date_____

Guide 7: Waste Management Plan Checklist

A completed and signed copy of this checklist must accompany any Waste and Recycling Servicing Plan.

Applicant		
Contact details	**Email:**	**Phone:**
DA number		
Site location		

Waste Management Plans

1	Has a completed DEMOLITION Waste Plan been provided (if Demolition works needed)?	Yes or n/a ☐ No ☐
2	Has a completed CONSTRUCTION Waste Plan been provided?	Yes ☐ No ☐
3	Has a completed Waste and Recycling SERVICING Plan been provided?	Yes ☐ No ☐
4	Does the SERVICING Plan fully comply with the Waste and Recycling Design and Management Standards for New Developments?	Yes ☐ No ☐

Storage of Waste & Recycling

5	Is there sufficient space allocated within each dwelling for two day's waste and recycling?	Yes ☐ No ☐
6	Is there a **Waste Source Separation and Storage Area** provided?	Yes ☐ No ☐
7	If units, has provision been made for 1 x 240L garbage bin and 1 x 240L recycling bin for every two units?	Yes ☐ No ☐
8	Is there sufficient area in the Storage Area for the garbage and recycle bins, waste equipment, PLUS manoeuvring space, as well as Bulky waste?	Yes ☐ No ☐
9	Are any access openings or doors to the Storage Area a minimum of 1200mm wide (or provide clearance for the dimensions of the largest capacity bin used) ?	Yes ☐ No ☐
10	Has adequate ventilation to AS 1668-2012 been provided for the Storage Area ?	Yes ☐ No ☐
11	Has lighting been provided for the Storage Area (automatic lighting if accessed by residents) ?	Yes ☐ No ☐
12	Has hot and cold water with hose cock been provided for the Storage Area? Is the area graded and drained to a Sydney Water approved sewer drain?	Yes ☐ No ☐
13	Has standard signage for use of the waste and recycling services been included?	Yes ☐ No ☐
14	If compactor included, is the area where this is operated secured by keyed lock for safety?	Yes or n/a ☐ No ☐
15	Has provision been made for a composting/worm farm area?	Yes ☐ No ☐
16	If an EXTERNAL bin bay, is it roofed ?(when development greater than 12 dwellings)	Yes or n/a ☐ No ☐

Storage Variation

17	Does the area calculated under the design standards for a Waste Source Separation and Storage area match the Storage Area provided on the plan?	Yes ☐ No ☐

Circulation of Waste & Recycling

18	Is there a **garbage chute** system included? If NO, proceed to question 19	Yes ☐ No ☐
18a	Is a chute room provided on each storey above the Waste Source Separation & Storage Area?	Yes ☐ No ☐
18b	Is there sufficient space allocated for recycling in the chute room(s)? (1 x 240 L recycling bin for every 4 dwellings on the storey)	Yes ☐ No ☐
18c	Has standard signage been included for each chute room?	Yes ☐ No ☐
18d	If included, is the area where the chute discharges secured by keyed lock for safety?	Yes ☐ No ☐

19	If no garbage chute is installed, please describe how waste and recycling are to be disposed to the Waste Source Separation and Storage Area?	
	☐ Residents drop off directly ☐ Interim disposal points (caretaker circulates bins) ☐ Other (describe) _____	
20	What is the maximum distance from any dwelling entrance to the garbage disposal point (whether disposal is to a Waste Storage Area or chute)?	metres
21	Is the access pathway from the Waste Source Separation & Storage Area to the Collection Point a minimum 1200mm wall-to-wall, with a gradient no greater than 1:12, and free of steps and obstructions?	Yes ☐ No ☐
22	If a chute or compactor are included in the design, a Waste Caretaker is to be engaged to manage waste and recycling systems on site. Will a Waste Caretaker be engaged?	Yes ☐ No ☐

Collection of Waste

23	Select the proposed LOCATION of the Collection Point? *(Please complete relevant sub-questions)*	
☐ KERBSIDE	What is the available kerbside frontage for presenting bins? (exclude vehicle access ways and obstructions)	metres
	Is this sufficient for standard presentation of the number of bins? (see *Guide 1*)	Yes ☐ No ☐
☐ INTERIOR TO BUILDING or DEVELOPMENT SITE	Are clearances and pavements sufficient for Council Standard Services vehicle? (see *Guide 1*)	Yes ☐ No ☐
	Have you prepared a Standard Indemnity?	Yes ☐ No ☐
☐ STREET-LEVEL HOLDING ROOM	Is the room provided with a Council-approved key system?	Yes ☐ No ☐
	Is the access path to where the collection vehicle will stand free of obstructions?	Yes ☐ No ☐
24	What is the maximum distance from the garbage/recycling room to the collection point or street frontage?	metres
25	Does this distance comply with maximum movement distances for the bin sizes used at the development? (see Section 2 Clause 4.5)	Yes ☐ No ☐
26	Is street access to the designated Collection Point suitable for Council Standard Services vehicles confirmed on plan?	Yes ☐ No ☐

Mixed Residential/Commercial

27	Are the residential and commercial waste areas provided with separated and secured Waste Source Separation and Storage Areas?	Yes ☐ No ☐
28	If more than 500m^2 of retail, or 2000m^2 of offices, has a minimum 4 m^2 separate storage for COMMERCIAL bulky waste been allocated?	Yes or n/a ☐ No ☐
29	Has sufficient space close to retail/commercial premises been allocated for interim storage of re-usable commercial items such as crates, pallets, kegs and similar items?	Yes ☐ No ☐

If you have answered 'No' to any of the above questions, except the response with a greyed-out box, please provide an additional document with details of any alternative solutions proposed for Waste and Recycling Servicing.

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date_____

Inner West Council

Part 4 –
Tree Management

Generic Provisions

1. Purpose

This section has been made in accordance with the *State Environmental Planning Policy* (Vegetation in Non-Rural Areas) 2017 (the Vegetation SEPP) and prescribes the vegetation to which the Vegetation SEPP and /or Clause 5.10 of the LLEP, MLEP and ALEP applies and the applicable consent process.

Council has established canopy targets for the Inner West LGA based on the zoning of the land. Those canopy targets are derived from the *Greater Sydney Commission - District Plans* and are as follows:

Zone	Canopy Target
R1 General Residential	**40%**
R2 Low Density Residential	
R3 Medium Density Residential	**25%**
R4 High Density Residential	
Business zones (**B1** Neighbourhood Centre, **B2** Local Centre)	**25%**
B4 Mixed Use	**15%**
B5 Business Development	
B6 Enterprise Corridor	
B7 Business Park	
IN1 General Industrial	**25%**
IN2 Light Industrial	

2. Objectives

The following objectives guide the protection and management of trees within the Inner West LGA:

O1 To establish a coordinated approach to the assessment and management of trees

O2 To ensure the safety of the community, private property and public infrastructure assets.

O3 To protect trees within and adjacent to development sites and to ensure that all new development provides an opportunity for existing and new trees to grow.

O4 To manage the urban landscape so trees continue to make a significant contribution to its quality, character and amenity.

O5 To maintain and enhance the amenity of the Inner West Local Government Area through the preservation of appropriate trees and vegetation.

O6 To ensure the cost burden of meeting tree canopy targets does not fall unreasonably on property owners and lower income residents in particular.

O7 Encourage private property owners to plant new trees and replace inappropriate trees in order to meet Council's tree canopy targets.

Outline of the Processes for Tree Removal or Pruning

The process for tree removal or pruning is via one of four means:

1. *Tree work that does not require Council consent is outlined in Section 3 Tree work that does not require Council Consent.*
2. *Tree work that requires an application via Development Consent is outlined in Control C5. This applies to a minority of trees.*
3. *Tree work that requires an application via a Tree Works Permit is outlined in Control C6. This is a simplified approval process.*
4. *Tree work that requires an application via minor works request is outlined in Control C7. This applies to only undesirable tree species.*

3. Tree work that does not require Council Consent

C1 The following works do not require Council consent, provided the work is carried out in accordance with AS 4373 - 2007 – *Pruning of amenity trees* and the Safe Work Australia Code of Practice '*Guide to Managing Risks of Tree Trimming and Removal Work*' 2016:

a. Canopy lifting to 2.5 metres above ground level;
b. Selective pruning to a 3 metre clearance above the roof or from the face of all *structures*; and
c. The pruning of deadwood that does not have hollows or provide habitat for native fauna.
d. Works to trees owned by, or under the care, control and management of Inner West Council and undertaken by delegated Council staff or their authorised contractors

Neighbouring trees

A person may prune the branches of a tree overhanging their property in accordance with AS4373-2007 – Pruning of Amenity Trees provided that the pruning is consistent with section 3 Tree work that does not require Council Consent but must not prune a tree beyond the property boundary. You must consult with your neighbour before you undertake the work.

4. Trees to be protected

C2 The exemptions in C1 (a to b) and C7 do not apply to:

i. Work that is contrary to a development consent that requires trees to be retained; or

ii. Tree(s) required to be planted as a condition of development consent or as a compensatory planting condition in a permit; or

iii. Trees or bushland to which *State Environmental Planning Policy* No. 19 – Bushland in Urban Areas applies; or

iv. Threatened species or land that contains native vegetation (including dead trees) which is habitat for threatened species, populations or ecological communities listed in Schedule 1 and 2 of the *Biodiversity Conservation Act 2016* and protected matters listed under the *Commonwealth Environment Protection Biodiversity Conservation Act 1999*; or

v. Land that is a declared area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*; or

vi. Land identified on the Sensitive Biodiversity Values (SBV) Map and Coastal Environment Map (refer to Office of Environment and Heritage website); or

vii. Land declared critical habitat under Part 7A of the *Fisheries Management Act 1994*; or

viii. Any native tree located within a wildlife corridor as shown on the Biodiversity Map in Part 2.13 - Biodiversity of Marrickville DCP 2011 – Appendix 3; or

ix. Any tree that is a heritage item, forms part of a heritage item, or is listed in the heritage trees list.

x. Any tree that is within a heritage conservation area or item where the works are:

    1. Not of a minor nature; or
    2. Likely to have an adverse impact on a Heritage Conservation Area or Heritage Item

Clear Vegetation

Clear vegetation, includes

a) Cut down, fell, uproot, kill poison, ring bark, burn or otherwise destroy the vegetation, or

b) Lop or otherwise remove a substantial part of the vegetation (including roots).

(State Environmental Planning Policy (Vegetation in Non- Rural Areas) 2017

Biodiversity and Land Management

Biodiversity and Land Management reforms commenced on 25 August 2017. *The SEPP* and *Biodiversity Conservation Act 2016 (BC Act)* were introduced as part of those reforms. The BC Act establishes the *Biodiversity Offsets Scheme (BOS)* thresholds, comprised of the *Biodiversity Values Map (BVM)* and an Area Clearing Threshold. If you are proposing works to trees on land mapped on the BVM or the extent of the works exceed the relevant area threshold, the proposal will exceed the BOS threshold. Council cannot issue a permit for tree works which exceed the BOS threshold and the application must be provided to the Native Vegetation Panel.

See Department of Planning Industry and Environment website for more information.

5. Protected (prescribed) trees

C3 For the purposes of this DCP, a prescribed tree is:

i. any tree with a height equal to or greater than 6 metres above ground level (existing); or

ii. any tree that is under 6 metres in height that has a trunk diameter of more than 300mm at ground level (existing);

iii. any tree with a canopy spread equal to or greater than 3 metres;

iv. any palm tree or tree fern with a stem length equal to or greater than 4 metres above ground level (existing);

v. any tree that is required as the habitat of native animals.

Under the provisions of Clause 7 of the Vegetation SEPP a person must not *clear vegetation* without the consent of Council.

Trees that are considered an imminent risk to human life or property

If a tree on your property is suspected to be an *imminent risk to human life or property* you should first contact Council and detail why the tree is considered to be a risk. Council may require a brief statement and or photos to demonstrate that the tree requires immediate removal. Council will issue expedited consent in writing to allow removal of an imminently dangerous tree under the provisions of *Part 2, Clause 8 (3) of Vegetation SEPP 2017.*

If Council is not satisfied that the tree is a risk to human life or property you will be advised to lodge the relevant application.

5.1. Types of Tree Applications

C4 Council consent is required before any clearing of vegetation (removal or pruning or tree/s) other than the activities referred to in Control C1 and C2. Applications for consent will be assessed and determined either through:

i. Development Application (as set out in Control C5); or
ii. Tree Works Permit Application(as set out in Control C6); or
iii. Tree Minor Works Request (as set out in Control C7)

C5 **Development consent** is to be required for works or removal of trees only in the following circumstances:

i. Removal of trees identified on the Inner West Council heritage trees list.
ii. The tree forms part of an Aboriginal object or is located within an Aboriginal place of heritage significance or is located within a Heritage Conservation Area or Heritage Item item where the works are determined to be not of a minor nature; or likely to have an adverse impact on a Heritage Conservation Area or Heritage Item.

C6 **Tree Works Permit** is required, except where the tree or the works to the tree/s are an exempt activity under C1 *Tree work that does not require Council Consent*, to:

i. Prune a tree; and/or
ii. Remove a tree other than those trees which require Development Consent under Control C5

C7 **Tree Minor Works request** is required for the removal of tree species listed below or *dead* trees. Council approval is not required to prune any of these species provided the work is carried out in accordance with AS 4373 *Pruning of amenity trees* and the Safe Work Australia Code of Practice *Guide to Managing Risks of Tree Trimming and Removal Work* 2016.

Species Name	Common Name
Acer negundo	Box Elder
Ailanthus altissima	Tree of Heaven
Albizia lophantha	Silk Tree
Alnus jorrullensis	Evergreen Alder
Araucaria bidwillii	Bunya Pine
Araucaria cunninghamii	Hoop Pine
Araucaria heterophylla	Norfolk Island Pine
Archontophoenix alexandrae	Alexandra Palm
Archontophoenix cunninghamiana	Bangalow Palm
Bambusa spp. Phyllostachys spp.	Bamboo species
Celtis australis	Hackberry
Celtis sinensis	Chinese Hackberry
Cinnamomum camphora	Camphor Laurel
Citharexylum spinosum	Fiddlewood
Cotoneaster spp.	Cotoneaster
Cupressus sempervirens 'Stricta'	Pencil Pine
Cupressus marocarpa	Monterey Cypress
Eriobotrya japonica	Loquat
Erythrina x sykesii	Coral Tree
Ficus benjamina	Weeping Fig
Ficus elastica	Indian Rubber Tree
Gleditsia triacanthos	Honey Locust
Harpephyllum caffrum	Kaffir Plum
Lagunaria patersonia	Norfolk Island Hibiscus
Ligustrum lucidum	Broad Leaved Privet
Ligustrum sinense	Small Leaved Privet
Liquidambar styraciflua	Liquidambar
Melia azedarach	White Cedar
Morus spp	Mulberry
Nerium oleander	Oleander
Olea europaea var. africana	Wild Olive/ African Olive
Pinus radiata	Monterey Pine/ Radiata Pine
Pittosporum undulatum	Sweet Pittosporum
Populus nigra 'Italica'	Lombardy Poplar
Robinia pseudoacacia	False Acacia/Black Locust
Salix spp.	Willow
Schefflera actinophylla	Umbrella Tree
Schinus terebinthifolius	Broadleaf Pepper Tree
Syagrus romanzoffianum	Cocos Palm
Tamarix aphylla	Athel Tree
Toxicodendron succedaneum	Rhus Tree

x Cupressocyparis leylandii	Leyland Cypress
A fruit tree grown for the purpose of fruit production, excluding naturally grown native fruiting species.	

5.2. Application Assessment Criteria

Council will use the following assessment criteria when considering an application to remove a tree/s:

i. Distance

Approval will be granted for any tree located within two (2) metres of a dwelling house or garage located within the same lot as the tree, unless the tree is protected under section 4 of this part. The distance is measured horizontally from the closest point of the trunk at one (1) metre from ground level to the closest point of the vertical alignment of the building wall. The issued permit will identify the type of any replacement tree required with a preference for advanced species. As a condition of the permit, verification of the planting of any replacement tree is also required.

ii. Danger

Danger is assessed based on a number of factors including;

- The potential/likelihood of a tree or tree part to fail;
- A history of previous branch failure;
- The size of the defective part of the tree;
- The use and occupancy of the area that may be struck by a defective part; and
- The tree exceeds 15m in height and is within the strike zone of a habitable dwelling.

Meeting the danger criteria gives significant determinative weight to the application to approve the removal and/or pruning of a tree.

Dangerous tree assessments are to be based on the safety risk in all weather conditions, not “normal” conditions.

iii. Property Damage

The likelihood of the tree having an adverse effect on property including trees renowned for having extensive root systems, which cause damage to footings of houses or, trees that cause blockages to domestic sewer and drainage lines.

iv. Condition of the tree

The structural integrity of the tree is assessed for any visible signs of decay or deterioration, this is usually indicated by a lack of foliage, dead branches evident in the canopy, presence of fungal fruiting bodies, excessive sap being exuded from the trunk and/or evidence of insect attack, particularly borer damage. Further, the likelihood the species displays toward branch failure and subsequent limb fall.

v. Health of the tree

The species' susceptibility to environmental changes, which may affect the longevity of the species' survival in its current location. This would include, changes in soil level, excessive root damage caused during construction works, changes in water availability, competition for other vegetation (particularly climbing vines), and compaction of soil (particularly in high usage areas such as car parking areas).

vi. Significance to Streetscape

An assessment of the visual environment and the significance the specimen plays within the streetscape. Other criteria would include if the tree is an endangered or rare species, is of historical significance or, the link the tree provides between bushland and reserves (the connectivity of habitat).

vii. Termites

Each case of termite infestation will be investigated on its merit.

viii. Potential Future Damage

The potential for the tree to cause damage in the future is also considered in an assessment for removal.

ix. Extenuating circumstances

Circumstances, such as the owner's capacity to undertake required maintenance of a tree and surrounds, whether the landowner planted the tree, or solar access for renewable energy systems and other like considerations.

Criteria not considered

The following criteria are generally not considered justification for tree removal or pruning:

1. The dropping of leaves, flowers, fruit, sap, seeds or small elements of deadwood (or other natural processes);
2. Insect/animal nuisance;
3. Solar access to solar panel or data receivers;
4. Increase general natural light or reduce shade created by a tree;
5. Enhance view corridors;
6. Minor lifting of driveways, paths and paving or minor damage to outbuildings, garden structures, walls or landscape structures;
7. Damage to underground services (such as sewer lines, water services) and where there are feasible alternatives to mitigate or solve problems and retain the tree;
8. The tree is large or overhanging neighbouring property or roof line;
9. Pruning to reduce height, except pruning to reduce the height of hedge/s

5.3 Right of Appeal

In accordance with the Vegetation SEPP you may, within three (3) months from the date of original determination, appeal to the NSW Land and Environment Court if you are dissatisfied with the Council's determination.

If you wish Council to review the decision you may request a review of tree permit application. Reviews must be lodged within six (6) months of the original determination date. With your submission you will need to include additional information to support your appeal application that was not available as part of the original application. Where tree works are determined by way of a Development Application, the same legal right of appeal applies, as applies for Development Applications.

5.4 Tree Planting Requirements

C8 Council will require replacement tree/s to be planted as a condition of any consent to remove a tree to effectively maintain the urban forest canopy across the LGA. Where replacement of trees is approved, Council prefers that trees that are removed are replaced on the site with a suitable replacement canopy tree and in a suitable location onsite. However, there may be circumstances

when there is no suitable location on site (for example, in the case of small backyards); a financial contribution will be required to be paid to support public tree planting. Fees are set out in Council's fees and charges.

C9 Replacement tree/s must be maintained in a healthy and vigorous condition until they are protected by this Part.

C10 A person must not fail to plant, protect or care for a replacement tree which is required to be established as a condition of consent issued by Council.

C11 The following minimum tree planting requirements are required for any new development sites:

Property Size:	Number of trees to be planted
Less than 300m^2	minimum of one (1) tree.
exceed 300m^2	minimum of two (2) trees

Tree container size and mature tree height will be determined by Council and will generally be based on available land space and land zoning canopy targets, a preference is placed on advanced container sizes.

6. Trees on Development Sites

C12 All development proposals must be designed to maintain or improve the urban forest values of the site by minimising the impact on tree/s and planting compensatory tree/s for tree/s that are proposed for removal. This requirement applies to Council owned trees and trees on private or other property and adjoining land.

C13 The design of buildings or alterations and additions to buildings must provide sufficient distance from existing trees (whether on the site or on adjoining land), in accordance with AS4970 *Protection of trees on development sites*, to ensure the tree/s' practical retention.

C14 Trees on public land must be protected during demolition, excavation, the erection of hoarding and construction works as set out in Section 4 of the AS4970. Council will require the payment of a security deposit in relation to a tree on public land if:

i. Development is proposed within the Tree Protection Zone of that tree or;

ii. Council determines that the development may adversely affect the roots or crown of the tree.

C15 Development must allow for any existing overhead electrical lines to be converted into aerial bundled

cabling (ABC) or redirected underground to reduce the impact upon surrounding trees.

7. Definitions

In this Part:

AS4373 means Australian Standard 4373 *Pruning of amenity trees.*

AS4970 means Australian Standard 4970 *Protection of trees on development sites*.

Clear Vegetation includes: (a) cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or (b) lop or otherwise remove a substantial part of the vegetation.

Dead means no green cambium (tissue) and no green foliage and that the tree is no longer capable of performing any living functions.

Dwelling house means a building containing only one dwelling

Dying means a tree in a state of decline where it is unlikely to recover. Generally, this may be represented by only ≤ 20% live canopy**.**

Foreseeable future means the next 12 months.

Garage a building for housing vehicles which is enclosed on all sides.

Imminently dangerous includes but is not restricted to obvious instability of the root system, evidence of soil heave or cracking, loss of structural roots, root decay, storm damage and structural defects that are imminently hazardous, such as splitting branches.

Risk to human life or property is where a tree presents an unacceptable level of risk to life or property.

LGA means the Inner West Local Government Area.

Project Arborist means the arborist appointed to monitor the vitality and condition, throughout the construction process, of trees being retained on the site (and any trees on adjoining private land and trees on public land where the development encroaches into the TPZ of those trees).

Structure is a building or other fixed object constructed from several parts.

Tree Protection Zone (TPZ) means the area around a tree required to protect the tree's crown and roots during the construction process. The tree protection zone must be calculated in accordance with AS4970

Urban Forest means all trees and vegetation (both naturally occurring and planted) that occur within or near urban areas.

NB *All references to Acts, Australian Standards, Policies, and Strategies, are to those documents as amended from time to time.*

Part 5

GreenWay

Application

This Guideline applies to the following:

- Development within Haberfield and Summer Hill to the extent they are within **Figure 1** of this Part.

The GreenWay is an open space corridor in Sydney's Inner West that links Cooks River to Iron Cove. The corridor currently facilitates the new light rail network and public space along the Rozelle Goods Line. This Part is for development adjacent to the GreenWay and provides design solutions that aim to positively contribute to the GreenWay.

Using this Guideline

In using this Guideline reference should also be made to **Section 1 – Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate given the complexity of the The LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the alternative solutions against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To provide controls for sites or developments within Ashfield that have an interface with parks and public open space along the Hawthorne Canal route known as the GreenWay


GreenWay Map
greenway
sustainability project
Iron Cove
CITY WEST LINK
to Bay Run
to City
enter here
PERRY ST
LILYFIELD RD
HAWTHORNE CANAL
LIGHT RAIL EXTENSION
Leichhardt Nth
Haberfield
Hawthorne
DARLEY
ALLEN ST
Leichhardt
BALMAIN
NORTON
Marion
MARION ST
LORDS RD
FOSTER
TEBBUTT
FLOOD
PARRAMATTA
Taverners Hill
RD
Summer Hill
GROSVENOR
CARLTON
SMITH
Lewisham
Lewisham West
RAILWAY
Petersham
TRAFALGAR
CANTERBURY
JUNCTION
Waratah Mills
WINDSOR
Dulwich Hill
ARLINGTON
Arlington
route to Cooks River
UNION ST
NEW CANTERBURY
Dulwich Grove
MARRICKVILLE RD
GARNET ST
HERCULES ST
route from Cooks River
Dulwich Hill Interchange
Hurlstone Park
NESS AV
TENTERFIELD
Cooks River
to Homebush
Ewen Park
to Botany Bay & Cronulla
Beaman Park
BEAUCHAMP ST
Key:
GreenWay corridor
Existing Shared Path
Proposed GreenWay Shared Path
Temporary on road bike route
Train stations
The Western & Bankstown lines
Extended Light Rail Stops
Bushcare sites
N
0
500
metres

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Building Interface			
PC1.	To ensure future development adjacent to the GreenWay addresses the open space corridor. Increase outlook opportunities and amenity for residents adjoining the GreenWay corridor.	**DS1.1**	Future development adjacent to the GreenWay is to be designed to have a building interface that addresses the GreenWay.
Solar Access			
PC2.	To minimise potential loss of solar access and protect the amenity along the GreenWay corridor.	**DS2.1**	The configuration of development adjacent to the Greenway Corridor must unreasonably not reduce the existing level of solar access to the GreenWay corridor.
Spaces Adjoining the Greenway			
PC3.	Spaces Adjoining the Greenway will: • facilitate greater access to the Greenway corridor; and • enhance open space linkages along the Greenway Corridor.	**DS3.1**	Development must contribute to the existing open space corridor of the GreenWay, including its visual setting
Safety			
PC4.	• To ensure the use of passive surveillance to increase safety measures along the Greenway. • To maximise pedestrian safety of users of the GreenWay.	**DS4.1**	Building Development facing the GreenWay corridor and pedestrian and cycle linkages to the GreenWay must have windows positioned along that frontage to ensure that surveillance of the public domain occurs.
Access			
PC5.	• To enhance safe pedestrian and cycle access into the GreenWay corridor. • To enhance active transport linkages throughout the GreenWay corridor. • To enhance appropriate wayfinding measures are in place.	**DS5.1**	Council will take the following into consideration for public land within its control • Pedestrian and cycle access points to the GreenWay are to be upgraded with improvements to enhance accessibility. • Provide suitable bike rack stations nearby existing light rail stations. • Pedestrian and access points and pathway are to be well lit to improve safety of the pathway.
Ecological			
PC6.	• To restore the natural environment along the GreenWay Corridor. • To ensure the protection of the natural flora and fauna. • To increase the natural habitat for the range of existing natural fauna within the GreenWay Corridor. • To minimise the disruption of existing natural environment along the GreenWay Corridor through.	**DS6.1**	Council will take this into consideration for public land within its control
Water Sensitive Urban Design			
PC7.	• To integrate Water Sensitive Urban Design	**DS7.1**	Council will take this into consideration for public land

Performance Criteria		Design Solution	
	elements along the GreenWay. • To integrate water systems into the public domain in an aesthetically pleasing way. • To enhance the water quality discharged into the Hawthorne Canal.		within its control
Works on public land or publicly accessible land			
PC8.	To ensure works provides high quality pedestrian environments and linkages.	**DS8.1**	Works on public land or publicly accessible land within privately owned sites are to take relevant Council polices for the Greenway into consideration

Chapter D

Precinct Guidelines

Table of Contents

Part 1

Ashfield Town Centre

Application

This Guideline applies to the following development categories:

- All development within the Ashfield Town Centre as defined within **Map 1** of this Part.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

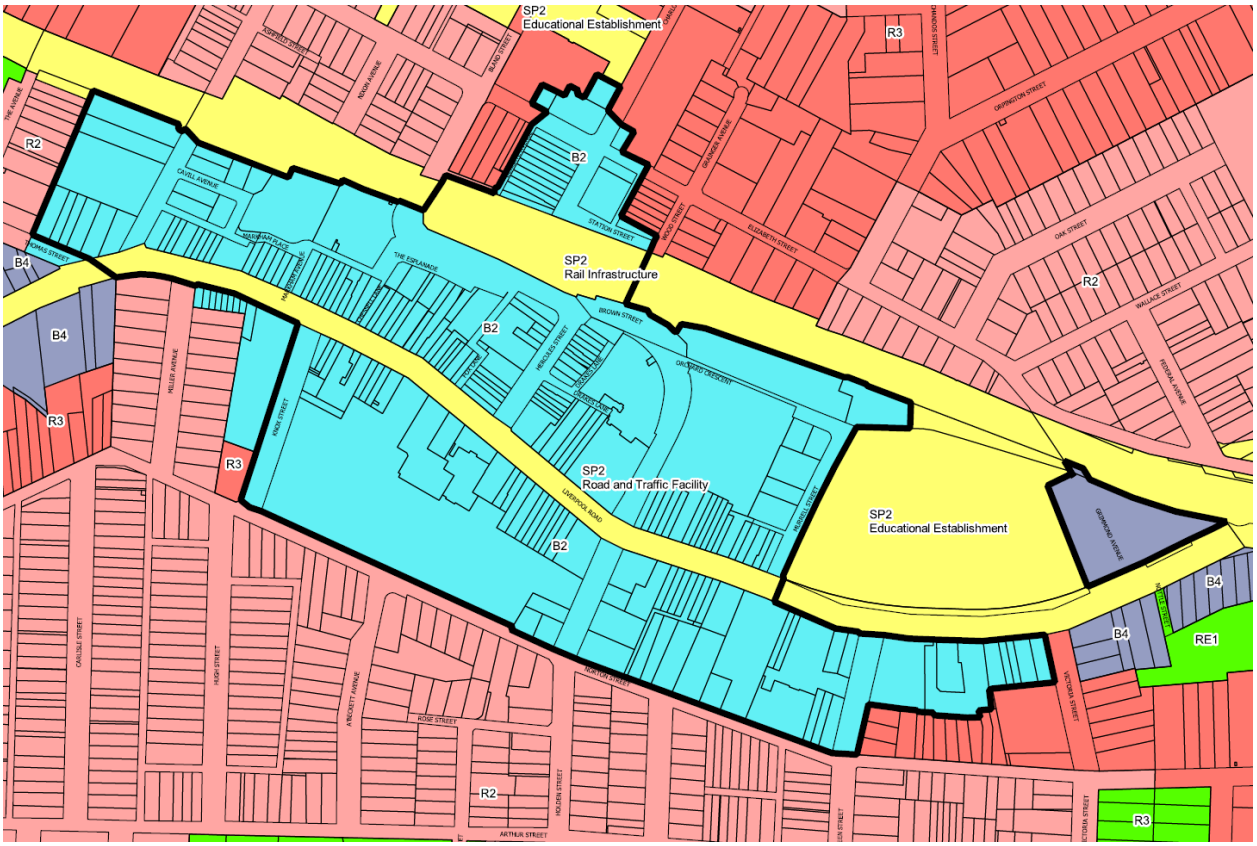
Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To produce controls which are specific to development in the Ashfield Town Centre and that are not contained in **SEPP 65** and the **Apartment Design Guide**.
- To identify the character and elements that are unique to the Ashfield Town Centre, which must be taken into account by new development, including considerations pursuant to the **SEPP 65** Principle – "Context and neighbourhood character".
- To define the desired character of the public domain, in terms of building scale, building setback, building design, street scale and open space requirements, in order to have development that has a sympathetic and appropriate impact on the Town Centre.
- To achieve a high level of architectural and landscape design composition in the Ashfield Town Centre, in order to provide an attractive built form and landscape, and a "sense of place" for users and occupants of the town centre.
- To require active street frontages where appropriate, with good physical and visual connections between buildings and the street, in order to provide a lively Town Centre with good levels of pedestrian safety.
- To provide for pedestrian comfort and protection from weather conditions over areas of public land such as public footpaths.
- To ensure new development does not compromise development potential of neighbouring sites.
- To ensure development provides adequate occupant amenity, including solar penetration and privacy from adjoining developments.
- To ensure adequate levels of economic activity and employment are maintained by stipulating minimum amounts of commercial floor space and the preferred location of commercial floor space within the Town Centre.
- To provide a high quality landscape that contributes environmentally to the Town Centre and provides a sustainable urban environment.
- To improve amenity for users of the Town Centre by creating more areas for public open space and for tree planting.
- To provides guidelines for sites containing heritage items to show how those sites can be adapted to accommodate new development.

To ensure appropriate levels of solar access within developments and to adjoining and nearby properties



Map 1 - Applicable Land

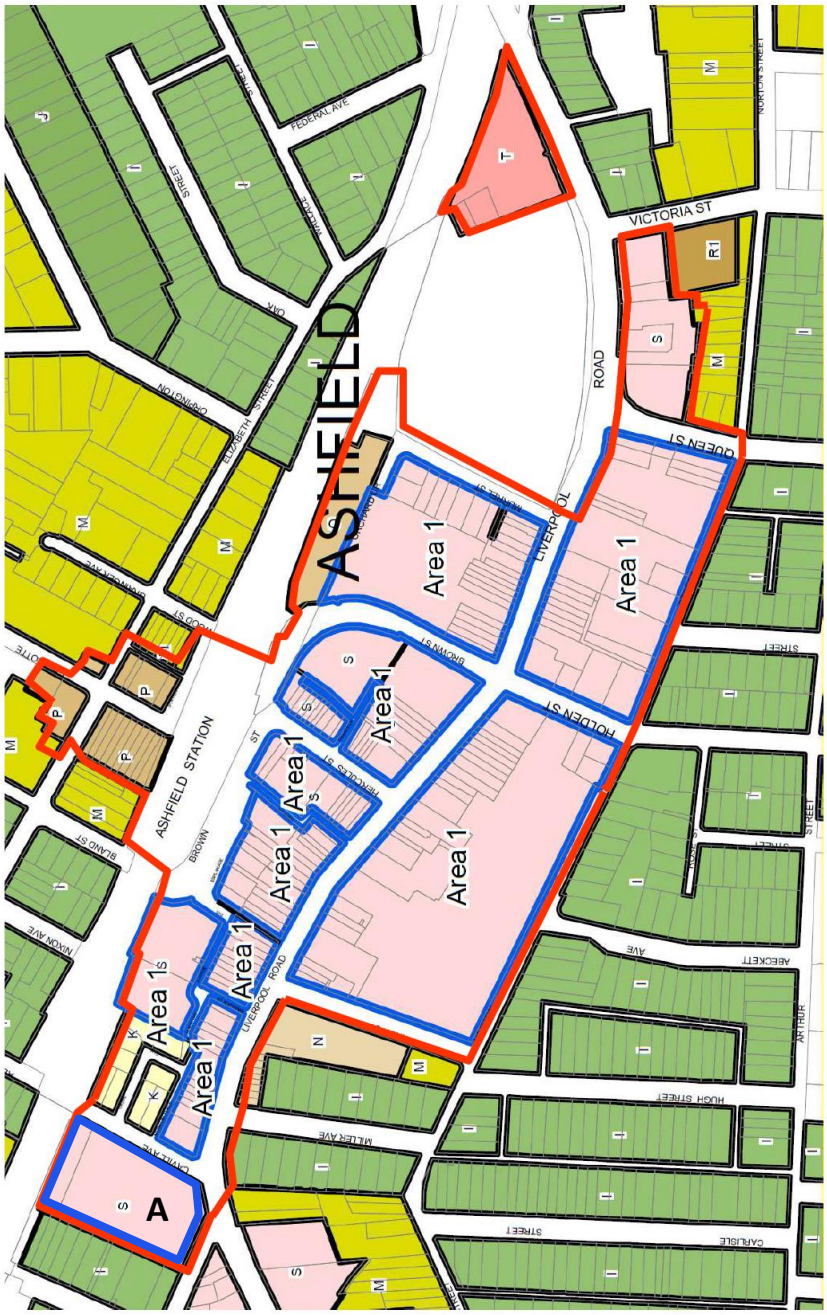
Performance Criteria and Design Solutions

Performance Criteria	Design Solution
Context	
PC1. Context: • identifies key matters that affect building and open space design and influence the desired character of the Ashfield Town Centre and address Principle 1 – Context and neighbourhood character of **SEPP 65**. • identifies how heritage items in the Ashfield Town Centre can be conserved and adapted, by identifying areas within heritage curtilages which may take additional development.	**DS1.1** Acknowledging **State Environmental Planning Policy No. 65, Principle 1- Context, Principle 9 - Aesthetics**, the desired character for architectural composition of Residential Flat Buildings within mixed developments shall be either: • of a **traditional language** (see definitions) **Or** • a modern/contemporary architectural appearance only with **high compositional standard** (see definitions) and architectural excellence is achieved, and where architectural cues are given to the existing townscape of the Town Centre.
	DS1.2 Commercial buildings/non-residential buildings employing contemporary or non-historic building styles shall achieve a **high compositional standard**.
	DS1.3 Ground Level Shopfront Design shall be compatible with the existing townscape architectural composition.

Performance Criteria	Design Solution	
	DS1.4	Development that has blank side wall facades without windows shall have those walls modelled to give the building an articulated and attractive appearance, and a high compositional standard.
	DS1.5	Street front building facades, which are above ground level, shall be: • predominantly of masonry material; • contain recessed openings for windows which use proportions found in the existing townscape; **And** • take architectural cues from the existing architectural townscape.
	DS1.6	Alterations to existing front building facades which are above ground level shall be sympathetic to the existing architectural compositions and townscape and enhance the appearance of the building.
	DS1.7	For the purpose of having an appropriate pedestrian building scale in the Town Centre, development on certain sites are required to comply with the **Street wall height zone,** in accordance with **Clause 4.1AA of the Inner West LEP 2020**.
	DS1.8	**Public Open Space.** Certain development identified in **Section 3 - Landscape** shall contribute to the provision of public open space, in order to contribute environmentally to the Town Centre, improve amenity for users of the Town Centre by providing areas for tree planting and public sitting areas, and provide a unified natural landscape in the Town Centre. Development for those sites identified in **Section 4 - Pedestrian Amenity & Security** shall provide weather protection for pedestrians over public open space, in accordance with the requirements of that Section.
	DS1.9	**Vibrant and Safe Town Centre** Development in the Town Centre shall maximize public safety and create a lively Town Centre by having shopfront and building design and ground floor commercial uses, as stipulated in **Section 4 - Pedestrian Amenity & Security**.
Building Heights		
PC2. Building height: • achieves a strong and consistent definition of the public domain, establish the desired spatial proportions of the street and define the street edge. taking into account the maximum building heights specified in the Building Height		Maximum building height for new developments are stipulated in the Height of Buildings Map forming part of the **Inner West LEP 2020** and related clauses, which include provisions for a lower podium **street wall height**.
		The maximum number of storeys shall be as shown in **Map 2** arrived at using the criteria shown in **Figure 1**.

Performance Criteria	Design Solution
Map forming part of **Inner West LEP 2020**. • achieves comfortable street environments for pedestrians in terms of daylight, scale, sense of spatial enclosure and wind mitigation. • requires a built form which facilitates an outlook to, and surveillance of, the street by occupants of buildings. • ensure future development does not compromise development potential of adjoining properties and /or reduce solar access for adjoining properties. • maintains reasonable solar access to the public domain. • Is capable of accommodating all of a buildings functional requirements.	Maximum heights will not be able to be achieved unless the development servicing requirements of this Chapter are met. This in turn might mean site amalgamations are necessary to achieve adequate site area.
	Council may consider a height bonus of up to 7 metres for development within **Area 1** of Ashfield Town Centre as shown on **the Inner West LEP 2020 - Height of Buildings Map** in accordance with the provisions of **Clause 4.3A of Inner West LEP 2020**. ***Note:*** *In circumstances where additional height is proposed under the provisions of* ***Clause 4.3A of Inner West LEP 2020*** *it may be necessary to make a written request to vary other development standards applicable to the proposal e.g. maximum allowable floor space ratio.*
	Development is not to compromise the ability of adjacent sites to build to their full floor space ratio potential, with regard to maintaining solar access for potential residential flat development on adjacent sites. Development applications are required to submit a three dimensional building envelope study of adjoining sites to demonstrate compliance with this Design Solution. ***Note:*** *Three dimensional building envelope study means using a computer 3 dimensional model to demonstrate in block form development on a particular site.*
	Street Wall Height zones: • apply to development on those sites identified in **Area 1** within the **Height of Buildings Map** within the **Inner West LEP 2020**; **And** • subject to a maximum street wall height of 12 metres extending for a distance of 12 metres from the primary street frontage of the property, as seen in **Map 3** and **Figure 1** - Refer to **Clause 4.3B of Inner West LEP 2020**. ***Note:*** *Council will consider variations to the 12m setback from the primary road frontage requirement of the* ***Inner West LEP 2020****, in circumstances where sites have a smaller site length less than 35 m, and where* ***Clause 4.6 - Exceptions to developments standards*** *of the* ***Inner West LEP 2020*** *is used.*

Performance Criteria	Design Solution
	External facades of buildings, including buildings above the street frontage height, are to be parallel with the primary street boundary of the property.
	Provide adequately sized ceiling heights to establish flexible and functional commercial ground floor layouts
	Provide adequate ground floor clearances for site servicing for waste collection and loading and unloading by trucks
	Take into consideration provision of roof top gardens with structures situated within the maximum height stipulated in the **Inner West LEP 2020**.



LEGEND

K	10	Maximum 3 storeys
P	17	Maximum 4 storeys
R1	22	Maximum 6 storeys
S	23	Maximum 6 storeys

Sites with 7m height bonus (2 storeys) pursuant to clause 4.3A of the Ashfield LEP 2013

A – Refer to "Controls for Special Areas" 2-6 Cavill Avenue, clause DS 12 - 7

Map 2 - Number of Storeys - insert updated map

_____ Location of 12 m Street Wall Height identified in Inner West LEP 2020, Clause 4.3 B

_ _ _ _ _ Desired location for 12 m Street Wall Height pursuant to clauses PC2 and DS 2.6

Map 3 - Street Wall Height Zone

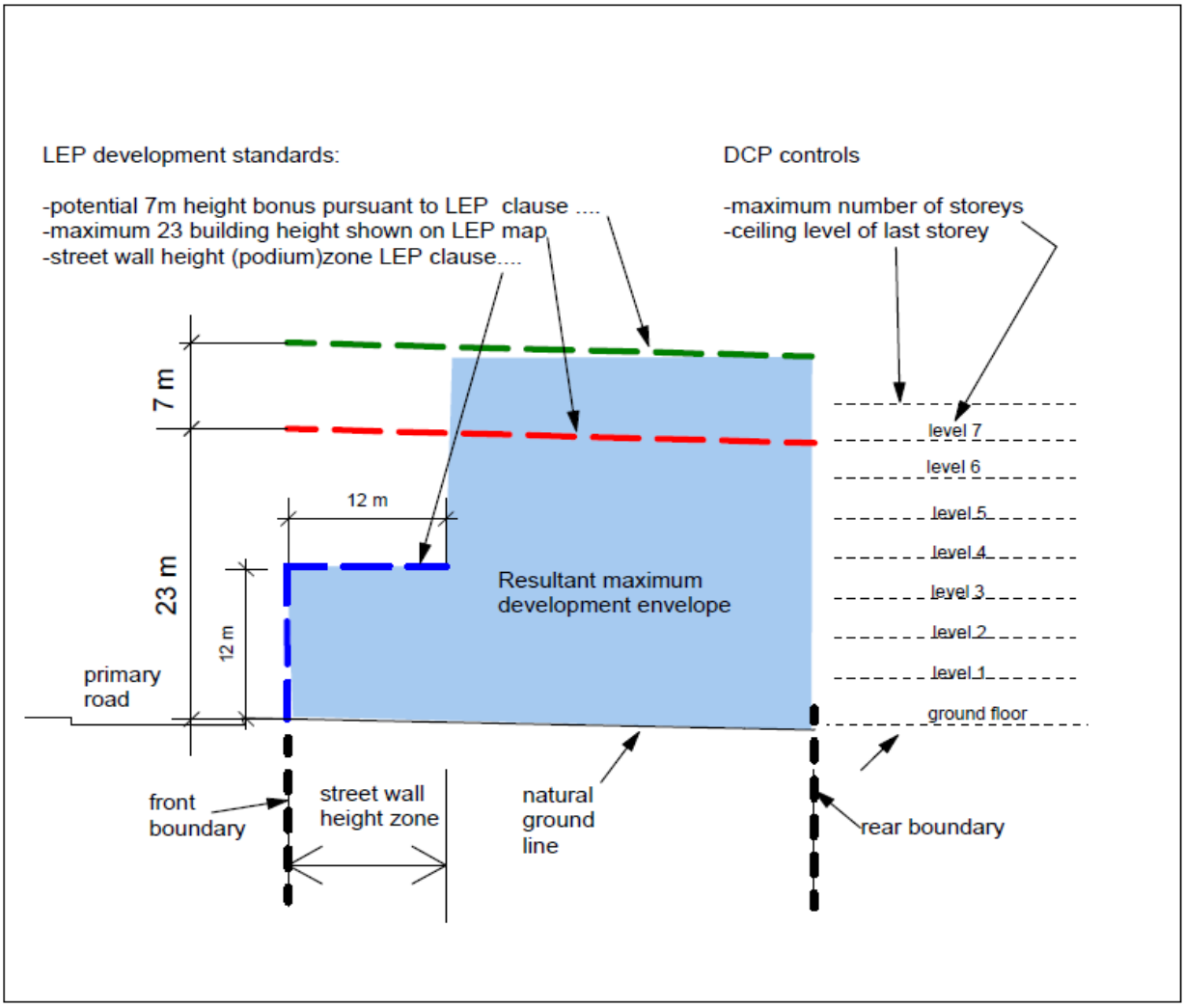


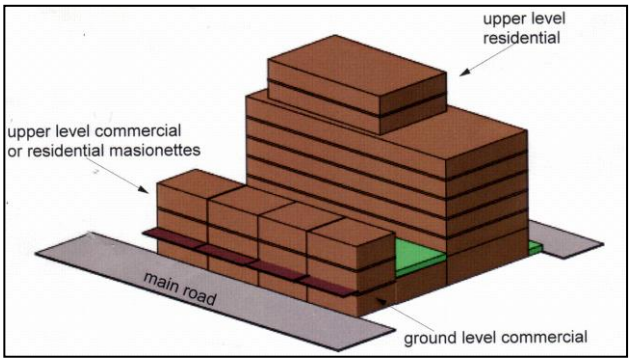
Figure 1 – Explanation of Maximum Number of Storeys (Area 1)

Maximum Number of Storeys

In accordance with the **Inner West LEP 2020**, **Building Height** is measured from the slope of the natural ground level and maximum building heights have taken into account a 3 metre height allowance for a **roof level zone** containing structures such as plant rooms.

Clause 4.3(2A) of Inner West LEP 2020 does not permit habitable floor space within 3 metres of the topmost point of maximum building height for sites within **B2 Local Centre** and **B4 Mixed Use zones** in Ashfield town centre.

The maximum permitted building height allows for sloping land levels and a higher floor to ceiling height for commercial uses at lower levels for servicing requirements and to permit truck access into buildings. It also allows for roof top gardens and ancillary structures for communal open space.



Conceptual Diagram

Performance Criteria		Design Solution	
Landscaping			
PC3.1	Landscaping: • Enables deep soil planting, permitting the retention and/or planting of trees and shrubs that will grow to a large or medium size. • provides attractive streetscapes, enhance the Town Centre and improve urban air quality and contribute to biodiversity. • creates public open space areas in particular areas by encouraging dedication of land to provide areas for wide verges for outdoor public seating, tree planting and artwork, in order to activate the street and enhance the use of the Town Centre. • ensures the adequate provision of communal open space areas for residential development within Ashfield Town Centre.	**DS3.1**	Development of the type specified in this section and identified in areas shown on **Map 4** shall provide a **development setback** in order to enable wider verge areas for public footpaths, public seating areas, tree planting, and street awnings. **Development setback** means that the development allotment is reduced in size in order to create a "residue lot" to be dedicated for public open space. A **residue lot** is an allotment created for the purpose of: • enabling a public verge/footpath area to be created which is wide enough to contain external public seating, space for tree planting, and pedestrian flow capacity. **And** • land comprising the residue lot is dedicated (ownership given) to Council at the completion of development work and the land forms part of public open space. ***Note:*** *The land area dedicated to Council will be included when calculating allowable floor space ratio and as a credit towards any required* ***Section 7.11 contributions****.*
PC3.2	Specify with regard to particular residential development affected by **SEPP65**, which residential development must provide pursuant to the **Apartment Design Guide** "communal landscape area" requirements	**DS3.2**	Development types listed below, and which are identified on the areas designated on **Map 4** are required to provide a **development setback**: • mixed use development such as ground floor businesses and upper level apartments buildings up to 8 storeys in height; • new restaurant buildings; • change of use to an existing building to create a new restaurant, where the rear of the site presently is an open space including containing an open car parking area; • new office buildings; • new shops including supermarkets, grocery, food takeaway; • site development areas larger than 1000m^2 **And** • other forms of development where Council considers that the setback requirement is necessary for urban design and public domain reasons affecting the site.
		DS3.3	The following developments do not require **development setbacks:** • minor alterations and additions to business properties, including offices, restaurants, others where the additions do not exceed

Performance Criteria	Design Solution	
		10% of the existing floor space; • minor alterations and additions to existing flat buildings, where the additions do not exceed 10 percent of the existing floor space; **Or** • any work that Council considers a minor alteration and in the circumstances should not provide a **development setback**.
	DS3.4	Developments required to provide a **development setback** must lodge a land subdivision concept plan and residue lot layout plan showing: • position of the new lots to be created; **And** • the residue lot which will be dedicated to Council for the purpose of a public verge /footpath area, and the position of future in-ground services, in order to ensure that structures, works or excavations are properly located so that the y do not restrict trees for deep soil areas.
	DS3.5	Communal Open Space: • must be provided for development to which **SEPP 65** applies; **And** • complies with the Communal Open Space requirements of the **Apartment Design Guide**.
	DS3.6	Communal Open Space may be located in the following positions: • on the roof of the residential flat building; **Or** • at ground level where it abuts or will abut a major civic public open space identified in this Part or **Public Domain Strategy** and is be designed to integrate with that space. For 2-6 Cavill Avenue Ashfield- Refer to Controls for Special and Clause PC13 and its Design Criteria ***Note**: Landscaping of all types of buildings, including provision of roof gardens where practical is strongly encouraged. A landscape concept plan should be prepared and submitted with the development application. This should indicate the landscape principles to be used. Depending on the type of development and site circumstances, Council may apply conditions of consent requiring a more detailed landscaping plan/landscape maintenance plan to be submitted for approval after a development is approved (refer to Council's development application*

Performance Criteria	Design Solution	
		form for more information). All landscaping will need to be completed prior to occupancy of the building.
	DS3.7	Where developments are unable to achieve to provide suitable communal open space, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room; • provide larger balconies or increased private open space for apartments; **And** • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space.
	DS3.8	Development along the Esplanade and Markham Place areas which provides a **development setback** identified on **Map 6** and provides a **residue lot** may provide a smaller communal landscape area than stipulated above. The area of the residue lot may be deducted from the amount of area required for communal open space.
	DS3.9	Planter boxes, such as those provided on roof top communal open space, shall: • provide soil depth, soil volume and soil area appropriate to the size of the plants to be established, in accordance with the **Apartment Design Guide**; • provide appropriate soil conditions and irrigation methods; **And** • provide adequate drainage. ***Note:*** *The above information shall be shown adequately on any submitted Landscape Drawings, and be coordinated with the architectural documentation to take into account the structure of a building including slab thicknesses and beam locations.*
	DS3.10	Refer to Controls for Special Areas – 2-6 Cavill Avenue, at clauses PC12 and PC13 and locations for tree retention and "green" landscaping setting.

Map 4 – Development Setback Zone

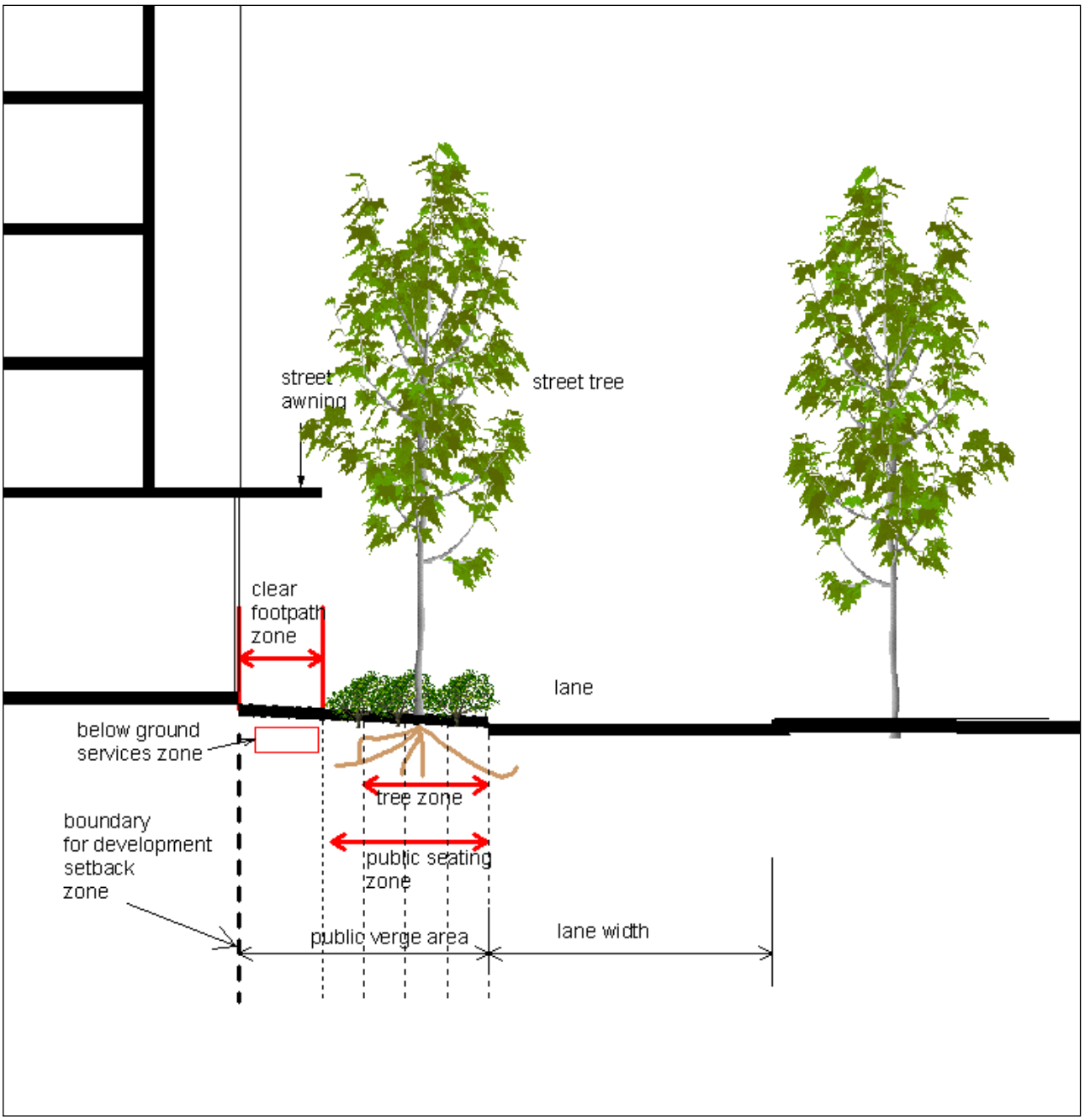
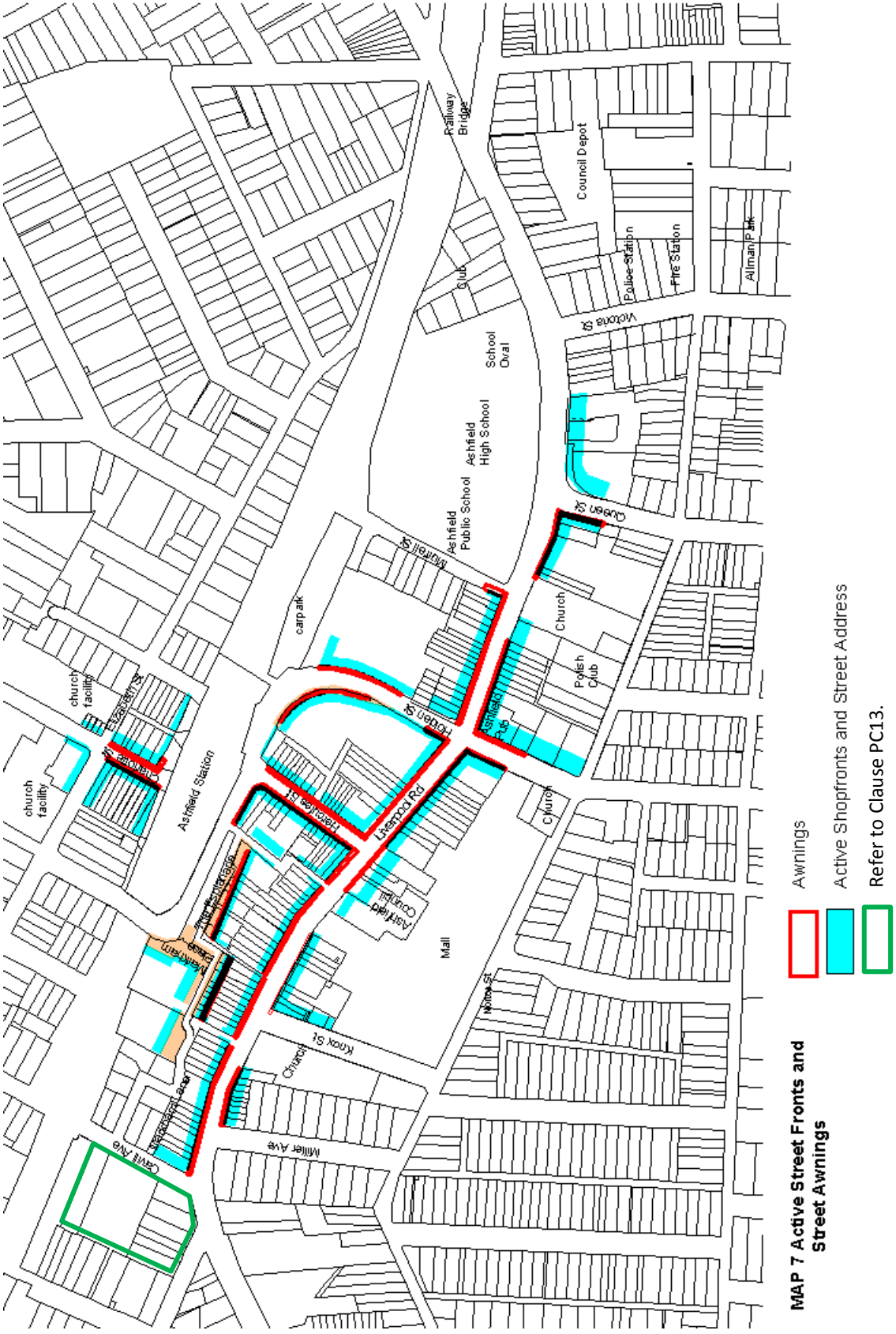


Figure 2 – Public Verge Area

Performance Criteria	Design Solution
Pedestrian Amenity & Safety	
PC4.1 Amenity: • promotes pedestrian activity and safety in the public domain • maximises active street fronts in Ashfield Town Centre and define areas where active streets are required or are desirable • ensures buildings are to address the street where active street frontages are required • ensures the provision of awnings along the commercial core street frontages and other retail areas.	**DS4.1** Active frontage uses are defined as one of a combination of the following at street level: • entrance to shops and commercial premises; • shop front; • clear glazed entries to commercial and residential lobbies; • café or restaurant if directly accessed from the street; • active office uses, such as reception areas, if visible from the street; **And** • public building or community facilities if directly accessed from the street.
	DS4.2 Active street frontages are required in the areas shown on **Map 7**. Refer to Clause PC13 for 2-6 Cavill Avenue, Ashfield.
	DS4.3 Sites required to have active street frontages shall have shopfronts which are predominantly glazed, in order to ensure that adequate visibility of the street occurs, with the minimum amount of glazed area being as follows: • Shopfronts shall have as part of their ground level façade, a glazed area which is a minimum of 80 percent of the width of the shopfront, measured vertically from ground level to a minimum of 2.1 metres above ground level. **And** • The glazed area shall be transparent, so as to enable visibility of the street from the interior of the building.
	DS4.4 Any on grade (ground level) car parks are to be set back behind an active street frontage, and designed in accordance with the controls set out in **Part - A8 Parking, DS4.1**.
	DS4.5 A **street address** is required on ground level of all areas identified in **Map 5**. **Street address** includes the following: • entries, lobbies, and habitable rooms with clear glazing overlooking the street; **But** • excludes car parking areas.
	DS4.6 Awnings along street frontages are to be provided for all new developments as indicated in **Map 5**. Awnings are to be designed to be in accordance with

Performance Criteria	Design Solution	
		the following: • constructed out of metal framing and steel roofing material; • have a minimum ground level clearance of 3m, or which matches approximately the height of existing or adjacent awnings; **And** • lighting installed to the underside in accordance of the awning in accordance with Council requirements.
	DS4.7	Refer to **Part A7- Access and Mobility** of **this DCP** for requirements for access to buildings for people with disabilities.
	DS4.8	Residential development along rear lanes is to ensure that windows contained in residential flat building are positioned to ensure that surveillance occurs of those lane areas.
PC4.2 Security: • ensures developments are safe and secure for occupants, by reducing opportunities for crime through environmental design • contributes to the safety of the public domain • encourages a sense of ownership over public and communal open spaces.	**DS4.9**	The following security devices shall be required in Residential Flat Buildings: • ground and first floor levels shall have fitted security devices which comply with Australian Standards; • ground floor and entry porticos shall have as a minimum double barrel security and fire locks; • lighting which meets the relevant Australian standard of 40 lux, spaced at appropriate intervals to provide the required surveillance in basement parking areas and along pedestrian routes; **And** • for developments higher than 3 storeys, an electronic surveillance system for open space on the site and for the basement car park areas, which includes a closed circuit television and surveillance camera, linked to a Manager's office which has the relevant control panels.



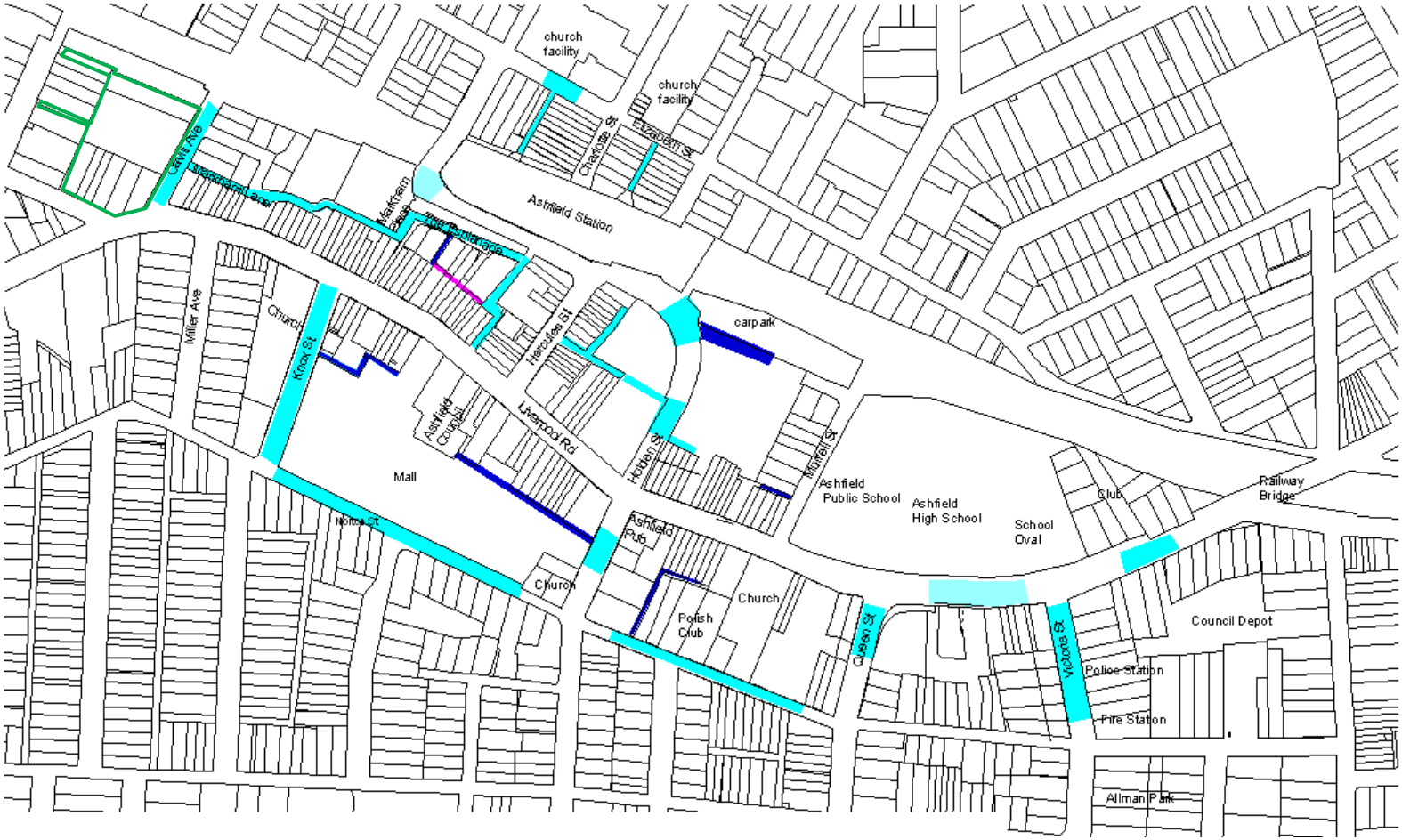
Map 5 – Active Street Frontage and Awning

Performance Criteria		Design Solution	
Controls for Low Scale Infill Residential Buildings			
PC5.1	To provide controls for residential flat dwellings which are not affected by **SEPP 65**, in order to ensure an adequate level of amenity for occupants.	**DS5.1**	Refer to **Part C1 - Building Sustainability** of this Policy for information on the requirements of **BASIX SEPP** and dwellings including flats.
PC5.2	To ensure that small scale Residential Flat Building development has no adverse impact on streetscape.	**DS5.2**	Dwellings which are adjacent business uses shall have glazing and wall finishes that ensures that acceptable internal noise levels are achieved, these noise levels shall be in accordance with the **Environmental Protection Authority Guidelines** with regard the following rooms: • Living Rooms - 40 dB(A) maximum noise level • Bedrooms - 35 dB(A) maximum noise level • Kitchen - 40 dB(A) maximum noise level.
		DS5.3	Daylight access is required to be provided to the minimum standards set by the **Building Code of Australia**.
		DS5.4	Solar access is required to be provided to the energy efficiency standards set by **BASIX**
		DS5.5	External communication structures, air conditioning units, and antennas shall be located in accordance with the requirements under **Development Servicing** for this Part of the DCP.
		DS5.6	External clothes drying area for each dwelling shall be screened from view, with large scale details provided with a development application showing any screening devices such as louvers or parapets.
		DS5.7	Alterations to front building facades shall be sympathetic to the existing architectural townscape of the town centre in accordance with the requirements of **Section 1 - Context of this Part of the DCP.**
Social considerations & Residential Development			
PC6.1	To respond to **SEPP 65 - Principle 8: Housing diversity and social interactions** and the **Apartment Design Guide** to ensure that residential development provides a mix of dwelling types and sizes to cater for a range of household types and occupancy rates.	**DS6.1**	A minimum of 20% of the number of units within a mixed use development shall be smaller studio (no larger than 35 sqm) or one bedroom apartments (no larger than 50sqm)
PC6.2	To address the **SEPP 65 - Principle 8: Housing diversity and social interactions** by requiring a certain percentage of smaller dwellings which due to their size will be comparatively more affordable in terms of rental costs and purchase prices.	**DS6.2**	It must be demonstrated at Development Application stage that the proposed building design layout is capable of achieving compliance with **Building Code of Australia** requirements for access to buildings for people with disabilities, including (where applicable) up to the point of entry into a buildings containing residential apartments. Refer to **Part A7 - Access and Mobility** of this Plan which details Council's **Universal Accessible Design**

Performance Criteria	Design Solution	
		requirements for residential apartment layouts.
	DS6.3	It must be demonstrated at Development Application stage, where seeking a height bonus pursuant to **Clause 4.3A** of the **Inner West LEP 2020**, the procedural steps that will be taken for the provision and transfer of affordable housing to community housing providers.
Development Servicing		
PC7.1 Site servicing facilities: • ensures that site services and facilities are adequate for the nature and quantum of development • establishes appropriate access and location requirements for servicing of development • ensures service requirements do not have adverse amenity impacts • ensures that site facilities, such as clothes drying areas, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning units and communication structures, are effectively integrated into development and are visually unobtrusive.	**DS7.1**	Adequate facilities are to be provided within any new development for the loading and unloading of service/delivery vehicles.
	DS7.2	Areas required for vehicular access to parking areas, waste collection, loading and unloading, are to minimise and establish the functional area required to be able to service the development, but also ensure that all necessary service areas have been provided for. This shall be demonstrated by submitting a **service area function plan** similar in format to that shown on **Figure 3**.
	DS7.3	All service doors and loading docks are to be adequately screened from street frontages and from active overlooking by existing development.
	DS7.4	An area shall be provided on site to accommodate bins for garbage collection and recycling of waste, with waste storage and collection areas being designed pursuant to **Part C3 - Waste Management** of this DCP.
	DS7.5	Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located: • away from the street frontage; • integrated into the roof design and in a position where such facilities will not become a skyline feature at the top of any building; **And** • adequately setback from the perimeter wall or roof edge of buildings.
	DS7.6	Mail boxes for residential buildings and/or commercial tenancies shall be provided in one accessible location adjacent to the main entrance to the development. Mail boxes should be integrated into a wall where possible and be constructed of materials consistent with the appearance of the building. Mail boxes shall be secure and large enough to accommodate articles such as newspapers.
PC7.2 Location of vehicular driveways and manoeuvring areas: • minimises the impact of vehicle access	**DS7.7**	Driveways which provide access to development for car parking, deliveries for loading and unloading and waste collection, shall be provided from lanes and secondary streets identified on **Map 8**. This is because Liverpool

Performance Criteria	Design Solution	
points on the quality of the public domain • minimises the impact of driveway crossovers on pedestrian safety and streetscape amenity.		Road is a major arterial road and unsuited for this service function, and because the service access function is incompatible with the desirable townscape for Liverpool Road.
	DS7.8	Access ways to underground parking should be sited and designed to minimise noise impacts on adjacent or nearby habitable rooms, including bedrooms.
	DS7.9	Car parking shall be located below ground level for major development, and be in accordance with **Part A8 - Parking.**
	DS7.10	Driveways which provide access to development for car parking, deliveries for loading and unloading and waste collection, shall be provided from lanes and secondary streets identified on **Map 8**. This is because Liverpool Road is a major arterial road and unsuited for this service function, and because the service access function is incompatible with the desirable townscape for Liverpool Road.
	DS7.11	Access ways to underground parking should be sited and designed to minimise noise impacts on adjacent or nearby habitable rooms, including bedrooms.

Map 6 - Development Servicing & Access



Areas of road which can be used by vehicles to access sites for car parking and servicing.

Privately Owned land and vehicular access

Rights of way for particular properties over private land.

Refer to Clauses PC12 and PC13

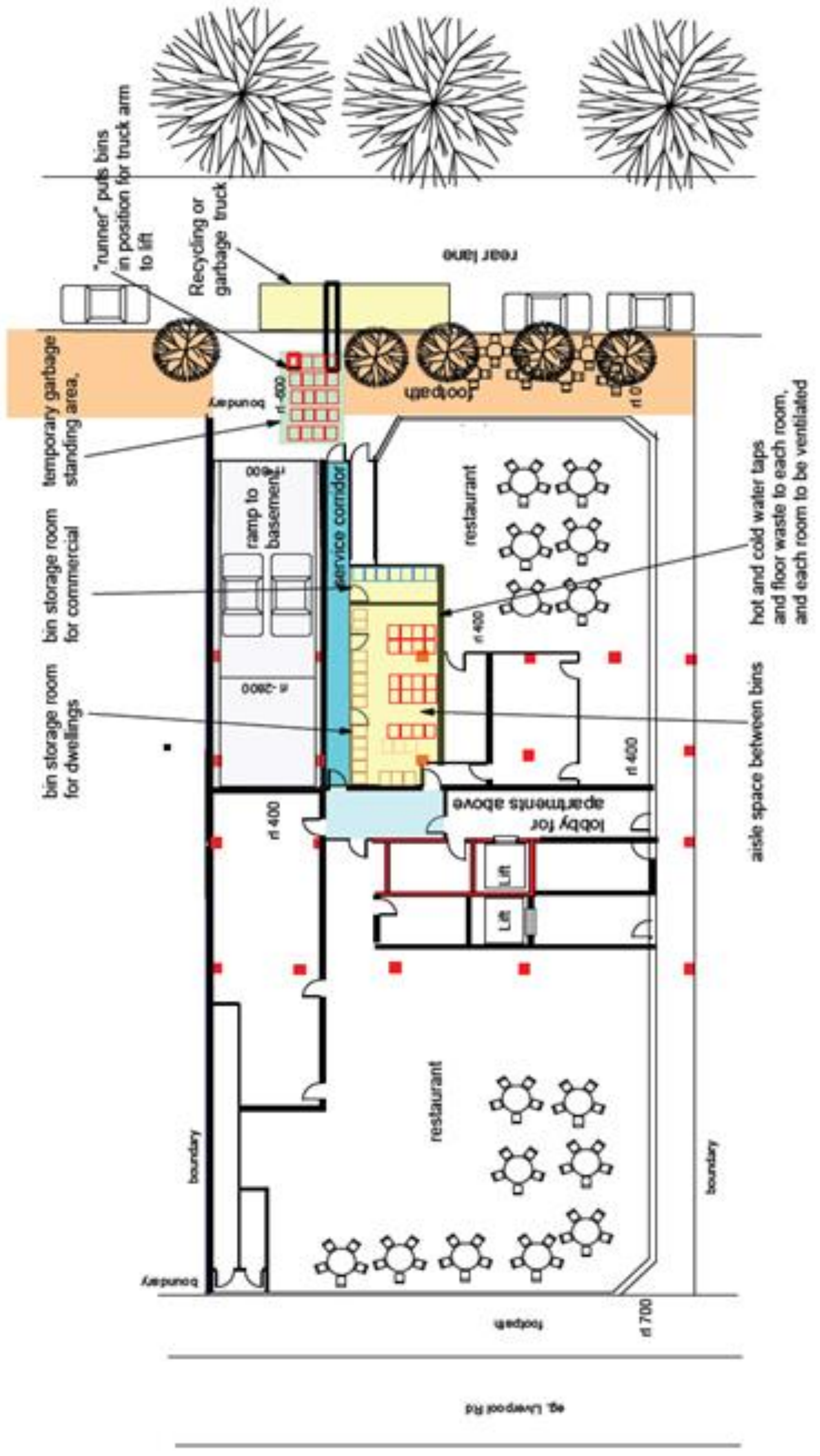


Figure 3 – Development Servicing Concept Plan

Performance Criteria		Design Solution	
Commercial Development			
PC8	Commercial developments: • provides minimum amounts of commercial (non-residential) areas at ground level in order to provide for employment floor space, create lively streets and public spaces, encourage a variety of mixed-use developments, a diversity and range of shopping and recreational activities for workers, residents and visitors. • requires attractive ground level shopfront facades in order to benefit the town centre's streetscape and character. • ensures that mixed development and commercial development achieve good urban design outcomes by minimizing the impacts of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices. • encourages the painting of facades using Council's painting guides. • provides adequately sized ground floor ceiling heights to establish flexible and functional commercial ground floor layouts. • proposed signage visually complements (not challenge) the architectural composition of buildings and should enhance the Ashfield Town Centre	**DS8.1**	Where mixed development occurs, the majority of the ground floor area of buildings should comprise business use, in order to promote employment and active street frontages. Residual areas for service functions such as driveway ramps, waste storage, plant rooms, shall be kept to a minimum; this can be done by demonstrating compliance with the **Development Servicing** requirements of this DCP. For 2-6 Cavill Avenue Ashfield refer to Clause PC13.
		DS8.2	Car parking required pursuant to **Part A8 - Parking** of this DCP shall be placed below ground, for substantial developments in order to maximise ground level commercial space, and to maximize potential for active street frontages
		DS8.3	Service Areas for commercial development shall be provided in accordance with the Development Servicing requirements of this DCP. Refer also to **Part A8 - Parking**.
		DS8.4	Minimum ceiling height for ground floor commercial uses is 3.3 metres. The minimum ceiling height is to increase to 4 metres if the Commercial use is a Café/Restaurant. The Development Application is to demonstrate that allowance has been made for above ceiling mechanical requirements any structural beams and slabs.
		DS8.5	Refer to **Part A10 - Signs and Advertising Structures** of this DCP and **Schedule 2 of Inner West LEP 2020**. Signage is also controlled by **State Environment Planning Policy No. 64**. **SEPP 64** includes requirements for making signage compatible with the desired future character of an area, and therefore meets the requirements of the **Context** requirements within this Chapter
		DS8.6	The minimum amount of glazed area shall be as stipulated in the **Pedestrian Amenity and Safety** section of this Part.
		DS8.7	Shopfronts shall not have any "**roll-a-door**" type grille or opaque security shutters, except in the following circumstances: • only security shutters which are predominantly transparent are permitted.
		DS8.8	Ground level shopfront composition shall be arranged in a way which complements the building style of the façade and enhances the streetscape.
		DS8.9	Awnings shall be provided in the locations stipulated on **Map 5**
		DS8.10	Air-conditioning units and satellite dishes elements shall be designed and located as follows:

Performance Criteria		Design Solution	
			• must not be located on front façade and positioned at the rear of the building; • must be setback at least 1.5 m from all adjoining property boundaries, other than the front building line adjoining the street; • use non-reflective materials; **And** • if roof or wall/pole mounted, diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and do not extend above the highest point of the roof and not be located above a parapet.
		DS8.11	Applications for strata subdivision of offices shall address issues of wall partitioning and fire egress, allocation of bathroom and kitchen facilities, waste storage locations, business signage and parking allocation.
Environmental Management			
PC9.1	To provide environmental controls that affects development in the Town Centre not covered by overriding environmental planning legislation such as **BASIX**.	**DS9.1**	All **Class 2** residential flat buildings are required to comply with **BASIX**.
PC9.2	To check that design at development application stage is likely to comply with the energy provisions of the Building Code of Australia at Construction Certificate stage.	**DS9.2**	All **Class 5 to 9** non-residential developments are required to comply with **Building Code of Australia** energy efficiency provisions. In order to ensure that development applications are likely to comply with this, and avoid the need for any future development consent variations, the following shall be submitted with the development application: • For development over $1 million in value an **Energy Efficiency Report** or Certificate, stating that the proposal will comply with the **Building Code of Australia CA Part** J, shall be submitted by a suitably qualified consultant.
		DS9.3	Balconies shall be designed to accommodate an area for the drying of clothes, and be designed in a way which screens the drying area from view from street level.
PC9.3	To restrict the reflection of sunlight from buildings onto surrounding areas and buildings.	**DS9.4**	New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.
		DS9.5	Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.
		DS9.6	Subject to the extent and nature of glazing and reflective materials used, a **Reflectivity Report** that analyses potential solar glare from the proposed development on pedestrians or motorists may be

Performance Criteria		Design Solution	
			required.
		DS9.7	Developments shall submit a waste generation management statement showing the amount of waste day to day activities will generate, and a description of how occupants of the development will transfer their waste to waste collection areas on the site as required by **Part C3 – Waste Management**.
Controls for Special Areas - Development on sites with heritage items			
PC10.1	To maintain a historic architectural setting for the Town Centre, which will contribute to a key part of the urban design qualities of Ashfield Town Centre	**DS10.1**	For heritage items identified in **Map 7,** development shall retain the front part of the building to the extent shown in **Figure 4**, being a minimum distance equal to the depth of two existing rooms, or greater distance if recommended in the buildings heritage conservation plan.
PC10.2	To allow new development on sites in circumstances when the historic architecture is retained, e.g. on larger sites where parts of the site are not of historic value such as a rear car park area or later building additions, and where new work: • does not distort or obscure the cultural significance of the architecture to be retained; • does not detract from historic architectural interpretation and appreciation; • new development on heritage listed sites respects the historic architecture to be retained, by ensuring that: • sufficient curtilage is provided around historic architecture to be retained; **And** • the design of new development has regard to the fabric and prevailing character of the historic architecture such as proportions, materials and finishes.	**DS10.2**	New **infill development** on the sites referred to in **DS10.1** shall ensure that there is **adequate curtilage** around the retained building to allow the conserved building to be seen "in the round" and understood as a stand- alone historic structure, as shown in the principles in **Figure 4**
		DS10.3	Any rear **infill development** located on the sites identified on **Map 7** shall be located as to comply with curtilage requirements above and shall ensure that it uses recognisable architectural cues such as massing, proportions, detailing and coursing lines, materials and finishes, to complement the adjacent historic architecture that is to be retained. Reference should be made to **Part E - Heritage Conservation** for more detailed considerations

Parts of sites which are Heritage Items where rear infill development can be considered by Council subject to clause 10.1 of this Part.

MAP 7 - Infill development on heritage listed sites

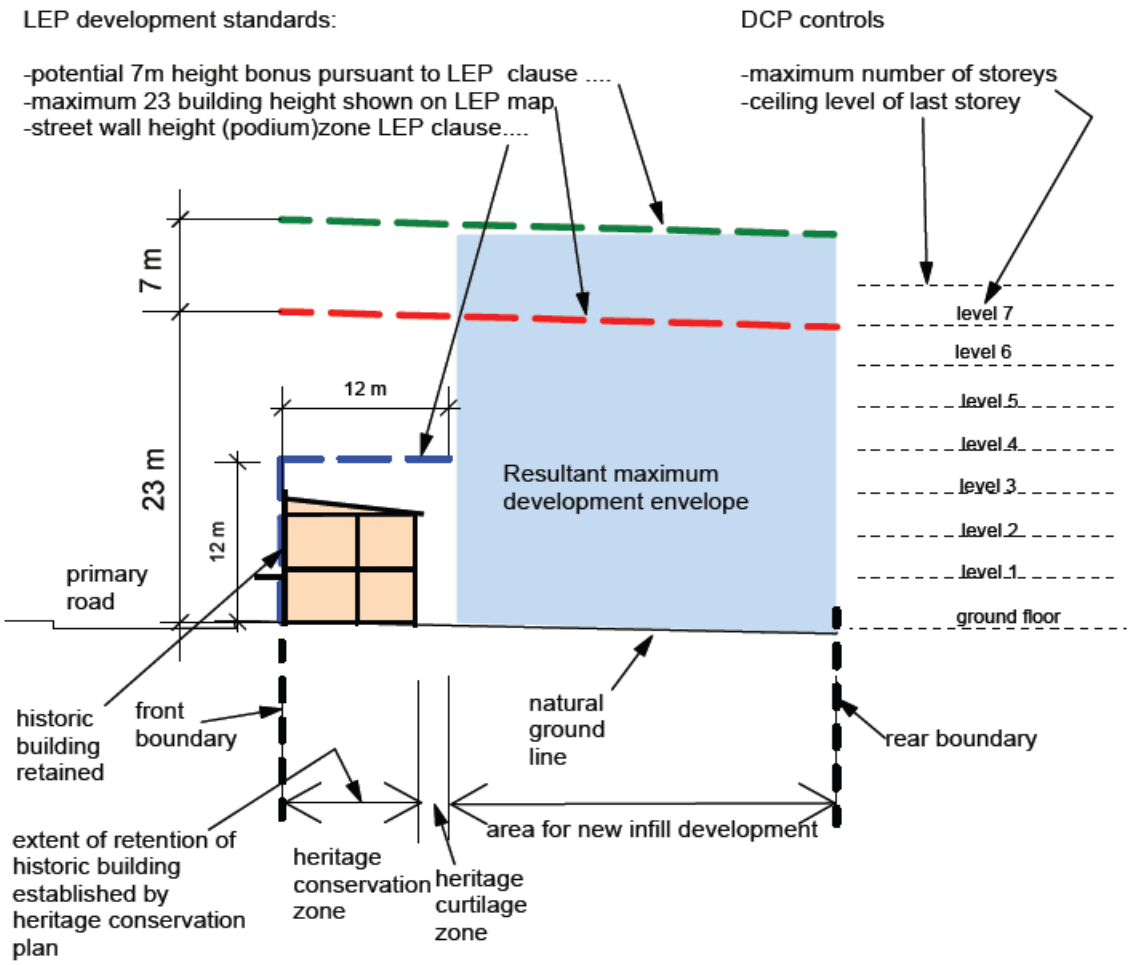


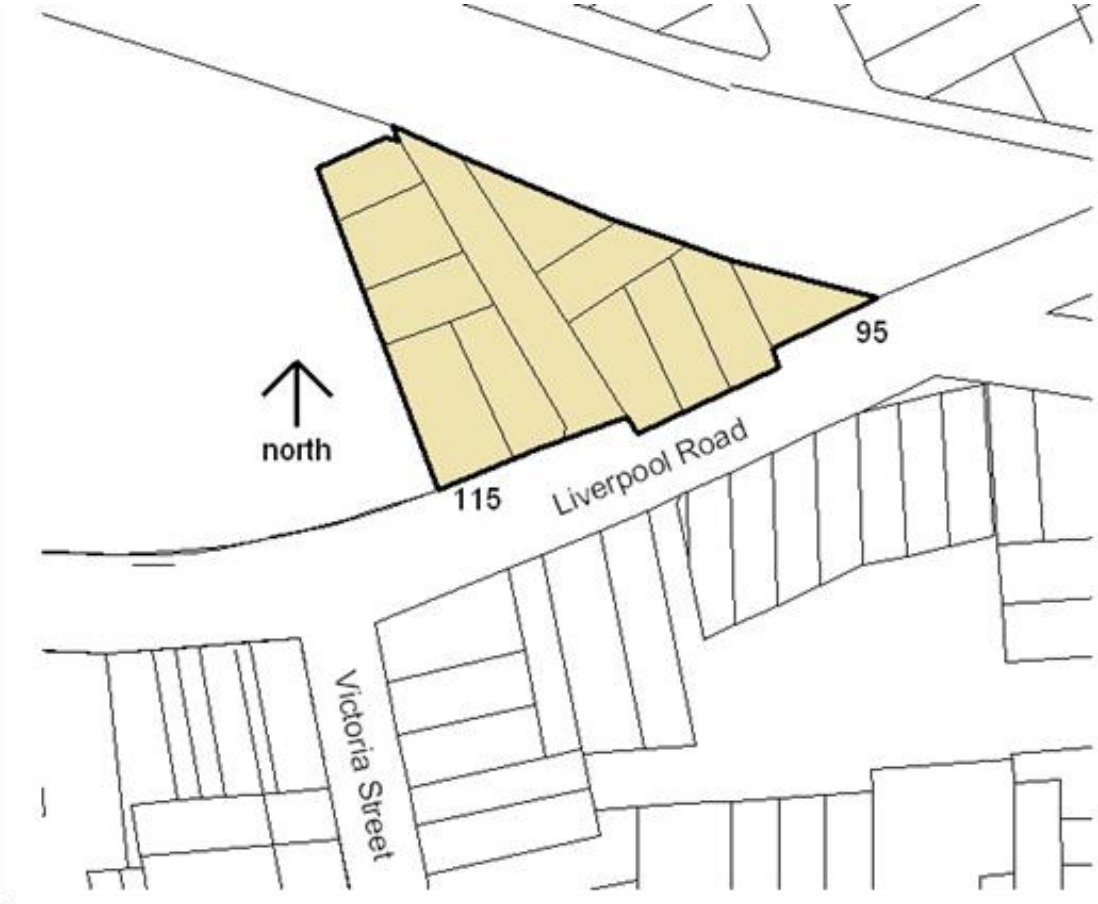
Figure 4 - Section -Architectural Conservation

Performance Criteria		Design Solution	
Controls for Special Areas - 'Wests Site' 95-115 Liverpool Road, Ashfield			
PC11.	The site forms a key part of the eastern entry into the Ashfield Town Centre and this prominent position has a high degree of visual exposure. This includes a long boundary with the Ashfield Boys High School of approximately 85m within direct view of Liverpool Road and surrounds. The existing club building has a particular geometric aesthetic style that needs to be acknowledged with any new building composition in order to achieve an adequate compositional relationship. Being adjacent to the school, interface issues need to be adequately considered to ensure there are no conflicts between the school and activities on the club site. Adequate car parking must be provided on site to ensure that there is no loss of local on-street parking or disturbance to residents during the club's opening hours from9 am to 6 am.	**DS11.1**	The following site-specific controls affect the land within a heavy black line shown on **Map 8A** below.
		DS11.2	All **Class 5 to 9** non-residential development is required to comply with the **Building Code of Australia** energy efficiency provisions. This includes club buildings. In order to ensure that development applications are likely to comply with this, and avoid the need for any future development consent variations, an **Energy Efficiency Report or Certificate**, stating that the proposal is likely to comply with the **BCA Part J,** shall be submitted by a suitably qualified consultant. Council strongly encourages Wests "go beyond" the minimum legislated sustainability requirements of the **BCA** and construct a building that is "best practice" in terms of sustainable building design including but not limited to the following measures (refer also to **Part C1 - Building Sustainability**):
		DS11.3	Development of the site shall provide the following energy provisions: • enclosed car park areas should be designed with variable fan speed drive (VSD) and carbon monoxide (CO) monitoring, as well as passive supply or passive exhaust where possible; • a highly efficient lighting design and control strategy to reduce artificial lighting energy consumption and allow maximum advantage to be taken of daylight; • efficiency controls including timers and motions sensors to car park, common areas and plant rooms; • roof-mounted solar panels and photo-voltaic systems to provide hot water/electricity. These systems to typically deliver approximately 60% of yearly water heating energy for serviced apartments with a gas back-up for security of supply during night-time or cloudy periods; • building form and fabric to be carefully considered to balance solar heat gains, daylight, glare and views to outside. Passive design strategies to include external shading devices to the western elevation, insulation for walls and ceilings, and high-performance glazing where necessary;

Performance Criteria	Design Solution	
		And • all serviced apartments to have energy-efficient appliances and lighting for bedrooms, bathrooms, laundries, toilets and hallways.
	DS11.4	Development of the site shall provide the following water management provisions: • water efficient fittings installed across the development; • where utilised, cooling towers to have 6 cycles of concentration or greater, reducing water consumed in air-conditioning by up to 50%, as well as reducing chemical use in treatment; • rainwater harvested from all rooftops for use in the following applications: • private landscape irrigation; **And** • car-washing & wash-down. • native, drought-resistant planting maximised to reduce water consumption used; • extensive storm water detention to minimise runoff quantities. The use of permeable surfaces to be considered wherever suitable; **And** • rainwater capture from rooftops for reuse in buildings to reduce storm water runoff as well as mains potable water use.
	DS11.5	In order to maintain the streetscape quality along the verge area along Liverpool Road, the following shall be retained: • existing street trees along the Liverpool Road footpath; • decorative curved sculptural wall and planting at the north east corner of the site; **And** • extensive landscaping to be provided adjacent to the railway line including suggested additional tree planting in Elizabeth Street to enhance the northerly presentation of the building given the importance of this aspect of the structure facing residential properties.
	DS11.6	In order to avoid any visual disfigurement of walls along or near the boundary with the school oval site and resultant adverse visual impacts on the Town Centre, any walls or other structures placed on the

Performance Criteria	Design Solution	
		boundary shall be detailed/treated in way in which graffiti is discouraged including use of suitable protective coatings to facilitate easy paint removal.
	DS11.7	In order to avoid an excessively bulky building scale interface with the adjacent school oval site, provide a degree of separation for acoustic privacy from the activities on the school, reduce building mass and minimise winter overshadowing, any part of a building 6.0 metres or more in height above natural ground level shall have a minimum setback of 7.5 metres (inclusive of any building appendages such as balconies) to the school oval except as provide for in **DS11.8** below
	DS11.8	In order to maximise modulation of the western elevation, Council will consider any **Design Justification Report** submitted with the development application setting out the rationale for any building setback less than 7.5 metres but not less than 5 metres from the western boundary.
	DS11.9	An **active shopfront**, being rooms with large areas of glass which will give surveillance of the area, shall be provided along the Liverpool Rd frontage, except where impractical to do so (e.g. near the car park entry), with a minimum depth of 4 metres.
	DS11.10	Any new development on the site must comply with **Part A8 - Parking**, and, in addition, have regard to the following: • currently the club provides car parking off site at 1-7 Victoria Street for approx. 133 cars. If this site is sold to a new owner, resulting in a reduction in car parking available for the club, this might lead to a loss of on-street car parking in the area. Council will take this matter into consideration when assessing whether sufficient car parking has been provided or will be able to be provided on the club site, when assessing any new major development application on the club site.
	DS11.11	Council will only support car parking above ground level in the following circumstances: • car parking visually appears to be a maximum height of two storeys above ground level facades of the car park have a high level of architectural composition which will enhance the urban design of the area, (i.e. the car park does not solely express an engineered structural layout); **And** • any car park elevations fronting Liverpool Road, and along the boundary with the

Performance Criteria	Design Solution	
		school for a distance of 20metres must be designed to appear as if they are building facades which continue the aesthetic composition of the existing club building, be predominantly solid with fenestration included as necessary to achieve the desired composition.
	DS11.12	Access for people with disabilities will be in accordance with **Part A7 - Access and Mobility** and **Part A8 - Parking**. A report shall be submitted with the development application demonstrating how all public areas are able to be accessed by a person with disabilities.
	DS11.13	A high degree of architectural composition is required for any new building. This shall have particular regard to: • the length of walls along the boundaries of the site, and the need to ameliorate any visual blandness with sophisticated architectural modelling and use of different materials and colours including a high level of building presentation/modulation to the northern elevation of the building which has an aspect to adjacent residential properties. • any new building composition designed to complement the "abstract" geometric composition of the existing club premises. • any new building to provide an active street frontage to Liverpool Road, including entrances from Liverpool Road in addition to the existing Club entrance. • establishing an appropriate building scale along Liverpool Road, with a building setback of 10 metres to the Liverpool Road boundary required for any parts of the building placed above the façade/parapet line of the existing Club". **And** • retaining privacy for residents to the north of the building.
	DS11.14	The existing easement for rail access is to be kept clear during at all times. Any development must also address issues of noise and vibration, graffiti control and storm water discharge associated with the proximity of the site to the rail corridor as well as matters such as balcony design to prevent items being thrown on to the rail corridor. A geotechnical report is required with any future development application demonstrating that the development will not impact on the safety/stability of the rail corridor. Refer to requirements of Transport NSW.



MAP 8 - Wests Leagues Club Site

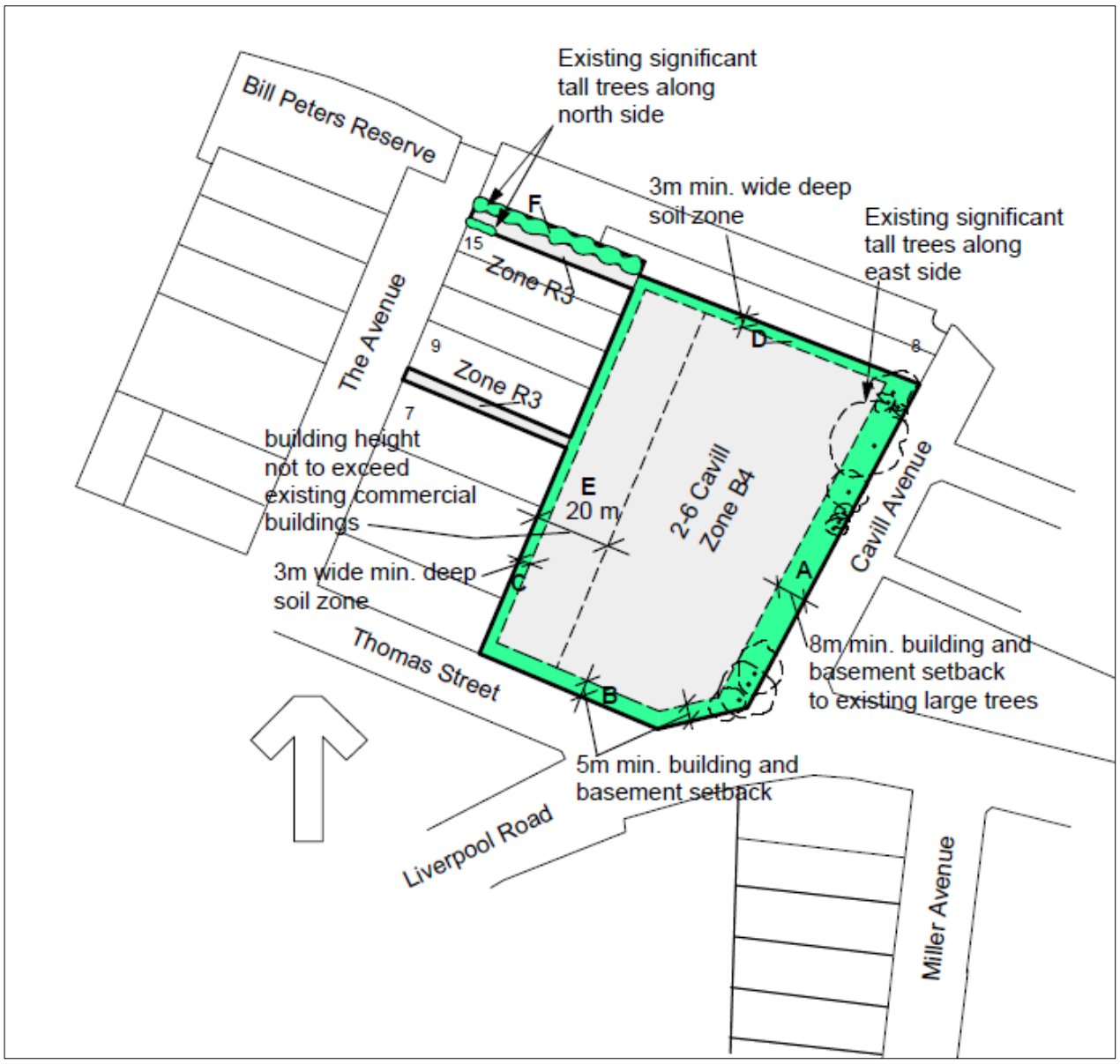
Performance Criteria	Design Solution
Controls for Special areas – 2-6 Cavill Avenue Ashfield for the area identified on Map 9. Added 5 April 2019.	
PC12 Ensure major new development maintains the existing desirable spatial character of the site and the contribution that it makes to the public domain, takes into consideration particular Council policies, including those matters listed below. • The site forms a key western part of the Ashfield Town Centre and is in a prominent position with a high degree of visual exposure. It is also a unique site in the town centre being a very large size not found in other parts of the town centre. It has a different existing building and landscape typology to that found in the town centre. There are two existing 5- 6 storey commercial buildings which are good examples of modernist design for that period, which are in a large landscaped garden setting which include several tall trees along the Cavill Avenue front garden area. This green setting makes a strong contribution to the public domain. • The southern part of the site is within the western gateway area affected by Council's Ashfield Public Domain Strategy 2014 - which seeks to have various improvements along the Liverpool Road verge area and surrounds. • There are pedestrian links through the north part of the site between the Bill Peters Reserve (park) at The Avenue, through to Cavill Avenue, with parts of that route framed by trees. This includes the internal laneway off The Avenue which has significant tall trees on its north side and along part of the south side with wide tree canopy cover. • Traffic entry and exit is both off Thomas Street and Cavill Avenue. Waste Collection is contained within the site using an internal perimeter roadway. • Existing buildings on the site are in positions that do not overshadow adjacent residential properties in The Avenue Street after 11 am, and have no significant winter overshadowing impacts on nearby residential areas in Miller Avenue Heritage Conservation Area to the south.	**DS12.1** *(maintain garden setting)* *(privacy)* Major new development shall ensure that the following are provided: A garden setting is provided along the site frontage along Cavill Avenue and Liverpool Road with: i) Building setbacks, basement setbacks, and provision of deep soil zones in the locations indicated in **Map 9** in areas denoted A for a minimum width of 5 metres in order to establish large trees, and accommodate a widened footpath, and: ii) Existing large trees along Cavill Avenue, identified on **Map 9** in areas denoted A, being retained and there being: - a minimum building and basement setback from the Cavill Avenue boundary of 8 metres - a minimum of 6 metres radius clear either side of the trunk of those trees clear of any building structures on the site iii) Additional trees planted along the Cavill Avenue frontage to achieve the height and scale of existing trees being protected in (ii) A garden setting is provided along the site frontage of Thomas Street, with: iv) Building setbacks, basement setbacks, and provision of deep soil zones in the locations indicated in **Map 9** in areas denoted B for a minimum width of 5 metres in order to establish large trees, and accommodate a widened footpath. An Arborist Report shall be submitted at Development Application stage showing that any basement or structural walls shall be adequately located in positions that do not adversely impact the root system and health of those trees in (ii) and (iii) and (iv). Screening trees to provide privacy are to be planted along the boundary with properties in The Avenue Street within a 3m wide deep soil zone in areas denoted C on **Map 9.** Provision of trees along the northern boundary in area denoted D on **Map 9** planted within a 3m wide deep soil zone, in order to continue to provide privacy for the apartments at 8 Cavill Avenue, Ashfield. *(tree protection in laneway)* Protection of existing trees in the laneway garden part in area denoted F on **Map 9.** An Arborist Report shall be submitted at Development Application showing how this will be achieved, and in addition specify in detail what measures shall be used at construction stage to ensure protection of those trees.

DS12.2	Major development shall ensure that buildings located on the north western parts of the site adjacent residential properties off The Avenue shall be as follows: Buildings storeys above the 23 metre height plane of the ALEP 2013 shall be setback from the major north west boundary by a minimum distance of 20 metres. Building storeys below the 23 metres height limit of the ALEP 2103 shall comply with the minimum setbacks stipulated in the Apartment Design Guide for residential development.
DS12.3	*(pedestrian links)* Pedestrian pathway links between Thomas Streets and Cavill Avenue shall be provided. Major new development shall apply a public easement on the land title to enable this.
DS12.4	*(public domain plan)* Pubic verge/footpath areas shall be designed to enhance the western entry into the town centre taking into consideration the concepts in the Ashfield Town Centre Public Domain Plan 2014. This shall include consideration of new footpath pavements and street lighting, and having a wider footpath along Liverpool Road and Thomas street to better accommodate pedestrian movements. Council's Ashfield Street Strategy shall also be adhered to including appropriate street tree species.
DS12.5	*(vehicle access)* Vehicle entry and exit for the site shall be predominantly on the properties which service the previous approved commercial use of the site at 2-6 Cavill Avenue, being from Cavill Avenue and Thomas Street.
DS12.6	*(waste management and site layout)* Major new development shall provide an internal roadway system designed and constructed to allow for waste collection by trucks within the site, and not be on public street and verge areas. Waste collection such as resident's bins shall not be from a public place such as a footpath or public street. Any waste storage areas shall not be visible from a public street. The above shall be documented at adequate detail at Development Application stage and demonstrated to accommodate and service the site needs, so as to ensure there are no future adverse affects on the public domain due to a lack of adequate upfront design resolution. An easement will be created to allow Council trucks to enter the site to collect waste and an indemnity provided to Council to enable this.

DS12.7	*(number of storeys)* Maximum number storeys shall be 9 levels for the part of the site zoned B4- Mixed Use, subject to compliance with clause DS 12.2 which requires having varying building heights on the site to address particular issues and site conditions.
DS12.8	*(varying building heights)* Maximum building heights on the site shall ensure there is a variety of building scale/heights that sympathetically respond to adjacent and nearby building scales and townscape built form characteristics, comply with clause DS12.2 and DS 12.11, provide adequate levels of solar access to communal open space areas, and building heights achieve minimum building setback distances for properties off The Avenue and 8 Cavill Avenue as stipulated in the Apartment Design Guide.
DS12.9	*(standard of composition)* Major new development, including contemporary design, shall have adequate architectural modelling that ensures there are no monolithic building outcomes, and the building design meets the standards of architectural composition specified in clauses PC 1 and DS1.1 of this DCP part (Ashfield Town Centre) and as defined in Part G of the DCP – "high standard of architectural composition". This shall include there is expression and differentiation of the bottom levels of the building from the main body of the building and provision of a "human scale", compliance with DS 12.10, articulation of the top of the building, and an adequate relationship established with the townscape of the town centre and gateway position of the site. Varying building cladding and finishes are to be used which shall enhance the appearance of the building. On site open space areas and their surrounding building facades shall provide a sense of place for residents, with building facades being well composed and not have a repetitive mechanical appearance, open spaces having adequate tree canopy cover including regular planting of trees in adequately sized planter boxes or deep soil areas, well composed footways and public spaces, and locations provided for seating areas.
DS12.10	*(9th storey)* Major Development shall have any uppermost 9th storey with a building setback for a minimum of 5m around its perimeter, except where : • the uppermost storey is predominantly used for communal open space and this accommodates elements such functional and ancillary structures including stairway access enclosure, pergolas, roof gardens or planter boxes, and lift motor rooms, and: • the structures are arranged as architectural features which enhance the composition of the built form as viewed from the public domain.
DS12.11	*(solar access nearby properties)*

			Major development shall ensure (i) there is no winter overshadowing of adjacent residential properties between 12 noon and 3pm in The Avenue in addition to that created by existing buildings (ii) no overshadowing of residential properties in Miller Avenue in winter between 9am and 3pm
PC13	Under the Inner West LEP 2020 there are several major development options for the site. Each of these must ensure that the positive characteristics of the site are maintained as identified in PC 12. In addition, each of these will need to address certain considerations for: activation of ground levels for surveillance and public safety, appropriate amounts of business and employment generating floorspace, and provision of communal open space areas and their locations. The major development options include: • Development Type 1- Retention or additions to the existing buildings, for land uses permissible in the B4 zone such as stand alone residential flat buildings or mixed use developments. • Development Type 2 - Demolition and construction of new buildings characteristic of a town centre typology such as mixed use developments which seeks to maximise the potential Floor Space Ratio of 3.0: 1 at 23 m height, and the additional 7m height bonus provisions of the Inner West LEP 2020 which generate additional FSR. Such as having a large site building coverage for commercial or retail uses, with residential flat buildings above a podium, provision of podium level and roof top communal open space and gardens, as occurs in other parts of the town centre • Development Type 3 - Demolition of existing buildings and having a predominantly residential flat buildings use, with maximising the 9 storeys permissible on the site and provision of ground level communal open space given the large site area. With Clause 4.3 (2A) of the Inner West LEP 2020 not applying which requires non habitable roof top uses, for providing roof top communal open space and gardens and various functional building elements. The above three types are referred to as “Major Development” in the Design Solutions column.	**DS13.1**	*(activation)* Development Type 2 (such as new mixed use) shall ensure there are active frontages, as defined by clause DS4.1 of this part of the DCP (Ashfield Town Centre) such as shopfronts or similar, along Thomas Street, Liverpool Road and Cavill Avenue. This shall include having ground level entry lift lobbies for any upper level residential flat building to address those streets. Development Type 3 (majority residential flat buildings) shall provide an adequate amount of ground level shopfronts or similar, in combination with provision of ground level residential lift lobbies, for activation and surveillance of the public domain along Thomas Street, Liverpool Road and Cavill Avenue.
		DS13.2	*(communal open space)* Development Type 1 (existing buildings and additions) and Type 2 (new mixed use) shall ensure there is provision of communal open space that comply with the minimum areas stipulated in the Apartment Design Guide for the residential flat building component, including use of podium levels and roof top locations as required. Such locations shall have high amounts of tree canopy cover.
		DS13.3	*(Type 3- communal open space locations and amount)* Development Type 3 (predominantly residential flat buildings) shall provide at a ground level location communal open space and deep soil areas that comply with the minimum areas stipulated in the Apartment Design Guide, (25 percent of site area for COS). Such locations shall have high amounts of tree canopy cover. Open space areas within the site shall have a landscape design which is holistic, provides a sense of place for residents, has a compositional relationship and connectivity with the front garden areas along the Cavill Avenue frontage of the site and pedestrian links through the site.
		DS13.4	*(variations- amount of commercial or similar floorspace)* Clause DS8.1 of the this part of the DCP (Ashfield Town Centre) requires a particular minimum provision of ground level commercial /business floor space expressed as percentage of site area, for provision of employment floor space and the general needs of the town centre. This control is devised for small site types. Given the large site type, these requirements may be varied for Development Type 1, Type 2, Type 3, provided an economic analysis is submitted that demonstrates there will not be any adverse impacts on businesses in the town centre should there be a lower provision of commercial or retail or business floor space compared to that stipulated in Clause DS 8.1.

PC14	Ensure there are acceptable traffic impacts on local adjacent streets.	**DS14.1**	A detailed traffic assessment report shall be submitted at Development Application stage. This shall include that existing and anticipated intersection performance are modelled, including Thomas Street/The Avenue, Thomas Street/Liverpool Road, and Liverpool Road/Cavill Avenue, and a traffic management plan put in place.
		DS14.2	A traffic management plan shall be submitted with a development application and include the following: - Vehicle entry and exit from the site is to maximise use of Cavill Avenue and Thomas Street. - Large vehicles such as delivery vehicles and waste and recycling trucks must only use Cavill Avenue and Thomas Street as entry and exit points. - The site's internal laneway on the lot adjacent 15 The Avenue is to be designed to be a shared way between pedestrians and vehicles, with minimal traffic movements, in order to maintain an existing pedestrian route through the site between The Avenue and Cavill Avenue. - Consideration given to restricting laneway use of The Avenue to after business hours.
PC15	Ensure adequate amenity for residents of 8 Cavill Avenue Ashfield.	**DS15.1**	Any buildings along the northern portion of the land adjacent 8 Cavill Avenue of the site must: - Where affected by State Environmental Planning Policy No 65 comply with the minimum separation distance stipulated in the Apartment Design Guide for apartment buildings, and - All other structures shall ensure there is an adequate separation distance that provides adequate amenity for apartments at 8 Cavill Avenue, including an attractive outlook with landscaping and - Any driveway or carparking area along the northern part of the site shall have noise mitigation measures to reduce noise impacts for apartments at 8 Cavill Avenue including use of noise attenuating walls.


Bill Peters Reserve
Existing significant tall trees along north side
3m min. wide deep soil zone
Existing significant tall trees along east side
F
15
Zone R3
9
Zone R3
7
The Avenue
building height not to exceed existing commercial buildings
E
20 m
2-6 Cavill Zone B4
D
8
Cavill Avenue
A
3m wide min. deep soil zone
C
Thomas Street
8m min. building and basement setback to existing large trees
B
5m min. building and basement setback
Liverpool Road
Miller Avenue

Map 9

Part 2

Ashfield East

Application

This Guideline applies to the following development categories:

- All development within the "Ashfield East" area as defined in **Map 1** within this Part.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

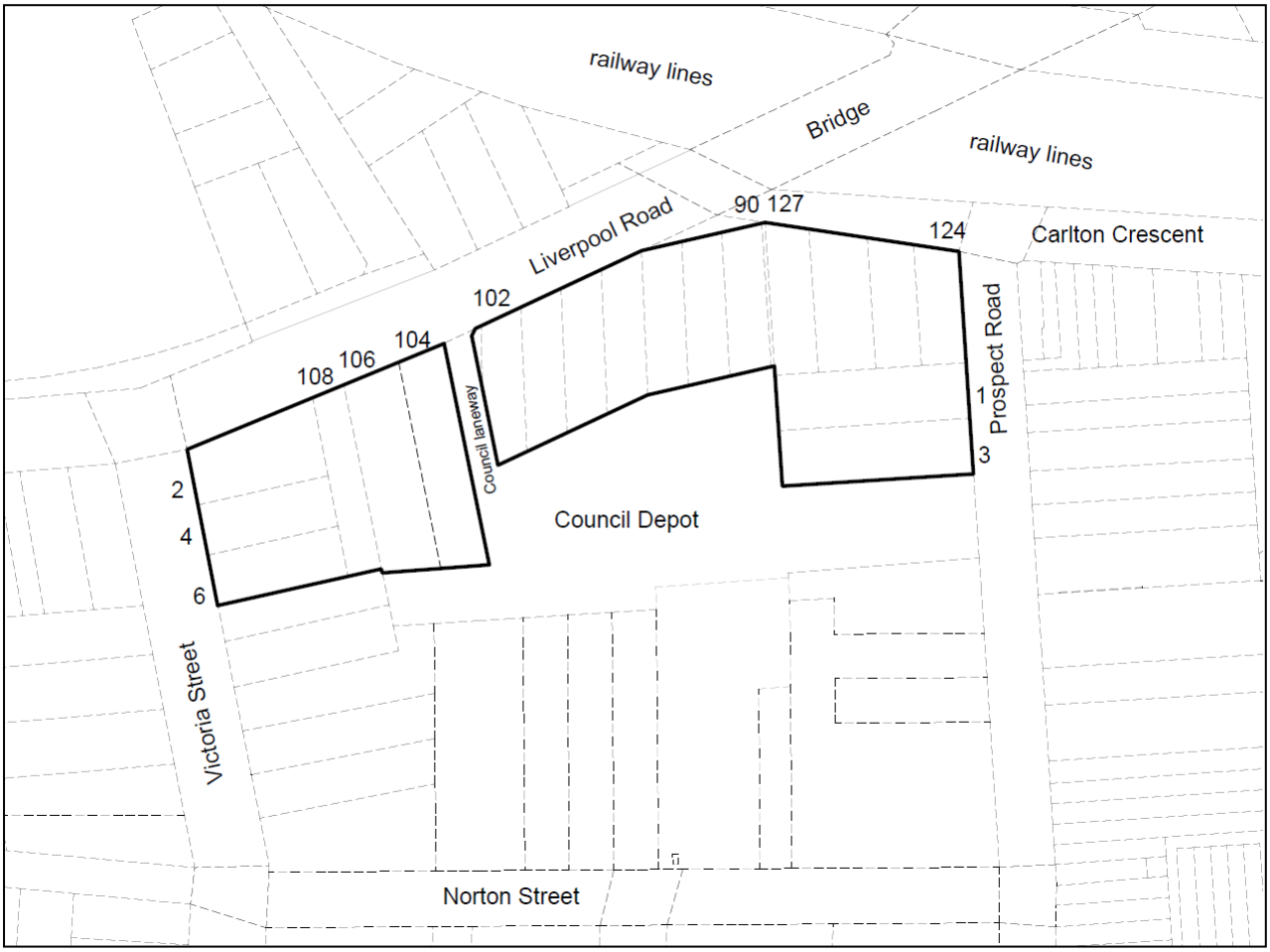
The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To identify the desired character of the townscape which must be taken into account pursuant to the **SEPP 65** Principle - 'Context and neighbourhood character' for applicable residential development.
- To define the desired spatial character of the Ashfield East in terms of building scale, building setback, site layout, open space requirements, and the desired interface between public and private domain . This is in order to promote development outcomes that will have a positive, transformative effect for the eastern gateway to the Ashfield Town Centre.
- Achieve a high level of architectural composition in order to provide an attractive built form, a sense of place for residents, and create a distinct landmark spatial character for the eastern nodal Ashfield East gateway location.
- To provide a high quality natural landscape setting, and green canopy cover, to the frontages of buildings along Liverpool Road and entry to the town centre.
- To require active street frontages where appropriate, with good physical and visual connections between buildings and the street, in order to provide good levels of pedestrian safety.
- To ensure residential development provides adequate occupant amenity, including winter solar penetration, minimising traffic noise impacts from Liverpool Road, and provision of communal open space with winter solar access.
- Ensure development sites have vehicular ingress and egress locations which cause least disruption to main arterial roads, are in position which enables safe entry and exit from developments, and comply with relevant Roads and Maritime Services requirements.
- Ensure developments and their allotment configuration do not adversely affect the potential for adjacent sites to redevelop to their full potential under the Inner West LEP 2020, including taking into consideration vehicular access points and necessary allotment amalgamations.
- Provide surveillance of the public domain from new buildings to achieve adequate levels of public safety.



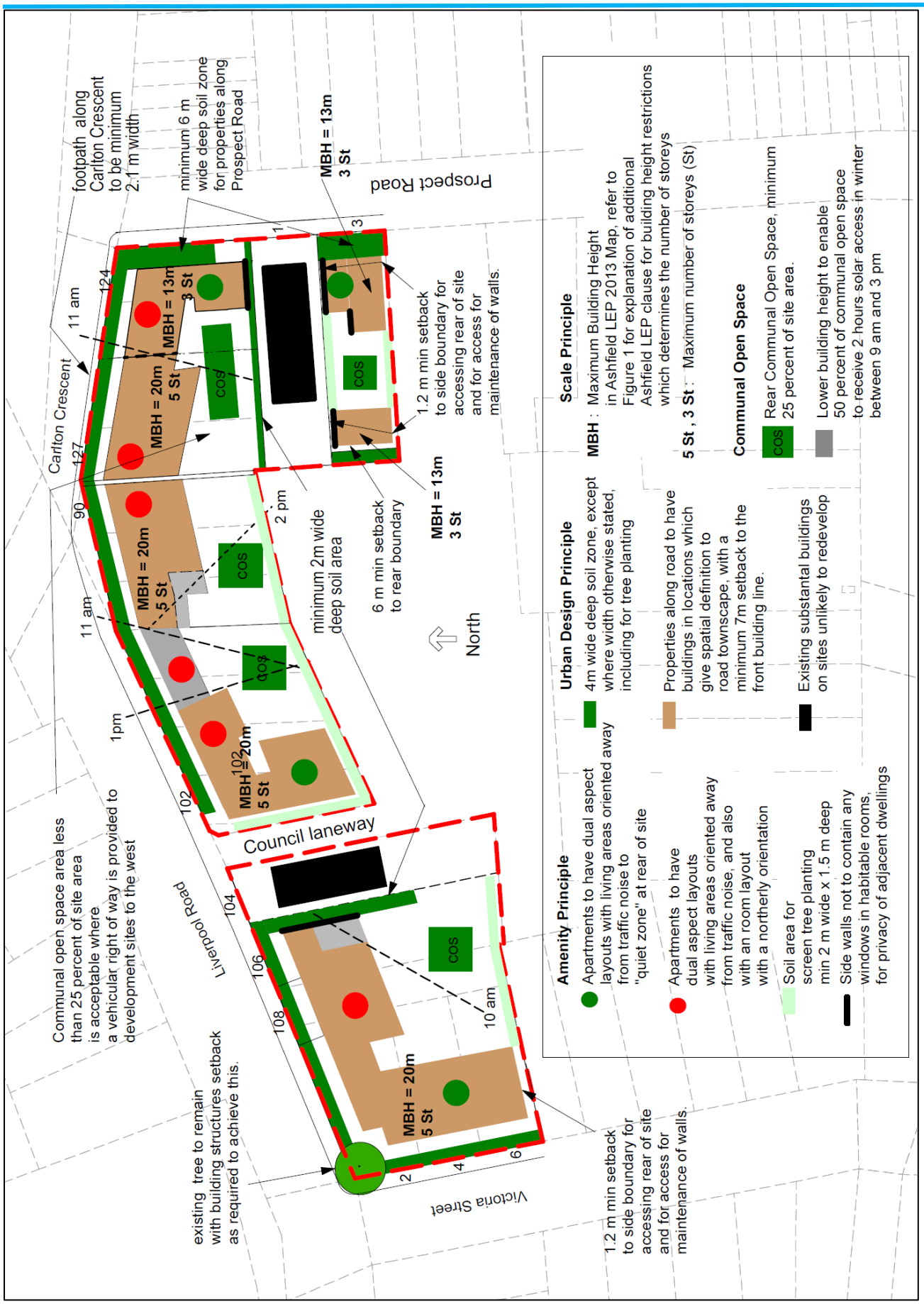
Map 1 – Applicable Land – Area within black outline is referred to as "Ashfield East" in this DCP part.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Context			
PC1.	• Contextually to identify key matters that affect building and open space design and influence the desired character of the townscape of the Ashfield East strip and address **Principle 1 - Context and neighbourhood character** of **SEPP 65**.	**DS1.1**	As a response to **State Environmental Planning Policy No. 65 Principle 1 - Context, Principle 9 - Aesthetics**, the desired character for architectural composition of residential flat buildings shall be of a **traditional architectural composition**, (see Definitions) except in circumstances where **DS1.2** below applies.
	• Landscaping provides an aesthetically attractive, visually consistent landscaped public domain along Liverpool Road and other roads within Ashfield East.	**DS1.2**	Council will support a modern/contemporary architectural appearance only when a **high compositional standard** (refer to Definitions) and therefore architectural excellence is achieved. If a **high compositional standard** (see Definitions) cannot be achieved, in order to avoid a "bland" building appearance, a **traditional architectural composition** which displays longstanding design canons is required in accordance with **DS1.1.**
		DS1.3	Non-residential buildings employing contemporary or non-historic building styles shall also achieve a **high compositional** standard.
		DS1.4	Large side wall facades which are prominent/ visible such as occur in apartment and/or commercial buildings, must be modelled to give the building an attractive, articulated appearance and a **high compositional standard.** This shall include use of varying building cladding materials and building planes.
		DS1.5	Development along the main road(s) of the Ashfield East "strip" shall create a lively pedestrian environment by having an active frontage to any ground level shopfronts or for other commercial uses, or by having wide glazed ground level entry foyers into apartment buildings. Refer to the requirements for **Pedestrian Safety** at **PC5**.
		DS1.6	Refer to the requirements for **Building Heights** in **PC2** and **Building Location** in **PC3** and **Map 2** within this part which requires buildings to address the road, be in a position which gives spatial definition to the road, have consistent front buildings setbacks, and buildings to be located in positions which provide communal open space which has adequate winter solar access.
		DS1.7	Refer to **PC4** for Landscaping Performance Criteria. Trees are to be planted along the frontage of sites and shall be: • planted at a minimum initial height of 1.8m; • species approved by Council; **And** planted at regular intervals.
		DS1.8	**On grade (ground level or above ground) car parks** are not permitted.

Building Height and Scale	
PC2. Building height: • minimises amenity impacts on adjoining residential properties. • defines the maximum permitted building scale in terms of number of storeys as restricted by the **Inner West LEP 2020.** • Enables adequate levels of winter solar access to ground level communal open space. • Maximum number of storeys accommodates non habitable roof top zones and their potential installations, such as lift overruns, any required mechanical plantrooms, enclosed access stairways, pergolas and open space structures for green canopy cover.	Maximum building heights as defined are shown on the **Inner West LEP 2020 - Height of Buildings Map**, and the number of storeys is further restricted by the limitation in **Clause 4.3 of Inner West LEP 2020**, see the explanatory notes in **Figure 1**. Maximum storeys are found in clause **DS 2.2**.
	The maximum number of storeys is shown in **Map 2** which defines the maximum desired building scale for Ashfield East.
	Provide adequately sized ground floor ceiling heights to establish flexible and functional commercial ground floor layouts, including the guidelines found in the Apartment Design Guide.
	Provide adequate ground level floor to ceiling clearances for servicing for waste collection and loading and unloading by trucks.
	Locate any functional structures such as plantrooms, lift motor rooms or roof top structures as required at the top of the building and within the maximum building height. Refer to **Figure 1**.
	Provide rooftop architectural features within the maximum building height.

Building Location and coordinated development	
PC3. Buildings are: • to be located and arranged in a consistent way which gives spatial definition to Liverpool Road and side streets. • buildings provide surveillance of the road for public safety. • buildings and basements are setback from Liverpool Road, Carlton Crescent, Prospect Road and Victoria Street in order to provide a garden setting, deep soil planting areas wide enough to accommodate large and dense tree planting, improve the public domain and visually frame Council's verge areas, for pedestrian comfort, and amenity of residents. • provide sufficient areas for ground level communal open space which has adequate levels of winter solar access and complies with the minimum areas stipulated in the Apartment Design Guidelines. • to ensure the building scale is sympathetic with nearby lower density residential properties. • to ensure development does not compromise future development potential of residual adjoining properties and /or reduce solar access for adjoining properties. • there is adequate amenity for residents of buildings.	**DS3.1** Buildings should be located and arranged in a way which addresses **PC3** and adequately responds to the site layout guidelines shown in **Map 2**. **DS3.2** Buildings within locations where front setbacks apply - see **Map 2** - shall have a minimum setback to the front building line of 7m in order to provide uniformity, order, and continuity of building form along the public domain. **DS3.3** Basements shall have a minimum setback of 4 metres to the front building line in order to provide deep soil planting areas and establishment of trees, as shown on **Figure 2 - Verge Section and front garden.** ***Note:*** *A 4-metre deep soil width is necessary in order to have adequate soil volume, drainage conditions etc, for trees to thrive and create sufficient width to allow for tree canopies, and to compensate for any hard paved areas that must be accommodated in the front setback zone.* **DS3.4** Designs shall show all required functional installations between the front building line and front boundary, including any mechanical installations for services such as fire hydrant boosters, and locate these structures and design and screen their setting so as to minimise their visual impacts. **DS3.5** Buildings are located and apartment layouts and room locations are provided which maximise amenity for residents, refer to **PC6** – Resident Amenity. **DS3.6** Building are located and arranged, and have maximum building heights, so that adequate levels of winter solar access is provided to communal open space areas for residential flat buildings as shown on **Map 2**. **DS3.7** Communal Open Space identified in **Map 2 -Landscape Areas**: • must be provided for apartment development to which **SEPP 65** applies; **and** complies with the communal open space requirements of the **Apartment Design Guide**. **and** is at ground level and contains the amount of deep soil area specified by the Apartment Design Guide.



Map 2 – Maximum number of storeys, building and open space locations – Principles

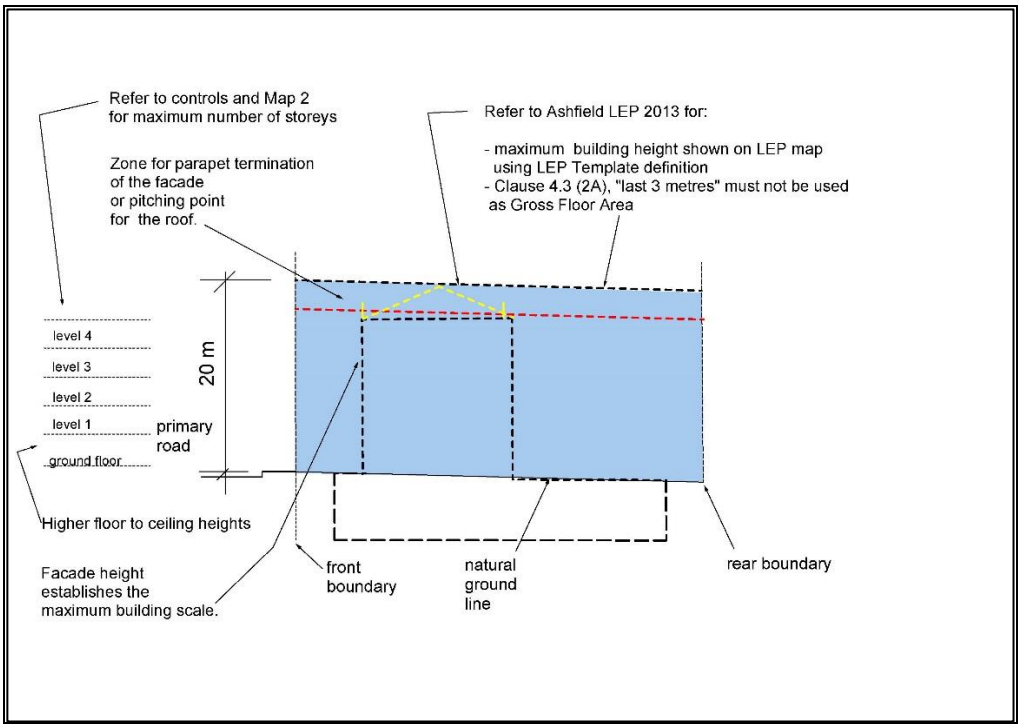


Figure 1 – Maximum Building Envelope

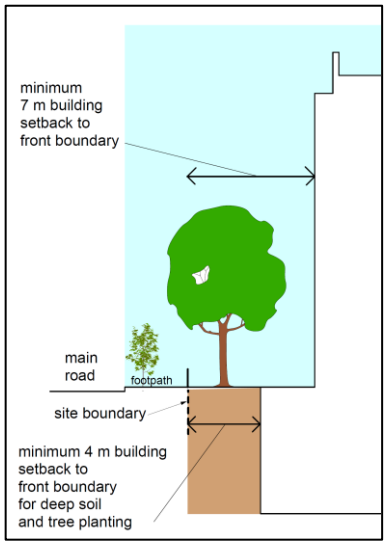
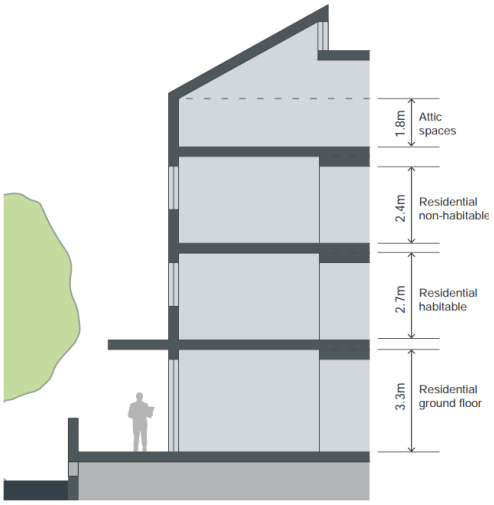


Figure 2 - Public verge and front garden deep soil area

Performance Criteria	Design Solution
Landscaping	
PC4. Landscaping: • provides an aesthetically attractive, visually consistent landscaped public domain along Liverpool Road and other roads within Ashfield East. • provides areas that have deep soil planting, allowing for planting of substantial tall trees and significant plantings. The aim is to enhance the townscape setting of buildings and improve urban air quality/ biodiversity, and to provide amenity for residents, given the RMS restrictions on Council verges. • provides adequate areas for green canopy cover. *Note Road Maritime Services guidelines do not permit non frangible trees, being ones with trunk diameter more than 100 mm, within 3 metres of kerb on a main road. Reasons include avoiding interference with traffic and large vehicles and various services. This restricts planting by Council on public verges to small trees.*	**DS4.1** Development must provide building setbacks and deep soil zones in accordance with **DS 3.3** to establish trees and ground cover. **DS4.2** Provide landscaped areas in locations accordance with **Map 2.** **DS4.3** Trees are to be planted along the frontage within sites and shall be: • planted at a minimum initial height of 1.8m; • species approved by Council taking into account the Ashfield Tree Strategy 2015; • planted at regular intervals. **DS4.4** Planter boxes, such as those provided on roof top open space, shall: • provide soil depth, soil volume and soil area appropriate to the size of the plants to be established, in accordance with the **Apartment Design Guide**; • provide appropriate soil conditions and irrigation methods; • provide adequate drainage. **DS4.5** Communal open space shall be in locations shown on **Map 2** and shall have substantial planting, and which has adequate levels of winter solar access in order for the establishment and maintenance of planting.

Performance Criteria	Design Solution
Safety and Security	
PC5. Ensure adequate levels of pedestrian safety and security by • promote pedestrian activity and safety in the public domain. • maximise active street frontages in Ashfield East and define areas where active street frontages are required. Security: • ensures developments are safe and secure for occupants by reducing opportunities for crime through environmental design. • contributes to the safety of the public domain. • encourages a sense of ownership over public and communal open spaces.	**DS5.1** Mixed use and residential development facing roadways, side streets or public spaces must have windows positioned along that frontage to ensure that surveillance of the public domain occurs.
	DS5.2 Where shopfronts or business reception areas are provided at ground level they should be predominantly glazed in order to ensure they are visible from the street.
	DS5.3 Where there are entry lobbies only to residential flat development at ground level, such as to lift lobbies, the width of the lobby shall be a minimum of 3 m which is glazed, and has glazing a minimum of 2.1 metres high in order to achieve adequate visibility and surveillance of the street.
	DS5.4 The following security devices are required in a building containing apartments: • ground and first floor levels shall have fitted security devices which comply with the Australian Standard; • ground floor and entry porticos shall have as a minimum double barrel security and fire locks; • lighting which meets the relevant Australian standard of 40 lux, spaced at appropriate intervals to provide the required surveillance in basement parking areas and along pedestrian paths; • for developments higher than 3 storeys, an electronic surveillance system for open space on the site and for the basement car park areas, which includes a closed circuit television and surveillance camera, linked to a Manager's office which has the relevant control panels.

Performance Criteria	Design Solution
Residential Amenity	
PC6. Residential amenity: • Ensure that amenity considerations affecting residents are addressed including solar access, privacy/overshadowing impacts affecting adjacent and nearby residential properties and traffic noise mitigation. • Ensure careful consideration is given to the matter of apartment layout design and reducing traffic noise from Liverpool Road to protect the amenity of occupants of apartments. • Provide adequate areas of recreational open space for residents. • Adequate amenity is provided for existing adjacent residential flat buildings and houses.	**DS6.1** Development of a standalone residential flat building shall ensure that ground level apartments have adequate setback from the main road in accordance with clause **DS3.2**, and have adequate treatments to building facades to minimise noise impacts from the roadway, and floor layouts that comply with Clauses DS 6.5 and DS 6.6.
	DS6.2 Ceiling height of residential ground floor is to be consistent with the Apartment Design Guide in order to increase ground floor amenity through greater daylight access and retain adaptability of ground floor for alternative uses (Refer to **Figure 3** below).  Figure 4C.2 Ceiling heights of minimum 2.7m help to achieve good daylight access and natural ventilation to residential apartments **Figure 3** *Source: Department of Planning & Environment Apartment Design Guide*
	DS6.3 Where rooftops are used for resident open space adequate structures shall be provided for a person's shading. This may include pergolas.
	DS6.4 Maximum noise levels for the following rooms within apartments shall be: • Living areas 40 dBA • Bedrooms 35 dBA ***Note:*** *Development Applications for apartment buildings shall provide evidence that this requirement can be achieved including details of the type of glazing materials and design methods used.*
	DS6.5 **Apartment building design - buildings facing Victoria Street and Prospect Road.** For buildings located parallel to and along the above roads, the majority of apartments shall have "cross through " layouts which have living rooms opening onto the "quiet side" within the site, and also have a dual orientation to enable morning and afternoon winter solar

		access, as shown in the design principles in **Figure 6** and building locations in **Map 2** . This is in order to minimise exposure to traffic noise, provide acceptable levels of amenity to residents and provide adequate surveillance of the main road verges for public safety. ***Note:*** *The above requirement may require the use of more than one lift per level.*
	DS6.6	**Apartment building design - Southern Side Liverpool Road and Carlton Crescent.** For buildings located along the southern side of Liverpool Road, the majority of apartments shall have their living areas within a "cross through" apartment layout, with living areas having a dual orientation opening onto the southern "quiet side" and also northern orientation for solar access as shown in the apartment layout principles in **Figure 5** and building locations in **Map 2**. This will minimise exposure to traffic noise, provide acceptable levels of amenity to residents, and provide surveillance of public areas to achieve "safer by design" objectives. ***Note:*** *The above requirement may require the use of more than one lift per level and separate circulation hallways.*
	DS6.7	Where development is adjacent sites shown on **Map 2** which identifies those residential flat buildings that are unlikely to redevelop, new development shall ensure that • apartment layouts do not have habitable room windows which directly overlook adjacent dwellings. • perimeter of development sites have deep soil areas in locations identified in **Map 2** for tree planting in order to provide a landscape "amenity buffer" and screening . This is in order to have an adequate soil volume plus good drainage conditions and sufficient width to allow for tree growth.
	DS6.8	Communal open space for residents shall be provided in locations shown on **Map 2** and be at ground level with adequate levels of winter solar access to the extent indicated on **Map 2.**

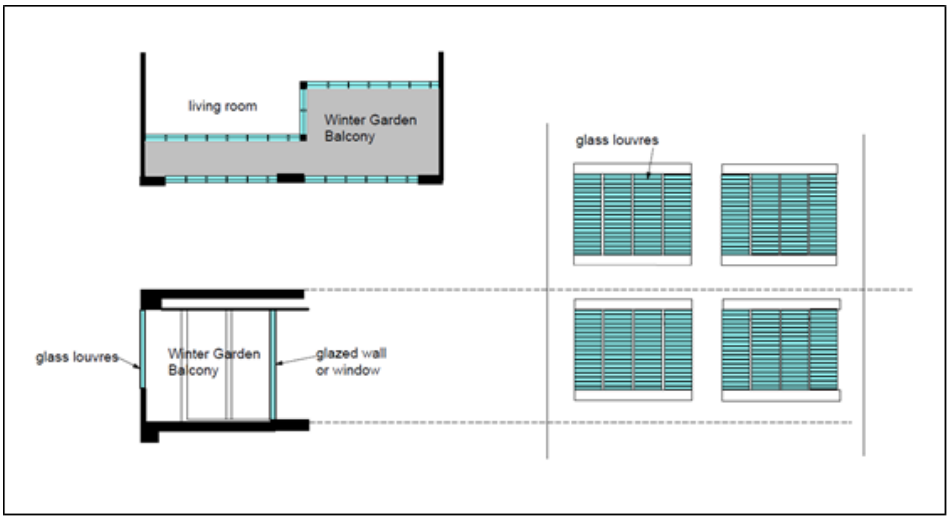


Figure 4: "Winter Garden Balconies" for noise reduction

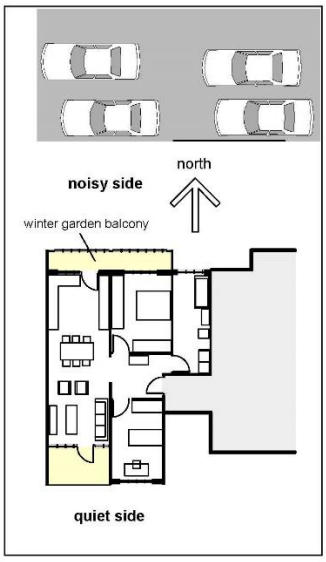


Figure 5: Dual Aspect apartments on southern side of Liverpool Road, with living areas opening onto "quiet" side within site.

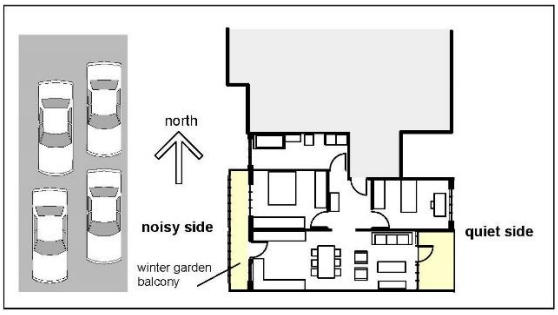


Figure 6: Dual Aspect apartments with an east west orientation, with living areas opening onto "quiet" side within the site. Similar principles apply for sites facing east.

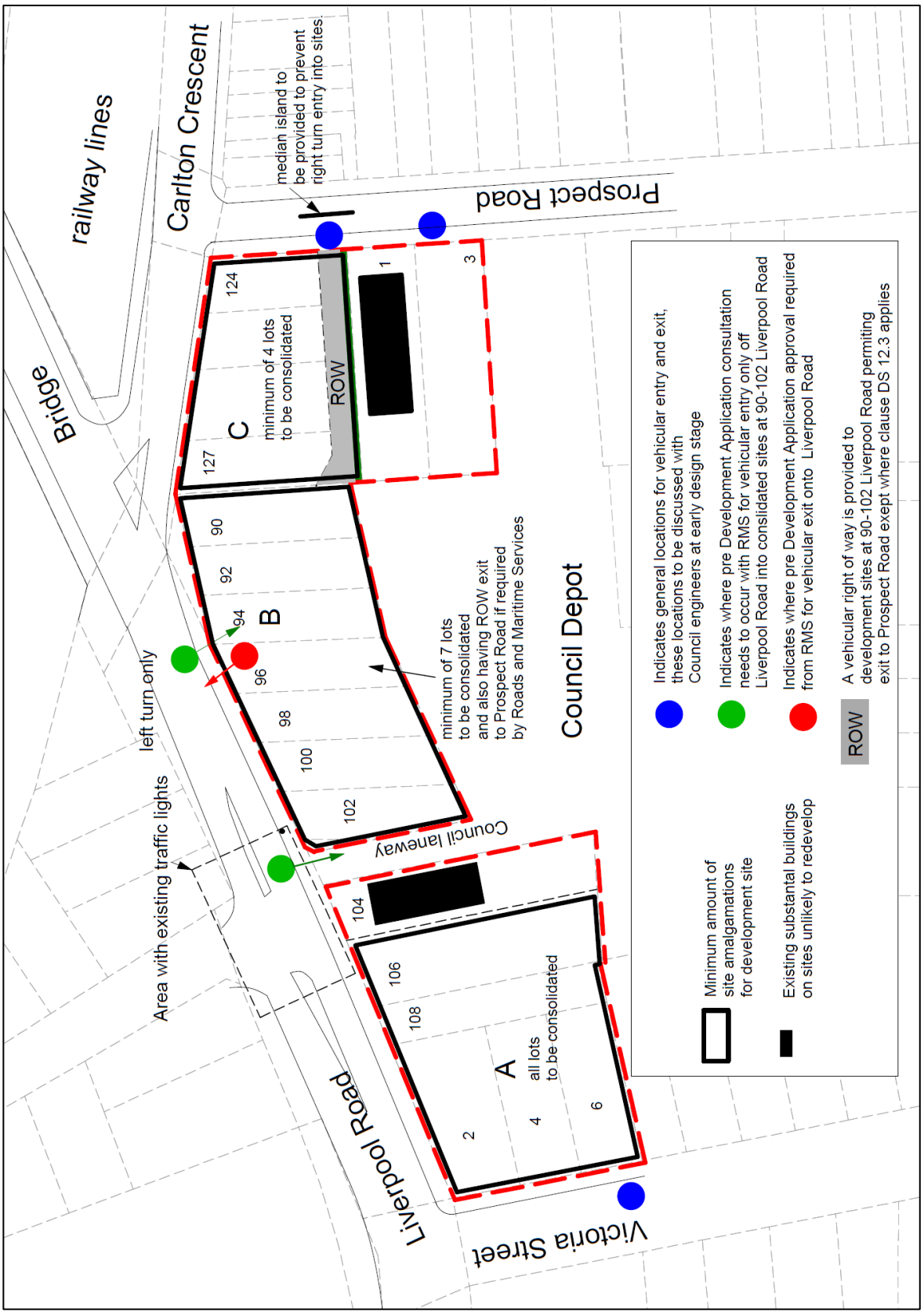
Performance Criteria	Design Solution
Social considerations and residential development	
PC7. Residential development: • responds to **SEPP 65 – Principle 8: Housing diversity and social interactions** and the **Apartment Design Guide**, in order to ensure that residential development provides a mix of dwelling types and sizes to cater for a range of household types and occupancy rates. • addresses **SEPP 65 – Principle 8: Housing diversity and social interactions** by requiring a certain percentage of smaller dwellings which will be comparatively more affordable in terms of rental cost and purchase price. • requires **Universal Design** to be an upfront consideration in the design process.	DS7.1 A minimum of 20% of the number of apartments in residential flat buildings or shop top housing developments with more than 5 dwellings should be smaller studio or 1 bedroom apartments. DS7.2 It must be demonstrated at Development Application stage that the proposed building design layout is capable of achieving compliance with **Building Code of Australia** requirements for access to buildings for people with disabilities, including (where applicable) up to the point of entry into a buildings containing residential apartments. Refer to Section 2, A, -**Part A7 – Access and Mobility** of this Plan which details Council's **Universal Accessible Design** requirements for residential apartment layouts.
Commercial Development	
PC8. Commercial development: • Where ground level commercial space or non-residential floorspace is proposed, to ensure ground floor building layouts are of sufficient area to enable business uses to function efficiently. • ensure that mixed use/commercial developments achieve good urban design outcomes by concealing as far as possible the visual impact of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices. • provides adequately sized ground floor ceiling heights to establish flexible and functional commercial ground floor layouts.	**DS8.1** Residual areas for service functions such as driveway ramps, waste storage, plant rooms etc. must be screened from the public domain. **DS8.2** Car parking required pursuant to this Plan shall be placed below ground level in order to maximize potential for active street frontages - Refer to Section 2, A , **Part A8 - Parking.** **DS8.3** Service Areas for commercial development shall be provided in accordance with the requirements of Section 2, A, **Part A8 - Parking**. **DS8.4** Minimum ceiling height for ground floor commercial uses is 3.3 metres, with additional allowance made for services and structural components above the ceiling line . The minimum ceiling height is to increase to 4 metres if the Commercial use is a Café/Restaurant. The Development Application is to demonstrate that allowance has been made for above ceiling mechanical requirements and structural beams and slabs. **DS8.5** Shopfronts/display areas shall: • not have any "roll-a-door" type grille or • opaque security shutters (excluding predominantly transparent security shutters); be designed in a way which complements the building style of the façade and enhances the streetscape.

		DS8.6	Air-conditioning units and satellite dish elements shall be designed and located as follows: • must not be located on the front façade or above an awning and be positioned at the rear of the building; • must be setback at least 1.5 m from all adjoining property boundaries, other than the front building line adjoining the street; • Must use non-reflective materials; • if a satellite dish is roof or wall or pole mounted, its diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and not extend above the highest point of the roof or located above a parapet.
Development Servicing			
PC9.	Development servicing requirements: • ensure that site services and facilities are adequate for the nature and quantum of development. • ensure servicing activities do not have adverse amenity impacts. • minimise vehicle access points and driveway crossings to improve pedestrian safety and streetscape amenity.	**DS9.1**	Access ways to underground parking areas should be sited and designed to minimise noise impact on adjacent or nearby habitable rooms, including bedrooms.
		DS9.2	Adequate facilities are to be provided within any new development for the loading and unloading of service/delivery vehicles for commercial development.
		DS9.3	An area shall be provided on site to accommodate bins for garbage collection and recycling of waste for any non-residential uses. This area shall not be visible from the street and be behind the building line. Refer to Section 2, Chapter C, **Part 3 - Waste Management**
		DS9.4	Waste collection, loading and unloading locations are to be detailed at development application stage.
		DS9.5	Service doors and loading docks are to be adequately screened from street frontages and from active overlooking by existing development.
		DS9.6	Mail boxes for buildings shall be provided in an accessible location adjacent to the main entrance to the development. Mail boxes should be integrated into a wall where possible with material finishes and colours that complement the finishes of the building. Mail boxes must be secured and large enough to accommodate small parcels.
		DS9.7	Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located: • away from street frontages, • integrated into the roof designs and placed in a position where such facilities will not become a skyline feature at the top of any building, • adequately setback from the perimeter wall or roof edge of buildings.

Performance Criteria	Design Solution

Performance Criteria		Design Solution	
Site Amalgamations, Vehicular Access Controls< Development Servicing			
PC10.	• New development ensures that the extent of site amalgamation has an adequate resulting site area for development to function adequately, taking into account Roads and Maritime Services requirements for vehicular access from main roads, provides vehicles access points to the development site, and also ensures that any remaining sites are able to redevelop to their full potential under the Inner West LEP 2020. • Ensure that upfront consultation occurs with the Roads and Maritime Services and Council's engineers to establish acceptable vehicles entry and exit points from development sites given that Liverpool Road is a state road and has particular constraints in Ashfield East for vehicular exit to Liverpool Road. *Note the Roads and Maritime Services must give approval for locations of vehicular entry and exit off main roads.* • Minimise the impact of vehicular entry and exit points on existing residences in Prospect Road and maximise traffic and pedestrian safety. *Explanatory Note: Council has a laneway identified on **Map 3** used by the council depot for vehicular entry and exit. Roads and Maritime Services have advised that only a left turn in movement off Liverpool Road may be supported for use of the laneway to access any development site, due to the configuration of existing traffic lights.*	**DS10.1**	New development must have a consolidated development site which is of a size which is capable of accommodating vehicular entry and exit locations which are compatible with existing road conditions , complies with relevant legislation and Roads and Maritime Services roadway guidelines, and complies with the principles in **Map 3**.
		DS10.2	New development must demonstrate that remaining adjacent sites are to redevelop in the future to their full potential under the Inner West LEP 2020. Any development application shall be accompanied by conceptual diagrams for adjacent or affected sites to show this will be achieved including traffic entry and exit.
		DS10.3	New development identified in **Map 3** comprising amalgamation of properties along 124-127 Carlton Crescent shall provide a right of way to Prospect Road for vehicular access to remaining properties along Liverpool Road to ensure that those sites are capable of redevelopment. This is not required if sites at 90-102 Liverpool Road have prior Development Approval which does not require use of Prospect Road for vehicular exit.
		DS10.4	Use of the laneway owned by Council identified on **Map 3** lane accessed off the Liverpool Road traffic lights is subject to negotiation and approval by Council.
		DS10.5	Driveways which provide access to development for car parking, deliveries for loading and unloading and waste collection, shall be provided from road locations generally in locations identified on **Map 3**. These locations reflect Roads and Maritime Services requirements as submitted for the Planning Proposal amendment to the Inner West LEP 2020 to change zonings for Ashfield East. "Upfront" consultation prior to any design finalisation must occur with Council's engineers and the Roads and Maritime Services to determine appropriate locations, with consultation documentation provided with a Development Application.
		DS10.6	Use of Prospect Road for entry and exit shall be limited to a left turn movement in and out of Prospect Road, and with a median island provided to prevent right turn entry movements in Prospect Road, as shown in **Map 3.** If required street kerbs shall be repositioned to accommodate the median island width in Prospect Road, subject to approval of Council's engineers, with the construction work being at the applicant's cost. A survey and design shall be provided at Development Application stage to determine the extent of work required.

Performance Criteria	Design Solution	
	DS10.7	In the event 104 Liverpool Road is sought to be redeveloped, site layout design shall ensure use of the adjacent Council laneway for vehicular both entry and exit to Liverpool Road is enabled, by providing a wider laneway which aligns with existing traffic lights to the satisfaction of the Roads and Maritime Services.



Map 3- Site amalgamations and vehicular access – Principles

Part 3

Ashfield West

Application

This Guideline applies to the following development categories:

- All development within the Ashfield West as defined within **Map 1** within this Part.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

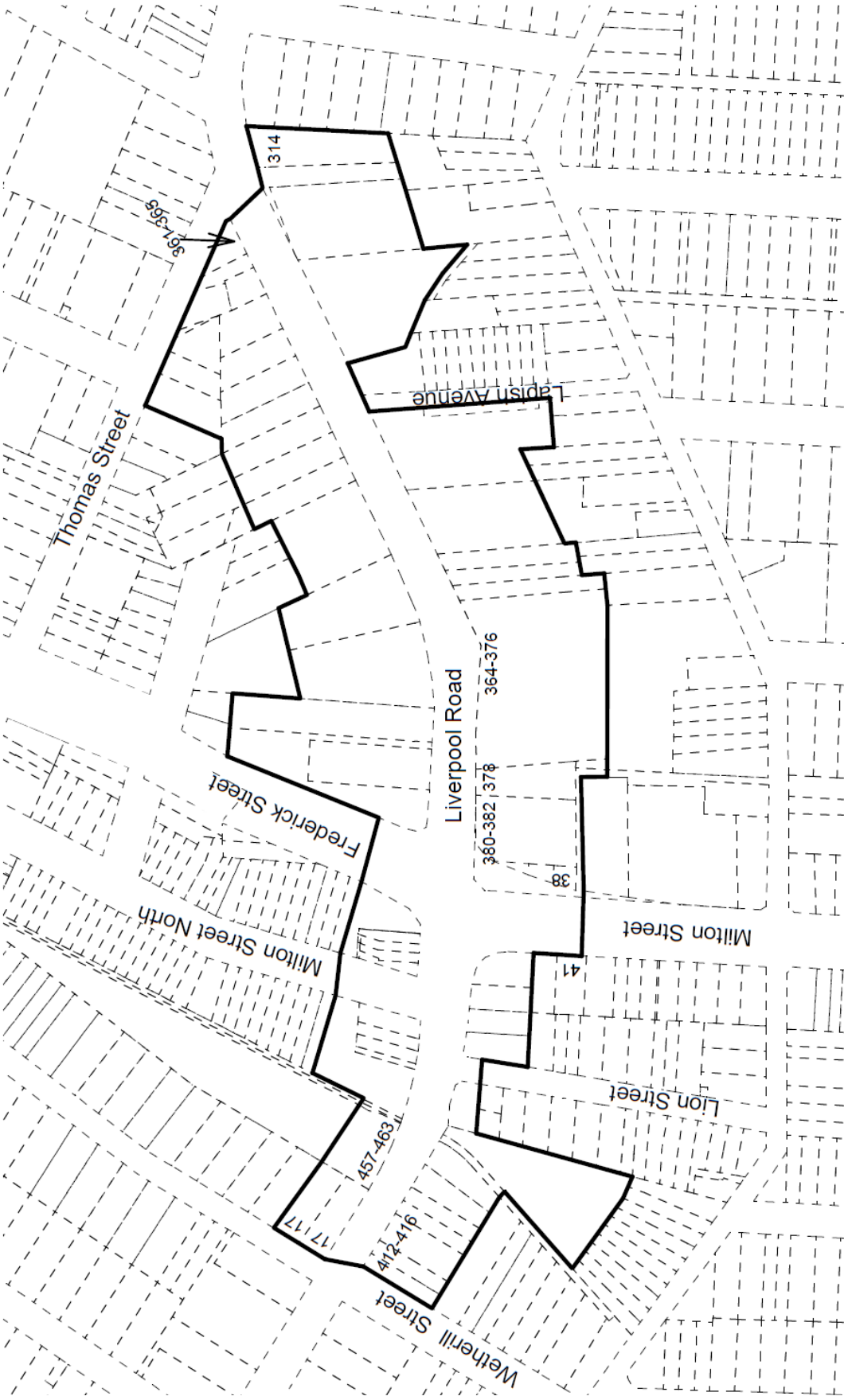
The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To produce controls specific to residential flat development and shop top housing in Ashfield West not contained in **State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65),** and the **Apartment Design Guide**. In addition, produce generic controls for non-residential development permitted in the B4 Mixed Use Zone in Ashfield West as identified within the **Inner West LEP 2020.**
- To identify the townscape elements and environmental considerations that are unique to Ashfield West, which must be taken into account by new development, including considerations pursuant to the **SEPP 65** Principle – 'Context and neighbourhood character'.
- To define the desired character of the Ashfield West in terms of building scale, building setback, building design, street scale and open space requirements, and the desired interface between public and private domain in order to promote development outcomes that will have a positive, transformative effect.
- To achieve a high level of architectural and landscape design composition in Ashfield West, in order to provide an attractive built form and landscape, a sense of place for residents, and create a distinct spatial character
- To require active street frontages where appropriate, with good physical and visual connections between buildings and the street, in order to provide good levels of pedestrian safety.
- To ensure residential development provides adequate occupant amenity, including solar penetration and privacy from adjoining developments.
- To provide a high quality landscape setting to the frontages of buildings along Liverpool Road and Thomas Street which will improve the visual and environmental quality of the area. In practical terms this means more tree planting and upgraded footpaths to significantly enhance amenity for pedestrians along Liverpool Road and an improved setting for all buildings



Map 1 - Applicable Land

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Context			
PC1.	To identify key matters that affect building and open space design and influence the desired character of the townscape of the Ashfield West strip and address **Principle 1 - Context and neighbourhood character** of **SEPP 65**.	**DS1.9**	As a response to **State Environmental Planning Policy No. 65 Principle 1 - Context, Principle 9 - Aesthetics**, the desired character for architectural composition of residential flat buildings shall be of a **traditional architectural composition**, (see Definitions) except in circumstances where **DS1.2** below applies.
		DS1.10	Council will support a modern/contemporary architectural appearance only when a **high compositional standard** (refer to Definitions) and architectural excellence is achieved. If a **high compositional standard** (see Definitions) cannot be achieved, and in order to avoid a "bland" building appearance, a **traditional architectural composition** is required in accordance with **DS1.1**.
		DS1.11	Non-residential buildings employing contemporary or non-historic building styles shall achieve a high compositional standard.
		DS1.12	Ground Level Shopfront Design shall respond to the requirements for **Commercial Development** within this Part.
		DS1.13	Large side wall facades which are prominent/ visible such as occur in apartment and/or commercial buildings, must be modelled to give the building an attractive, articulated appearance and a high compositional standard.
		DS1.14	Development along the main road(s) of the Ashfield West "strip" shall create a lively pedestrian environment and maximize public safety by having an active frontage to ground level shopfronts or for other commercial uses, or by having wide glazed ground level entry foyers into apartment buildings. Refer to the requirements for **Pedestrian Amenity and Safety** within this Part.
		DS1.15	Refer to the requirements for **Building Heights** and **Map 2** within this Chapter which requires (for urban design reasons) buildings to address the road and to be in a position which gives spatial definition to the street/road by having consistent front buildings setbacks in some areas and in addition requires certain sites in other areas to have buildings sited in a way that which will give spatial emphasis e.g. corner sites.
		DS1.16	Development in Thomas Street shall by sympathetic to the residential character and building typologies of the street, including the building scale of adjacent properties. This shall include demonstrating that architectural cues with adjacent development.

Performance Criteria	Design Solution	
	DS1.17	Proposed signage visually complements (not challenge) the architectural composition of buildings and should enhance the Ashfield West townscape.
Building Height		
PC2. Building height: • minimises amenity impacts on adjoining low density residential properties • defines the maximum permitted building scale including number of storeys as stipulated within the **Inner West LEP 2020,** and is capable of accommodating all of a building's functional requirements		Maximum building heights are shown on the **Inner West LEP 2020 - Height of Buildings Map**, and are affected by the limitation in **Clause 4.3 of Inner West LEP 2020**, see the explanatory notes in **Figure 1**.
		The maximum number of storeys are shown in **Map 2** which defines the maximum desired building scale for Ashfield West, with perceivable scale generally measured to the parapet edge or roof pitching point of a building.
		Provide adequately sized ground floor ceiling heights to establish flexible and functional commercial ground floor layouts
		Provide adequate ground floor clearances for sites servicing for waste collection and loading and unloading by trucks
		Take into consideration provision of roof top gardens and structures located within the maximum height stipulated in the LEP
Building Location		
PC3. Buildings are: • to be located and arranged in a way which gives spatial definition to the road and provides surveillance of the public domain • to ensure the building scale is sympathetic with surrounding lower density residential properties • to ensure future development does not compromise development potential of adjoining properties and /or reduce solar access for adjoining properties.	**DS3.8**	Buildings should be located and arranged in a way which gives spatial definition to the road and provides surveillance of the public domain and places for front setback natural landscapes and trees. Refer to **Map 2** which shows site locations for: • buildings with zero front setbacks for spatial definition of corner areas and containing ground floor non- residential uses; **Or** • buildings are to be setback from the front boundary to enable landscape areas for tall tree planting.
	DS3.9	Buildings within locations where front setbacks apply - see **Map 2** - shall have a minimum setback to the front building line of 6 metres in order to provide uniformity, order, and continuity of building form along the public domain.
	DS3.10	New buildings adjacent or nearby neighbouring **R2 Low Density Residential** and **R3 Medium Density Residential** zones must step down in building scale if

Performance Criteria	Design Solution	
		required in order to be at a level which is sympathetic in height with those properties, as generally shown on **Map 2**.
	DS3.11	Development must not compromise the ability of adjacent sites to build to their full floor space ratio potential. Issues that need to be considered are maintaining northern winter solar access to future potential residential flat development on adjacent sites.

Map 2 - Maximum number of storeys and preferred building locations

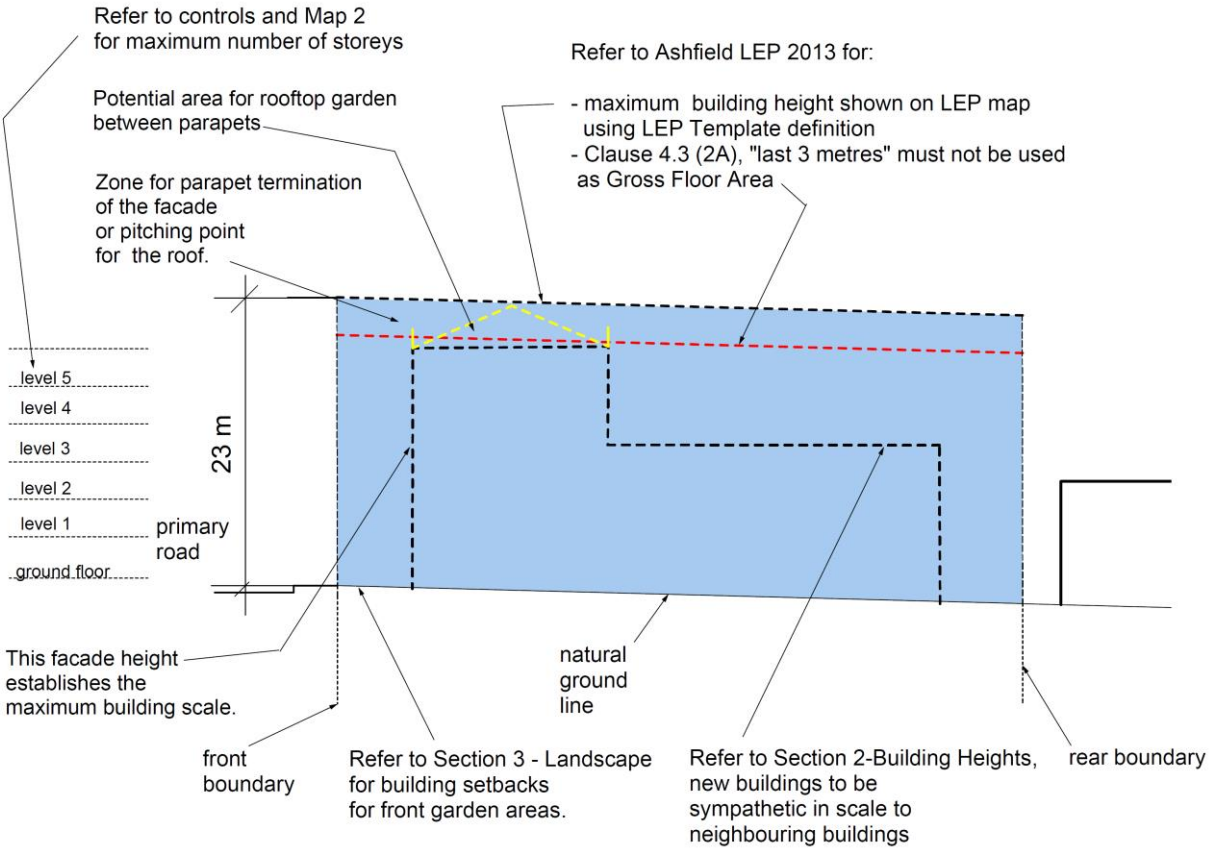


Figure 1 – Explanatory Diagram - maximum number of storeys

***Note**: The maximum number of Storeys shown on **Map 2** which defines the maximum building scale and the principles illustrated on **Figure 1** above are based on the following:*

- ***Inner West LEP 2020** requires "Building Height" to be measured from the line of slope of the natural ground level to the uppermost part of the building including plant rooms etc. Maximum building heights stipulated in the LEP have been derived at by taking into account a 3 metre height allowance for a non-habitable "roof level" containing structures such as plant rooms, see **Clause 4.3 2A of Inner West LEP 2020**.*
- *Maximum permitted building height accommodates sloping land levels. It also accommodates higher ground floor to ceiling heights for commercial uses to accommodate vehicle servicing requirements, truck access into buildings, and places affected by local flooding and accommodates roof top gardens and other rooftop structures.*
- ***Figure 1** uses a 23m height limit to illustrate principles. Where other sites in Ashfield West have lower maximum heights similar principles apply.*

Performance Criteria	Design Solution
Landscaping	
PC4. Landscaping: • provides an aesthetically attractive, visually consistent landscaped public domain along Liverpool Road and other roads within Ashfield West • identifies areas that require deep soil planting, allowing for planting of trees and significant plantings. The aim is to enhance the townscape setting of buildings and improve urban air quality/ biodiversity, and to provide amenity for neighbouring properties • ensures the adequate provision of communal open space areas • integrates buffer areas along the street frontage and site boundaries to increase amenity for surrounding properties and the public domain.	**DS4.6** Development must provide a building setback including a setback to any basement levels to enable a 3-metre wide **deep soil planting area** along the main road frontage for establishment of tall trees (tree species will be specified by Council) as shown on **Map 3 - Landscape Areas** and **Figure 2**. ***Note:*** *A 3-metre deep soil width is necessary in order to have adequate soil volume, drainage conditions etc. for trees to thrive and create sufficient width to allow for tree canopies.*
	DS4.7 Development within the area shown on **Map 3 - Landscape Areas** must provide a building setback including a setback to any basement levels for positions shown on **Map 3 -Landscape Areas** to enable a 3-metre wide **deep soil planting area** along the boundary with neighbouring dwellings. This area is to be densely planted with trees in order to provide screening of new development and maintain privacy for neighbouring houses. ***Note:*** *A 3-metre deep soil width is necessary in order to have adequate soil volume, drainage conditions etc. for trees to thrive and create sufficient width to allow for tree canopies.*
	DS4.8 Communal Open Space identified in **Map 3 -Landscape Areas**: • must be provided for apartment development to which **SEPP 65** applies; **And** • complies with the communal open space requirements of the **Apartment Design Guide**. ***Note:*** *Landscaping of all types of buildings, including provision of roof gardens where practical is strongly encouraged. A landscape concept plan should be prepared and submitted with the development application.*
	DS4.9 Trees are to be planted along the frontage of sites and shall be: • planted at a minimum initial height of 1.8m; • species approved by Council; **And** • planted at regular intervals.
	DS4.10 For RMS land on the corner of Liverpool Road and Milton Street: • refer to **Controls for Special Areas - Milton Street laneway, 36-38A Milton Street, and**

Performance Criteria	Design Solution
	378, 380-382 Liverpool Road within this Part for special landscape requirements for corner sites at Liverpool Road and Milton Street. See **Map 3 - Landscape Areas** and **Map 6**.
	DS4.11 For the Ashfield RSL site at 364-378 Liverpool Road: • Refer to **Controls for Special Areas - 364-378 Liverpool Road, including Ashfield RSL site (Land within B4 Mixed Use Zone)** within this Part and **Map 3** for special landscape requirements for Ashfield RSL site - 364-378 Liverpool Road.
	DS4.12 Planter boxes, such as those provided on roof top communal open space, shall: • provide soil depth, soil volume and soil area appropriate to the size of the plants to be established, in accordance with the **Apartment Design Guide**; • provide appropriate soil conditions and irrigation methods; **And** • provide adequate drainage. ***Note:*** *The above information shall be shown adequately on any submitted Landscape Drawings, and be coordinated with the architectural documentation to take into account the structure of a building including slab thicknesses and beam locations.*

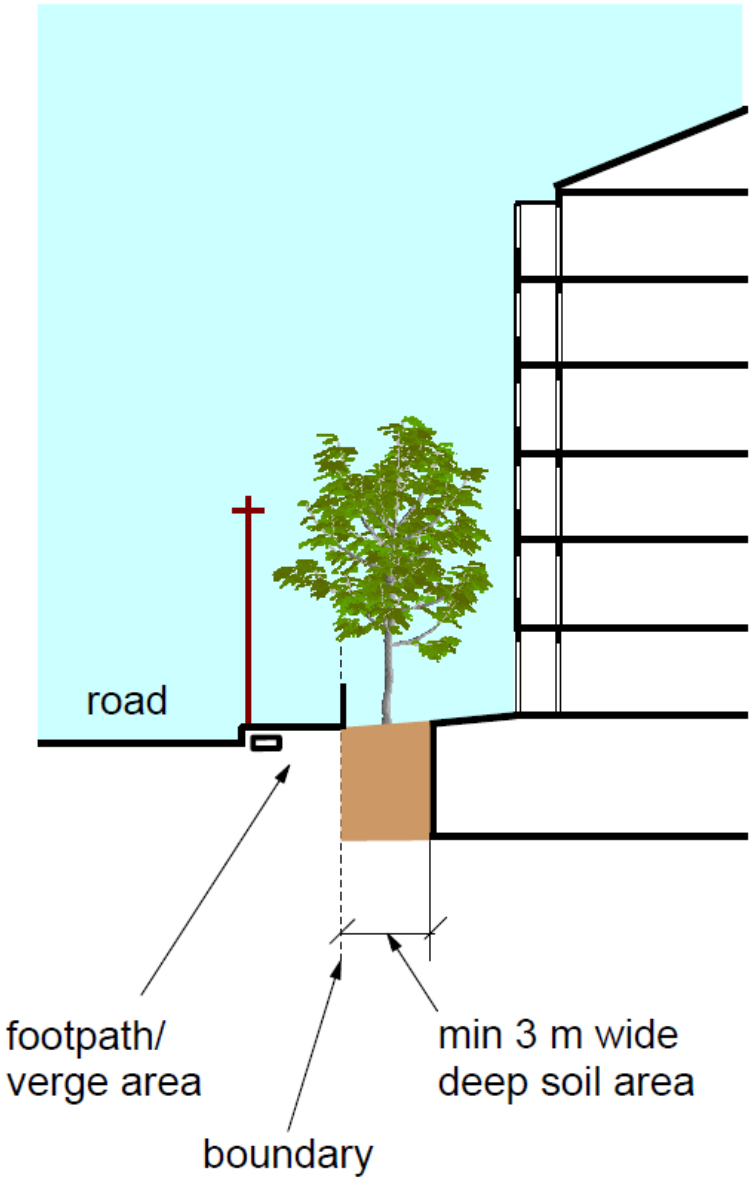


Figure 2 - Public Verge and front garden deep soil area

Map 3 - Landscape Areas

Amenity Principle for neighbouring properties :

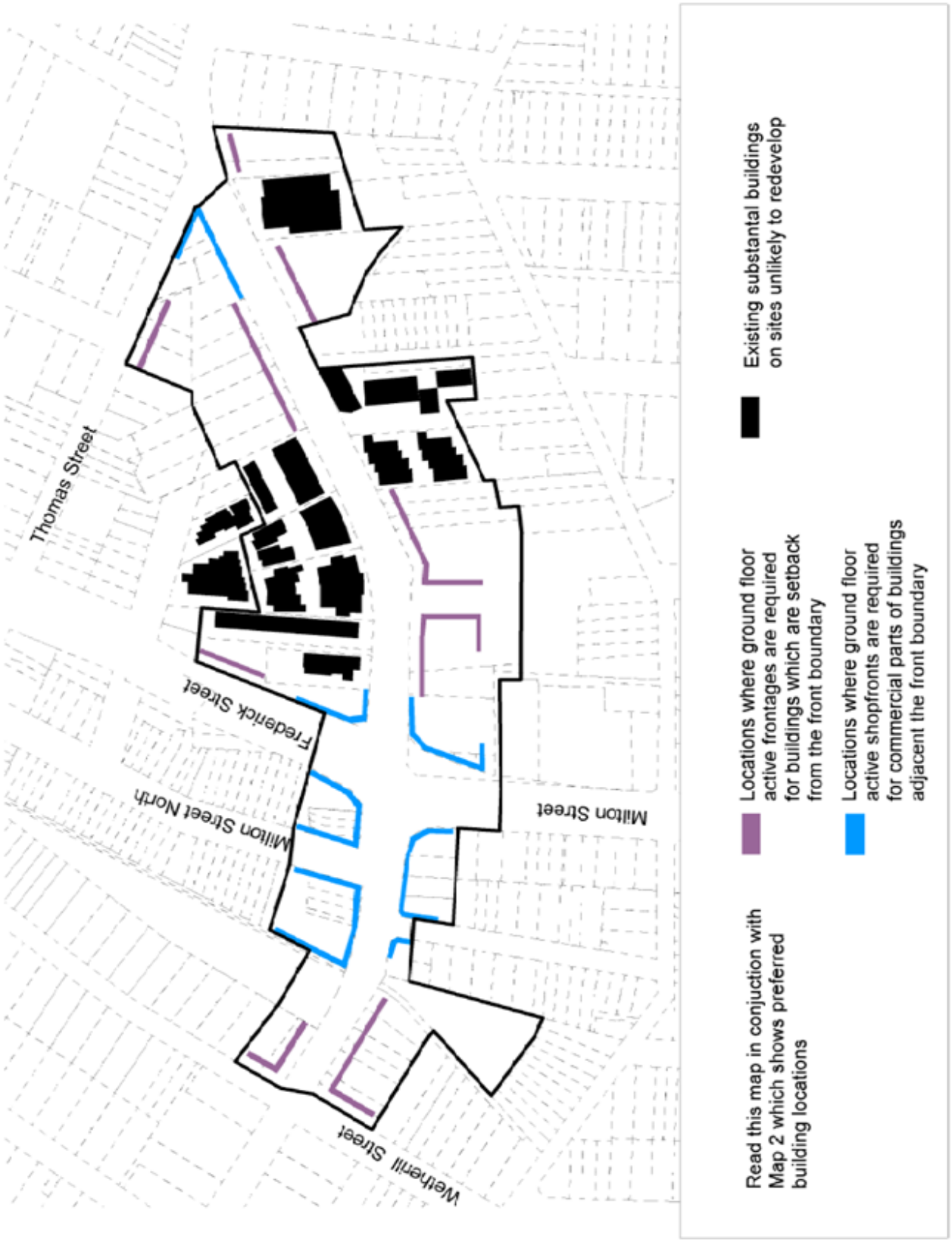
- 3m min. wide deep soil zone with dense tree planting, to establish a buffer for adjoining dwellings

Urban Design and Amenity Principles :

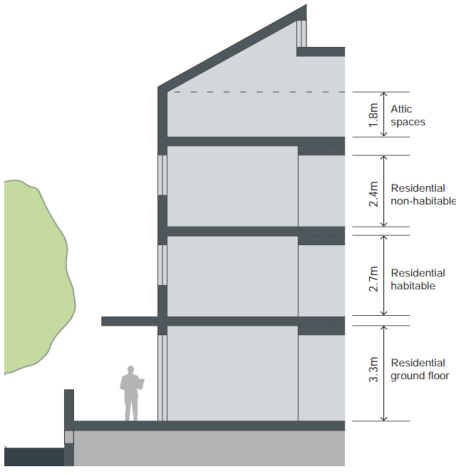
- 3m min. deep soil zone along frontage to establish trees, for :
  - streetscape improvement and public amenity
  - visual amenity for residents in dwellings facing road
- footpaths on privately owned land, accessible by public
- Sites with existing deep soil planting in front garden areas
- major existing buildings on sites unlikely to redevelop in short to medium term
- Where residential flat buidlings are proposed and affected by State Environmental Planning Policy no 65 a 25% communal open space requirement is required for sites larger than 1200 sq m.

Refer also to notes on map for specific areas

Performance Criteria	Design Solution
Pedestrian Amenity	
PC5. Pedestrian amenity: • promote pedestrian activity and safety in the public domain • maximise active street frontages in Ashfield West and define areas where active street frontages are required • Minimise the visual impact of on grade car parking on the streetscape • Ensure provision of awnings along the commercial core street frontages and other retail areas.	**DS5.5** Active street frontages: • are required in the areas shown on **Map 4 - Active Street Frontages**; **And** • where active street frontages are required for Shop Top Housing or Residential Flat Buildings shall ensure that upper level parts of buildings have windows or balconies that provide surveillance of the public domain.
	DS5.6 Mixed use/residential development facing rear lanes or public spaces must have windows positioned along that frontage to ensure that surveillance of the public domain occurs.
	DS5.7 Where shopfronts or business reception areas are provided at ground level they should be predominantly glazed in order to ensure they are visible from the street.
	DS5.8 Where there are entry lobbies only to residential flat development at ground level, such as to lift lobbies, the width of the lobby shall be a minimum of 5 m and have glazing a minimum of 2.1 metres high in order to achieve adequate visibility and surveillance of the street.
	DS5.9 Any **on grade (ground level) car parks** are to be set back behind an active street frontage, and designed in accordance with the controls set out in **Part A8 Parking (DS4.1)**.
	DS5.10 Street awnings shall be provided to buildings which have zero setbacks to front boundaries for those buildings locations identified on **Map 4 - Active Street Frontages.**



Map 4 - Active Street Frontages

Performance Criteria	Design Solution
Security	
PC6. Security: • ensures developments are safe and secure for occupants by reducing opportunities for crime through environmental design • contributes to the safety of the public domain • encourages a sense of ownership over public and communal open spaces.	**DS6.1** The following security devices are required in a building containing apartments: • ground and first floor levels shall have fitted security devices which comply with the Australian Standard; • ground floor and entry porticos shall have as a minimum double barrel security and fire locks; • lighting which meets the relevant Australian standard of 40 lux, spaced at appropriate intervals to provide the required surveillance in basement parking areas and along pedestrian paths; **And** • for developments higher than 3 storeys, an electronic surveillance system for open space on the site and for the basement car park areas, which includes a closed circuit television and surveillance camera, linked to a Manager's office which has the relevant control panels.
Residential Amenity	
PC7. Residential amenity: • Ensure that amenity considerations affecting residents are carefully considered including solar access, privacy/overshadowing impacts affecting adjacent and nearby residential properties and traffic noise mitigation. • Ensure careful consideration is given to the matter of apartment design and reducing traffic noise from Liverpool Road and from Milton Street to protect the amenity of occupants of apartments. • Provide adequate areas of recreational open space for residents. • Ensure that amenity considerations affecting residents are carefully considered including solar access, privacy/overshadowing impacts affecting adjacent and nearby residential properties and traffic noise mitigation. • Ensure careful consideration is given to the matter of apartment design and reducing traffic noise from Liverpool Road and from Milton Street to protect the amenity of occupants of apartments.	**DS7.1** Development of a standalone residential flat building shall ensure that ground level apartments have adequate setback from the main road, appropriate floor level positions, and adequate treatments to minimise the impacts from the roadway.
	DS7.2 Ceiling height of residential ground floor is to be consistent with the Apartment Design Guide in order to increase ground floor amenity through greater daylight access and retain adaptability of ground floor for alternative uses (Refer to **Figure 3** below)  Figure 4C.2 Ceiling heights of minimum 2.7m help to achieve good daylight access and natural ventilation to residential apartments *Source: Department of Planning & Environment Apartment Design Guide*

Performance Criteria	Design Solution
	DS7.3 Maximum noise levels for the following rooms within apartments shall be: • Living areas 40 dBA • Bedrooms 35 dBA ***Note:*** *Development Applications for apartment buildings shall provide evidence from an acoustic engineer that this requirement can be achieved including details of the type of glazing materials and design methods used.*
	DS7.4 **Apartment building design - Northern side of Liverpool Road.** For buildings located along the northern side of Liverpool Road, a majority of apartments shall have their living areas oriented to the north as shown in the "apartment layout principles diagram" in **Figure 5**. Other rooms located adjacent to the road may alternatively have adjustable glazing which is adequate in thickness to reduce noise levels into the rooms. This is in order to minimise exposure to traffic noise, provide acceptable levels of amenity to residents, and provide adequate surveillance of footpaths for public safety. ***Note:*** *The above requirement may require the use of more than one lift and separate circulation hallways.*
	DS7.5 **Apartment building design - Southern side Liverpool Road.** For Buildings located along the southern side of Liverpool Road, the majority of apartments shall have their living areas within a "cross through" apartment layout, with living areas having a dual orientation opening onto the southern "quiet side" and also northern orientation for solar Communal Open Space access as shown in the apartment layout principles in **Figure 6**. This will minimise exposure to traffic noise, provide acceptable levels of amenity to residents, and provide surveillance of public areas to achieve "safer by design" objectives. ***Note:*** *The above requirement may require the use of more than one lift and separate circulation hallways.*
	DS7.6 **Apartment building design - Frederick Street and Milton Street** For buildings located adjacent Frederick street and Milton Street which are directly exposed to traffic noise, apartments shall have "cross through" layouts which have living areas opening onto the "quiet side" within the site, and also have a dual orientation to enable morning and afternoon winter solar access as

Performance Criteria	Design Solution	
		explained in the apartment layout principles **Figure 7**. This is in order to minimise exposure to traffic noise, provide acceptable levels of amenity to residents, and provide adequate surveillance of the main road verges for public safety. ***Note**: The above requirement may require the use of more than one lift and separate circulation hallways.*
	DS7.7	Refer to **Landscape** requirements for this Part for the provision and location of communal open space for apartment buildings and perimeter buffer areas.

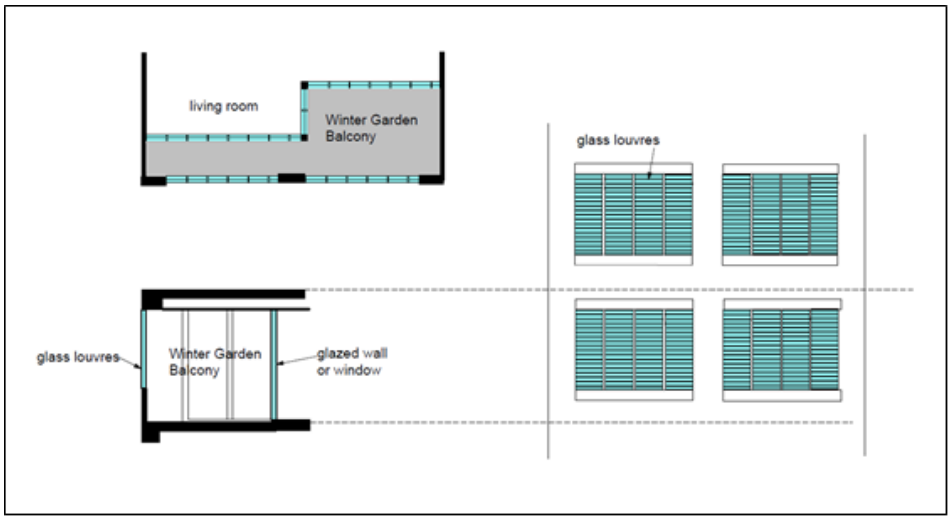


Figure 4: "Winter Garden Balconies" for noise reduction

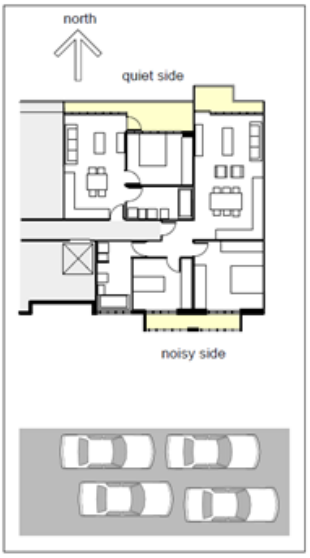


Figure 5: Northern orientation with apartments on "quiet side"

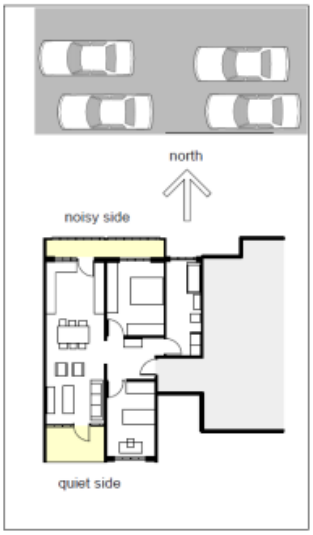


Figure 6: Dual Aspect apartments on southern side of road, with living areas opening onto "quiet" side within site.

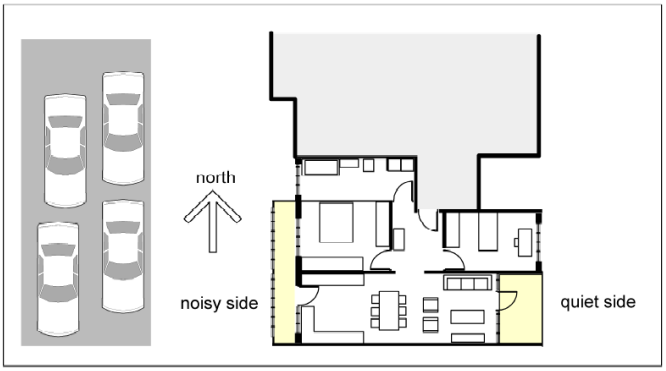


Figure 7: Dual Aspect apartments with an east west orientation, with living areas opening onto "quiet" side within the site

Performance Criteria	Design Solution
Social considerations and residential development	
PC8. Residential development: • responds to **SEPP 65 - Principle 8: Housing diversity and social interactions** and the **Apartment Design Guide**, in order to ensure that residential development provides a mix of dwelling types and sizes to cater for a range of household types and occupancy rates. • addresses **SEPP 65 - Principle 8: Housing diversity and social interactions** by requiring a certain percentage of smaller dwellings which will be comparatively more affordable in terms of rental cost and purchase price. • requires **Universal Design** to be an upfront consideration in the design process.	**DS8.1** A minimum of 20% of the number of apartments in residential flat buildings or shop top housing developments with more than 5 dwellings should be smaller studio or 1 bedroom apartments. **DS8.2** It must be demonstrated at Development Application stage that the proposed building design layout is capable of achieving compliance with **Building Code of Australia** requirements for access to buildings for people with disabilities, including (where applicable) up to the point of entry into a buildings containing residential apartments. Refer to **Part A7 - Access and Mobility** of this Plan which details Council's **Universal Accessible Design** requirements for residential apartment layouts.
Commercial Development	
PC9. Commercial development: • maximise the amount business (non-residential) floor area at ground level for particular sites in order to provide for employment floor space, activate the street frontage and buffer any upper floor residential uses • ensure that mixed use/commercial developments achieve good urban design outcomes by concealing as far as possible the visual impact of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices • provides adequately sized ground floor ceiling heights to establish flexible and functional commercial ground floor layouts.	**DS9.1** Where buildings have zero front building setbacks, as shown on **Map 2**, and have non-residential uses at ground level, the majority of the ground floor area of buildings should comprise business use. **DS9.2** Residual areas for service functions such as driveway ramps, waste storage, plant rooms etc. must be screened from the public domain. This can be achieved by complying with the requirements of **Development Servicing** within this Part. **DS9.3** Car parking required pursuant to this Plan shall be placed below ground level for more substantial developments in order to maximise ground level commercial space, and to maximize potential for active street frontages - Refer to **Part A8 - Parking** **DS9.4** Service Areas for commercial development shall be provided in accordance with the requirements of Development Servicing within this Chapter. Refer also to **Part A8 - Parking**. **DS9.5** Minimum ceiling height for ground floor commercial uses is 3.3 metres. The minimum ceiling height is to increase to 4 metres if the Commercial use is a Café/Restaurant. The Development Application is to demonstrate that allowance has been made for above ceiling mechanical requirements and structural beams and slabs. **DS9.6** Refer to **Part A10** of this Plan and **Schedule 2 of Inner West LEP 2020**. Some signage is also controlled by **State Environment Planning Plan No. 64 (SEPP 64)**. **SEPP 64** includes requirements for making signage

Performance Criteria	Design Solution
	compatible with the desired future character of an area.
	DS9.7 Shopfronts/display areas shall: • provide a minimum amount of shopfront glazed area in accordance with the requirements of **Pedestrian Amenity and Safety** within this Part. • not have any "roll-a-door" type grille or opaque security shutters (excluding predominantly transparent security shutters); **And** • be designed in a way which complements the building style of the façade and enhances the streetscape.
	DS9.8 Air-conditioning units and satellite dish elements shall be designed and located as follows: • must not be located on front façade or above an awning and be positioned at the side or rear of the building; • must be setback at least 1.5 m from all adjoining property boundaries, other than the front building line adjoining the street; • Must use non-reflective materials; **And** • if a satellite dish roof is wall or pole mounted, diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and not extend above the highest point of the roof or located above a parapet.
Development Servicing	
PC10. Development servicing requirements: • ensure that site services and facilities are adequate for the nature and quantum of development. • establish appropriate access and location requirements for servicing of development. • ensure servicing activities do not have adverse amenity impacts. • minimise vehicle access points and driveway crossings to improve pedestrian safety and streetscape amenity. • ensure site facilities such as clothes drying areas, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning	**DS10.1** Driveways which provide access to development for car parking, deliveries for loading and unloading and waste collection, shall be provided from road locations generally in locations identified on **Map 5 - Development Servicing and Access**. "Upfront" consultation prior to any design finalisation should occur with Council's engineers and RMS to determine satisfactory locations.
	DS10.2 Access ways to underground parking areas should be sited and designed to minimise noise impact on adjacent or nearby habitable rooms, including bedrooms.
	DS10.3 Adequate facilities are to be provided within any new development for the loading and unloading of service/delivery vehicles. Refer to **Part A8 - Parking - Design Principles**

Performance Criteria		Design Solution	
	units and communication structures, are effectively integrated into development and are visually unobtrusive.	**DS10.4**	An area shall be provided on site to accommodate bins for garbage collection and recycling of waste for any non-residential uses This area shall not be visible from the street, behind the building line. Refer to **Part C3 - Waste Management** and the diagrams in **Figures 8** and **9** in this Part.
		DS10.5	Areas for waste collection, loading and unloading, are to be detailed at development application stage. This shall be demonstrated by submitting a "service area function plan" similar in format to that shown on **Figures 8** and **9** with the development application which shows: • waste collection room areas, including garbage bins, recycling bins, other bins • pathways for manoeuvring of bins to and from Waste collection room areas; **And** • required truck manoeuvring areas, and or truck parking positions for the emptying of bins onto trucks
		DS10.6	Service doors and loading docks are to be adequately screened from street frontages and from active overlooking by existing development.
		DS10.7	Mail boxes for buildings shall be provided in an accessible location adjacent to the main entrance to the development. Mail boxes should be integrated into a wall where possible with material finishes and colours that complement the finishes of the building. Mail boxes must be secured and large enough to accommodate small parcels.
		DS10.8	Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located: • away from street frontages, • integrated into the roof designs and placed in a position where such facilities will not become a skyline feature at the top of any building, **And** • adequately setback from the perimeter wall or roof edge of buildings.

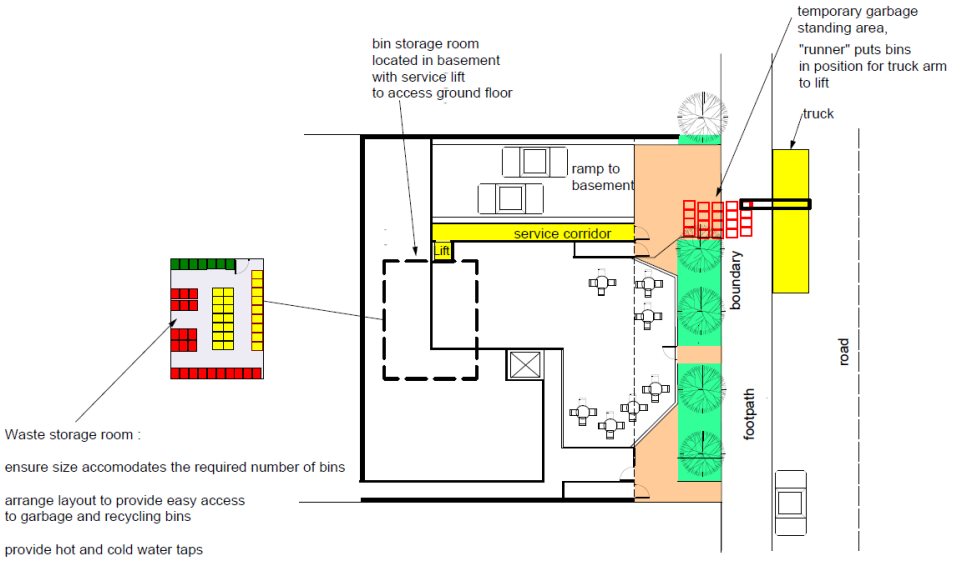


Figure 8: Development Servicing Concept Plan - ground level business use

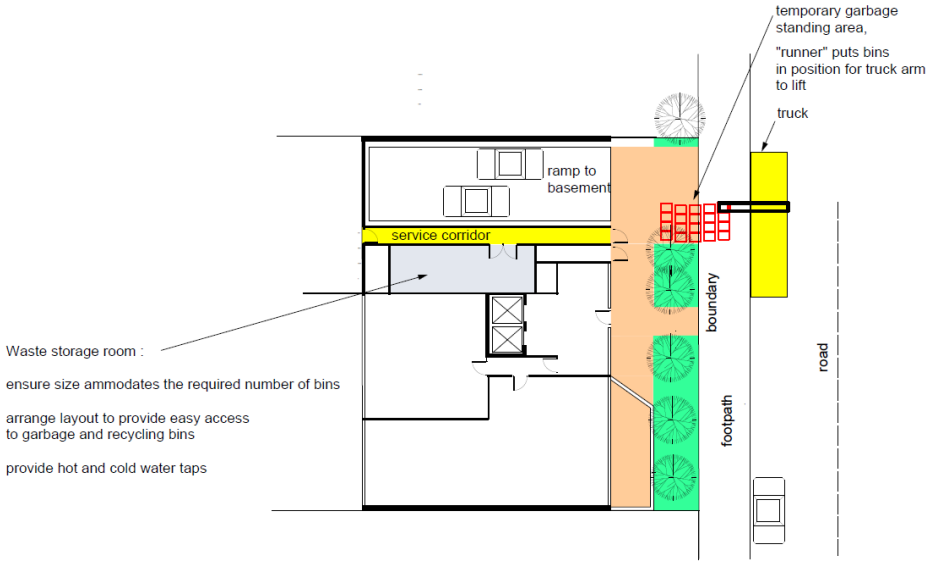
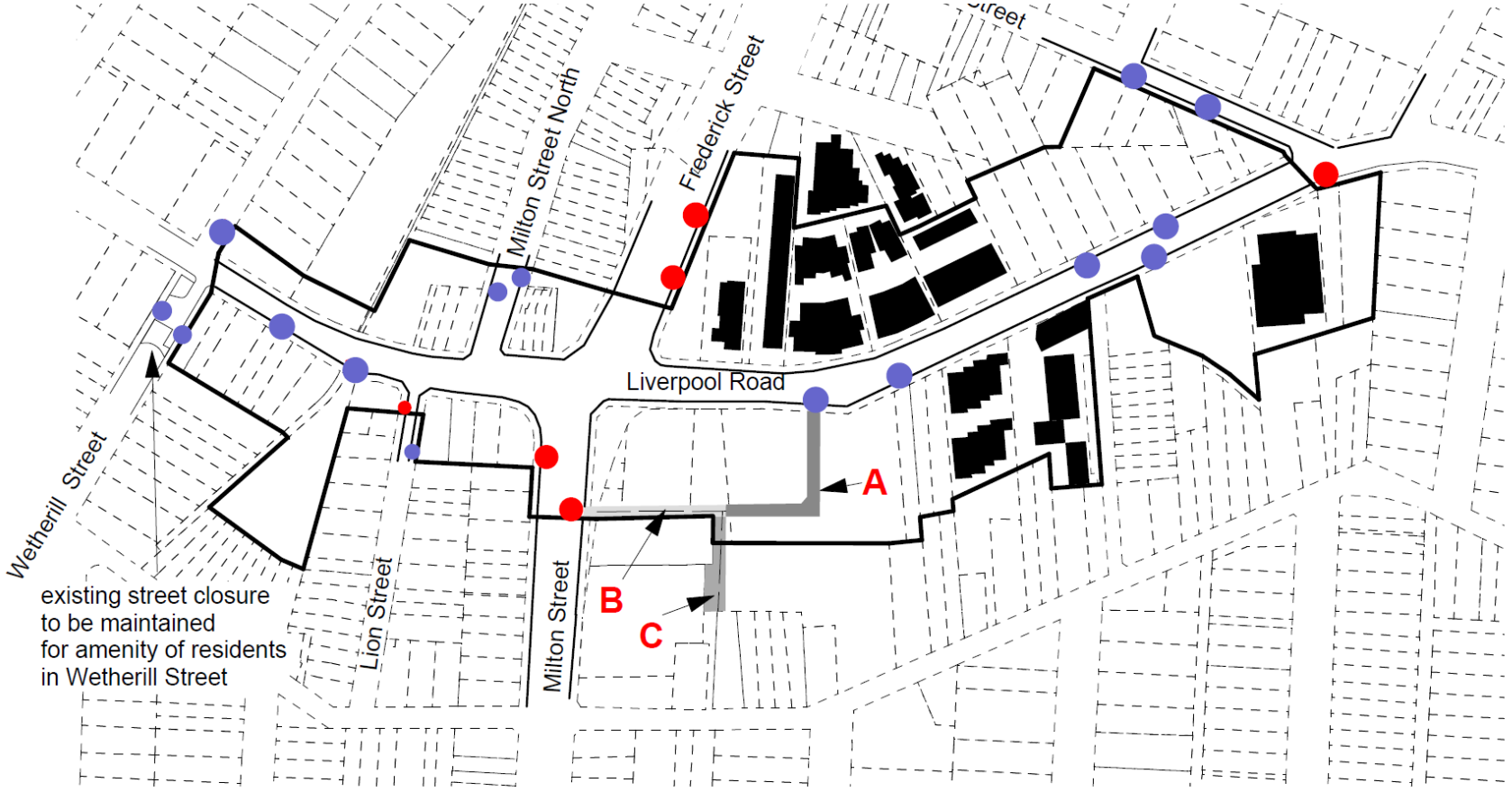


Figure 9: Development Servicing Concept Plan - ground level residential use

Map 5 - Development Servicing and Access



Indicates general locations for vehicular entry and exit, these locations to be discussed with Council engineers at early design stage

Indicates where pre Development Application consultation needs to occur with RMS, eg distance/relationship with traffic lights, affect on traffic flow on regional road

Existing substantal buildings on sites unlikely to redevelop

A Indicates area where an internal private street is to be provided to enable access to the site and carparking areas and serviec areas, and to provide exit to west onto Milton Street. Also refer to Map 2 -Building Locations

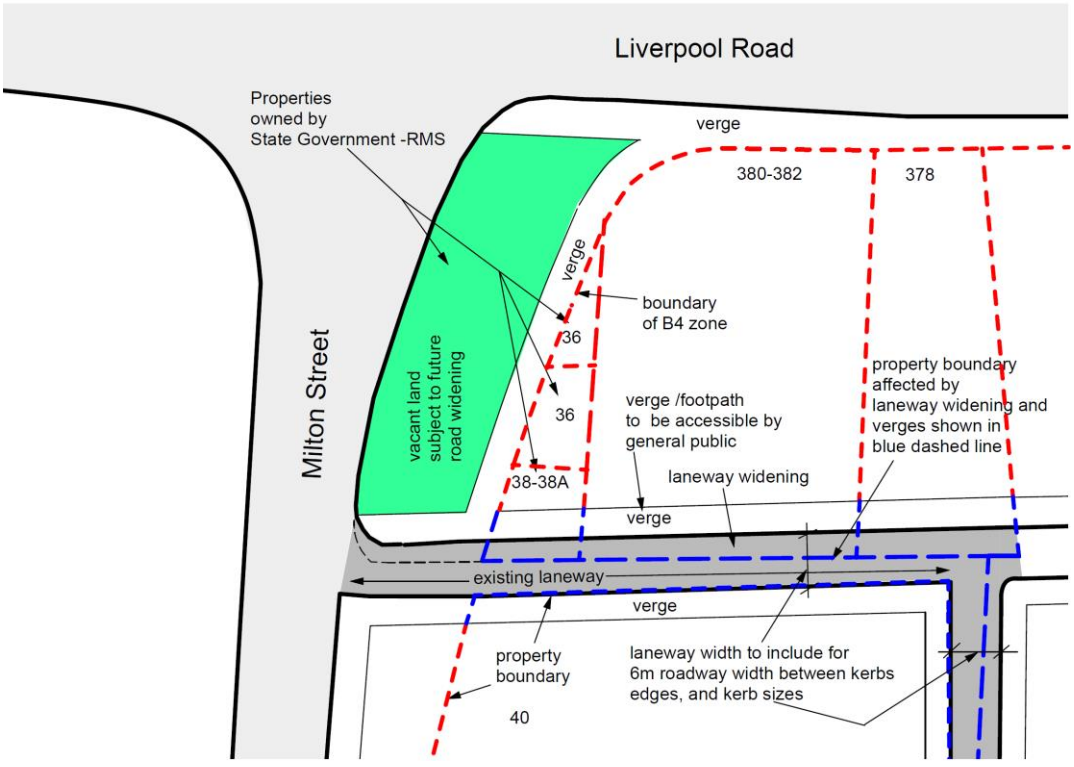
B Existing laneway to be widened to two lanes to enable access to the sites at 380-382 Liverpool Roa , refer to Map 6 for more detail .

C Existing laneway to be widened to two lanes to enable easy vehicular movements and servicing of adjacent properties.

Performance Criteria		Design Solution	
Environmental Management			
PC11.1	Sustainable development: • encourages environmental performance in Ashfield West which goes "beyond" mandatory legislation such as **BASIX** • ensures that building design at development application stage is likely to comply with the energy provisions of the **Building Code of Australia** at the Construction Certificate stage.	**DS11.1**	**Class 2** apartment buildings must comply with **BASIX.**
		DS11.2	**Class 5 to 9** (non-residential) buildings are required to comply with **Building Code of Australia (BCA) Part J, Energy Efficiency Provisions.** In order to ensure compliance, and to minimise/avoid the need for development consent modifications an **Energy Efficiency Report** stating that the architectural design will comply with the **BCA** shall be prepared by a suitably qualified consultant and submitted with the development application where the work exceeds $2 million in value.
		DS11.3	Balconies shall be designed to accommodate an area for the drying of clothes, and designed/placed to screen the drying area from public view.
PC11.2	To avoid reflecting of sunlight from buildings onto surrounding areas and buildings.	**DS11.4**	New buildings and facades must not result in glare that causes discomfort or is hazardous to pedestrians or drivers.
		DS11.5	Visible light reflectivity from building materials used on facades of new buildings should not exceed 20%.
		DS11.6	Depending on the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development to pedestrians or motorists may be required.
PC11.3	To achieve minimum levels of recycling of waste generated by development.	**DS11.7**	Developments shall submit a waste generation management statement showing the amount of waste day to day activities will generate, and a description of how occupants of the development will transfer their waste to waste collection areas on the site as required by **Part C3 - Waste Management**.
Controls for Special Areas - 364-378 Liverpool Road, including Ashfield RSL site (Land within B4 Mixed Use Zone)			
PC12.1	To apply site specific controls to particular sites, in order to improve the permeability of major sites and interface with adjoining areas and amenity for local residents.	**DS12.1**	Communal open space for use by residents is to be provided generally in the location shown on **Map 3 - Landscape Areas**.
PC12.2	The Controls specified apply to any significant large scale redevelopment of that section of the Ashfield RSL Club site currently zoned for B4 Mixed Use purposes at 364-378 Liverpool Road. These site specific controls (previously agreed in discussions with the Club owners as part of a wider community consultation process) are intended to achieve good development outcomes for mixed use purposes including a possible new club building and associated apartments within building complexes up to 6 storeys in height.	**DS12.2**	A continuous central open space "spine" area shall be provided between Liverpool Road and Milton Laneway (rear 380 Liverpool Road) as shown on **Map 3 - Landscape Areas**. This is to include a central roadway for traffic access to parking areas and large vehicles access including for servicing, and with any roadway having side verge areas for footpaths and tree planting and street lighting. This area shall be accessible by the general public.
		DS12.3	Traffic access shall be from Liverpool Road or from Milton Lane only (behind 380 Liverpool Road) and not from Norton Street.

Performance Criteria	Design Solution
Controls for Special Areas - Milton Street laneway, 36-38A Milton Street, and 378, 380-382 Liverpool Road	
PC13. To apply site specific controls to particular sites shown on **Map 6**, in order to improve urban design conditions including safety and security of public laneways, landscape setting, and to facilitate vehicular access to sites.	**DS13.1** The following controls apply to land on 380-382 Liverpool Road and 36- 38 Milton Street as shown on **Map 6**, for any major redevelopment of the site.
	DS13.2 **Widening of Milton laneway** Milton Lane as shown on **Map 6** shall be widened to a minimum of 6m. measured kerb to kerb, with a footpath area on the northern side minimum 2m. wide and to Council's requirements. Street lighting to Council requirements must also be provided. Widening is required in order to provide 2 lane traffic access into the neighbouring sites and provide safe pedestrian access along the widened laneway. An additional reason is to provide good connectivity with any redeveloped Ashfield RSL site. Widening of Milton Lane will also improve access from Milton Street and facilitate left turn movements into and from the laneway to this street. The widened laneway when completed must be dedicated to Council for public use.
	DS13.3 Avoid locating any basement areas beneath the widened laneway, given that this laneway is to be dedicated to Council for public use.
	DS13.4 Consultation shall occur with **Roads and Maritime Services** to ensure that adequate sight lines are provided for left turning movements into Milton laneway and to ensure any vehicle access points to proposed buildings are appropriately located.
	DS13.5 **Active shopfronts and surveillance of the street** Buildings shall have an adequate amount of active shopfronts sufficient enough to provide surveillance of the adjacent public domain. Those buildings on their upper levels shall have windows positioned to be able to provide surveillance of the laneway.
	DS13.6 **Treatment of vacant land at corner Liverpool Road and Milton Street** In order to improve the visual appearance of vacant land at the corner with Liverpool Road and Frederick Street owned by the Roads and Maritime Services and reserved for road widening, Council will consider varying maximum permitted floor space ratio for a development application for 380-382 Liverpool Road pursuant to **Clause 4.6 (exceptions to development standards) of Inner West LEP 2020** in the following circumstances: • A landscaping improvement plan is prepared for vacant RMS land (land subject to future road widening shown on **Map 6**) to improve its visual appearance. In order to activate any variation pursuant to **Clause 4.6 of**

Performance Criteria	Design Solution
	Inner West LEP 2020 the submitted landscaping proposal is to be endorsed between the developer and **RMS** with landscaping work to be carried out/completed by the developer in accordance with the requirements of **RMS** prior to occupation of any approved development on 380-382 Liverpool Road; • As the landscaping work is dependent on the agreement of the Roads and Maritime Services and will be an additional cost, in the event agreement is reached the architect shall submit a detailed estimate of costs for the work, prepared by an independent quantity surveyor. The cost of the landscaping work and associated administrative/insurance costs etc. may determine the quantum of the FSR/Height variation considered appropriate by Council; **Or** Any variation to FSR controls in **Inner West LEP 2020** is subject to an acceptable urban design outcome being achieved.



Map 6 - Corner Liverpool Road and Frederick Street, and Milton Lane

Part 4

Croydon Urban Village

Application

This Guideline applies to the following development categories:

- All development within the Croydon Urban Village as identified within **Map 1**.

This Part provides additional objectives and more detailed development controls for development within Croydon Urban Village. It takes into consideration that a significant part of Croydon Urban Village has been identified as a heritage conservation area in the **Inner West LEP 2020**.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

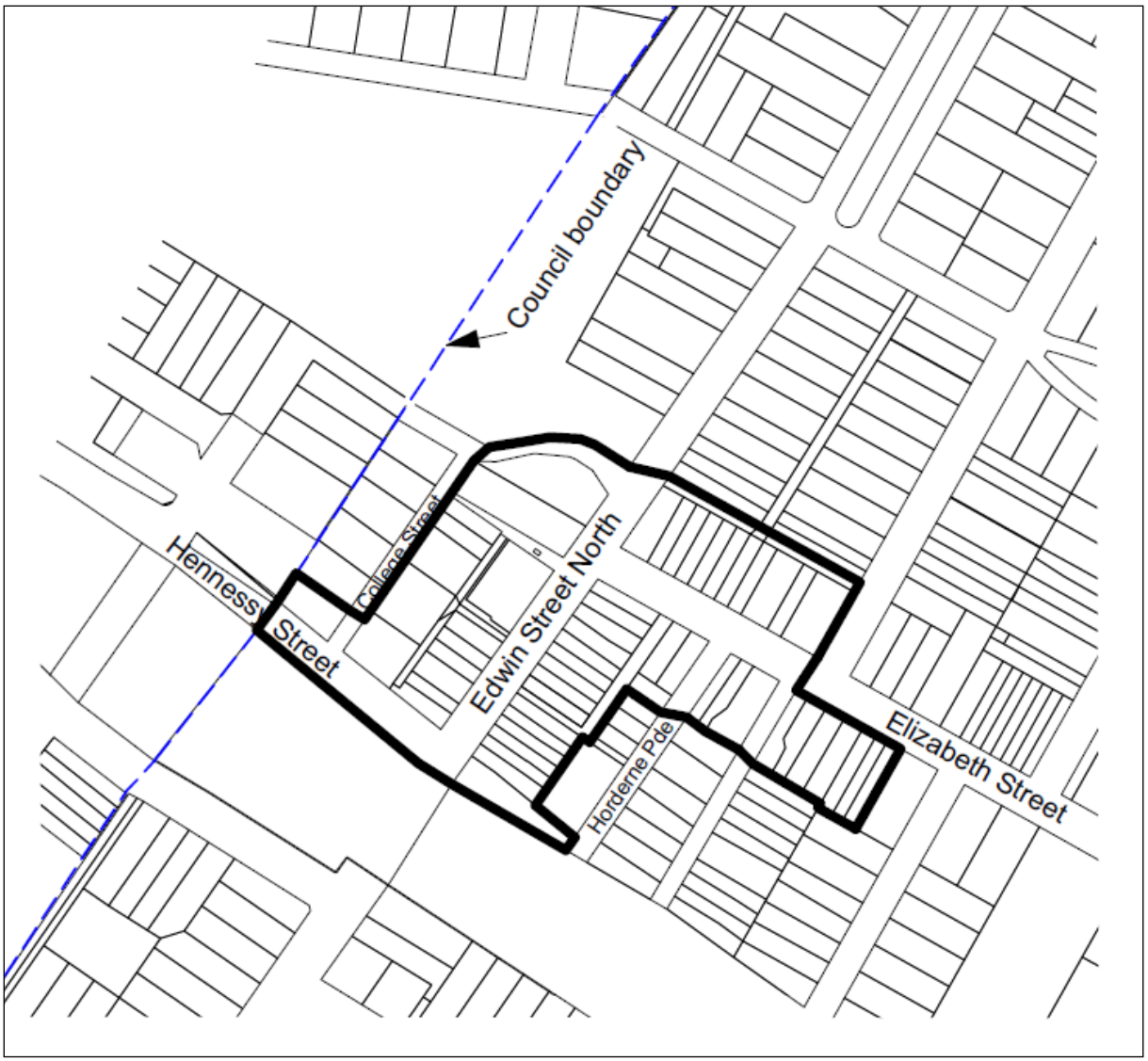
The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- Maintain and enhance the existing character and identity of Croydon Urban Village precinct and promote business activity, including after hour activities such as restaurants and cafes.
- Retain identified heritage values and achieve a sympathetic “historic theme” for the precinct.
- Ensure that new development in all locations is of a design, scale and finish which complements the heritage conservation area which applies to part of this area.
- Improve safety through good design and provision of adequate lighting and active shopfronts.
- Ensure that new development is in scale with predominant parapet and facade heights in the Urban Village.
- Ensure residential development provides adequate amenity for occupants including good winter solar penetration to living areas whilst maintaining privacy and solar access to existing residential development.
- Ensure new development does not adversely impact on the amenity of adjacent or nearby residential properties



Map 1 - Applicable Land

Section 1 - General Guidelines

This section applies to sites which are not located within the Edwin Street North Conservation Area and are not Heritage Items- Refer to **Section 2 - Heritage Conservation** for guidelines for these areas.

Performance Criteria		Design Solution	
Ground level retail or business premises			
PC1.1	Specify the minimum amount of ground level commercial areas required in order to have areas have sufficient area for the operation of retail or business premises and promote activation of street frontages for pedestrian safety.	**DS1.1**	Ground level commercial uses shall have a minimum gross floor area of 60 sqm or comprise 50 percent of the site area, whichever is the greater area.
PC1.2	Minimise areas dedicated to service functions.	**DS1.2**	Residual space for service functions such as driveway ramps, waste storage, plant rooms must be kept to a minimum. Exceptions are ground level entry areas and foyers for upper level residential development.
Building Height			
PC2.	Building Height: • retains a consistent scale of buildings viewed from Edwin street North and Elizabeth Street • avoids overlooking and overshadowing of adjoining residential development • promotes a building form which does not have an overbearing visual presence on adjacent development • ensures that individual buildings are visually integrated within the Urban Village.		The maximum building height to which a building may be erected on land to which this Part applies is 10 metres (refer to **Inner West LEP 2020**). The maximum number of storeys to which a building may be erected on land to which this Design Solution applies, is three storeys excluding any basement car park level that is entirely below natural ground level. Refer to **Figure 1** for locations of upper level storeys.
Building Alignment			
PC3.	Building Alignment: • to enhance and revitalise the streetscape character of the commercial precinct • to maintain the established building alignment along the street.	**DS3.1**	The alignment of new developments or additions to existing structures should match that of adjoining buildings and/or the predominant street alignment. Existing building alignments are a major characteristic of the precinct's development. In new developments or additions to existing structures, the alignment should match that of adjoining buildings and/or the predominant street alignment.
		DS3.2	Buildings fronting the street should have a continuous alignment and should not step back at street level or any upper level storey.
Built form			
PC4.	Built form: • reinforces the existing building typology and character of the urban village; • protects the privacy and amenity of properties in adjacent **R2 Low Density**	**DS4.1**	Refer to **Map 2** which shows the location of the "built form" for parts of buildings above ground level, in order to have: • buildings located in a position which gives spatial definition to the street; • buildings that maximise separation (setback)

Performance Criteria	Design Solution	
Residential zones; and • maximises pedestrian safety and surveillance of the public domain.		from adjoining residential properties to protect their amenity; **And** • building and window placements which assist surveillance of the street.
	DS4.2	Sites shown on **Map 2** shall have rear 3m wide deep soil areas for tall tree planting in order to provide screening and a buffer zone for the amenity of adjacent neighbouring properties.
	DS4.3	New development shall be sympathetic to the existing historical building typology. Buildings and shall incorporate architectural building elements such as roofs, parapets, balconies, window fenestrations, facade proportions, and detailing to create interest. Designs must take architectural cues (where relevant) from adjacent original building designs.
	DS4.4	Built form resulting from any consolidation of sites shall have a facade composition which has a vertical proportion and width which is similar to the existing typology of individual historic terrace buildings.
	DS4.5	Development at the rear of the sites opposite or adjacent **R2 Low Density Residential** areas shall step down in building scale and have rear deep soil buffer areas for sites shown on **Figures 1** and **2**.
	DS4.6	Development at the rear of sites and adjacent laneways shall provide surveillance of the laneways from apartments and any group level entry lobbies. This requirement will inform the appropriate design and placement of windows and balconies.

MBH= maximum building height in Ashfield LEP

Existing buildings unlikely to redevelop

Historic buildings ,
with parts shaded which
give definition to street

Sites within Conservation Area .
Historic building frontage gives
spatial definition and character
to street.

Minimum 3m wide
deep soil zones adjacent
neighbouring residential
properties

Minimum 3m wide
deep soil area along
site frontage adjacent street

Upper level (storeys above ground level) parts of new buildings

General Principles:

New Buildings to reinforce historic setting including :

- built form having a building frontage aligning with street boundary and to continue spatial definition of street
- upper levels to have "thin" building cross section, to follow historic "terrace" building typology

Upper levels to maximise building separation with adjoining/nearby R2 Zoned low density areas.

Map 2 - Required placement of upper levels of new buildings and landscape buffers

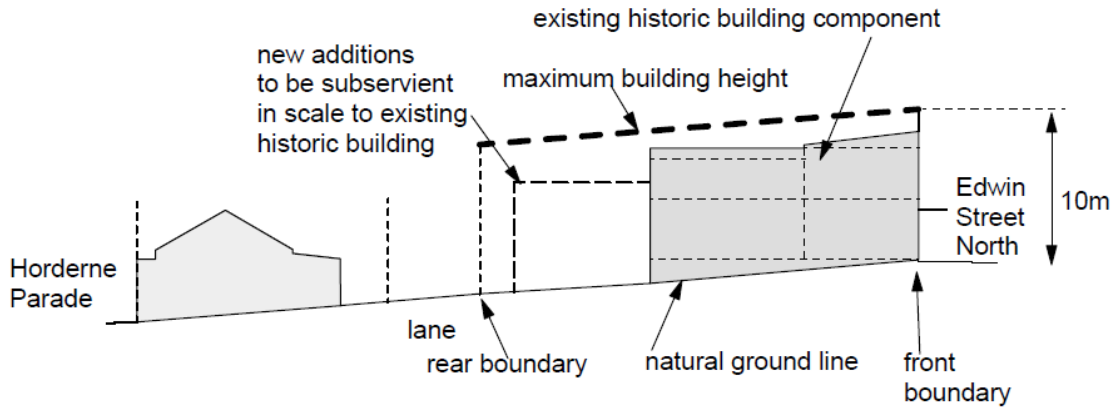


Figure 1 – Principles for sites adjacent to dwellings

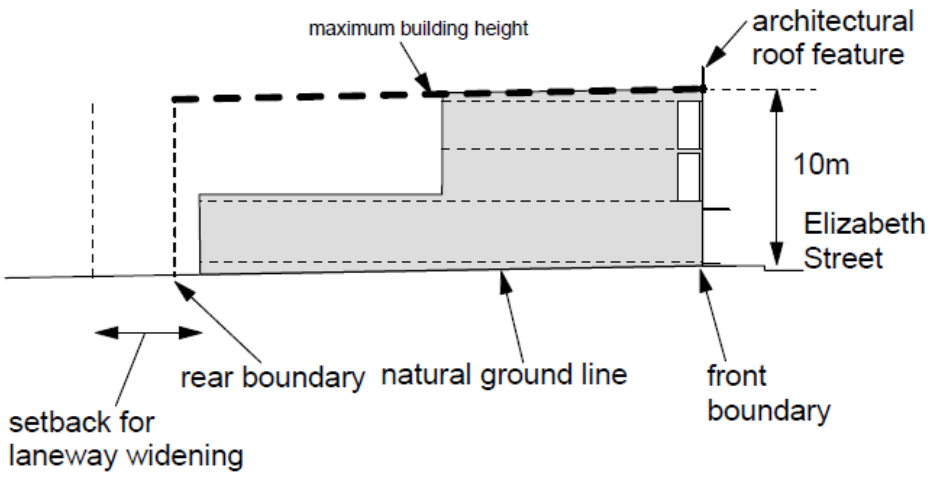


Figure 2 – Principles for sites adjacent to laneway

Figure 3 - Building Elevation Principles

Performance Criteria		Design Solution	
Building facades			
PC5.	To encourage building facades which are sympathetic to the existing building typology and character of the area.	**DS5.1**	Additions to the façade of existing structures will only be considered where these clearly relate to the form and character of the existing building. Alterations should mirror the detailing of the original structure.
		DS5.2	Facades of new buildings should relate to the form and character of buildings in the immediate vicinity.
		DS5.3	Articulation of new building facades is encouraged through techniques and including position, spacing and design of major vertical and horizontal elements such as piers, panels, line changes, string course, cornices and bays.
		DS5.4	The size, preparation and placement of windows and doors should relate to the size and design characteristics of the new building.
		DS5.5	Buildings on street frontages shall not have long "runs" of blank façades.
		DS5.6	Facades of new commercial buildings should be divided into "bays" of a dimension appropriate to the scale of the building proposed and complementary to the built form typology of similar buildings within the Urban Village.
		DS5.7	Building materials are to be compatible with the predominant materials used for other buildings within the Urban Village.
Awnings			
PC6.	To encourage retention or reconstruction of awnings characteristic of the Urban Village.	**DS6.1**	Awnings should be incorporated in new development where sites have existing awnings or where awning are fitted to adjoining buildings.
		DS6.2	Awnings should match the height, width, form and materials of existing or adjacent traditional awnings.
		DS6.3	Awning continuity between buildings in different ownership is required.
Signage			
PC7.		**DS7.1**	Signage requiring approval is to be in accordance with the requirements of **Part A10 - Advertising and Signage Structures** and any applicable provisions of **State Environmental Planning Policy No. 64 - Advertising and Signage**
Access for People with Disabilities			
		DS7.1	Refer to **Part A7 - Access and Mobility of Inner West DCP 2016**.
Residential Amenity			
PC9.	Residential Amenity: • ensures that residents have adequate	**DS8.1**	Apartments must be designed /placed so that living areas have a minimum three hours of winter solar access.

Performance Criteria		Design Solution	
	amenity, solar orientation; • ensures the adequate provision of private and communal open space; • ensures that the privacy of adjoin existing houses is protected. • provides appropriately sized private open space and balconies.	**DS8.2**	Sites where identified on **Map 2** are required to have rear deep soil areas for tall tree planting in order to provide screening and a buffer zone for the amenity of adjacent neighbouring properties.
		DS8.3	Apartment buildings shall have private open space in the form of balconies dimensioned to comply with the requirements of the **Apartment Design Guide**.
		DS8.4	Minimum building separation for apartments within the Urban Village is to comply with the requirements of the **Apartment Design Guide**.
		DS8.5	Apartments shall not directly overlook any adjacent residential properties. External screens must be used to achieve compliance if necessary.
		DS8.6	Proposals subject to assessment under SEPP. 65, required to provide a minimum area of communal open space equal to 25 % of the site as stipulated within the **Apartment Design Guide**.
Waste and storage collection			
PC10.	To minimise the visual exposure of waste storage areas from the public domain.	**DS10.1**	Waste storage areas are to be located out of public view, and not along or nearby street frontages. Waste storage and collection is required in accordance with **Part C3 – Waste Management**
Car parking			
PC11.	To provide adequate provision of car parking for occupants and visitors.	**DS11.1**	Car parking is required in accordance with **Part A8 - Parking.** ***Note**: Concessions are available for changes of building use within Croydon Urban Village.*

Section 2 – Heritage Conservation Guidelines

This section applies to sites which are located within the Edwin Street North Conservation Area or contain a heritage item within Croydon Urban Village.

Performance Criteria		Design Solution	
Conservation			
PC1.1	Provide guidelines for the protection of heritage items and the significance of the heritage conservation area.	**DS1.1**	Refer to **Inner West LEP 2020** for heritage conservation considerations. Individual heritage items and buildings within the Conservation Area are to be retained and conserved - see **Inner West LEP 2020**, and refer to **DS1.4**
PC1.2	To ensure the **Statement of Significance** and **Distinctive Qualities** for the **Edwin Street North Conservation Area** are considered in the design process.	**DS1.2**	New infill development is to be of a minor scale and placed at the rear of sites and is to be architecturally sympathetic to existing historic buildings. New architectural detail and fabric is to be of a form, scale and finish that respects any existing item and the distinctive qualities of the Conservation Area.
PC1.3	Inform applicants how culturally significant parts of buildings are to be conserved.	**DS1.3**	Refer to **DS2.2-DS2.3**, **DS3.1-DS3.2** and **DS4.1-DS4.5** for specific infill development controls.
		DS1.4	Any application for alterations to a site within a Conservation Area or Heritage Item must demonstrate that the **Statement of Significance** and the **Distinctive Qualities** for the Edwin Street North Conservation Area have been adequately responded to as stated and referenced in **Part E1 - Heritage Conservation Area**
Building Height - Rear Infill Development			
PC2.	Building height for rear infill development: • retains consistent scale of buildings when viewed from the main streets • promotes a building scale which will not have an overbearing visual presence on historic buildings • ensures that individual buildings are visually integrated into the Urban Village		Design Solutions for Building Height - Rear Infill Development should be read in conjunction with the explanatory height diagram shown in **Figure 4**.
			Any rear infill building shall be of a low rise scale whose height and number of storeys will be dependent on achieving a satisfactory compliance with the Statement of **Significance and Distinctive Qualities** in **Appendix 1 and 2**.
			The maximum number of storeys for the main historic part of buildings located along Edwin Street North is 2 (two) storeys.

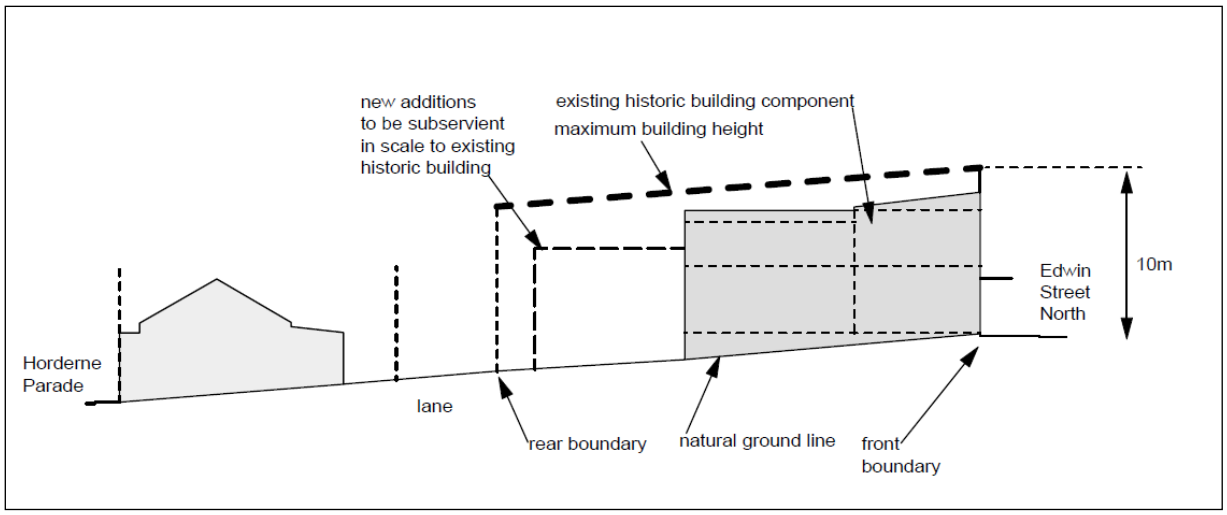
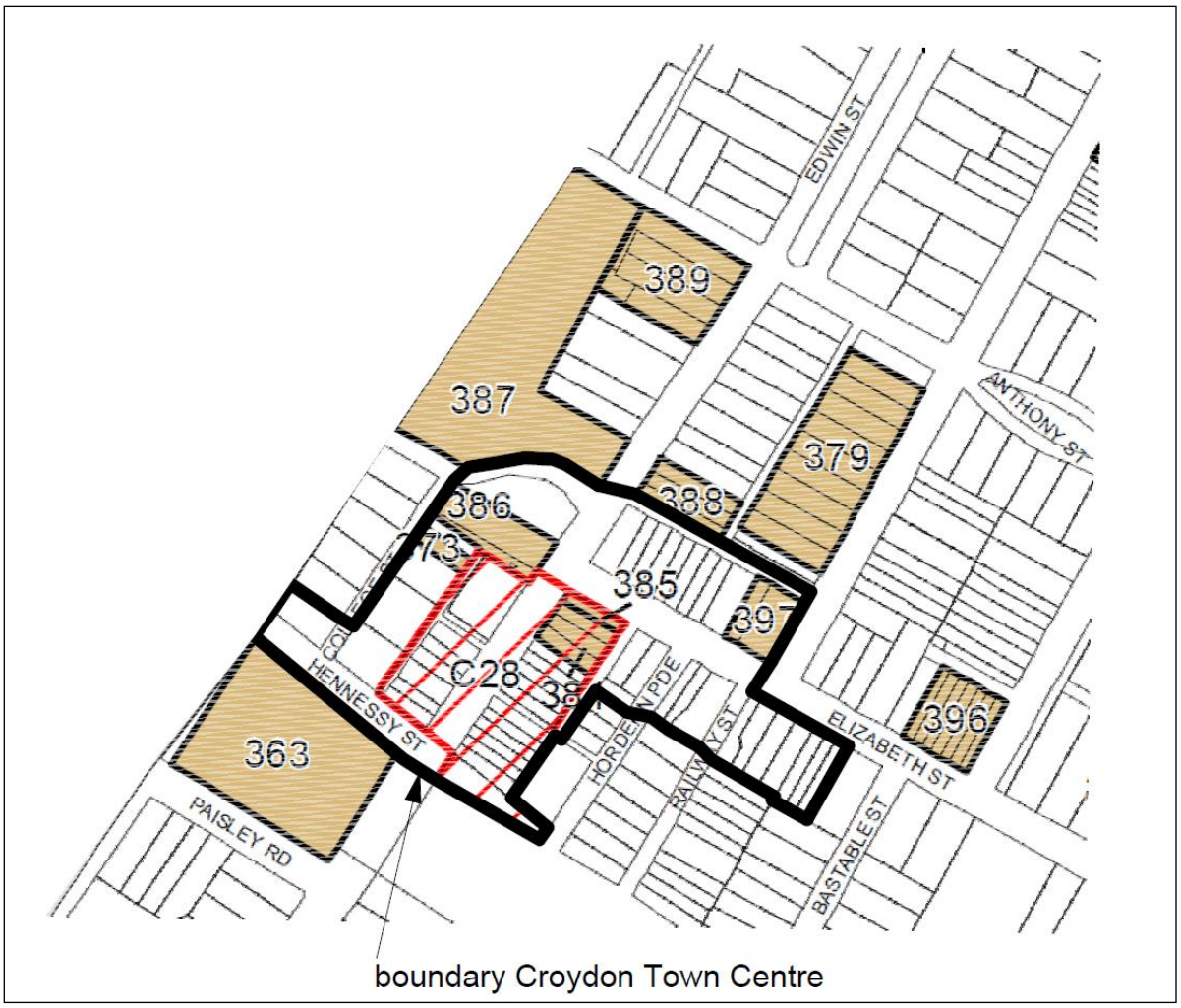


Figure 4 – Section showing maximum heights in Heritage Conservation area

Performance Criteria		Design Solution	
Roof Profile - Rear infill development			
PC3.	The form, pitch materials and parapet height of new roofs to a rear infill building should match or otherwise complement to the existing roof profiles of the historic building on the site	**DS3.1**	Roof forms for rear infill building should generally be skillion, hipped or gabled.
		DS3.2	New roofs are to be of the same material as buildings within the precinct, or in a material which is visually sympathetic. Appropriate materials include slate, terracotta tiles and corrugated steel. More modern fabric and forms such as coloured cement or profiled extruded steel are inappropriate.
Building Facades			
PC4.	To provide complementary controls in relation to the retention of building facades within Conservation Areas and for Heritage Items.	**DS4.1**	Existing historic facades along the main street and side laneways are to be retained and conserved as required by the **Inner West LEP 2020**, and taking into account the matters stated in **Part E1 - heritage Conservation**
		DS4.2	Facades of new rear infill buildings should relate and take "architectural cues" from the form and character of buildings in the immediate vicinity. The articulation of new building facades of rear infill development is encouraged through techniques and including position, spacing and design of major vertical and horizontal elements such as piers, panels, line changes, string course, cornices and bays. The size, preparation and placement of windows and doors should relate to the size and design characteristics of the new building.
		DS4.3	Wherever possible, façade elements for new rear infill development such as windows, doors and balconies are to match the placement and proportions of similar elements on other buildings within the conservation area.
		DS4.4	Building materials for new rear infill development should relate to the existing historic palette of materials throughout the precinct.
		DS4.5	Window and door joinery, where painted, may be in a traditional material such as timber or a new material such as extruded metal. Extruded metal frames should be of a size and configuration in keeping with the traditional context of the precinct.
Shopfronts			
PC5.	To retain, restore or reconstruct the original shopfronts to preserve the character of buildings within the Urban Village.	**DS5.1**	Original early shopfronts in existing buildings shall be retained and conserved.
		DS5.2	Remnants of original shopfronts fittings, such as window framing, tiled entries and doors should be retained, repaired and used wherever possible.
		DS5.3	The reinstatement of early shopfronts, where these have been replaced by unsympathetic modern designs is encouraged. Existing shopfronts should not be bricked up or otherwise filled in.

Performance Criteria		Design Solution	
		DS5.4	If a shopfront has been lost, reconstruction should be undertaken using the form and detailing of existing examples in the area.
		DS5.5	Avoid shopfronts which are filled in and do not have display windows facing the street.
		DS5.6	Security bars or roller shutters are not permitted.
Awnings			
PC6.	To require retention or reconstruction of awnings characteristic of the commercial precinct.	**DS6.1**	Existing awnings should be retained and conserved.
		DS6.2	Accurate restoration or reconstruction of original street awnings/verandahs is encouraged.
		DS6.3	Reinstatement of awnings is encouraged where there is evidence that they were originally fitted or where there is a break in a continuous run of awnings.
Ground level retail or business premises			
PC7.	To ensure ground level commercial areas have sufficient area for the operation of retail or business premises and promote activation of street frontages for pedestrian safety.	**DS7.2**	Ground level commercial uses shall have a minimum gross floor area of 60 sqm or comprise 50 percent of the site area, whichever is the greater area.
Residential Amenity			
PC8.	To maintain a level of residential amenity for adjoining residential properties.	**DS8.1**	Upper level apartments shall not directly overlook any adjacent residential properties.
		DS8.2	External screens must be used to achieve compliance if necessary.
Waste Storage and Collection			
PC9.	To minimise the visual exposure of waste storage areas from the public domain.	**DS10.1**	Waste storage areas are to be located out of public view, and not along or nearby street frontages.
Car Parking			
PC10.	To provide adequate provision of car parking for occupants and visitors	**DS10.2**	Car parking is required in accordance with **Part A8 - Parking**. ***Note:*** *Concessions are available for changes of building use within Croydon Urban Village.*



Map 3 – (LEP Map Extract) Heritage Conservation Area and Heritage Items within and in the vicinity of Croydon Urban Village

Part 5

Neighbourhood Centre (B1) Zone

Application

This Guideline applies to all development within areas zoned **B1 - Neighbourhood Centre** on land where this DCP applies.

Within this Guideline, provides additional objectives and development standards to enhance the function and appearance of development within the B1 Business Neighbourhood Zone.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To provide additional guidelines which complement the specific **Inner West LEP 2020** objectives for **B1- Neighbourhood Zones**
- Define the desired character of the Neighbourhood Centre **townscape and streetscape**, in terms of building scale, building setback, building design, streetscape and open space requirements.
- Detail the desired interface between the public and private domain in order to promote development outcomes that will have a positive, transformative impact and achieves a “desired character” consistent with the specific **Inner West LEP 2020** objectives applicable to this zone.
- Achieve a high level of architectural composition in order to provide an attractive built form, a **sense of place** for residents, and create a distinct spatial character that achieves **Inner West LEP 2020** objectives for this zone.
- Require **active street frontages** where appropriate, with good physical and visual connections between buildings and the street in order to enhance pedestrian safety.
- Ensure development maintains adequate standards of privacy and solar access to existing residential development.

Section 1 - General Guidelines

This section applies to sites which are not located within a Conservation Area or a Heritage Item- Refer to **Part 2 - Heritage Conservation and Heritage Items** for guidelines for these areas.

Performance Criteria		Design Solution	
Context			
PC1.1	To identify key matters that affect building design and influence the desired character of the townscape or streetscape of the Neighbourhood Centres.	**DS1.1**	Building design composition shall be of a high standard and be sympathetic and take architectural cues from the desirable parts of the existing residential streetscape or townscape. The desired design character shall be of a **traditional architectural composition**, and includes the following requirements: • primary street frontages shall not have long runs of blank façades; • facades of new commercial buildings are to be divided into bays of dimensions appropriate to the scale of the building proposed; • articulation of building facades is required through techniques which include position, spacing and design of major vertical and horizontal elements such as building bays, fenestration, string course, cornices and bays. The size, preparation and placement of windows and doors should relate to the size and design characteristics of the new building; **And** • new building materials are to be compatible with/complement the materials used for similar buildings within the precinct.
PC1.2	To ensure signs must visually complement (not challenge) the architectural composition of buildings and should enhance the townscape	**DS1.2**	Council will support a modern/contemporary architectural appearance, for sites which are not within a heritage conservation area, only in circumstances where a **high compositional standard** is achieved.
PC1.3	To promote pedestrian activity and safety in the public domain.	**DS1.3**	Large side wall facades which are prominent /visible must be modelled to give the building an attractive, articulated appearance and a high compositional standard.
PC1.4	To ensure developments are safe and secure for occupants, by reducing opportunities for crime through environmental design.	**DS1.4**	Refer to **Figure 1** which shows site layout principles and location of the desired "built form" for parts of buildings above ground level. New development is required to achieve the following: • give adequate regard to the character and amenity of adjacent and nearby residential areas including any heritage items or heritage conservation areas; • buildings are positioned to give spatial definition to a road frontage or along the

Performance Criteria	Design Solution	
		corners sites; • upper levels of buildings are designed to maximise building separation (setback) from adjoining residential properties to retain amenity; • buildings incorporate a transitional sympathetic (lower) building scale in the vicinity of dwelling houses; **And** • buildings are setback from 2m to side boundaries or 3m to rear boundaries in order to provide for deep soil perimeter landscaped "buffer" areas.
	DS1.5	Refer to the relevant parts for **Pedestrian Amenity** and **Safety**, **Landscaping** and **Active Street Frontages**.
Upper level apartments		
Shop Top Housing development: • ensures residential apartments are not located on the ground floor and commercial uses remain the dominant land use on the site.		Apartments comprising "shop top housing", must be located above a ground level commercial level. In addition, in order to meet the objectives of **Inner West LEP 2020** apartments are not to constitute the majority land use on a site within a **B1 Neighbourhood Business Zone**.
		Refer also to the requirements for Commercial Development within this Part which details minimum gross floor area requirements for ground level non-residential uses.
Residential amenity		
PC3. Residential amenity: • ensures that residents have adequate amenity, solar orientation. • ensures that the privacy of adjoining residential properties is protected. • ensures that amenity considerations for residents include impacts on adjacent and nearby residential properties.	**DS3.1**	Apartments incorporate living areas which achieve a minimum of 3 hours of solar access in winter months.
	DS3.2	Minimum building separation for apartments within the **B1 Neighbourhood zones** is to comply with the requirements of the **Apartment Design Guide**.
	DS3.3	Apartments must not directly overlook adjacent dwelling houses. rooftop gardens for communal open space are not acceptable due to potential for overlooking of adjacent house properties.
	DS3.4	Where development is located adjacent to dwelling-houses in nearby **R2** or **R3 Residential zones**, the perimeter of sites shall have deep soil areas for tree planting in order to provide a landscape "amenity buffer" and screening to neighbouring houses, as shown in **Figure 1 - Site Layout principles**. These areas shall be a minimum of 2 m wide adjacent side boundaries, or 3m adjacent rear boundaries, and contain deep soil and not have any structures located beneath them. This is in order to have an adequate soil volume plus good drainage conditions and sufficient width to allow for tree canopies. ***Note:*** *This Design Solution does not apply to minor*

Performance Criteria		Design Solution	
			alterations and additions to existing buildings.
		DS3.5	Proposals subject to assessment under **SEPP 65**, required providing a minimum area of communal open space equal to 25 % of the site, and that area is to contain a deep soil area sized to be a minimum of 10 percent of site area.
Pedestrian amenity and safety			
PC4.1	Pedestrian amenity • promotes pedestrian activity and safety in the public domain • promotes active street fronts within Neighbourhood Centres • buildings to address the street where active street frontages are required.	**DS4.1**	All sites are to have, where practical, ground level active street frontages, refer to the requirements for **Commercial Development** within this Part.
		DS4.2	Large voids or blank walls at ground floor level are to be avoided.
PC4.2	To ensure developments are safe and secure for occupants, by reducing opportunities for crime through environmental design.	**DS4.3**	The following security devices are required in buildings containing mixed business and residential uses: • first floor levels shall have security devices fitted which comply with the Australian Standard; • ground floor and entry porticos shall have as a minimum double barrel security and fire locks; **And** • lighting which meets the relevant Australian standard of 40 lux, spaced at appropriate intervals to provide the required surveillance in basement parking areas and along pedestrian paths.
Building height and separation			
PC5.1	To ensure compliance with maximum building heights of **Inner West LEP 2020**.	**DS5.1**	Building heights are to comply with the **Inner West LEP 2020 Height of Buildings Map**.
		DS5.2	The maximum number of storeys shall be as follows: • **B1 zones** not within Heritage Conservation Areas: Maximum 3 storeys. ***Note:*** *Utilisation of roof space may be permitted as an additional level provided the space is wholly contained within a pitched roof plane which has a roof pitch no lower than 22° and the roof ridge does not exceed the maximum building height of the* ***Inner West LEP 2020****.*
PC5.2	To minimise amenity impacts on adjoining low density residential properties.	**DS5.3**	New buildings shall be located in a place which maximises separation with neighbouring house properties, and also provides an appropriate building orientation which addresses minimum solar access for apartments.

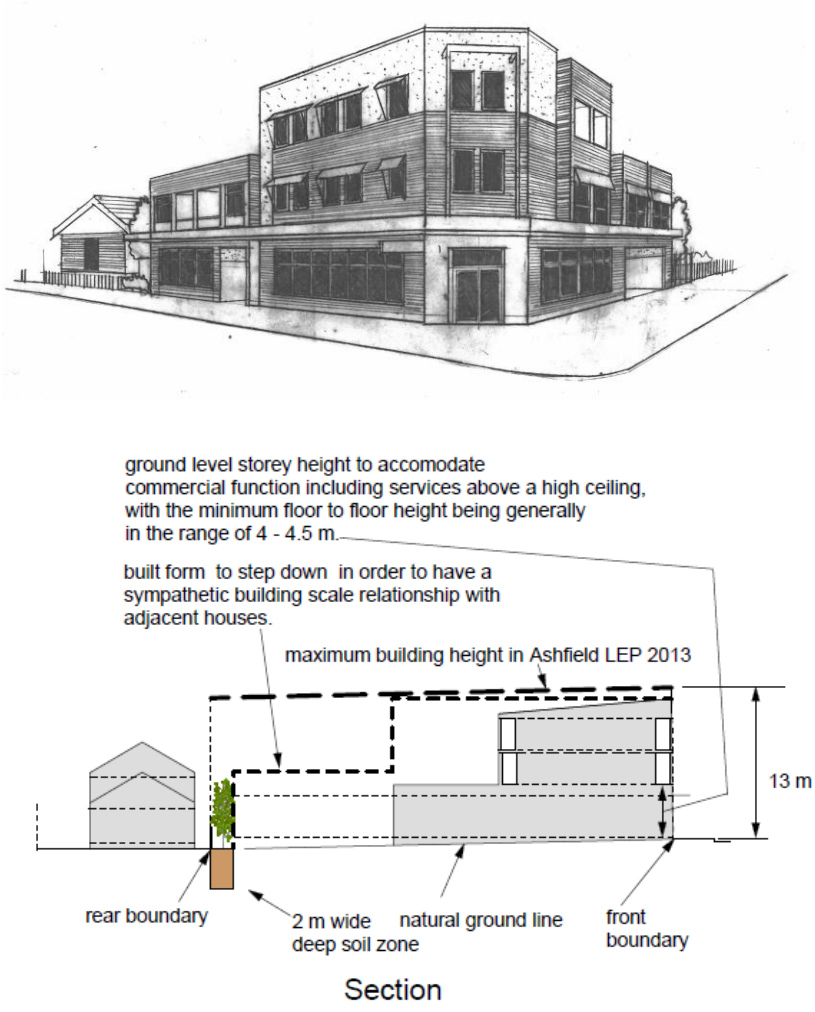


Figure 1 - Principles – Corner Sites bounded by houses

Performance Criteria	Design Solution	
Access for people with disabilities		
PC6.	**DS6.1**	Refer to **Part A7 - Access and Mobility** for requirements that need to be met for access to the point of entry to dwellings and access within any upper level apartments, in situations where apartments have lift access.
Signage		
Ensure signs must visually complement (not challenge) the architectural composition of buildings and should enhance the townscape	**DS7.1**	Refer to **Part A10 - Advertising and Signage Structures** of this Plan for guidelines. **Inner West LEP 2020** permits certain types of signs to be erected or replaced without approval (subject to conditions). Refer also to **Schedule 2 (Exempt Development)** of the **Inner West LEP 2020**
Commercial Development		
PC8. Commercial development: • maximise the amount of business (non-residential) gross floor area at ground level for sites in order to provide for employment floor space, activate the street frontage and to comply with Inner West LEP 2020 objectives for the B1 Neighbourhood zone • ensure ground floor building layouts are of sufficient area to enable business uses to function efficiently. • provide adequately sized ground floor ceiling heights to establish flexible and functional commercial ground floor layouts. • ensure that mixed use/commercial developments achieve good urban design outcomes by concealing as far as possible the visual impact of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices.	**DS8.1**	The majority of the ground floor part of buildings must contain business uses, in order to comply with the **Inner West LEP 2020** zoning and land use objectives.
	DS8.2	A minimum of 50 percent of the ground level gross floor area shall be for business uses. Residual areas for service functions such as driveway ramps, waste storage, plant rooms, shall be designed to be unobtrusive. Ground level entry areas and foyers for upper level apartments are also permitted but should be a minor component of overall ground floor area.
	DS8.3	Minimum ceiling height for ground floor commercial uses is 3.3 metres. The minimum ceiling height is to increase to 4 metres if the Commercial use is a Café/Restaurant. The Development Application is to demonstrate that allowance has been made for above ceiling mechanical requirements any structural beams and slabs.
	DS8.4	Car parking required pursuant to this Plan shall be placed below ground level for substantial developments, or otherwise placed behind ground floor commercial uses in order to maximize active street frontages - This Design Solution does not apply to alterations and additions to existing development which are of a minor nature - Refer **Part A8 - Parking**.
	DS8.5	Refer to **Part C2** of this Plan and **Schedule 2 of Inner West LEP 2020.** Some signage is also controlled by **State Environment Planning Plan No. 64 (SEPP No. 64). SEPP 64** includes requirements for making signage compatible with the desired future character of an area.
	DS8.6	All sites are to incorporate ground level "active street frontages", except for areas required for site servicing or similar, e.g. driveway access. An active street frontage shall be predominantly glazed in order to ensure that adequate visibility of the street occurs, and may comprise glazed retail shopfronts,

Performance Criteria	Design Solution	
		showrooms, glazed entries and lobbies to businesses, and the like.
	DS8.7	Shopfronts/display areas shall not have any "roll-a-door" type grille or opaque security shutters (excluding predominantly transparent security shutters).
	DS8.8	Shopfront/display area designs shall be arranged in a way which complements the building style of the façade and enhances the streetscape.
	DS8.9	Air-conditioning units and satellite dish elements shall be designed and located as follows: • must not be located on front façade or above an awning and to be positioned at the side or rear of the building; • must be setback at least 1.5 m from all adjoining property boundaries; • must use non-reflective materials; **And** • if a satellite dish roof is wall or pole mounted, diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and not extend above the highest point of the roof or located above a parapet.
Development Servicing		
PC9. Development Servicing: • ensures that site services and facilities are adequate for the nature and quantum of development. • ensures servicing activities do not have adverse amenity impacts. • locates parking areas so that they are not visible from the public domain.	**DS9.1**	Access ways to underground parking areas should be sited and designed to minimise noise impact on adjacent or nearby habitable rooms, including bedrooms.
	DS9.2	Refer to **Part A8 - Parking - Design Principles** and for the amount of car parking required. Adequate facilities are to be provided within any new development for the loading and unloading of service and delivery vehicles. ***Note:*** *This Design Solution does not apply to minor alterations and additions to existing developments.*
	DS9.3	An area shall be provided on site to accommodate bins for garbage collection and recycling of waste. This area shall not be visible from the street, be behind the building line.
	DS9.4	Areas for waste collection, loading and unloading, are to be detailed at development application stage, and include: • waste collection room areas, including garbage bins, recycling bins; **And** • pathways for manoeuvring of bins to and from waste collection room areas.

Performance Criteria	Design Solution
	DS9.5 Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located: • away from street frontages; • integrated into the roof designs and placed in a position where such facilities will not become a skyline feature at the top of any building; **And** • adequately setback from the perimeter wall or roof edge of buildings.

Part 2 - Heritage Conservation and Heritage Items

This section applies to sites which are located within a Conservation Area or contain a Heritage Item.

Performance Criteria		Design Solution	
Conservation			
PC1.	Provide guidelines for the protection of heritage items and the significance of the heritage conservation area.	**DS1.1**	Building design composition for properties that are heritage items or are within Heritage Conservation Areas, such as infill development and minor alterations and additions to existing historic buildings, and the interiors of Heritage Items, must follow the requirements of **Inner West LEP 2020** Heritage Conservation provisions - see **Clause 5.10** of the **LEP** and **Part E - Heritage Conservation** of this DCP.
		DS1.2	New **rear infill development** is to be of a minor scale and placed at the rear of sites and is to be architecturally sympathetic to existing historic buildings. New architectural detail and fabric is to be of a form, scale and finish that respects any existing item and the distinctive qualities of the Conservation Area.
Building Height - Rear Infill Development			
PC2.	Rear infill developments: • retain consistent scale of buildings when viewed from the main streets. • promote a building scale which will not have an overbearing visual presence on historic buildings. • ensure that individual buildings are visually integrated into the Neighbourhood Centre.		Any rear infill building shall be of a low rise scale whose height and number of storeys will be dependent on achieving a satisfactory compliance with the relevant Statement of Significance for the site. This is in order to have a building scale which will not have an overbearing visual presence on historic buildings.
			The maximum number of storeys for the main historic part of buildings shall be the same as the existing building.
Roof profile - rear infill development			
PC3.	The form, pitch materials and parapet height of new roofs to a rear infill building should match or otherwise complement to the existing roof profiles of the historic building on the site	**DS3.1**	Roof forms for rear infill building shall generally be: • skillion, hipped or gabled; **And** • materials for new roofs are to be of the same material as buildings within the precinct, or in a material which is visually sympathetic. Appropriate materials include slate, terracotta tiles and corrugated steel. This is in order to complement the existing roof profiles of the historic building on the site. More modern fabric and forms such as coloured cement or profiled extruded steel are inappropriate.
Building Facades			
PC4.	To provide complementary controls in relation to the retention of building facades within Conservation Areas and for Heritage Items.	**DS4.1**	Existing historic facades along the main street and any side laneways are to be retained and conserved as required by the **Inner West LEP 2020**, and take into account the matters stated in their **Statement of**

Performance Criteria		Design Solution	
			Significance.
		DS4.2	Facades of new **rear infill** buildings should relate and take **architectural cues** from the form and character of buildings on the existing historic building. The articulation of new building facades of rear infill development is encouraged through techniques and including position, spacing and design of major vertical and horizontal elements such as piers, panels, line changes, string course, cornices and bays. The size, preparation and placement of windows and doors should relate to the size and design characteristics of the new building.
		DS4.3	Wherever possible, façade elements for new **rear infill development** such as windows, doors and balconies are to match the placement and proportions of similar elements in other historic buildings within the conservation area or on the site.
		DS4.4	Building materials for new **rear infill development** should relate to the existing historic palette of materials throughout the precinct.
		DS4.5	Window and door joinery, where painted, may be in a traditional material such as timber or a new material such as extruded metal. Extruded metal frames should be of a size and configuration in keeping with the traditional context of the precinct.
Shopfronts			
PC5.	Retain, restore or reconstruct the original shopfronts to preserve the character of buildings.	**DS5.1**	Original early shopfronts in existing buildings shall be retained and conserved.
		DS5.2	Remnants of original shopfronts fittings, such as window framing, tiled entries and doors should be retained, repaired and used wherever possible.
		DS5.3	The reinstatement of early shopfronts, where these have been replaced by unsympathetic modern designs is encouraged. Existing shopfronts should not be bricked up or otherwise filled in.
		DS5.4	If a shopfront has been lost, reconstruction should be undertaken using the form and detailing of existing examples in the area. Avoid shopfronts which are filled in and do not have display windows facing the street. Excessive security bars or roller shutters are not permitted.
Awnings			
PC6.	Require retention or reconstruction of awnings characteristic of the commercial precinct.	**DS6.1**	Existing awnings should be retained and conserved.
		DS6.2	Accurate restoration or reconstruction of original street awnings/verandahs is encouraged.
		DS6.3	Reinstatement of awnings is encouraged where there is evidence that they were originally fitted or where

Performance Criteria	Design Solution
	there is a break in a continuous run of awnings.

Part 6

Enterprise Zone (B6) – Parramatta Road

Application

This Guideline applies to the following development categories:

- All development along Parramatta Road generally zoned B6 Enterprise Corridor under the Inner West LEP 2020.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To create a better streetscape that improves pedestrian amenity and attracts new enterprise.
- To achieve a more cohesive built form character through consistent treatments and controls.
- To improve the visual character and urban design of the Parramatta Road Corridor.
- To protect residential amenity of adjoining neighbourhoods.
- To encourage new development to meet a high standard of architectural quality and environmental sustainability.
- To protect heritage items and heritage conservation areas.
- To manage the impact of traffic generation and site access, in particular, on the local road network.
- To ensure the operational needs and servicing and new development are appropriately provided for without affecting adjacent properties.
- To enhance pedestrian and cycle amenity along the across the corridor.

Background

The NSW Government through the Metropolitan Plan for Sydney 2036 and the draft Inner West Subregional Strategy identified the preferred strategic direction for land along Parramatta Road as an 'Enterprise Corridor'.

Through the Draft Parramatta Road Structure Plan and Ashfield Urban Planning Strategy 2010 (adopted by Council October 2010), Inner West Council supported these directions by identifying the corridor as B6 Enterprise Corridor and permitting only non-residential land uses under Inner West LEP 2020.

The zoning and development standards for the B6 Enterprise Corridor zone under Inner West LEP 2020 facilitate urban renewal for a wide range of employment generating purposes.

In February 2016, the NSW Government approved the State Significant Infrastructure application for the WestConnex Motorway. The areas that are affected are shown on **Map 1** and **2**. These areas will be compulsory acquired by the State Government in order to construct the new Motorway. The remaining parts of corridor unaffected by the WestConnex will be required to comply with this part's guidelines.

The Existing Corridor

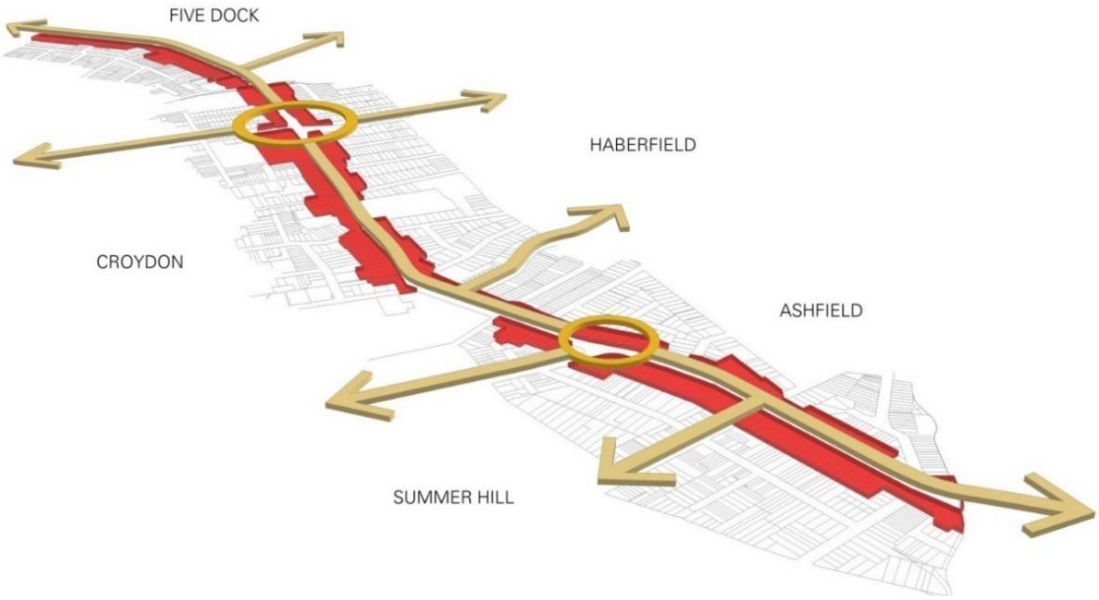
Parramatta Road is one of Sydney's oldest and most important road corridors linking the Sydney and Parramatta CBDs.

It is also one of Sydney's busiest roads with well in excess of 60,000 vehicles per day. Parramatta Road traverses a number of LGAs, including a length of over 3km within the LGA. The land along the Parramatta Road Enterprise Corridor covers approximately 24ha and has developed over a long period of time. The resulting buildings are of varying age, form and quality.

Due to the role and function of Parramatta Road as a key vehicular route, a large proportion of development along Parramatta Road is for the motor related industry (including online car sales). However, the changing nature of the industry has reduced demand for locations like Parramatta Road, leaving the corridor underutilised and inviting revitalisation.

Over the past few years there have been many attempts to tackle the challenge of delivering better outcomes along Parramatta Road, and specifically to develop a functional and attractive corridor that is more than just a vehicular route.

This section describes the existing elements of Parramatta Road, including the key road connections, public spaces, existing land uses and built form characteristics. As Parramatta Road is a long corridor, this DCP identifies four different areas along the road. These areas do not necessarily have defining characteristics but identify four geographic areas.



Parramatta Road Enterprise Corridor runs approximately 3km and connects Summer Hill, Haberfield, Ashfield, Croydon and Five Dock

Ashfield Urban Planning Strategy 2010

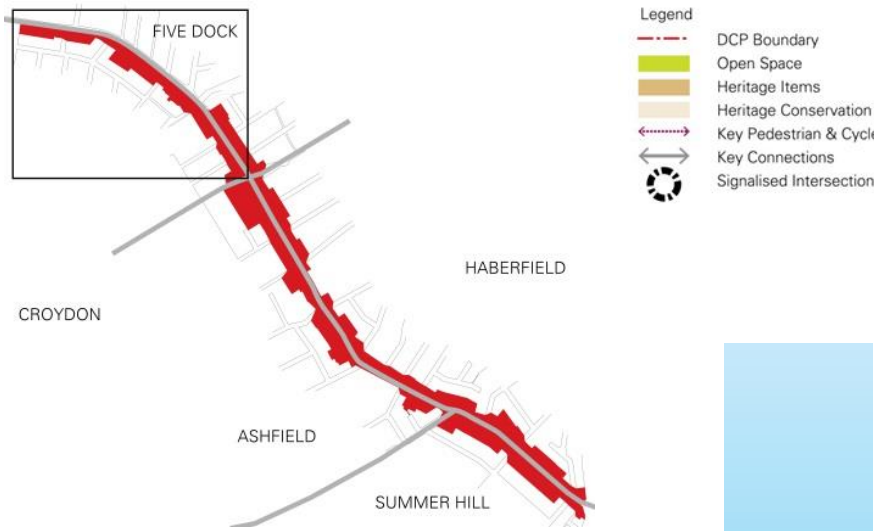
Area 1 North

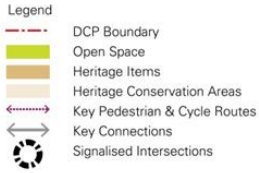
Area 1 'North' is bound by Lang Street to the west and Dobroyd Parade to the east. Area 1 includes only land on the southern side of Parramatta Road. Land to the north of Parramatta Road is within the City of Canada Bay LGA and is not subject to this DCP.

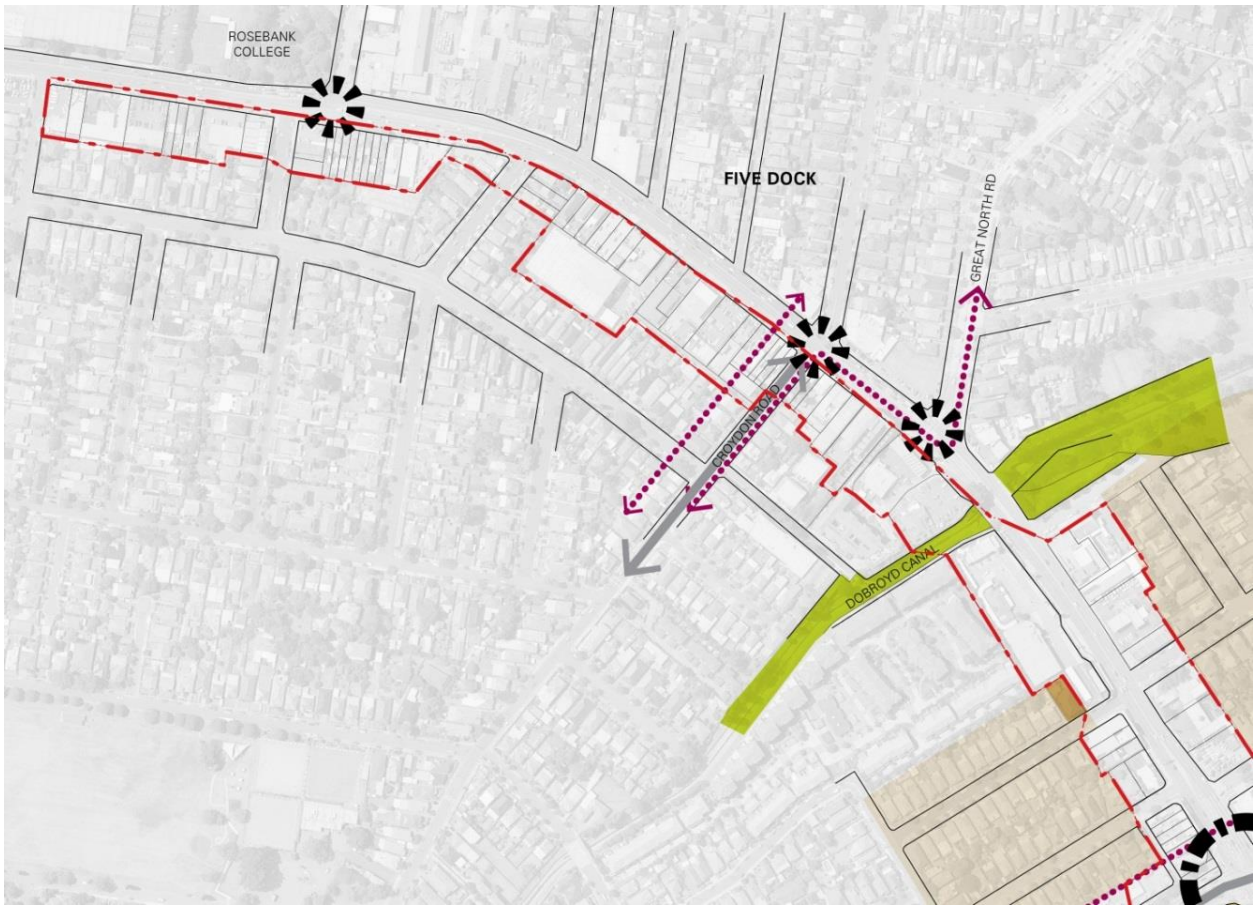
Croydon Road is a key connection to Croydon to the south whilst Great North Road connects to Five Dock shops to the north. The Dobroyd Stormwater Canal passes behind Parramatta Road out into Iron Cove.

The existing uses and built form character within Area 1 is predominately car related; with a number of older style open car yards, car service centres and mechanics. Development within Area 1 is generally of low quality, with little recent investment in development or new buildings. The exception being the contemporary Audi Dealership (in the adjoining Canada Bay LGA).

Clusters of remnant, terrace style shops contribute to the character of the Area as they have consistent built form characteristics (i.e. height, architectural style, front setback).

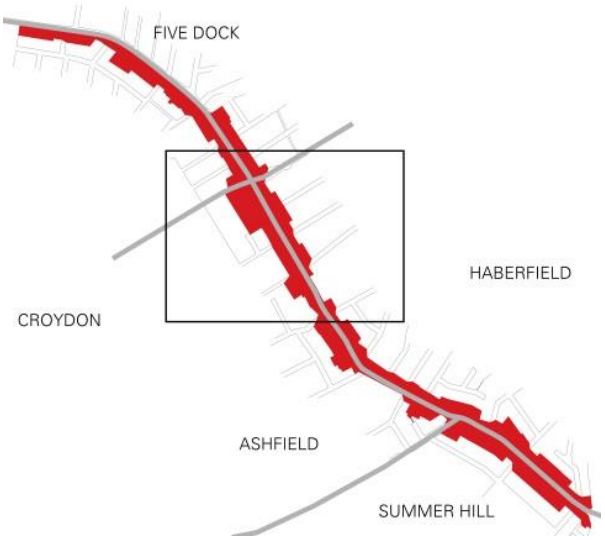






Area 2 Central

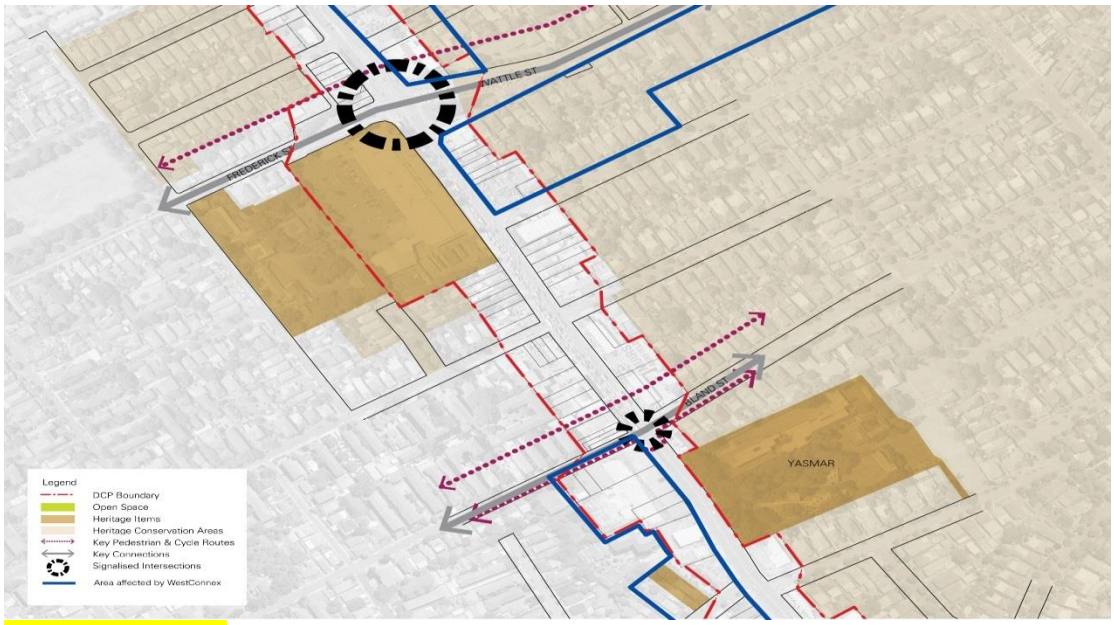
Area 2 'Central' is bounded by Dobroyd Parade to the north and Chandos Street to the south. Area 2 includes land on both sides of Parramatta road, bounded by the Haberfield Conservation to the north and Ashfield to the south. Part of this area is affected by the WestConnex approval of February 2016; refer to **Section 3** for more information.



The intersection of Wattle Street, Parramatta Road and Frederick Street is a major intersection and key link between Parramatta Road and the City West Road/Western Distributor. The Bunnings Store, a heritage item, is a local landmark building marking this busy intersection.

Bland Street is a secondary connection between Haberfield to the north east and Ashfield to the south, with a pedestrian overpass incorporating lifts providing access over Parramatta Road. This crossing of Parramatta Road is an important link between Haberfield Public School and Ashfield Station and is located close to historic Yasmar and the former Brescia site.

The built form of Area 2 is generally characterised by a number of automotive sales and warehouse retail sites with wide street frontages, little street activation and varying levels of activity. The Bunnings site and the Muirs Dealership are the largest land holdings in the area.



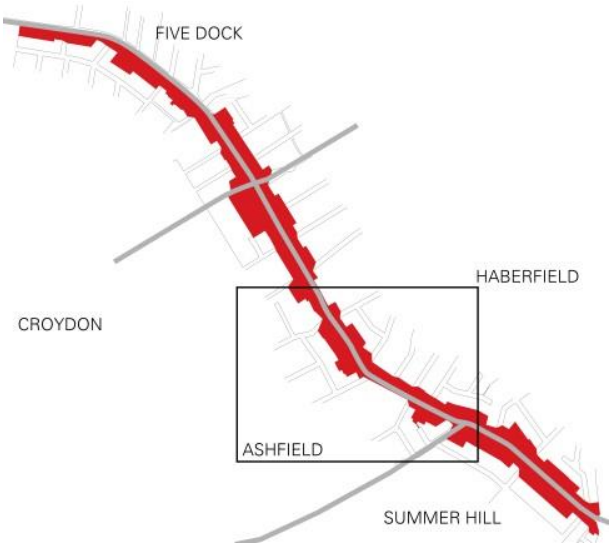
Area 3 Central

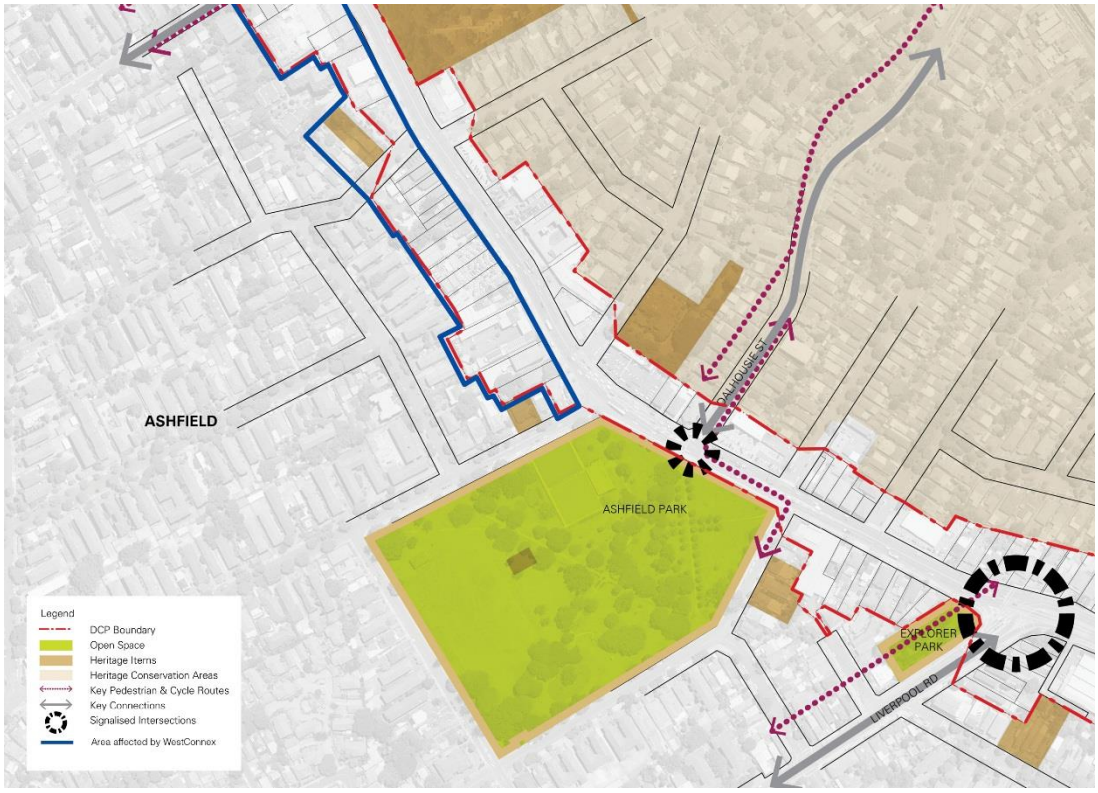
Area 3 'Central' is bounded by Chandos Street to the north and Liverpool Street to the east. Area 3 includes land on both sides of Parramatta road, bounded by the Haberfield Conservation to the north and Ashfield to the south. Part of this area is affected by the WestConnex approval of February 2016; refer to **Section 3** for more information.

Dalhousie Street is the southern gateway to Haberfield Conservation Area and is a key connection between and Parramatta Road and the Haberfield village centre to the north. This street provides the only formal pedestrian crossing of Parramatta Road within this locality and connects directly to pathways within Ashfield Park, and is a highly trafficked pedestrian route as a result.

Ashfield Park is a major civic open space within the LGA, providing a visual break in the buildings and a passive area for recreation.

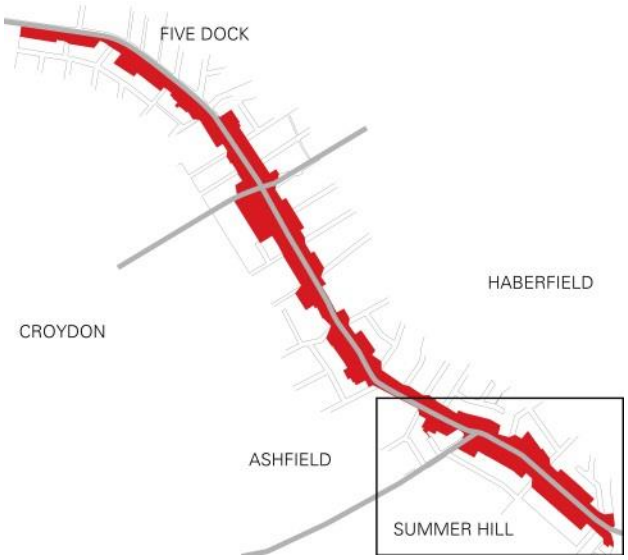
This area is characterised by the prominence of vacant and dilapidated sites, minimal development to the street frontage and a lack of streetscape activation. A number of car related businesses are located within Area 3, including open car yards, mechanics and a service station, with a mix of other unrelated uses including a motel, aged care facility and non-car related small businesses.





Area 4 South

Area 4 ‘South’ is bounded by Liverpool Road to the west and Hawthorne Canal to the east. Area 4 includes land on both sides of Parramatta road, bounded by the Haberfield Conservation to the north and Summer Hill to the south. This Area has the greatest level of accessibility to public transport, with the entire precinct being within 800m walking distance of Summer Hill rail station and in close proximity to potential north-south open space links. Accessibility will improve with the expansion of the light rail network from Lilyfield to Dulwich Hill, along Hawthorne Canal and along the eastern boundary of Area 4.



Liverpool Road (Hume Highway) is a major connection to south-western Sydney and the intersection with Parramatta Road is of regional importance. Sloane Street provides a local pedestrian connection across Parramatta Road from east Haberfield to Summer Hill.

The area contains a mix of businesses, auto related uses, residential buildings and motels. The rail overpass and Hawthorne Canal corridor act s as a prominent visual marker denoting the edge of this area. Built form and land use within this precinct is comprised of a varied mix of architectural styles, ages, heights and purposes.

Section 2: The Future Enterprise Corridor

The key principles underpinning the renewal of the Parramatta Road Enterprise Corridor for land not affected by WestConnex are:

- Encourage revitalisation and employment generation through new and additional development capacity;
- Capitalise on the proximity of the Corridor to the Sydney CBD, existing and proposed public transport networks and the skilled residential workforce;
- Reinforce Parramatta Road as an employment generating corridor;
- Facilitate a wide range of different employment uses and high quality urban design;
- Improve the pedestrian amenity and visual character of the corridor; and
- Attract more investment, new employment opportunities and enhance economic sustainability.

Due to passing traffic and good access to public transport, Parramatta Road is an ideal location for various forms of enterprise and employment generating uses – including offices, warehouses, retail and local services. These uses are generally not negatively affected by road traffic and benefit from the accessibility of the corridor to the Sydney road network, public transport and passing trade.

The table below illustrates the wide range of permissible land uses that may be accommodated within the B6 Enterprise Corridor zone. Examples of the potential new building forms are shown below.

The DCP aims to provide a framework that requires consistent elements while facilitating a wide range of built form outcomes to adapt to the changing nature of employment uses along Parramatta Road. Corridors are transitional in nature and the DCP endeavours to be robust while remain contemporary as the corridor develops.

Permitted uses in the B6 Enterprise Corridor zone

Category	Examples
Business and office	Business premises, Office premises
Retail	Bulky goods premises, Industrial retail outlets, Shops, Showrooms
Warehousing and supplies	Warehouse or distribution centres, Wholesale supplies, Garden centres, Hardware and building supplies, Timber and building supplies, Landscaping materials supplies, Storage premises
Industries	High technology industry, Light industries
Motor services	Vehicle repair stations, Vehicle sales or hire premises, Service stations
Accommodation	Hostels, Tourist and visitor accommodation
Leisure and community	Child care centres, Community facilities, Function centres, Places of public worship, Registered clubs, Recreation facilities (indoor)

Examples of typical enterprise corridor development

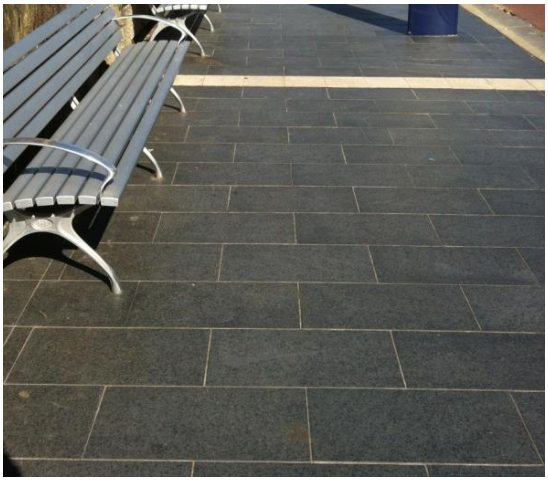
Section 3: General Guidelines

This section sets out the general objectives and controls that are applicable to development to which this Part applies, which are limited by the parameters of the development standards of the **Inner West LEP 2020**.

The public domain within the corridor is generally controlled by **Roads and Maritime Services** as part of the road reserve of Parramatta Road. As Council is not the land owner of the majority of the public domain, there are limitations to the provision of public domain improvements.

Performance Criteria		Design Solution	
Public Domain			
PC1.1	To improve the amenity for pedestrians, cyclists, workers and residents.	**DS1.1**	New development immediately adjacent to public spaces shown on **Figure 6** (i.e. Ashfield Park, Hawthorne Canal, Dobroyd Canal and Explorer Park) is to: • enhance and improve existing public spaces, **And** • provide a positive interface with the public space and be of a high visual and design quality as viewed from the public space. For example, blank walls along public spaces are to be avoided.
PC1.2	To ensure that trafficable public spaces and pedestrian connections are safe and accessible, with high levels of pedestrian comfort, visual amenity and design quality.	**DS1.2**	Development is to enhance the amenity and functionality of the key pedestrian and cycle routes nominated at **Figure 6**.
PC1.3	To encourage more pedestrian activity along and across Parramatta Road.	**DS1.3**	Any development proposing or requiring the full or partial closure of a side road should incorporate a new pocket park and/or shared space with seating and hard and soft landscaping treatments. Continuous pathways along the Parramatta Road frontage should be incorporated into the pocket parks.
PC1.4	To provide opportunities for new public spaces and pedestrian connections along and adjoining Parramatta Road.	**DS1.4**	New development incorporating new or enhanced public spaces / plazas should incorporate public art.
PC1.5	To accommodate the Greenway Project.	**DS1.5**	Where new development is proposed, the undergrounding of existing overhead electricity and telecommunications cabling (along the Parramatta Road frontage) is preferred, at full cost to the applicant. Where this is not possible, existing lines are to be replaced with aerial bundled cables.
PC1.6	To improve pedestrian amenity, safety and accessibility.	**DS1.6**	New development immediately adjacent to the Greenway Project should positively respond and enhance the Greenway, which is proposed to provide a new light rail network and public space along the ex-freight line.
PC1.7	To improve visual character and continuity of the Parramatta Road streetscape.	**DS1.7**	New major development (i.e. not alterations and additions) is to incorporate an upgrade to Parramatta Road footpath to provide a full verge width footpath. A high level of footpath treatment (ie granite pavers)
PC1.8	To improve the image, quality and amenity of Parramatta Road through new public domain	**DS1.8**	

Performance Criteria	Design Solution
treatments.	is required at the locations nominated at Figure 6. All treatments are to be to the specification of Council.



Indicative public domain treatment at key locations

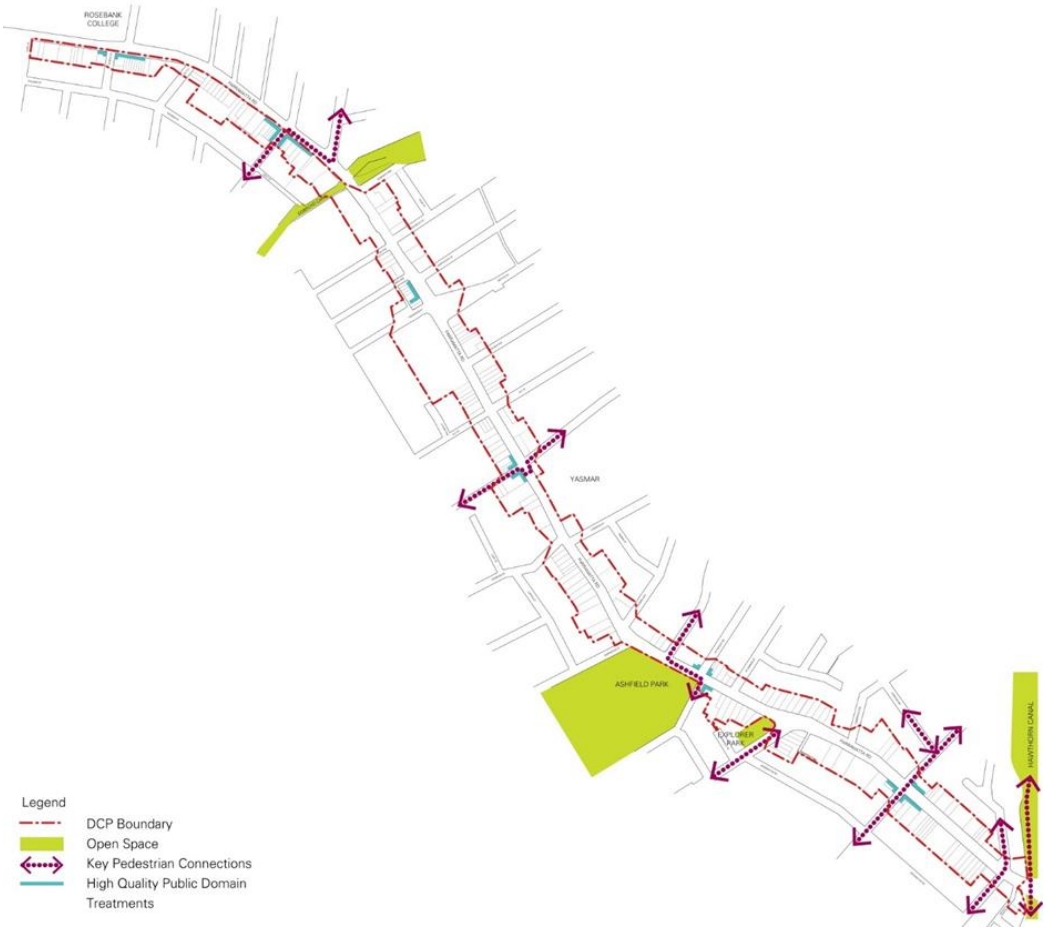


Figure 6 - Public Domain Elements

Performance Criteria		Design Solution
Subdivision and Site Amalgamation		
PC2.1	To ensure that sites are of a size and dimension that can provide building envelopes that optimise the development potential provided under the **Inner West LEP 2020**.	A minimum site frontage of 25m to Parramatta Road is to be provided for new developments (i.e. not including alterations and additions of existing buildings). See **Figures 25** and **26** in **Part 3.9** for matters to consider. Council may consider varying this requirement for: • corner sites that have side street vehicular access, • sites that have rear lane access, **And** • 'contributory buildings' that are unable to be amalgamated (refer to **Section 3.5** for definition of 'contributory building').
PC2.2	To promote the orderly redevelopment of the corridor for enterprise corridor related uses.	The site frontage should facilitate sufficient land area within the development site to: • minimise the number of driveways along Parramatta Road, • provide a legible and safe driveway, • accommodate servicing vehicles, **And** • accommodate and encourage visitor parking to reduce reliance of visitor parking on local streets.
PC2.3	To facilitate safe and efficient vehicular access to and egress from Parramatta Road to ensure the safety and amenity of existing and future businesses, customers and residents.	Site amalgamation is encouraged where lots are narrow and sites are in fragmented ownership.
PC2.4	To minimise the number of driveway crossings accessing Parramatta Road.	Subdivision is to result in lots sufficient in size and frontage that are useable for a range of business, retail and service functions consistent with the role of the Parramatta Road Enterprise Corridor and the main types of development permitted.
	 *Isolated sites are undesirable and where possible should be included in the proposed amalgamation*	Subdivision is to minimise vehicle access point along Parramatta Road. Subdivision is to avoid the creation of battle-axe lots. Subdivision is to avoid the isolation of small lots with limited development potential due to size and/or frontage.

Performance Criteria	Design Solution	
Building, Siting and Design		
Building, Siting and Design: • promotes a high quality architectural form that strengthens the urban character and identity of the Parramatta Road Enterprise Corridor. • improves the visual quality and pedestrian amenity of the corridor through requiring buildings to be located on or near the street alignment. • improves the continuity of the corridor's built form, through consistent building alignments and built from Form. • ensures an appropriate scale and form of development in areas that adjoin predominantly residential and heritage precincts. • ensures appropriate solar access is retained to residential properties adjacent to the corridor. • creates an active and engaging streetscape that encourages business activities and contributes to a high quality urban design outcome. • encourages high quality architectural outcomes that promotes a positive image for business enterprise along the corridor. • encourages the use of high quality materials and finishes on visually prominent facades and elements of buildings. • controls the design of showrooms to ensure they contribute positively to the streetscape and public domain with high quality architecture, materials and finishes. • ensures that the visual prominence of corner sites buildings are optimised for commercial and architectural purposes. • improves the Parramatta Road streetscape by ensuring that the development of corner sites optimise their visual prominence in the public domain. • provides active shopfronts which provide surveillance of the road and contribute to public safety and security. • provides a satisfactory building interface with future public open space areas such as regional public pathways and the	**DS3.1**	The Parramatta Road frontage of new development is to be designed to: • be oriented towards the street, • engage with the street with high proportion of glazing, • minimise the extent of driveways and service entries, • include high quality materials and finishes, • have a minimum floor to ceiling height of 3.5m for ground floor space; • provide ground floor uses generally at the same level as the footpath to ensure equitable paths of accessible travel, **And** • utilise appropriate architectural design features such as awnings, louvres roofs etc to provide architectural interest and for energy efficiency where relevant.
	DS3.2	New development is to be generally consistent with the setback principles illustrated in the locations shown at **Figures 8 -11(maps)** , and maximum ceiling height and building setback planes at **Figures 12,13, 14, 15** (sections) . Development adjoining residential areas is to be consistent with residential amenity controls in Section 3.6.
	DS3.3	A larger front setback (than defined at **Figures 8 - 11**) is permitted where it provides for a building pedestrian entry point, plaza space or the like. The front setback area is to be designed to: • avoid ambiguous external spaces with poor pedestrian amenity and security, • contribute to and enhance the public domain and streetscape, **And** • provide areas of deep soil planting to allow tree planting to soften the appearance of long building frontages.
	DS3.4	Secondary/side street frontages (shown at **Figure 7**) are to: • reinforce the visual prominence of the street corner with the corner component of the building built to the street, • provide a transitional setback that responds to the established setback of adjoining properties within the secondary street, **And**

Performance Criteria	Design Solution	
"GreenWay".	• avoid long, unvaried facades.	
	DS3.5	All sites are to have where practical active frontages, except in situations where this is not practical where such areas are required for site servicing or similar, eg driveway access. Where shown in yellow on **Figures 8-11 (maps)**, those part those part of the sites are required to have active street frontages for urban design reasons. An active street frontage can comprise glazed retail shopfronts, showrooms, glazed entries and lobbies to businesses, and the like.
	DS3.6	Where sites have a wide frontage and are not shown in orange line in **Figures 8,9,10,11 (maps)** buildings should be located on the site so as to ensure that adequate amount and parts of the building provides an active shopfront which provide surveillance of the street/roadway.
	DS3.7	Sites adjacent the canals or open space areas shown in **Figures 8 and 11 (maps)** shall ensure that their buildings address those open space areas, including having shopfronts, and give consideration to providing terrace areas and night time lighting.
	DS3.8	Where buildings are setback from the street, tree planting may be provided within the front setback to soften the appearance of large expanses of facade. All tree planning is to consider the impact on street
	DS3.9	Zero side setbacks are permitted, except where that boundary is directly adjacent to an existing residential flat building or dwelling within the corridor, or adjacent to a residential dwelling adjoining the corridor. In these cases, the required setback is to be determined on merit having regard to providing an appropriate standard of residential amenity (ie sunlight and daylight access, visual and acoustic privacy). Refer to controls relating to **Residential Amenity** for this Part.
	DS3.10	New development is to be consistent with the rear setback type where required on the maps at **Figures 8-11** and as required by the sections at **Figures 13, 14, 15**. A larger side setback and/or stepped building form may be required in some cases in order

Performance Criteria	Design Solution	
		to provide the required solar access to adjoining residential properties.
	DS3.11	Large solid and/or blank portions of a facade facing a street frontage will only be considered where it is integral to an innovative or logical design response, or are a logical design response (eg. extension of an existing building), and the finish materials are high quality.
	DS3.12	External roller shutters, facing the Parramatta Road frontage are not permitted. Security grilles may be fitted internally only.
	DS3.13	The design of buildings is to be predominantly massed towards the street frontage and away from residential properties to the rear. The upper levels of buildings are to be built to the Parramatta Road street setback and generally not stepped back.
	DS3.14	Building forms are encouraged to be articulated with expressed elements such as awnings, cornices, eaves, parapets skillion roof forms and the like.
	DS3.15	Corner site buildings, in particular prominent corner sites identified at **Figures 8 - 11 (maps),** are to address and positively respond to both street frontages and reinforce the built form and prominence of the street corner. Building designs are to incorporate architectural elements such as: increased bulk and height, articulated building elements, street awnings, prominent, high level roof forms, corner pediments, cornices, expressed eaves with shadow lines, splayed / chamfered corner setbacks etc.
	DS3.16	All building plant, mechanical services and telecommunications equipment is to be located, designed and screened so as to minimise their visual impact from the street and public domain.
	DS3.17	The design of car sales showrooms are to: • include the majority of cars displayed within an enclosed building form, • be sited to address the street alignment, and designed so that key operational spaces are legible from the street with large display windows, **And** • incorporate the storage of any vehicles on site behind the building line and to the rear of the site

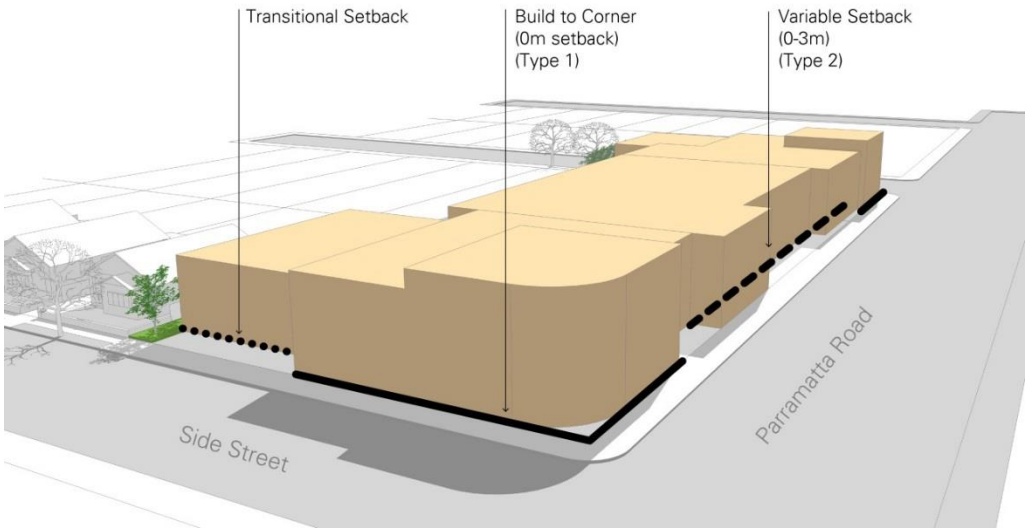


Figure 7 - Building Setback Principles

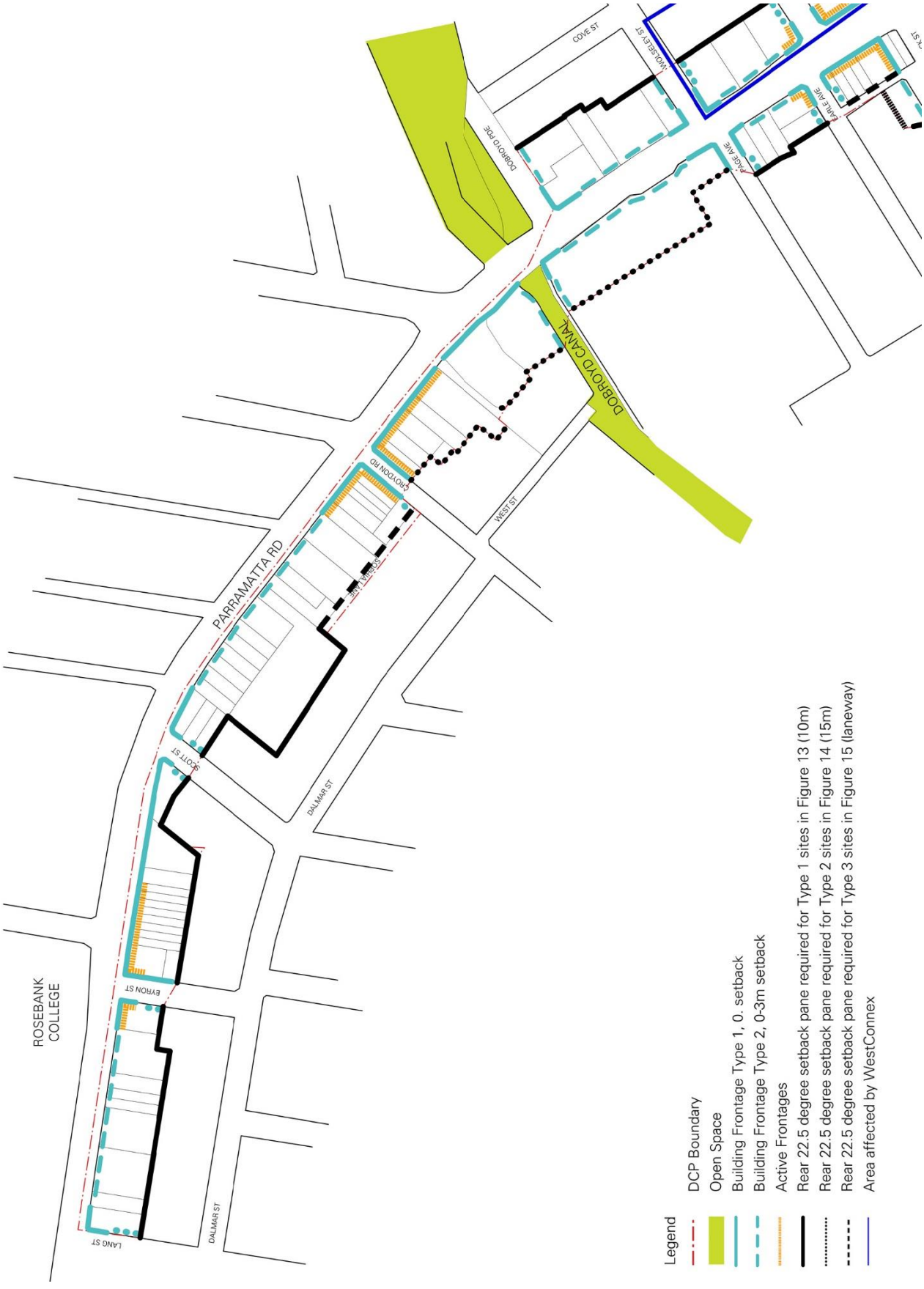


Figure 8 - Frontages and Setbacks Plan (Area 1)

Figure 9 – Frontages and Setbacks Plan (Area 2)

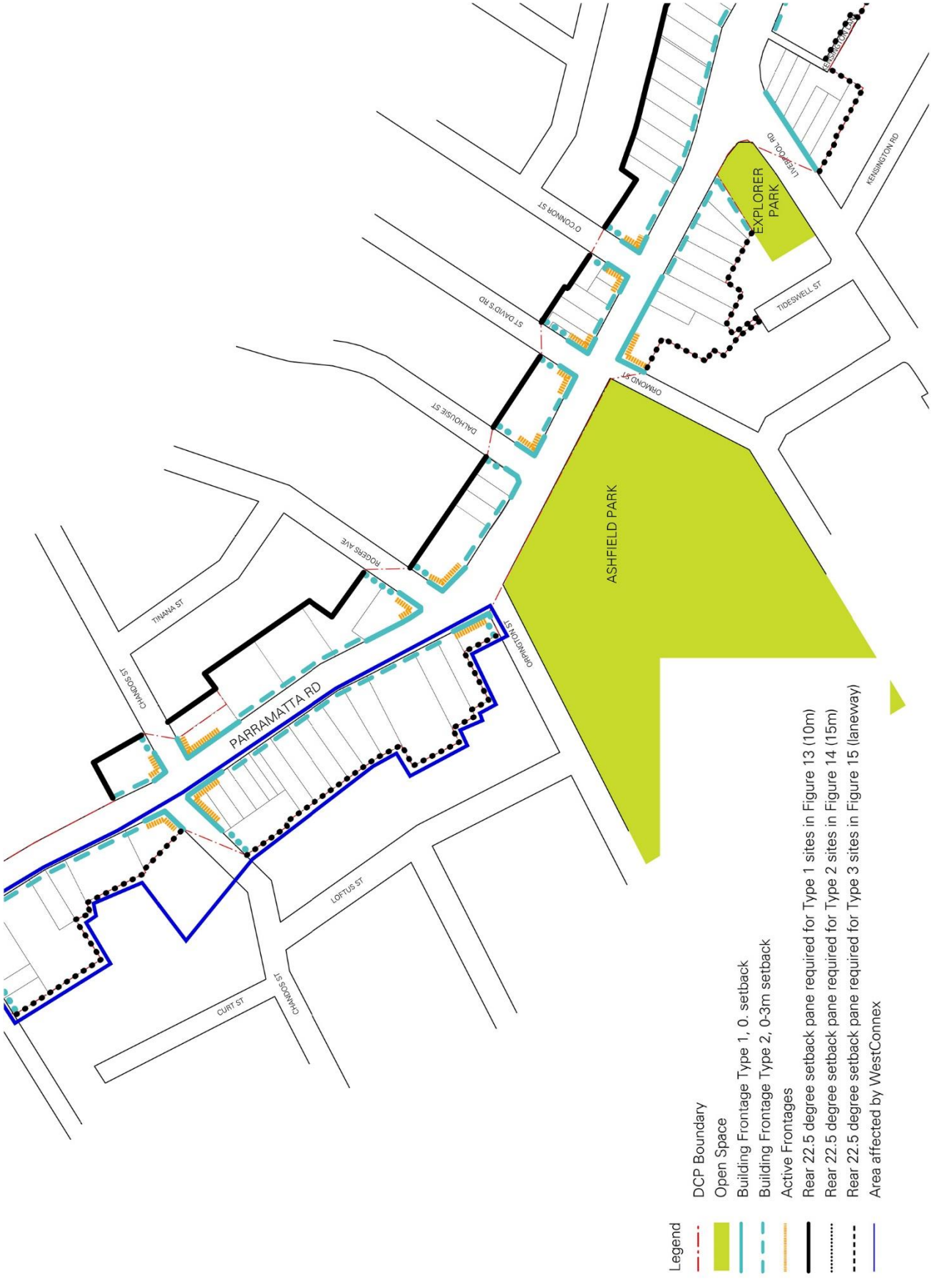
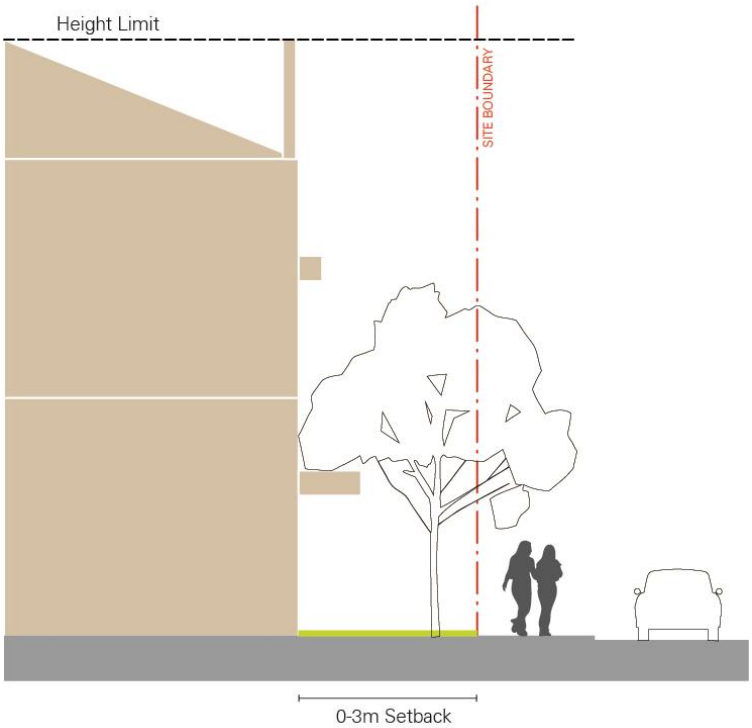
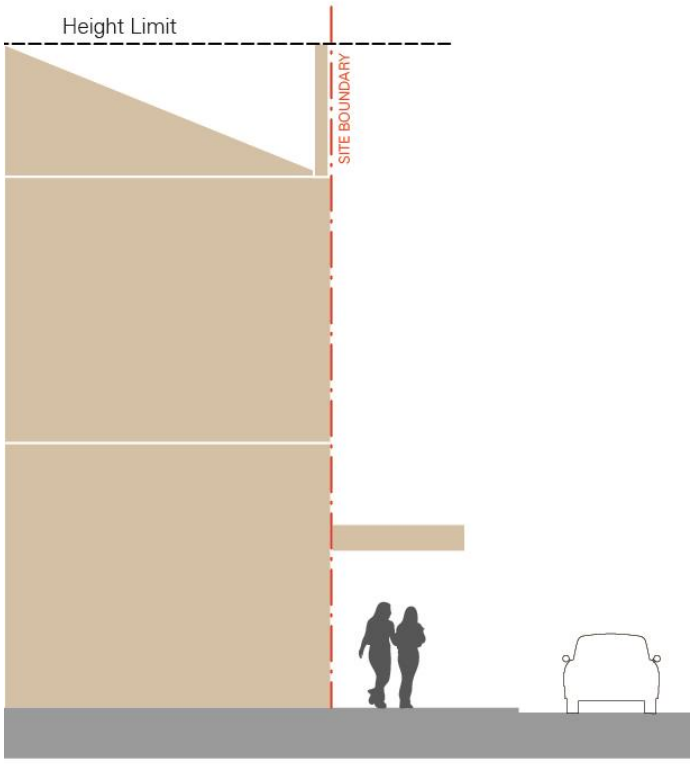


Figure 10 – Frontages and Setbacks Plan (Area 3)

Figure 11 – Frontages and Setbacks Plan (Area 4)



Frontage Type 2 (Variable 0-3m setback)



Frontage Type 1 (0m setback)

Figure 12 - Frontage Setback Types

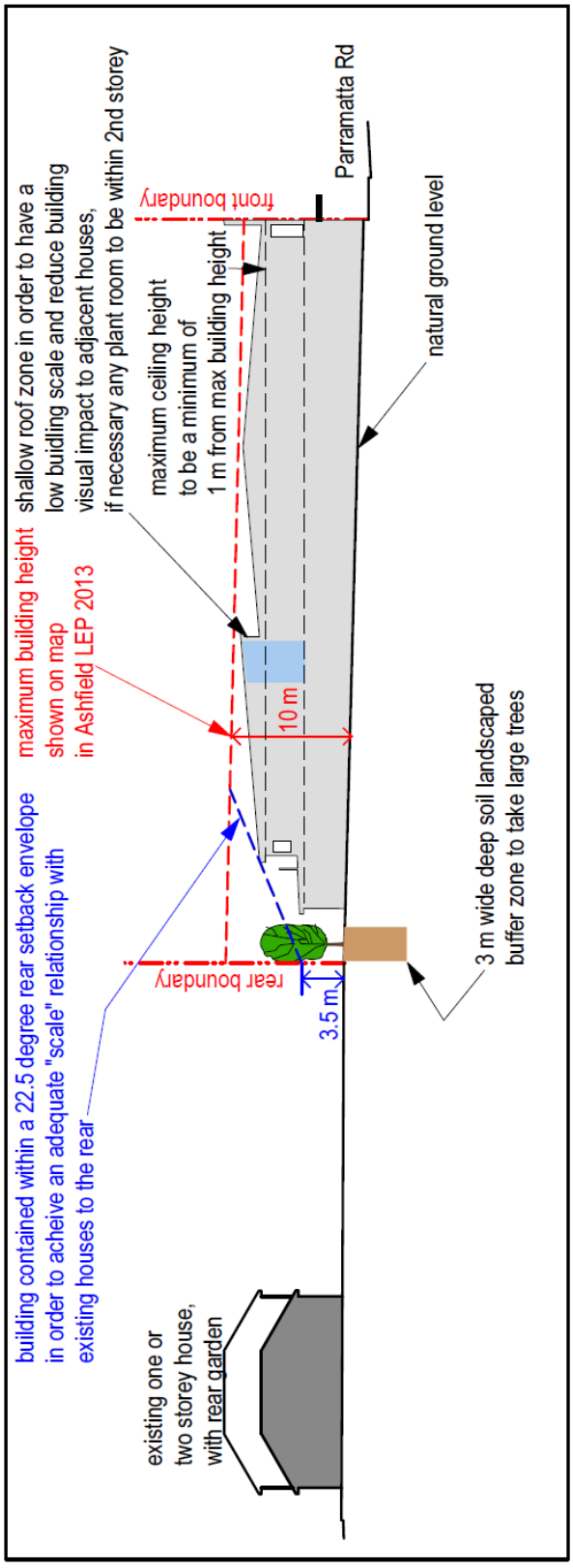


Figure 13 - Building Setback Plane Type 1 for sites where the maximum height is 10 m in the LEP Map, see Figures 8-11 (maps).

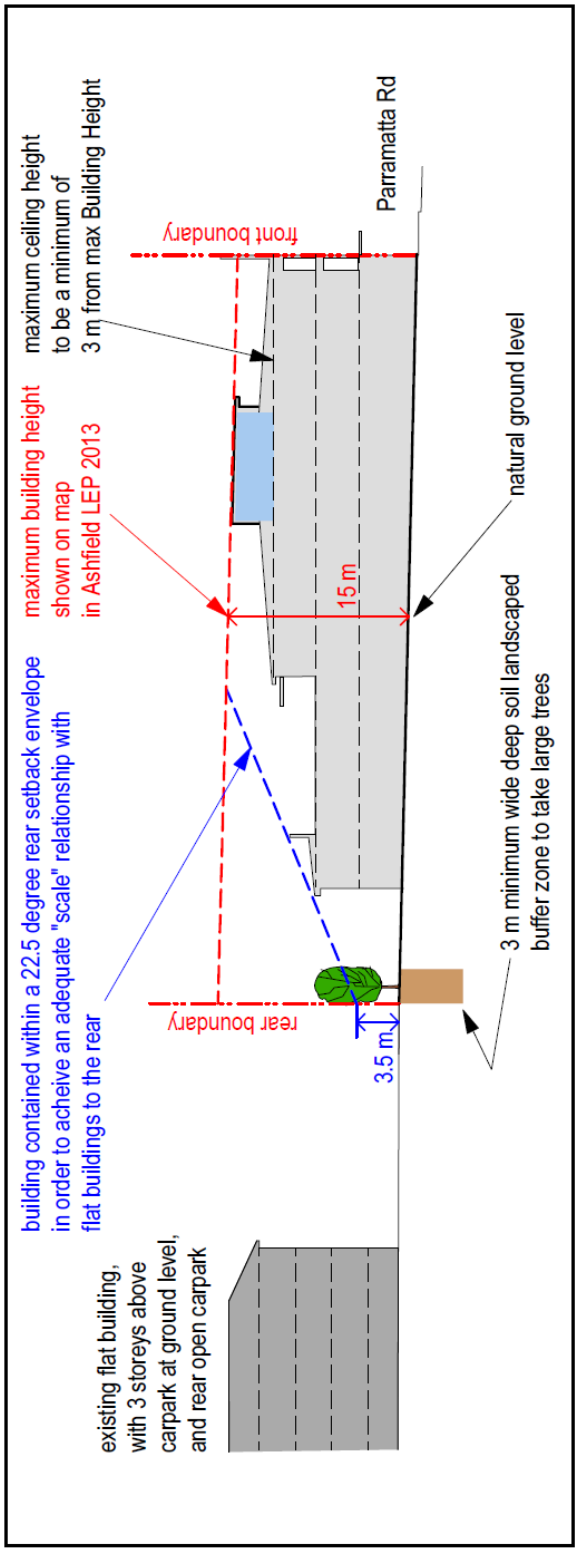


Figure 14 - Building Setback Plane Type 2 for sites where the maximum height is 15 m in the LEP Map, see Figures 8-11 (maps).

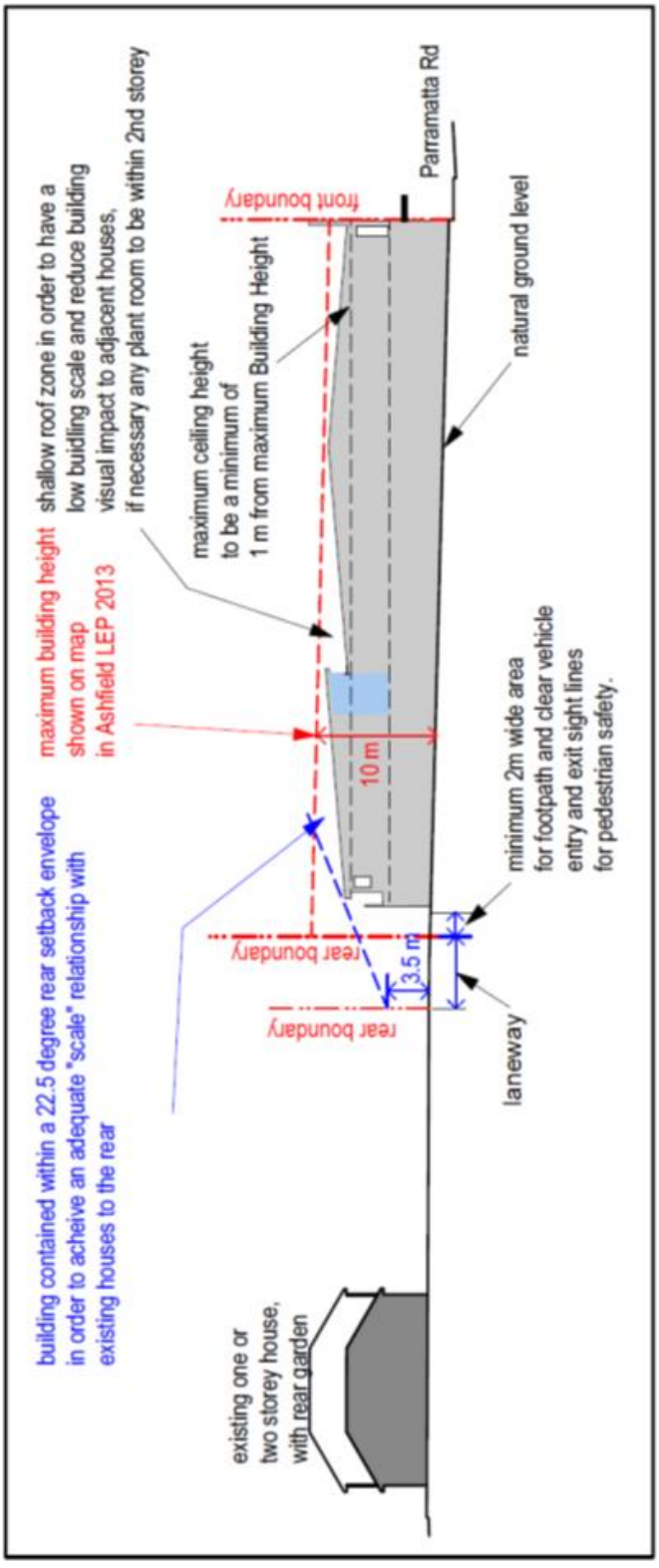


Figure 15 - Building Setback Plane Type 3 for sites which have rear laneways, see Figures 8-11 (maps).

Performance Criteria		Design Solution	
Site Specific Controls			
PC4.1	To encourage specific outcomes on certain sites that supplement the general development controls.	**DS4.1**	Development on the sites nominated in the table below (and shown at **Figures 16 - 19**) is to be consistent with the following provisions.
PC4.2	To provide an Urban Design context to the Parramatta Road strip by identifying specific landmark sites or areas that will contribute to defining the future spatial character of the strip.		
PC4.3	To improve the Urban Design character of the Parramatta Road strip.		

Area Specific Urban Design considerations

Site	Provisions
SSC 1- Western corner of 542-554 Parramatta Road and SSC 2- 321 Parramatta Road (Council site) adjacent Dobroyd Canal Zone at **Figure 16**	These sites are adjacent an area that has potential for a regional "pedestrian trail" (pathway) linking Iron Cove to the north with the Croydon suburb to the south, by using an underpass beneath the bridge and Council land either side of the bridge. New development at these nodes should be designed to have a building interface which will address any future "Dobroyd Pedestrian Trail". This should include use of active frontages, appropriate locations for windows, potential use of ground level terrace areas, night time lighting, in order to provide surveillance of the area.
SSC 3 Dobroyd Canal Zone 542-554 Parramatta Road at **Figure 16**	The large site size of 542-554 Parramatta Road, and development standards of the Ashfield LEP, will result in a large building mass which will be a "landmark" feature of the visual landscape of the road, and so the building design should be of a "high compositional standard" as required by Part 3.13. Any proposals should be computer modelled in 3 dimensions, and a copy submitted with the Development Application for insertion into Council's "SIMURBAN Model", in order for the application to be able to have precise/accurate visual impact assessment, and to assist with community consultation. Consultation must occur with the Road and Traffic Authority for traffic ingress and Egress requirements should occur prior to any finalisation of a design. The requirements of Part 3.9 must be followed in relation to examining traffic impacts and minimising impacts for local streets and whether or not local street closures are required.

Site	Provisions
SSC 4 "Bunnings" 476 Parramatta Road located at Figure 17	This is a large prominent corner site, which has a "landmark" heritage item listed building in the Local Environmental Plan which is located on the corner of the site. This building must be retained. The site already has its own signalised traffic light road access into the site off Frederick Street. Any new additional building development should have a "high compositional standard", and also respect and be sympathetic the historic building on the site. Any major proposals should be computer modelled in 3 dimensions, and a copy submitted with the Development Application for insertion into Council's "SIMURBAN Model", in order for the application to be able to have a precise and accurate visual impact assessment, and to assist with community consultation.
SSC 5 (Former Brescia Site) 202 Parramatta Road located at Figure 17.	This site is affected by the February 2016 WestConnex approval.
SSC 6 186 and 196 Parramatta Road located at Figure 17	This site is affected by the February 2016 WestConnex approval.
SSC 7 150-154 Parramatta Road located at figure 18	These sites are at the top of ridge and so have "dominant visual impact" when viewed from the east and Ashfield Park, and so the building design should be of a "high compositional standard" as required by Part 3.13.
SSC 8 Parramatta Road, between Dalhousie Street and St David's Road located at Figure 18	This is a prominent corner site, being in a "landmark gateway" area into the Haberfield Conservation Area, and within the visual setting of the historic Ashfield Park. Any new development should have a "high architectural standard" and acknowledge its historic setting by having sympathetic spatial relationship with the neighbouring Haberfield Conservation Zone The requirements of the DCP must be followed for ensuring the Amenity of adjacent residences is protected, including having perimeter tree screen planting and acoustic screens. Any major proposals should be computer modelled in 3 dimensions, and a copy submitted with the Development Application for insertion into Council's "SIMURBAN Model", in order for the application to be able to have a precise and accurate visual impact assessment, and to assist with community consultation.

Site	Provisions
SSC 9 63 -105 Parramatta Road (Currently houses) located at Figure 19	These sites area are mentioned because of their difficult development context. The sites contain houses whose living environment is very poor since they are exposed to the traffic conditions of the major traffic intersection between Parramatta Road and Liverpool Road. Future business development will need to amalgamate sites and ensure that no houses remain "landlocked". Consultation must occur with the Road and Traffic Authority for traffic ingress and Egress requirements should occur prior to any finalisation of a design. The requirements of the DCP must be followed for ensuring the Amenity of adjacent residences in Haberfield is protected, including having perimeter tree screen planting and acoustic screens.
SSC 10 1-5 Parramatta road and SSC 10 2 Parramatta Road adjacent future "GreenWay Corridor" located at Figure 19	These sites are within an area that has potential for a "regional pedestrian trail" (Greenways corridor) linking Iron Cove to the north with the Cooks River at Dulwich Hill to the south using an overpass over Parramatta Road. These sites are nearby the Light Rail Station. New development at these nodes should be designed to have a building interface which will address any future "GreenWay Corridor Pedestrian Trail". This should include use of active frontages, appropriate locations for windows, potential use of ground level terrace areas, night time lighting, in order to provide surveillance of the area.

Examples of corner building responses

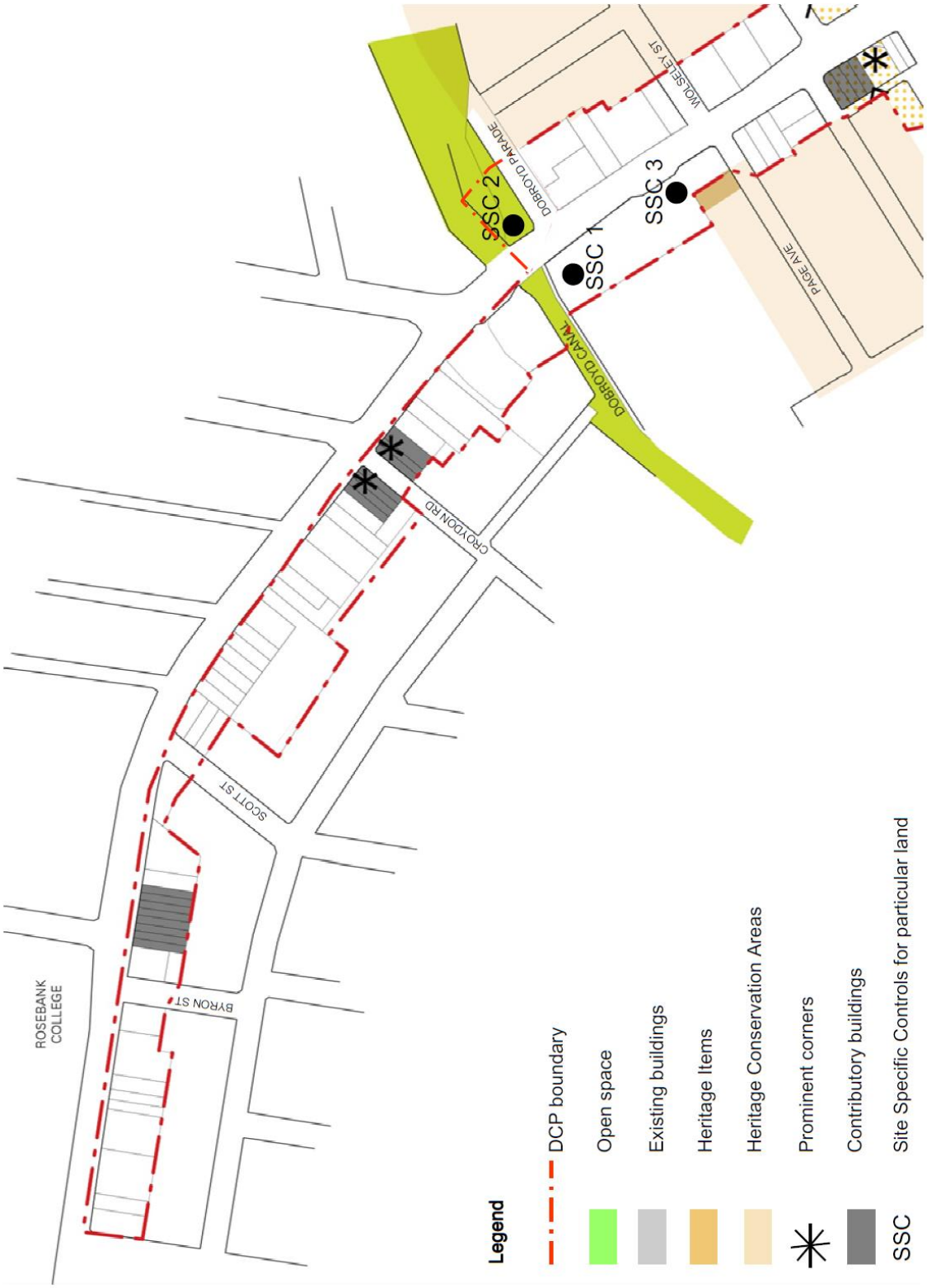


Figure 16 - Built Form, Heritage and Site Specific Controls (Area 1)

Figure 17 - Built Form, Heritage and Site Specific Controls (Area 2)

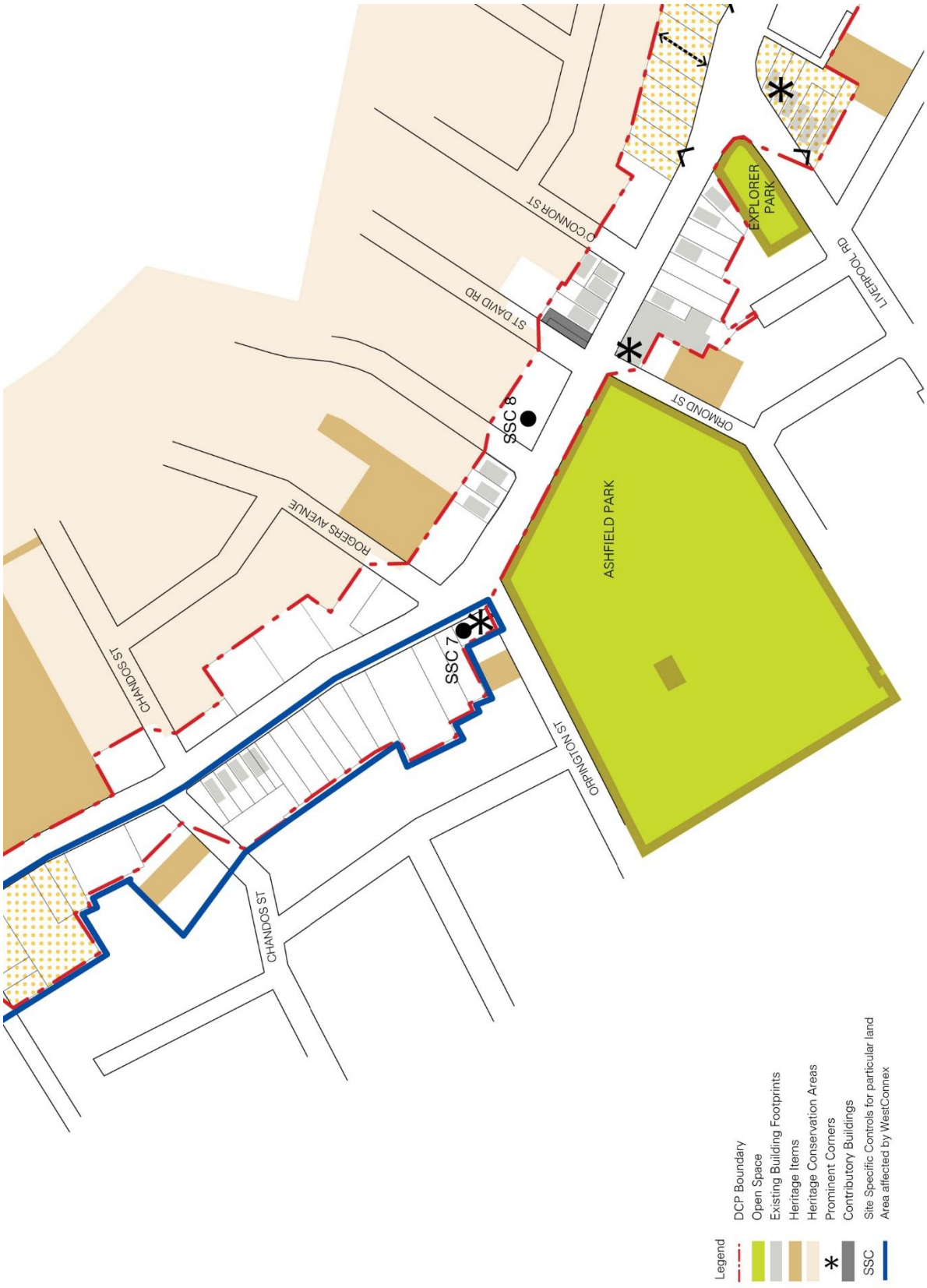


Figure 18 - Built Form, Heritage and Site Specific Controls (Area 3)

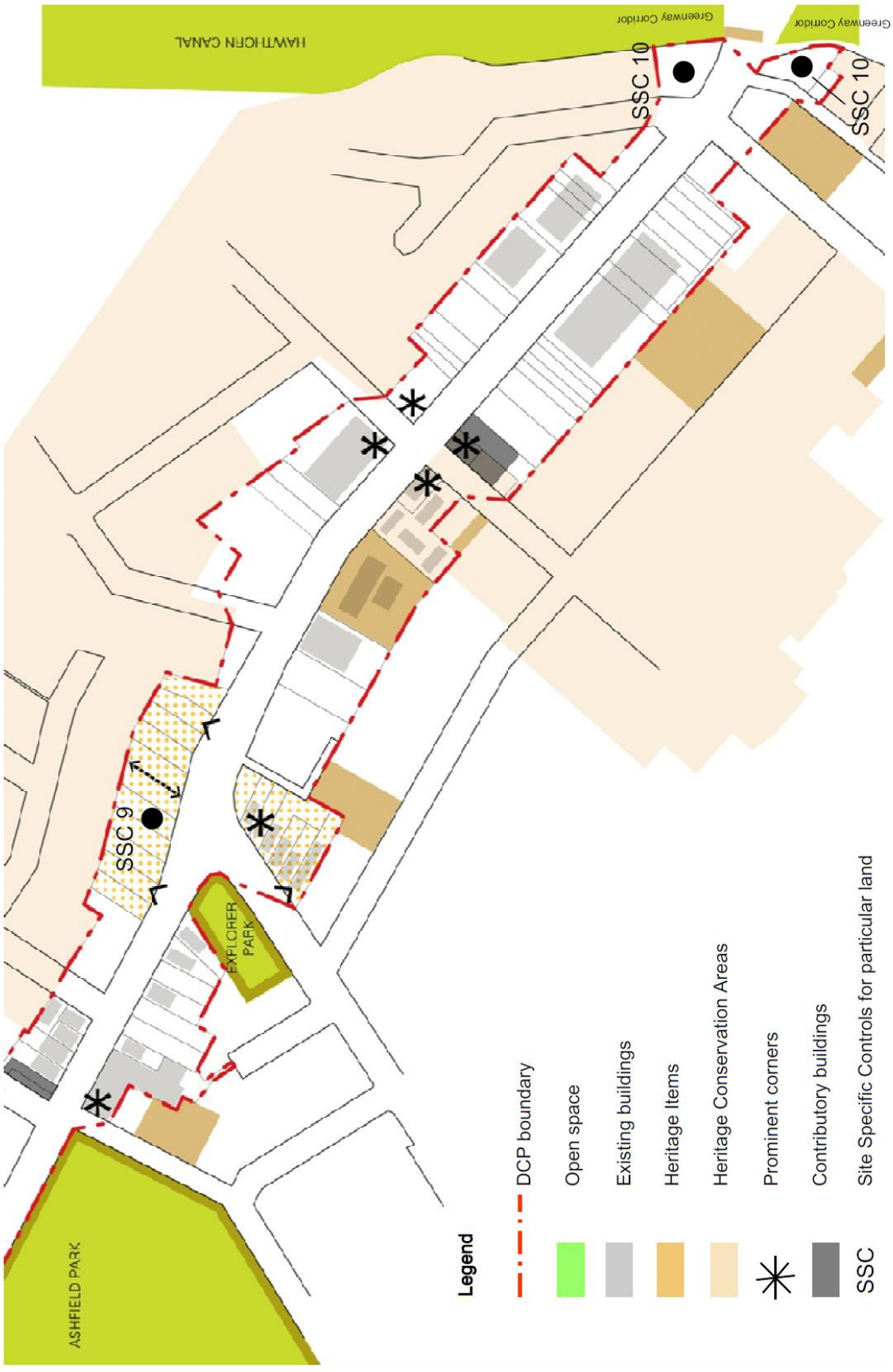
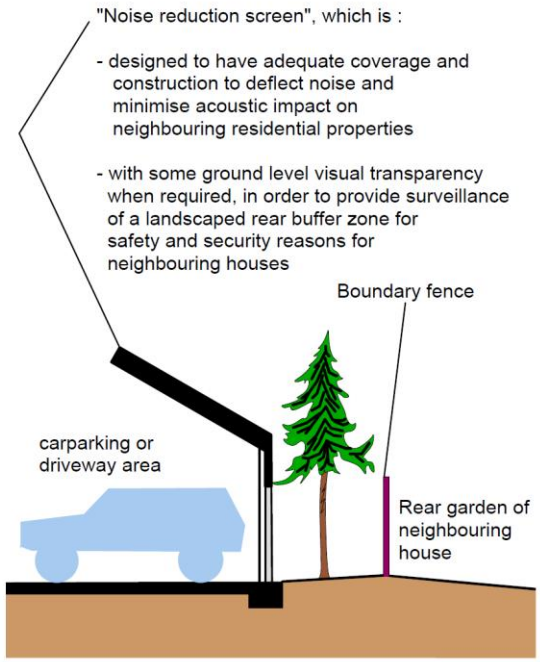


Figure 19 - Built Form, Heritage and Site Specific Controls (Area 4)

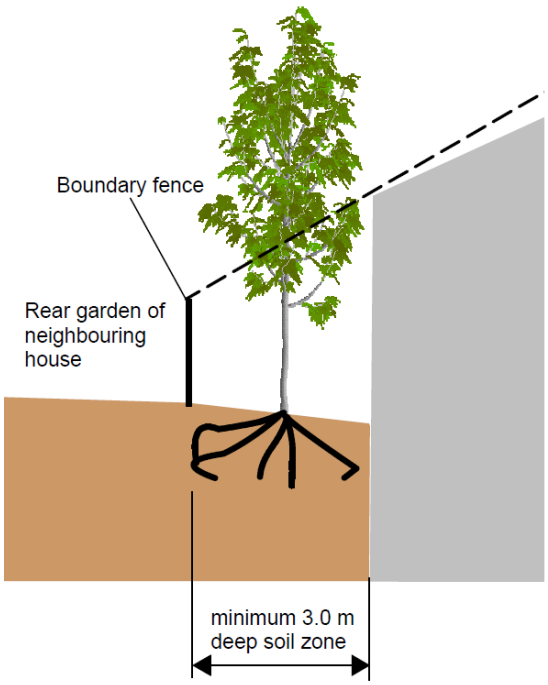
Performance Criteria		Design Solution	
Interface with Heritage Items, Conservation and with Contributory Buildings			
PC5.1	To ensure that new development complements and responds to buildings of heritage significance.	**DS5.1**	Heritage items located within the Parramatta Road Enterprise Corridor are to be retained and adaptively reused for appropriate uses.
PC5.2	To ensure that new development is sympathetic to the characteristics of adjoining heritage conservation areas.	**DS5.2**	Development of a heritage item is required to respect and respond to the heritage significance and character of the building and its curtilage.
PC5.3	To encourage new development that complements and responds to heritage items and heritage conservation areas in a contemporise response	**DS5.3**	New development that is in the vicinity of a heritage item is to consider the compatibility of the proposal with the significance and character of the heritage item.
PC5.4	To encourage the retention and restoration of buildings that contribute to the character and history of Parramatta Road.	**DS5.4**	New development adjoining heritage conservation areas at **Figures 16-19 (maps)** is not to detract from the qualities and significance of the conservation area.
		DS5.5	Corner buildings, or buildings fronting a side street off Parramatta Road, that adjoin a heritage conservation area are to be setback 3m from the secondary street (or side street off Parramatta Road) to provide a transition to the front setbacks of the adjoining conservation area. The setbacks along the side streets are to be landscaped to transition into the landscaped nature of the conservation areas.
		DS5.6	The buildings identified at **Figures 16-19 (maps)** as 'contributory buildings' have been identified as buildings that include built form elements (eg. setbacks, architectural style, awnings) that add to the character of Parramatta Road. The development of new buildings (or alterations to existing buildings) on sites incorporating 'contributory buildings' should retain or restore the key components of the building that add to the character of Parramatta Road. Such elements may include: • buildings built to the front setback; • awnings and active frontages; • two storey frontages; **And** • rear lane access and parking.
Residential Amenity			
PC6.1	To ensure that new development within the Parramatta Road Enterprise Corridor is designed to maintain adequate visual and acoustic privacy for the residents and users of surrounding buildings.	**DS6.1**	Development should consider the scale and visual impact of the building's interface with adjoining residential dwellings, taking into consideration: • compliance with building envelopes and setbacks required in **Section 3.3**, **And** • provision of the landscape zone at the rear (**Section 3.8**).
PC6.1	To minimise the impact of light spill on adjacent residential properties.	**DS6.2**	Development is to be designed to minimise overlooking of adjoining residential properties. Measures include:

Performance Criteria		Design Solution	
			• avoiding rear facing balconies, **And** • minimising rear facing windows. Where this is impractical, windows should incorporate fixed screening or the like.
PC6.1	To protect solar access enjoyed by neighbouring residential development.	**DS6.3**	The design and layout of development is to locate any major potential noise sources away from adjoining residential properties.
PC6.1	To minimise the impact of noise on the amenity of neighbouring residential dwellings.	**DS6.4**	All building plant / mechanical ventilation vents is to be located to minimise impacts on the habitable rooms within adjacent residential properties and be soundproofed.
PC6.1	To provide for appropriate scale of built form at the interface with adjoining residential areas.	**DS6.5**	Council may limit the trading hours and/or the hours for waste collection/deliveries for particular uses where there is the potential for significant impact on residential amenity.
		DS6.6	The design and location of any external lighting is required to: • ensure no unreasonable light spill to the living/recreational areas of any adjoining residential properties, **And** • minimise conflict with/detract from street lighting and road safety signs.
	 **Figure 20 - Acoustic screen and minimising noise impacts**	**DS6.7**	Direct solar access to windows of the principal living area and principal open space area of adjacent residential properties must: not be reduced to less than three hours between 9.00am and 3.00pm on 21 June; **Or** not be further reduced where less than three hours of sunlight is currently available on 21 June.
		DS6.8	An acoustic wall may be provided where vehicular access or servicing occurs along a common property boundary in order to protect the amenity of any adjoining residential area.
		DS6.9	Applications for late-trading premises must include a Plan of Management detailing measures to protect the amenity of nearby residential areas in terms of noise and safety.
		DS6.10	Refer to **Part F10 of DCP 2016** for controls for Drive In Take Away Food Establishments, where permissible.
Awning and Pedestrian Shelter			
	Awning and Pedestrian Shelter • improves the amenity for pedestrians using the Parramatta Road Enterprise CorrTo provide shelter for pedestrians at	**DS7.1**	Awnings are generally required where Active Frontages are required, as shown in the locations at **Figures 8 - 11 (maps).**
		DS7.2	Awnings should be provided to buildings on Parramatta

Performance Criteria		Design Solution	
	key activity locations along the corridor. • ensures a high quality and continuity of design in awnings. • allows for awnings without impeding vehicular movement or the provision of street trees along the corridor.		Road frontage, where a 0m setback is proposed. As a minimum, an awning should be provided at the main building entry and/or corner (for corner sites).
		DS7.3	Awnings should be designed to: • provide appropriate weather protection to pedestrians; • consistent with the height of any adjoining awnings and typically between 3m and 4m above the footpath level; • be consistent or complementary in design with any adjoining awnings; • be a minimum width of 2.5m; • accommodate existing or proposed street trees; **And** • ensure appropriate clearance from the traffic lanes (typically 600mm from the kerb edge).
		DS7.4	New awnings are to be compatible with the scale, architectural features of the host building and adjacent buildings.
		DS7.5	Awnings located on corner buildings are required to wrap around the corner.
		DS7.6	Awnings should contribute to the management of building heat loads as described in **Environmental Management** of this Part.
Landscape and fencing			
PC8.	Landscape and fencing: • generally improve the quality of landscaping along the Parramatta Road Enterprise Corridor and on individual sites. • To create a consistent planting theme to encourage a visual coherence along the corridor. • To enhance the visual interface between buildings on Parramatta Road and adjoining residential development. • To discourage the use of front fencing where not required for privacy or security purposes. • To enhance the visual quality of the corridor through consistent materials and finishes of fencing.	**DS8.1**	Where buildings are set back from the Parramatta Road frontage and/or secondary street frontage, the setback zone is to be finished in a combination of hard and soft landscape treatments.
		DS8.2	The design of any front landscape treatment should: comprise a simple palette of low-growing ground covers (or the like); not obscure sightlines between the building and the street; **And** incorporate feature tree planting with appropriate species selected to complement the scale of the setting, the width of the setback, distance from underground infrastructure (if relevant), aspect and other environmental parameters.
		DS8.3	Feature species comprising larger canopy trees that allow clear sight lines at eye level are preferred. Palm species shall not be used.

Performance Criteria	Design Solution	
	DS8.4	A landscape zone is to be provided along the rear boundary of sites, where there is a direct interface with residential uses as shown on **Figures 13** except for a laneway. The minimum width of this zone is 3m as shown in **Figure 22** in order to ensure sufficient space for root establishment. This zone is to accommodate shrubs and tree planting that provides an appropriate level of screening of the development whilst maintaining a degree of solar access to the rear of adjacent residential properties. The deep soil planting zone is not to be used for driveways, storage or parking.
	DS8.5	Landscaping of at-grade parking areas is to be consistent with **Part A8- Parking of Inner West DCP 2016.**
	DS8.6	Front fencing to Parramatta Road that is visible from the public domain is only permitted where an adequate safety and security case can be demonstrated. Where fencing is required forward of the building line, it is to be: • a maximum height of 1.8 m, • a steel palisade style fence, • black in colour (i.e. black PVC, powder coated or the like), **And** • set back at least 0.5m from the street frontage with low landscaping provided in front.
	DS8.7	Any gates are to be consistent and complementary with the adjacent fencing styles and be designed to open inwards.

Figure 21 - Interface with house



Ensure adequate width is available
to establish tree planting to visually screen
new development and provide
a "sympathetic background" interface", with :

- tree canopy contained within the site to avoid leaf litter onto neighbouring properties

- tree root system contained predominantly within the site

- a width that will allow adequate visibility for surveillance of the buffer zone

- a width with adequate room to maintain and clean the area

Figure 22 - Typical Rear Setback Landscape Zone

Performance Criteria		Design Solution	
Parking, Services and Access			
PC9.1	To ensure the provision of off-street parking satisfies the needs of occupants, residents and visitors, including people with disabilities, and provides an appropriate balance between public and private transport having regard to the capacity of the local road network.	**DS9.1**	On-site parking (including service and delivery vehicle provision) is to be provided in accordance with the table below (select uses only) and the rates specified in Part **A8 - Parking** of the DCP. Variation to the rates may be considered by Council where development involves the retention of the existing building(s).
PC9.2	To encourage active transport measures such as the promotion of walking and cycling.	**DS9.2**	Applications must demonstrate that all parking demand generated by a development must be provided wholly within the site, and should not result in the reliance on on-street parking in surrounding streets, and where applicable demonstrate that the design principles shown in **Figures 25 and 26** have been addressed.
PC9.3	To ensure that the design of parking facilities are safe and efficient and consistent with good design and environmental standards.	**DS9.3**	Parking and loading areas are to be located underground or at-grade, either at the rear of a site or along the side of the allotment (see **Figure 23**). All parking areas are to be located behind the front building line and, where relevant, the secondary frontage building line.
PC9.4	To ensure that vehicle access does not unnecessarily impact on pedestrian safety or street frontage activity.	**DS9.4**	All parking and loading areas are to be designed to comply with **AS/NZS 2890.1:2004**.
PC9.5	To ensure that parking and site vehicular access do not dominate the Parramatta Road streetscape.	**DS9.5**	Customer parking areas are to be easy to identify and navigate to encourage their use by visitors and reduce reliance of parking on local streets.
PC9.6	To ensure traffic movements and site vehicular access do not unreasonably impact upon the residential amenity of adjacent residential properties.	**DS9.6**	At-grade parking must not be the dominant feature when viewed from the street and should incorporate appropriate landscaping to soften and screen these areas.
PC9.7	**Note:** Parramatta Road is defined as a 'Classified Road' for the purposes of Section 101 of **State Environmental Planning Policy (Infrastructure) 2007**.	**DS9.7**	No parking or loading areas are permitted between the building and the Parramatta Road frontage.
		DS9.8	In addition to the provisions of this section, the design of all parking areas is to be in accordance with the relevant provisions of **Part A8 - Parking of DCP 2016**.
		DS9.9	Where servicing of the site requires the use of large vehicles (for example for waste collection or deliveries), or the proposed building is of sufficient size that it may require the use of large vehicles in the future, sufficient manoeuvring space should be provided to allow vehicles to enter and exit the site in a forward direction.
		DS9.10	Site vehicular access points are to: • be limited to generally 1 per site, **And** • where possible, be provided from a side

Performance Criteria	Design Solution	
		street or rear lane.
	DS9.11	Existing rear lanes are to be utilised and extended where possible. The provision or creation of new laneways (public or private) is encouraged.
	DS9.12	Where site vehicular access is provided from a side street, the following impacts are to be considered: • residential amenity of development adjacent to the site and on the opposite side of the street, **And** • potential traffic volumes within the local street network.
	DS9.13	Vehicular access points are to be designed to: • integrate with the facade of the building, • minimise conflicts with pedestrians, • comply with **AS/NZS 2890.1:2004**, • be set back as far as possible from adjacent intersections, **And** • address opportunities to consolidate vehicular access points to Parramatta Road.
	DS9.14	New development should demonstrate that the design of driveways and loading docks is appropriate for the vehicular servicing requirements of the proposed use. Loading facilities should be provided in accordance with the current **RMS 'Guide to Traffic Generating Developments 2002'** and **AS 2890.2**.
	DS9.15	A **Work Place Travel Plan** is required for all new developments employing more than 20 people, and should detail measures to encourage the use of public transport, cycling, walking to work and carpooling, including the provision of bike parking, showers and change rooms. Refer to the **Premier's Council for Active Living** website for guidance on the preparation of **Work Place Travel Plans www.pcal.nsw.gov.au/workplace_travel_Plan**
	DS9.16	Lockable bicycle parking and facilities are to be provided in accordance with the table below and the **NSW Bicycle Guidelines (RMS, 2005)**. Where a use is not defined, parking should be provided in accordance with **Part A8 - Parking of DCP 2016**.
	DS9.17	The following end of journey bicycle facilities for facilities should be provided: • 1 shower for the first 5 employee bicycle spaces, plus 1 for each 10 employee bicycle spaces thereafter,

Performance Criteria	Design Solution	
		• 1 locker per 3 employee bicycle spaces • 1 change room or direct access to a communal change room for each shower. The change room may be provided as a combined shower and change room.
	DS9.18	For major developments, a **Transport Impact Assessment** must be prepared by a suitably qualified consultant which addresses the requirements of the **RMS Guide to Traffic Generating Development 2002**. In addition, the **Transport Impact Assessment** must also consider any potential impact on local residential streets and recommend measures to protect residential amenity where applicable. Such measures could include full street closures, partial street closures or treatment with traffic calming measures (**Figure 20**). Consideration should be given to local street treatments including the following: • adjacent land uses, • potential impact on the adjacent residential streets, • available local access routes, • impact on pedestrians and cyclists and provision for access, **And** • potential safety issues as a result of any increase in vehicle movements.

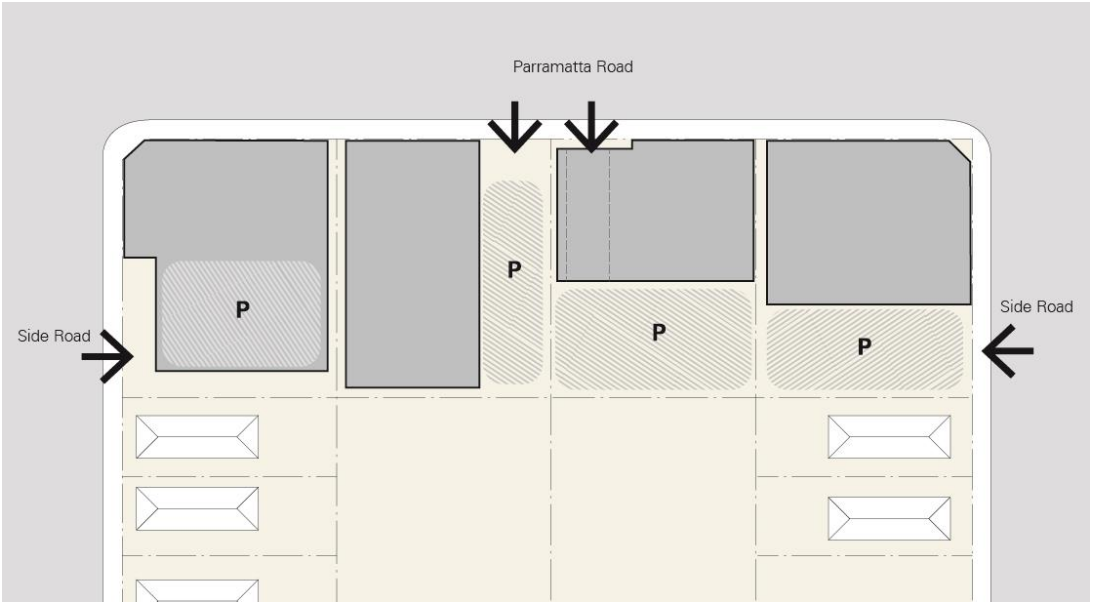
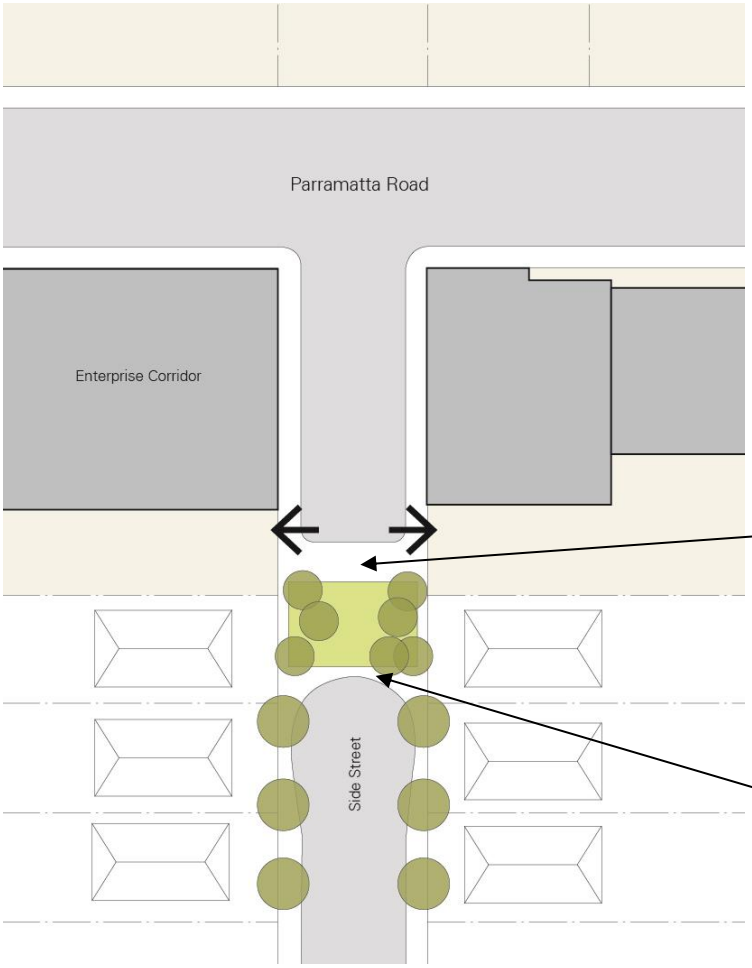


Figure 23 - Site Access and Parking Location Principles



Where possible, vehicular entry is from side street and not from Parramatta Road

Full street closure or partial street closure is considered depending on extent of traffic impacts on existing street.

Figure 24 - Example of Potential Side Street Closure

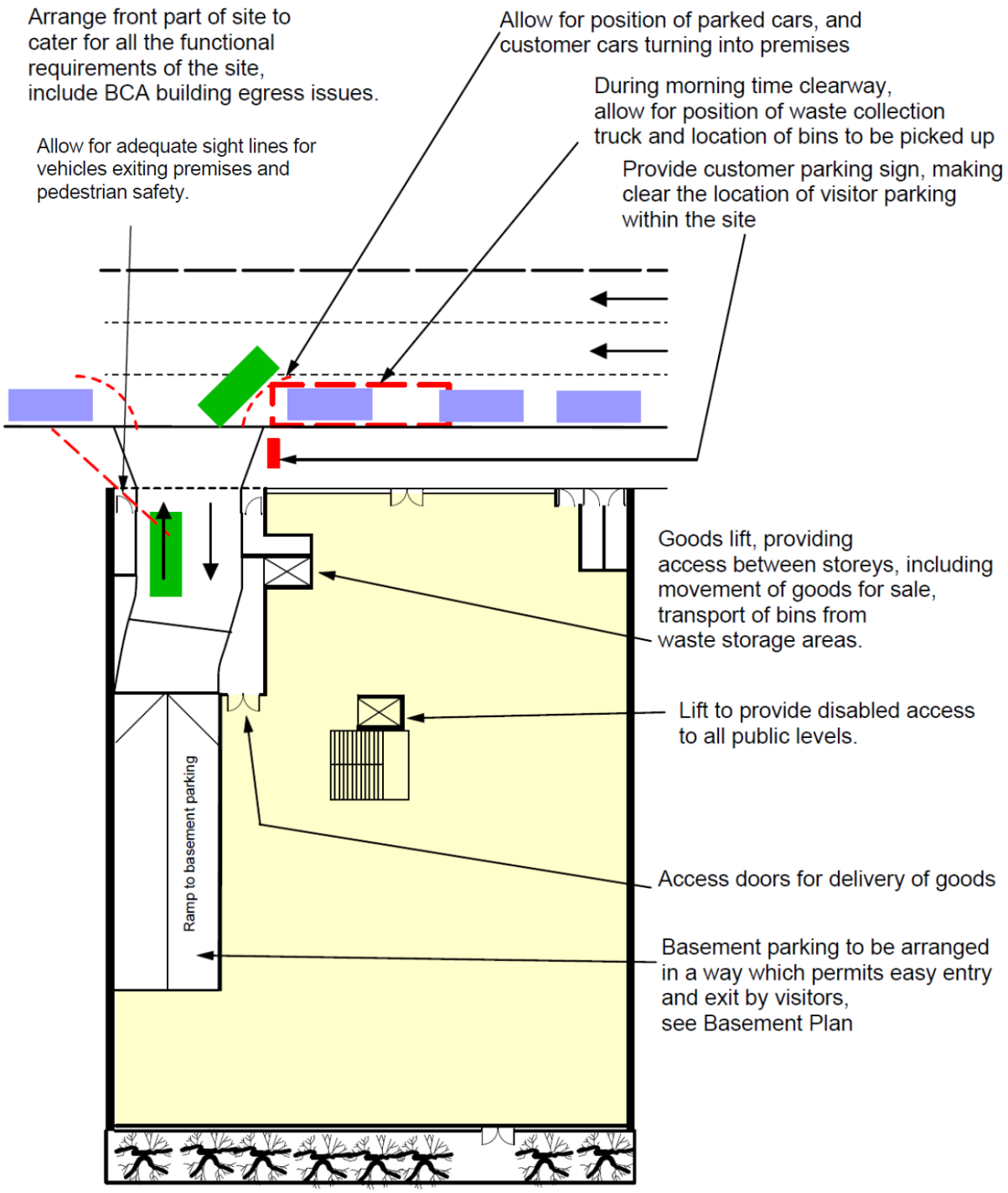


Figure 25 - Site Access and Parking Location Principles diagram for consideration of site width and commercial development showing ground floor plan (level 1 plan not shown).

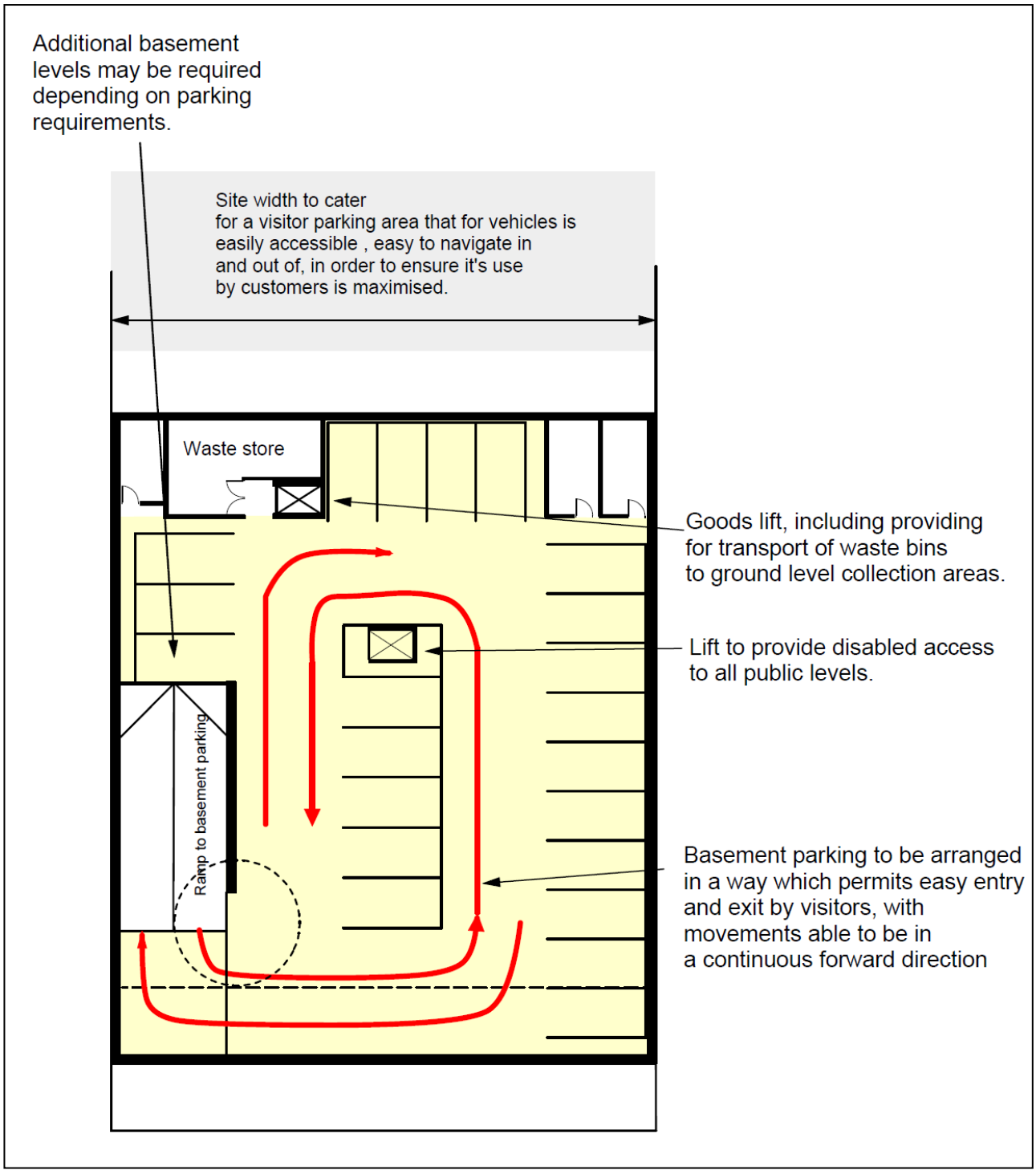


Figure 26 - Site Access and Parking Location Principles diagram for consideration of site width and commercial development showing basement floor plan.

Performance Criteria		Design Solution	
Signage			
PC10.1	To reduce cumulative visual clutter on and around buildings and within the corridor.	**DS10.1**	Where Development Consent is required, all signage locations are required to be identified as part of the Development Application for the building.
PC10.2	To encourage well designed and suitably located signs which contribute to the commercial vitality of businesses.	**DS10.2**	**Part A10 - Advertising & Signage Structures of the DCP 2016** applies to all signage.
PC10.3	To encourage suitably located signs that provide a legible and clear message through the use of high quality materials and design.	**DS10.3**	Signage is generally to be in the form of flush wall mounted signs. Flush wall signs are to be designed and located in accordance with the following principles: • be compatible in scale and integrate with the architectural design of the building, • be limited to one primary sign per street frontage so as to minimise visual clutter, • generally comprise expressed lettering rather than painted signage, • relate to the proportions of the building on which it is to be located, • be generally placed on solid parapets or horizontal panels and spandrel panels below/above windows, • generally not cover fenestration or to detract from the architectural quality of the building design, • not permitted to extend above the parapet or roofline of a building, **And** • use colours and finishes that are integrated with the design and materiality of the building.
PC10.4	To reduce the number of large and/or freestanding billboard signs in the corridor.	**DS10.4**	For projecting wall signs, refer to **Part A10 - Advertising & Signage Structures of DCP 2016**.
PC10.5	To ensure that the location and design of signs are consistent with road safety principles.	**DS10.5**	Pylon signs to be located and designed in accordance with the following provisions: • one pylon sign is permissible per site, • finished in high quality materials that are integrated with the architecture of the building, • substantially not visible from adjoining residential streets, • located in a manner that is consistent with other pylon signs in close proximity, **And** • be located so as not to obscure traffic signals or distract drivers in an unsafe way.

Performance Criteria		Design Solution	
PC10.6	To enable special individually designed signs that can provide useful landmarks and identification for an area.	**DS10.6**	The content of any signage is to: • relate to an approved use on the site, • clearly display the street number, **And** • ensure that corporate colours, logos and other graphics are compatible with the architecture, materials, finishes and colours of the building and the streetscape.
		DS10.7	Bunting and inflatable objects are not permitted as permanent fixtures and are only permitted on a temporary basis.
		DS10.8	Signage on heritage items should respect and be consistent with the architecture, age and historical merit of the building. Significant architectural features should not be obscured.
		DS10.9	Signage visible from Ashfield Park and Yasmar are to take into consideration the visual impact of such signage when viewed from these significant heritage locations.
		DS10.10	Signage on contributory buildings is to be limited to awning and under awning signs only.
		DS10.11	Signage should not detract from: • the aesthetic qualities of adjacent heritage conservation areas; **And** • the amenity of residential properties adjacent to the corridor.
		DS10.12	Illumination (including cabling) of signs is to be concealed, integral with the sign, or provided by means of carefully designed and located remote or spot lighting.
		DS10.13	Any external lighting of signs is to be down lighting and focused directly on the sign and is to minimise the escape of light beyond the sign.
		DS10.14	Illumination and animation of signs should not impact on residential amenity and driver safety.
		DS10.15	Animated and / or moving signs are not permitted.
		DS10.16	Innovative proposals for signage not envisaged by these provisions may be considered by Council. Such proposals are to demonstrate consistency with the following: • a unique quality and place making quality, • a high level of design quality, • consistency with the Performance Criteria for Signage under this Part, • enhancement of the visual amenity of the

Performance Criteria		Design Solution	
			area or building appearance, • enhancement of Parramatta Road as attractive business enterprise corridor, • not creating an undesirable precedent, **And** • compliance with the provisions of **State Environmental Planning Policy No. 64**.
Environmental Management			
PC11.1	To incorporate the principles of **ecologically sustainable development (ESD)** into new development.	**DS11.1**	ESD design requirements included within the **Building Code of Australia** should be considered at the Development Application stage, where relevant, to ensure that buildings will achieve these requirements.
PC11.2	To reduce the impacts from development on the environment.	**DS11.2**	The office component of new development (in excess of 1,000m^2) is encouraged to achieve a 4 star **NABERS rating**.
PC11.3	To incorporate water sensitive urban design measures.	**DS11.3**	The design and operation of any new building should: aim to reduce embedded energy in materials, • consider avoiding rainforest timbers, • consider maximising natural airflow, • consider minimising reliance on mechanical heating and cooling, • consider installing solar panels on the roof, • consider the installation of water tanks, • consider the installation of grey water systems, • consider use of energy efficient hot water systems (heat pump or solar), **and** • consider installation of energy efficient internal and external lighting.
	***Note:** Business / premises may make private contracting arrangements for garbage disposal or alternatively Council can collect waste.*	**DS11.4**	Water efficient fixtures and appliances are to be used where applicable.
		**DS11.5**	The design of north-facing building facades should consider options to manage summer heat loads and incorporate appropriate design response where possible the road environment, including: • adjustable louvres to glazing; • awnings over ground level facades; **and** • double glazing.
		DS11.6	All development is to incorporate stormwater management facilities designed in accordance with the **applicable sections and provisions contained in Section 2.25 of the Marrickville DCP 2011** and the **Stormwater Easements Policy**.
		DS11.7	Developments are to consider the use of rainwater tanks, swales and rain gardens to reduce water run

Performance Criteria		Design Solution	
			off, and provide opportunity to use recycled water within the development.
Architectural and Landscape Standard			
PC12.1	To ensure that buildings and landscapes have a high architectural standard, in order to improve the visual and aesthetic spatial character of Parramatta Road	**DS12.1**	A high compositional standard is to be achieved for new buildings and landscapes. A high standard of architectural composition is one which avoids a bland or badly composed and proportioned building, and provides a visually interesting building. This is a fundamental architectural criterion which has a profound impact on streetscape and the character and use of area.
PC12.2	To ensure that buildings have a sympathetic interface with adjacent buildings in adjacent streets, including building scale, and including having an architectural dialogue	**DS12.2**	For “contemporary buildings”, a high architectural compositional standard is achieved where a building design uses any abstract or contemporary architectural language, and employs different building components and building materials as credible compositional elements, with these components arranged to visually appear to relate to the "whole building" and giving the building a unity and complexity. A high standard is not considered one that uses repetitive or bland or minimalist forms intended to facilitate simple building construction methods or simply express the building structure.
PC12.3	To acknowledge that Parramatta Road is an important historic road and will have new buildings and landscapes which will respect this setting.	**DS12.3**	Buildings located on corner sites which have an interface with neighbouring houses in a side street, shall have their architectural composition be sympathetic to those houses. This may be achieved by using architectural cues. “Architectural cues” means that the composition of a building façade displays an architectural dialogue with another building, such as having particular building parts aligning or being in proportion or in sympathy with parts of another building.

Some existing buildings and landscapes

DS12.4 Architectural documentation shall include rendered and notated depictions of building finishes, including facades, pavements and landscape treatments.

Section 3: WestConnex

In February 2016, the NSW Government approved the State Significant Infrastructure application for the WestConnex Motorway. The areas that are affected are shown on **Map 1 and 2** below. These areas will be compulsory acquired by the State Government in order to construct the new Motorway. As part of the approval of the WestConnex, a series of conditions were applied to:

- Prevent, minimise and/or offset adverse environmental impacts including economic and social impacts;
- Set standards and performance measures for acceptable environmental performance;
- Ensure regular monitoring and reporting; and
- Provide for the ongoing environmental management of the State Significant Infrastructure.

The relevant conditions for the State Significant Infrastructure, include the following:

Urban Design Review Panel

Within three months from the date of the approval an Urban Design Review Panel will be established to provide advice and guidance during the detailed design and preparation of the Urban Design and Landscape Plan. The panel will include representatives from relevant Councils that will meet at least four times a to advise on the design of the infrastructure. This will include architectural considerations, sympathetic heritage design, landscape and urban design elements and final review of the Urban Design and Landscape Plan.

The Urban Design and landscape Plan is required to consider the impacts to residential amenity of the Haberfield heritage Conservation Area, Yasmar Estate and Ashfield Park. Furthermore, a Wattle Street Interchange Urban Design and Landscape Sub-plan will be prepared to detail the final landscaping of the area and must consider heritage impacts to the Haberfield Heritage Conservation Area and provide a design consistent within adjoining Reg Coady Reserve.

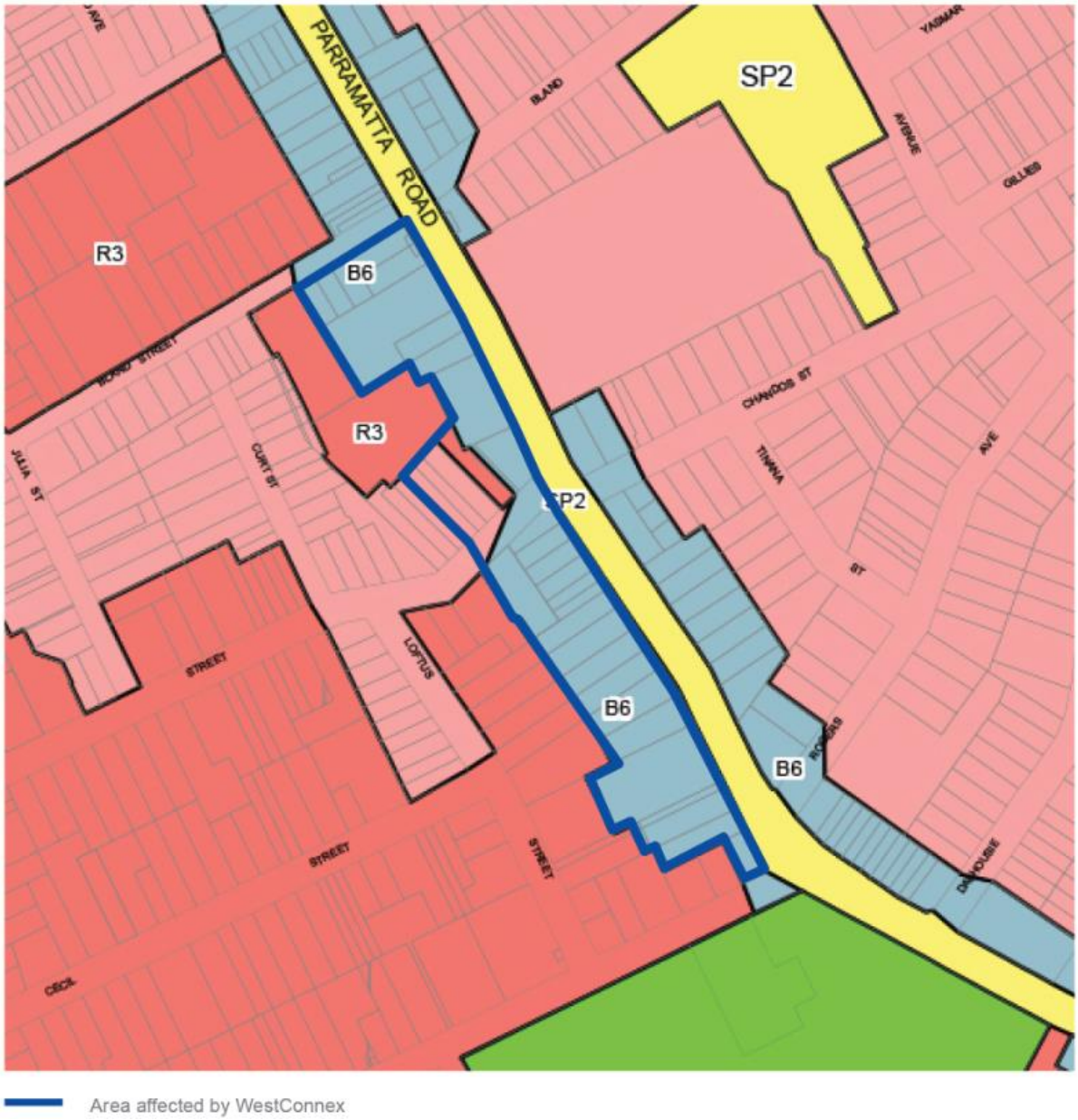
Overshadowing

Adjoining properties that are affected by overshadowing impacts from the State Significant Infrastructure are to receive a minimum of three hours of direct sunlight in habitable rooms and at least 50% of the principal open space areas between 9am and 3pm on 21 June.

Residual Land Management

A Residual Land Management Plan will be prepared to identify any future residual land from the construction of the State Significant Infrastructure and to assess the proposed use of the land, such as community use, public recreation use and affordable or social housing. This will be undertaken through a consultative process with relevant councils and UrbanGrowth NSW, with each proposed use to be provided justification for the use chosen.

Map 1 – Areas affected by WestConnex (Area 2)



Map 2 - Areas affected by WestConnex (Area 3)

Part 7

Enterprise Zone (B6) – Hurlstone Park

Application

This Guideline applies to the following development categories:

- All development within Hurlstone Park Enterprise Zone as identified within **Map 1** of this Part.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To provide controls which support and complement the **Inner West LEP 2020** objectives for **B6 Enterprise Zone**
- To identify townscape elements and environmental considerations unique to the Hurlstone Park Enterprise Zone which must be taken into account by new development.
- To define the **desired character** of the Hurlstone Park Enterprise Zone in terms of building scale, building setback, building design, streetscape, and desired interface between the public and private domain in order to promote development outcomes that will have a positive, transformative effect and achieve a desired character.
- To achieve a high level of architectural composition in order to create a distinct spatial character and streetscape.
- To require **active street frontages** where appropriate, with good physical and visual connections between buildings and the street, in order to provide good levels of pedestrian safety.
- To ensure residential development provides adequate occupant amenity including good winter solar penetration to living areas, and at the same time maintains privacy and solar access to existing residential development.

Map 1 - Applicable Land

Performance Criteria and Design Solutions

Performance Criteria	Design Solution
Context and Built Form	
PC1. To identify: • key matters that will affect building design and create a desired townscape and **desired character** in the Hurlstone Park Enterprise Zone. **And** • appropriate relationship with neighbouring **R2 - Low Density Residential** zone	**DS1.1** Building design composition should be of a high architectural standard. The desired character for architectural composition of residential flat buildings shall be of a **traditional architectural composition**. Council will support a modern/contemporary architectural appearance only when a **high compositional standard** and **architectural excellence** (refer to Definitions) is achieved.
	DS1.2 If a **high compositional standard** cannot be achieved, and in order to avoid a "bland" building appearance, a traditional architectural language is required.
	DS1.3 Large side wall facades which are prominent/visible must be modelled to give the building an attractive, articulated appearance and achieve a high compositional standard
	DS1.4 Refer to **Map 2** which details desired built form arrangement for parts of structures above ground level in order to have: • buildings located in positions which give good spatial definition to Old Canterbury Road; • buildings that maximise building separation (setback) from adjoining residential properties to maintain residential amenity; • buildings that are able to have a second orientation to the rear "quiet" side of the site; **And** • buildings located to the rear of the site that will have a (transitional) lower building scale which is sympathetic in scale to adjoining properties. **And** • Providing rear open space and opportunities for perimeter deep soil planting
Signage	
PC2. To ensure signs must visually complement (not challenge) the architectural composition of buildings and should enhance the townscape	Refer to **Part A10 - Advertising and Signage Structures** of this Plan for guidelines. **Inner West LEP 2020** permits certain types of signs to be erected or replaced without approval (subject to conditions). Refer also to **Schedule 2 (Exempt Development)** of the **Inner West LEP 2020**

Performance Criteria		Design Solution	
Upper level apartments			
PC3.	Shop Top Housing development ensures residential apartments are not located on the ground floor and commercial uses remain the dominant land use on the site.	**DS3.1**	For "shop top housing", any apartments must be located above a ground level storey. In order to comply with the objectives of the **Inner West LEP 2020**, apartments are not to comprise the dominant land use on sites within this **B6- Enterprise Zone**. The **Inner West LEP 2020** permits "shop top housing" uses in the Hurlstone Park B6 Enterprise zone in order to improve economic viability in situations where commercial uses are provided at ground level in order to meet the objectives of the zone. Refer to the requirements for Commercial Development within this Part which details minimum requirements for ground level non-residential gross floor area.
Residential Amenity			
PC4.	To ensure that amenity considerations for residents include impacts on adjacent and nearby residential properties including consideration of: traffic generation and vehicle access reducing traffic noise penetration to apartments from Old Canterbury Road (a regional road).	**DS4.1**	Any apartments having rooms facing Old Canterbury Road shall have balconies with 'winter gardens' as illustrated in **Figure 1** in order to mitigate noise transmission from Old Canterbury Road. For buildings located adjacent Old Canterbury Road which are directly exposed to traffic noise, apartments shall have parts of living areas/rooms which have an opening onto the "quiet side" within the site - see principles detailed at **Figure 2**. This is in order to minimise exposure to traffic noise provide acceptable levels of amenity to residents. ***Note:*** *This might require the use of more than one lift and provision of circulation hallways.*
		DS4.2	Upper level apartments shall have private open space in the form of balconies dimensioned to comply with the requirements of the **Apartment Design Guide**.
		DS4.3	Balconies are to be located facing the "quiet" (western) part of the site.
		DS4.4	Maximum acceptable noise levels for specific rooms within apartments are: • Living areas 40 dBA • Bedrooms 35 dBA Given the location of the Hurlstone Enterprise Zone adjoining a busy regional road, Development Applications which include upper level apartment buildings shall include evidence by an acoustic engineer of sound attenuation requirements that can be achieved, including details of the type of glazing materials operable louvers and the design methods used.
		DS4.5	The rear of sites adjacent to residential house sites shall have **deep soil areas** for tree and shrub planting in order to provide a landscape "amenity buffer" and

Performance Criteria	Design Solution
	screen neighbouring houses. These buffer areas shall be a minimum of 3m wide, extend along the entire rear boundary, contain deep soil, and not have any structures located beneath them, as shown in **Figure 3** and **Figure 4**. This is in order to have adequate soil volume, drainage conditions etc. for trees to thrive and sufficient width to allow for tree canopies.

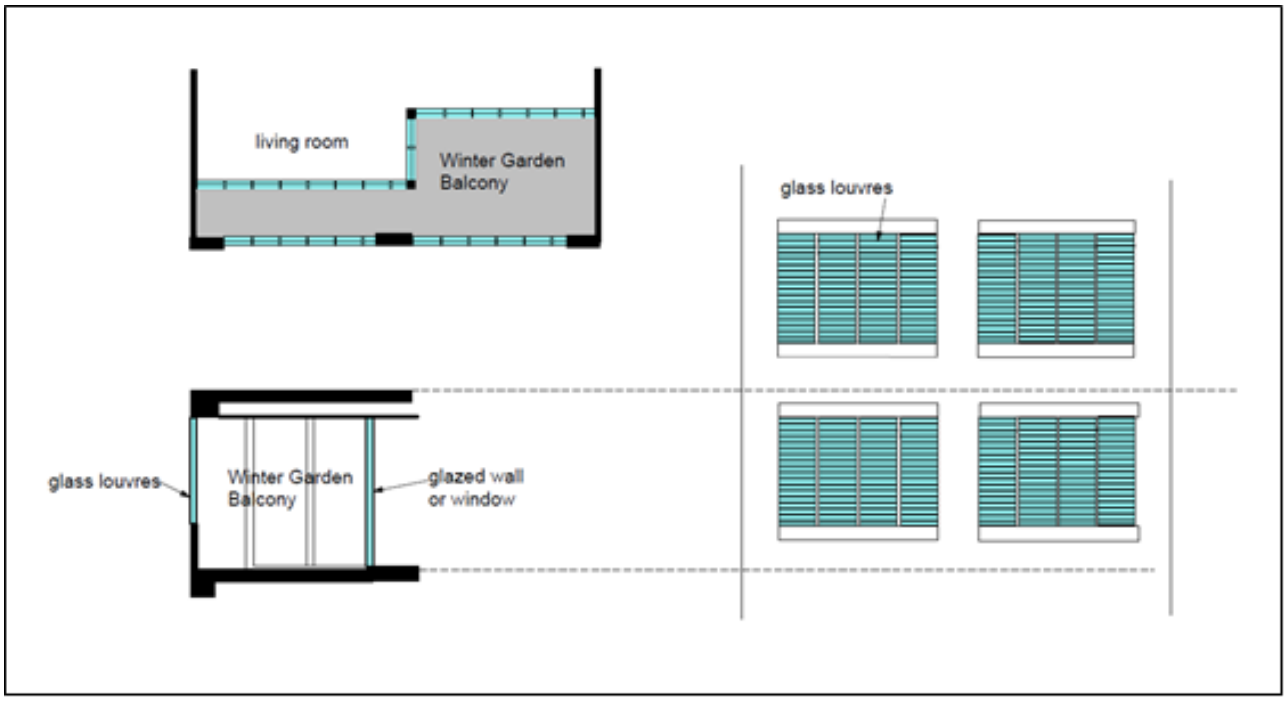


Figure 1 - "Winter Garden Balconies" for noise reduction

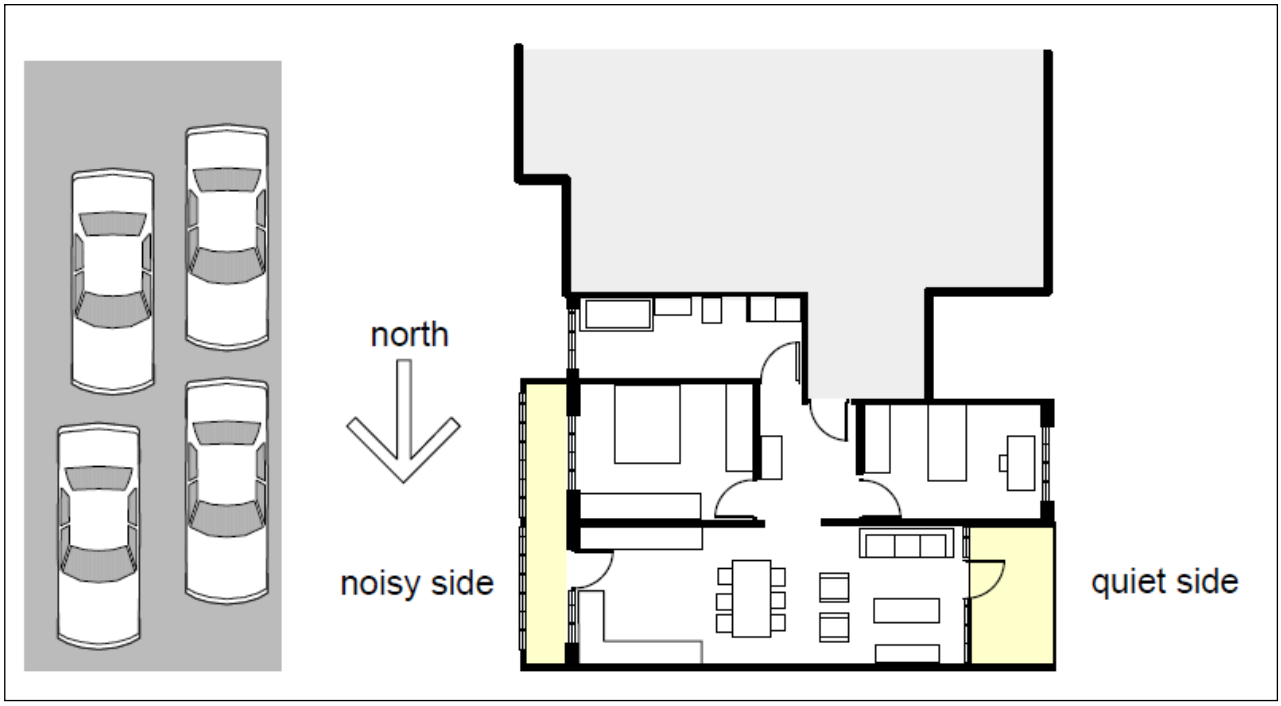
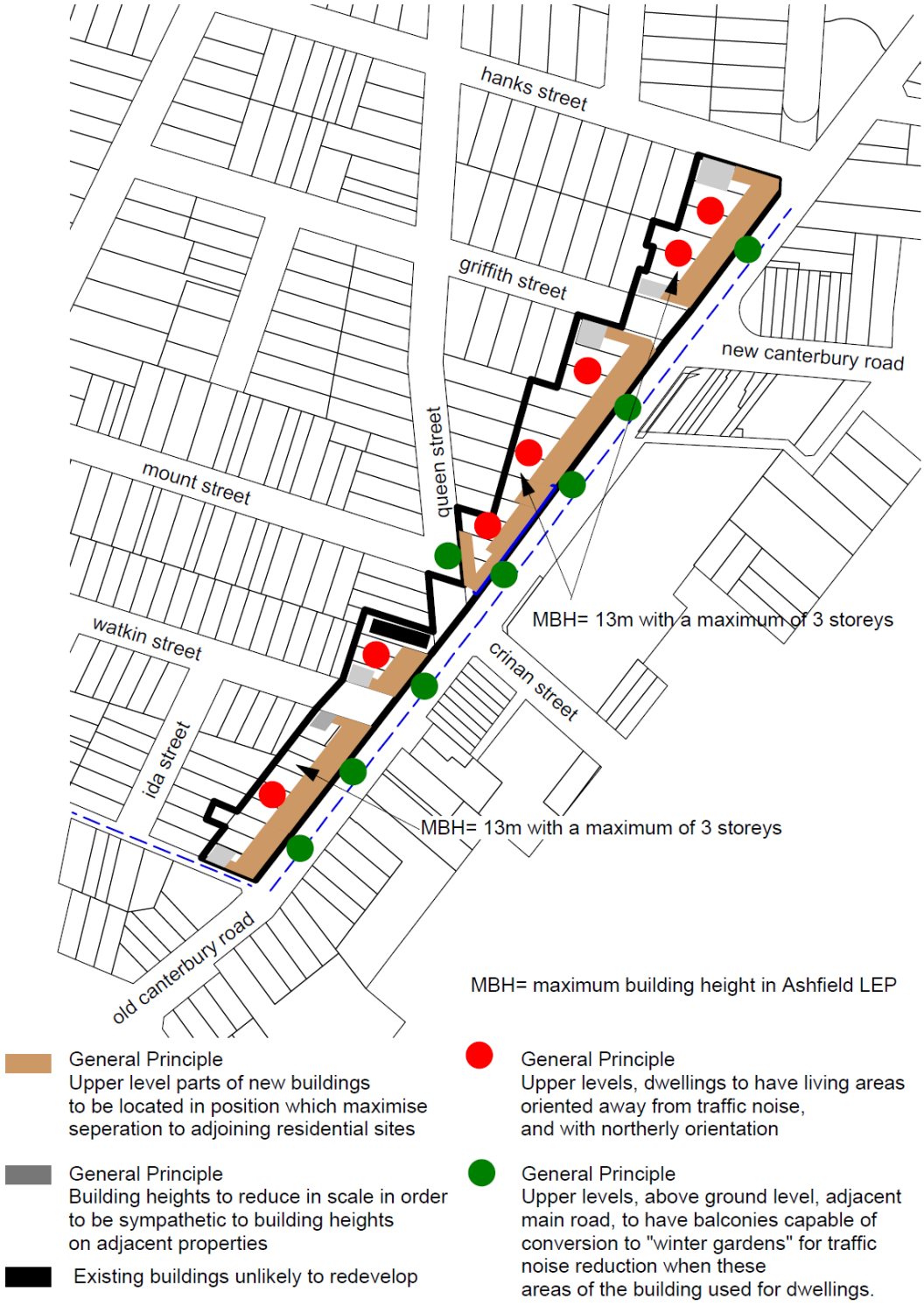


Figure - 2 Dual Aspect apartments

Performance Criteria		Design Solution	
Pedestrian Amenity and Safety			
PC5.1	Pedestrian amenity: • promotes pedestrian activity and safety in the public domain. • maximises active street fronts in Hurlstone Park and define areas where active streets are required or are desirable. • ensures buildings ~~to~~ address the street where active street frontages are required.	**DS5.1**	All buildings are to have, where practical, **active frontages** at ground level.
		DS5.2	Any on-grade (ground level) car parks are to be set back behind an active street frontage, and designed in accordance with the controls set out in **DS4.1** of **Part A8 - Parking**.
PC5.2	To ensure developments are safe and secure for occupants, by reducing opportunities for crime through environmental design.	**DS5.3**	The following security devices are required in buildings containing apartments: • first floor levels shall have fitted security devices which comply with the Australian Standard; • ground floor entry porticos shall have as a minimum double barrel security and fire locks; **And** • Lighting which meets the relevant Australian standard of 40 lux, spaced at appropriate intervals to provide the required surveillance in basement parking areas and along pedestrian paths.
Access for people with disabilities			
		DS6.1	Refer to **Part A7 - Access and Mobility** for requirements that need to be met for access to the point of entry to dwellings and access within any upper level apartments, in situations where apartments have lift access.
Building Height and Location			
PC6.	To define the maximum permitted number of storeys, taking into account the definition of "building height" in **Inner West LEP 2020**.	**DS7.1**	Maximum building heights are shown on the Inner West LEP 2020 **Height of Buildings Map**. The maximum number of storeys are shown in **Map 2**, and illustrated in the Sections in **Figures 3** and **4**.
		DS7.2	The Development Application is to demonstrate that the number of storeys an ancillary structures fit all within the maximum heights of the **Inner West LEP 2020**, by showing in detail in section that various functional and structural requirements have been met, ground floor slab relative to street level, minimum non-residential ground floor ceilings and first floor slabs, and roof structures and ancillary building components.
		DS7.3	New buildings shall be located in a place which maximises separation with neighbouring house properties, an also provides an appropriate building orientation which addresses the other objectives of

Performance Criteria	Design Solution	
		this Part, such as solar orientation. Refer to **Map 2** and **Figures 2** and **3**.
	DS7.4	New buildings adjacent to, or in close proximity to dwelling - houses in the neighbouring **R2 Low Density Residential** zones must transition to a lower height at the rear in order to achieve a building scale transition which is sympathetic to these dwellings as shown on **Map 2**



Map 2 - Built Form

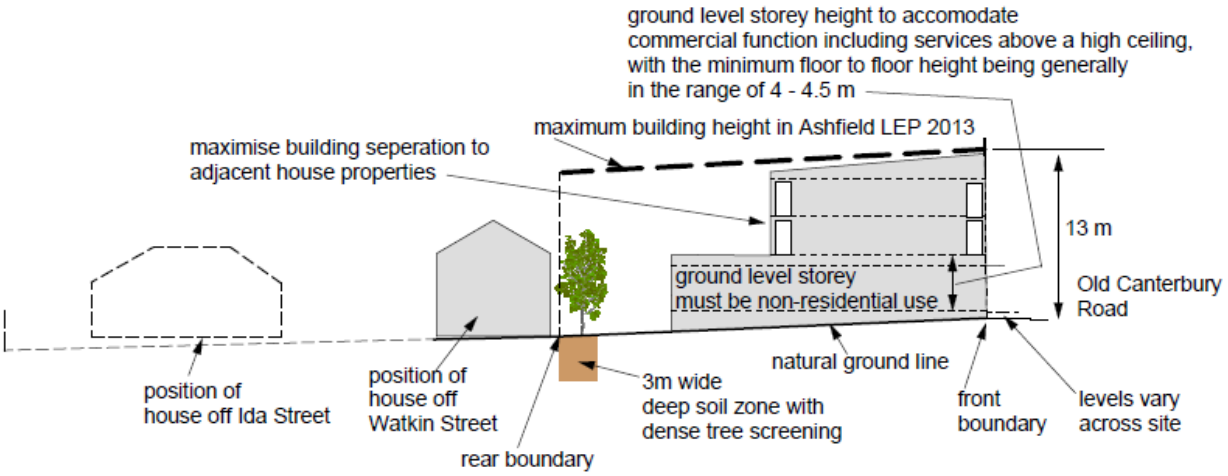


Figure 3 - Section adjacent houses at lower site levels

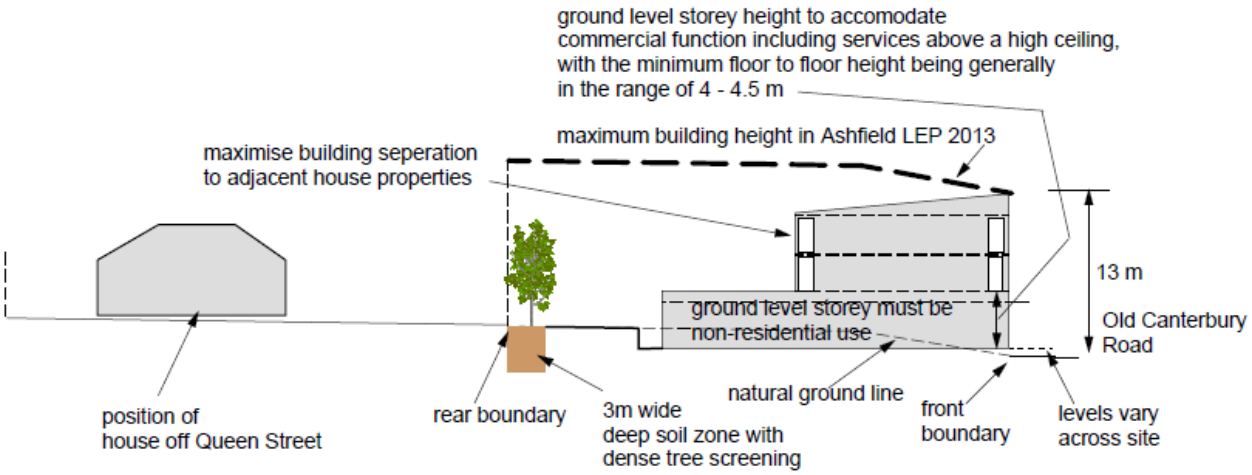


Figure 4 - Section adjacent houses at higher site levels

Performance Criteria	Design Solution
Commercial Development	
PC7. Commercial developments: • maximises the amount of commercial (non-residential) floor area at ground level in order to provide for employment floor space, activate street frontages and "buffer" any upper floor residential uses. • ensures that mixed use/commercial developments achieve good urban design outcomes by concealing as far as possible the visual impact of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices. • provide adequately dimensioned ground floor ceiling heights to allow for functional commercial ground floor uses.	**DS8.1** The majority of the ground floor part of buildings must contain business uses. In addition, the gross floor area reserved for business uses must be a minimum of 50 percent of site area in order to maximize employment and commercial space and respond to **B6 Enterprise Zone** objectives. Exceptions will be allowed for ground level entry areas and foyers for upper level residential development. Residual areas for service functions such as driveway ramps, waste storage and plant rooms, should be kept to a minimum.
	DS8.2 Car parking required pursuant to this Plan shall be placed below ground level for more substantial developments in order to maximise ground level commercial space and to maximize the potential for active street frontages - Refer **Part A8 – Parking**.
	DS8.3 Minimum ceiling height for ground floor commercial uses is 3.3 metres. The minimum ceiling height is to increase to 4 metres if the Commercial use is a Café/Restaurant. The Development Application is to demonstrate that allowance has been made for above ceiling mechanical requirements and structural beams and slabs.
	DS8.4 Refer to **Part A10 – Advertising and Signage Structures** of this Plan and **Schedule 2** of **Inner West LEP 2020**. Some signage is also controlled by **State Environment Planning Plan No. 64** (**SEPP No. 64**). **SEPP 64** includes requirements for making signage compatible with the desired future character of an area.
	DS8.5 All sites are to incorporate ground level "active street frontages", except for areas required for site servicing or similar, e.g. driveway access. An active street frontage shall be predominantly glazed in order to ensure that adequate visibility of the street occurs, and may comprise glazed retail shopfronts, showrooms, glazed entries and lobbies to businesses, and the like.
	DS8.6 Shopfronts/display areas shall not have any "roll-a-door" type grille or opaque security shutters (excluding predominantly transparent security shutters).
	DS8.7 Shopfront/display area designs shall be arranged in a way which complements the building style of the façade and enhances the streetscape.
	DS8.8 Air-conditioning units and satellite dish elements shall be designed and located as follows: • must not be located on front façade or

Performance Criteria	Design Solution
	above an awning and to be positioned at the side or rear of the building; • must be setback at least 1.5 m from all adjoining property boundaries; • must use non-reflective materials; **And** • if a satellite dish roof is wall or pole mounted, diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and not extend above the highest point of the roof or located above a parapet.
Development Servicing	
PC8. Development Servicing: • ensures that site services and facilities are adequate for the nature and quantum of development. • ensures servicing activities do not have adverse amenity impacts. • locates parking areas so that they are not visible from the public domain.	**DS9.1** Driveways which provide access to development for car parking, deliveries for loading and unloading and waste collection, shall be provided from road locations generally in locations identified on **Map 3 - Development Servicing and Access**. "Upfront" consultation prior to any design finalisation should occur with Council's engineers and/or the Roads and Maritime Services to determine appropriate locations.
	DS9.2 Access ways to underground parking areas should be sited and designed to minimise noise impact on adjacent or nearby habitable rooms, including bedrooms.
	DS9.3 Refer to **Part A8 - Parking - Design Principles** and for the amount of car parking required. Adequate facilities are to be provided within any new development for the loading and unloading of service and delivery vehicles.
	DS9.4 An area shall be provided on site to accommodate bins for garbage collection and recycling of waste. This area shall not be visible from the street, be behind the building line.
	DS9.5 Areas for waste collection, loading and unloading, are to be detailed at development application stage, and include: • waste collection room areas, including garbage bins, recycling bins; • And • pathways for manoeuvring of bins to and from waste collection room areas.
	DS9.6 Mail boxes for buildings shall be provided in an accessible location adjacent to the main entrance to the development. Mail boxes should be integrated into a wall where possible with material finishes and colours that complement the finishes of the building.

Performance Criteria	Design Solution
	Mail boxes must be secured and be large enough to accommodate small parcels.
	DS9.7 Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located: • away from street frontages; • integrated into the roof designs and placed in a position where such facilities will not become a skyline feature at the top of any building; **And** • adequately setback from the perimeter wall or roof edge of buildings.

Map 3 - Development Vehicular Access

Part 8

Summer Hill Urban Village

Application

This Guideline applies to the following development categories:

- All development within Summer Hill Urban Village Centre as identified within **Map 1** in this Part

Summer Hill Urban Village Centre contains a range of local services, which primarily serve the local population providing convenience shopping and a limited selection of specialty shops. Amenity within the centre requires improvement particularly with respect to pedestrian spaces, traffic flow, landscaping and general upgrading and maintenance of building facades. The treatment of signage is also of concern. The centre is seen to have a distinct heritage character and village atmosphere, which is in need of protection and enhancement. **Inner West LEP 2020** has therefore identified Summer Hill business area as "Summer Hill Central" heritage conservation area (**see Schedule 2**).

Building facades along Lackey and Smith Streets are major elements that contribute to the character and image of the Summer Hill Urban Village Centre. While it is inevitable that changes will be made to individual buildings during the course of time, it is desirable to ensure that such changes respect the built heritage and desired townscape.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

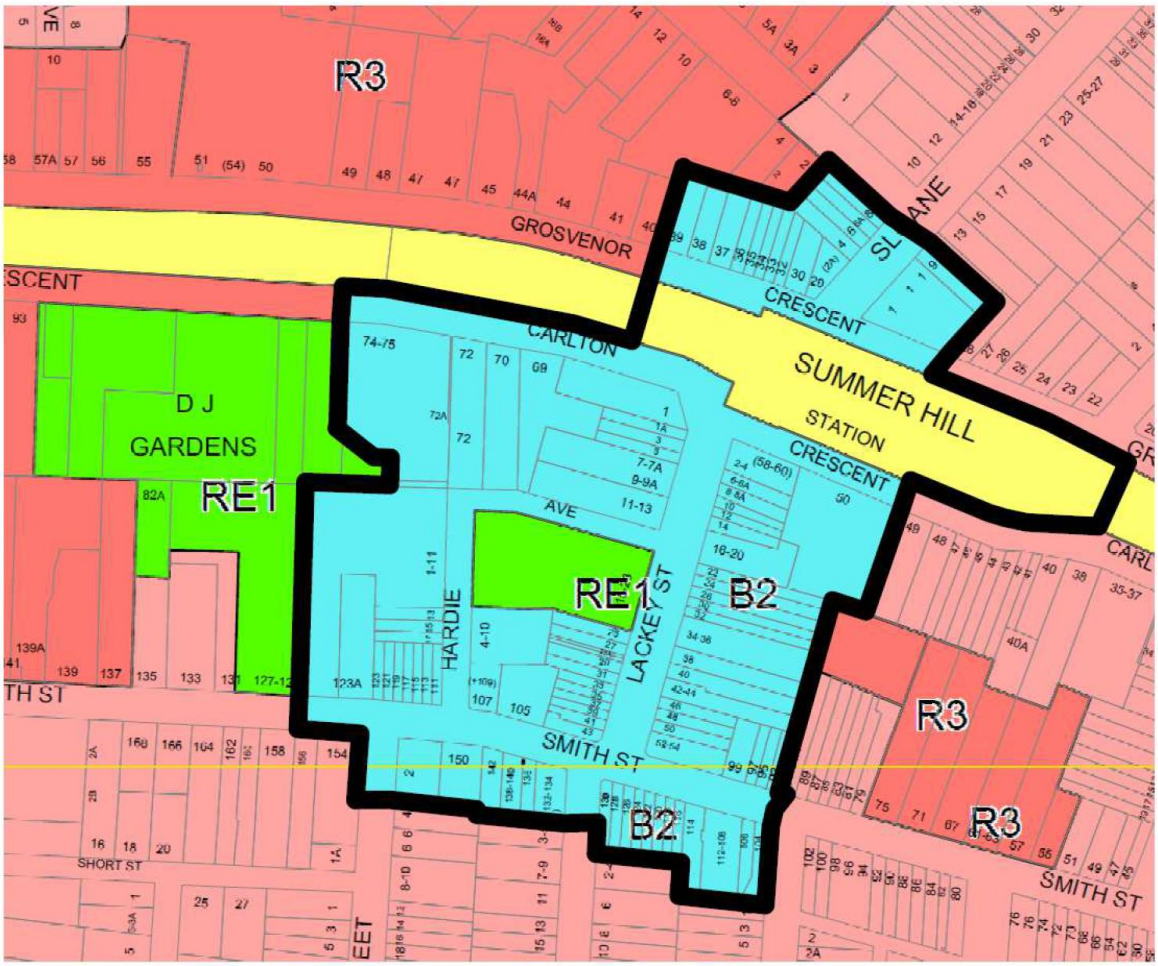
Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To maintain and enhance the existing character and identity of the Summer Hill commercial precinct so as to promote business activity, including afterhours activities such as restaurants and cafes.
- To retain identified heritage values and achieve a heritage related theme for the precinct.
- To encourage conservation of heritage items.
- To ensure that new development is of a design, scale and finish that is appropriate to the conservation area.
- To encourage improvements in the public environment, including pedestrian safety and circulation.
- To ensure that new development is of a design and scale that will enhance dominant vistas from the precinct.
- To improve safety through the provision of adequate lighting and appropriate building design and landscaping.
- To provide landowners, purchasers and developers with development guidelines to assist in enhancing the appearance and viability of the shopping centre.
- To ensure that new development is of a scale which is sympathetic to the predominant two storey height and predominant parapet and facade height of the precinct.

- To provide residents and shopkeepers of Summer Hill with certainty and ensure the desirable village/heritage character of the area is retained.



Map 1 - Applicable Land Boundary

Performance Criteria		Design Solution	
Heritage Conservation			
PC1.	To ensure the protection of heritage items and the significance of the heritage conservation area.	**DS1.1**	Individual heritage items and sites with Conservation Areas with historic buildings are required to be retained and conserved under **Clause 5.10** of the **Inner West LEP 2020**.
		DS1.2	New architectural detail and fabric is to be of a form, scale and finish that respects any existing item and the conservation area.
		DS1.3	Existing face brickwork should remain unpainted.
		DS1.4	Specific matters which are to be taken into account in any development or redevelopment either directly or indirectly affecting significant buildings include: the style and design of the building; the pitch and form of the roof; the style, size, proportion and position of the openings for windows and doors; and the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building to ensure compatibility with materials used in existing buildings.
		DS1.5	Restoration and/or reconstruction of original (missing or deteriorated) elements and detailing is highly encouraged.
		DS1.6	Compliance is achieved with **Part E1 - Heritage** of the DCP and the Heritage Conservation Area Character Statement
Building Design - Height			
PC2.	Building height: • retains a consistent scale of buildings when viewed from the main streets. • minimises the potential for overlooking and overshadowing of business development of adjoining residential development and public areas. • promotes a size of building which does not have an overbearing visual presence on adjacent development. • ensures that individual buildings are visually integrated into the shopping centre Urban Village. • protects existing vistas to dominant landmarks.		The Design Solutions for Building Design - Height must be read in conjunction with the explanatory height diagram shown in **Schedule 2**
			The maximum building height to which a building may be erected on land to which Design Solutions for Building Design - Height applies is 10 metres pursuant to the **Inner West LEP 2020**.
			The maximum "parapet or façade height" to which a building may be erected on land to which the Design Solutions for **Building Design - Height** applies shall be 9.0 metres, in order to be similar or match existing parapet heights.
			The maximum number of storeys to which a building may be erected on land to which Design Solutions for **Building Design - Height** applies, is two storeys excluding any basement car park level that is entirely below natural ground level.
			The entire ground floor of a building erected on land to which Design Solutions for **Building Design - Height applies**, shall be occupied by non-residential uses, except for that part of the land required for loading and unloading areas, driveway areas and car parking
			In determining building height, consideration shall be

Performance Criteria	Design Solution	
		given to maintain vistas to dominant landmarks, such as St Andrew's Church spire, including the views to the spire indicated on the map in **Schedule 2**
		New development shall not unreasonably restrict access to sunlight on adjoining properties or public areas, including surrounding streets.
		Where development adjoins residential zoned land or open air commercial premises, it is to be designed to allow a daily minimum of four (4) hours direct sunlight to adjoining windows and open spaces at mid-winter; and protect adjoining windows and open spaces from overlooking, loss of privacy and unreasonable transmission of noise.
Building Alignment		
PC3. Building alignment: • enhances and revitalise the streetscape character of the commercial precinct. • maintains the established building alignment along the street.	**DS3.1**	The alignment of new developments or additions to existing structures should match that of adjoining buildings and/or the predominant street alignment.
	DS3.2	Buildings fronting the street should be continuous and should not step back at street level or at any upper level at least to the height of their tallest immediate neighbour.
	DS3.3	Buildings should remain aligned with the street frontage. Corner buildings are to provide a splay. This is an important element in the heritage character of the precinct and in providing an "open" ground floor.
	DS3.4	The redevelopment of buildings that front Hardie Avenue (including those that have their rear facades facing Hardie Avenue) are to create their own predominant building line, however, it must be similar to that of adjoining buildings.
Built Form		
PC4. To maintain the shape and form of the centre and conserve its heritage qualities.	**DS4.1**	The shape and form of new development is to respond to the **Statement of Significance** and the **Distinctive Qualities** for the Summer Hill Central Heritage Conservation Area.
	DS4.2	The existing building envelope within the precinct is relatively simple and predominantly rectangular in character with roof, parapet, verandah, balcony, window and façade detailing used to create visual interest. New developments are to follow these established and historical forms.
Roofs		
PC5. To ensure the form, pitch and parapet height of new roofs should match or relate to buildings within the precinct.	**DS5.1**	Roof forms should generally be skillion, hipped or gabled.
	DS5.2	New roofs are to be of the same material as buildings within the precinct, or in a material which is visually sympathetic. Appropriate materials include slate, terracotta tiles and corrugated steel. The more

Performance Criteria		Design Solution	
			modern fabric and forms such as coloured cement or profiled extruded steel are inappropriate.
		DS5.3	Variation to the existing pattern of roof forms may only occur where the parapet line is not disrupted and where the new roof is not visible from the street below or adjacent public areas.
		DS5.4	Where parapet walls exist such as in much of Smith and Lackey Streets, rear extensions or roof alterations are not to be visible from the street and must not disturb the line of the parapet.
		DS5.5	There should be no projections above the roof such as exhaust vents, antennae, etc., which are prominently visible from a street, the car park or the plaza. In no instance should such projections form part of the skyline view from any public place.
Parapets			
PC6.	To ensure the retention and preservation of parapets within the urban village.	**DS6.1**	Parapets are important elements within the existing visual environment and should be used wherever appropriate.
		DS6.2	Existing original parapets are to be retained and any adjoining development to be sympathetic to these skyline features.
Attic rooms and the use of roof space			
PC7.	To allow the use of roof spaces to be utilised as attics in a way that does not impact on the streetscape.	**DS7.1**	Roof spaces within existing buildings may be utilised as attics. However, there should be no alteration to the existing roofscape and façade along the main street elevations.
Building Facades			
PC8.1	To ensure existing facades of significant buildings are to be retained and conserved.	**DS8.1**	In general, the existing facades of significant buildings are to be retained and conserved.
PC8.2	To ensure that in all other cases, additions to facades are to be sympathetic.	**DS8.2**	Additions to the façade of existing structures will only be considered where these clearly relate to the form and character of the building itself and those of the precinct. Such alterations should seek to match the detailing of the original structure.
		DS8.3	Facades of new buildings should relate to the form and character of buildings in the immediate vicinity.

Performance Criteria	Design Solution	
	DS8.4	The articulation of new building facades is encouraged through techniques and including position, spacing and design of major vertical and horizontal elements such as piers, panels, line changes, string course, cornices and bays. The size, preparation and placement of windows and doors should relate to the size and design characteristics of the new building. In general, fenestration with a vertical rectangular emphasis prevails within the precinct and should be used in any new structures. Fenestration within new buildings should provide for up to a maximum of 1:3 percentage ratio of glass to masonry.
	DS8.5	Major street frontages with long runs of blank façade will not be allowed. Facades should be divided into bays by vertical control lines.
	DS8.6	Facades of new commercial buildings should be divided into bays of dimensions appropriate to the scale of the building proposed and that of similar buildings in the precinct.
	DS8.7	New building materials are to be compatible with the materials used for similar buildings within the precinct.
	DS8.8	Facade materials and detailing in new developments should also seek to match, or otherwise sympathetically relate to, the marked verticality of facades.
	DS8.9	Wherever possible, façade elements such as windows, doors and balconies are to match the placement and proportions of similar elements on similar buildings within the precinct.
Materials		
New building materials are to be in keeping with the traditional nature of building materials within the precinct.	**DS9.1**	Building materials for new developments or alteration to existing buildings should relate to the existing palette of materials throughout the precinct.
	DS9.2	In general, the study area contains extensive use of rendered surfaces and face brickwork. Where face brickwork is used, it should be of a uniform colour without mottle or wire cut faces and should be compatible with the toning of earlier face brickwork.
	DS9.3	Modern fabric and finishes including glass curtain walling, metal cladding and perforated screens should not be used. The removal of lightweight false facades and the reinstatement of original façade elements is encouraged.
	DS9.4	Window and door joinery, where painted, may be in a traditional material such as timber or a new material such as extruded metal. Extruded metal frames should be of a size and configuration in keeping with the traditional context of the precinct.

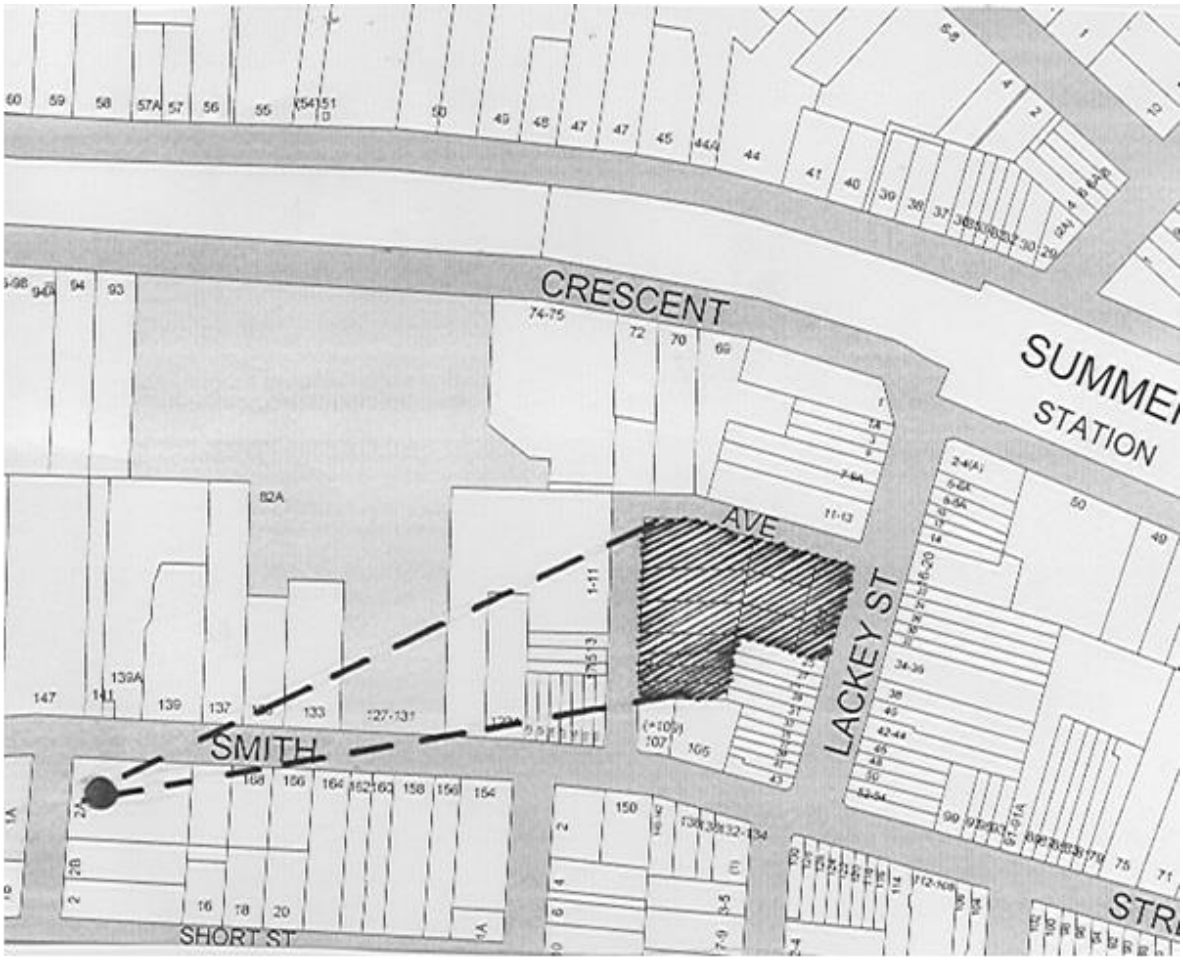
Performance Criteria		Design Solution	
Shopfronts			
PC10.	To retain, restore or reconstruct the original shopfronts to preserve the character of buildings.	**DS10.1**	Original early shopfronts in existing buildings should be retained and conserved.
		DS10.2	Remnants of original shopfronts fittings, such as window framing, tiled entries and doors should be retained, repaired and used wherever possible.
		DS10.3	The reinstatement of early shopfronts, where these have been replaced by unsympathetic modern designs, is encouraged. Existing shopfronts should not be bricked up or otherwise filled in.
		DS10.4	If a shopfront has been lost, reconstruction should be undertaken using the form and detailing of existing examples in the area. Avoid shopfronts which are filled in and do not have display windows facing the street. Excessive security bars or roller shutters are not permitted.
Awnings			
PC11.	To encourage retention or reconstruction of awnings characteristic of the commercial precinct.	**DS11.1**	Existing awnings should be retained and conserved.
		DS11.2	The accurate restoration or reconstruction of original street awnings/verandahs is encouraged.
		DS11.3	The reinstatement of awnings is encouraged, where there is evidence that they were originally fitted or where there is a break in a continuous run of awnings.
		DS11.4	Awnings should be incorporated in new infill development where they are fitted to adjoining buildings. Such awnings should match the height, width, form and materials of adjacent traditional awnings.
		DS11.5	Continuous runs of awnings should not be broken.
		DS11.6	Awnings will provide for tree planting where appropriate.
		DS11.7	Where awnings join other awnings, these should be weather sealed.
Verandahs, Balconies and Window Hoods			
PC12.1	To retain existing verandahs, balconies and window hoods.	**DS12.1**	Existing verandahs, balconies and window hoods should be retained and conserved.
PC12.2	To provide sympathetic verandahs, balconies and window hoods in new developments.	**DS12.2**	The accurate restoration or reconstruction of original verandahs, balconies or window hoods is encouraged.
		DS12.3	Hypothetical reconstruction of such elements, or their introduction to facades where they were never present, should not occur.
		DS12.4	Window hoods, balconies and verandahs are to be incorporated as part of the design for new infill development.
		DS12.5	New verandahs and window hoods are to be of form,

Performance Criteria	Design Solution	
		material and finish which responds to existing elements within the precinct. Verandah roofs should be constructed in corrugated steel using traditional forms (bullnose, straight or ogee profile). Balustrades should be visually light and should reflect existing metal or timber detailing of balustrades in the precinct.
	DS12.6	Existing balconies should be retained and not infilled.
	DS12.7	Reinstatement of previously infilled balconies is encouraged.
	DS12.8	If balconies on new buildings have a concrete floor slab, the visible slab edge is to be painted to match the adjoining wall colour.
	DS12.9	Balcony balustrades should be of light open material. Where possible, balustrades are to match predominant examples elsewhere within the streetscape.
Vehicular Access & Parking		
	DS13.1	Refer to **Part A8 - Parking of the Inner West DCP 2016**-
Signage		
	DS14.1	Signage requiring approval is to be in accordance with the requirements of **Part A10 - Advertising and Signage Structures** of the **Inner West DCP 2016** and any applicable provisions of **State Environmental Planning Policy No. 64 - Advertising and Signage.**
Access for people with disabilities		
	DS15.1	Refer to **Part A7 - Access and Mobility** for requirements that need to be met for access to the point of entry to dwellings and access within any upper level apartments, in situations where apartments have lift access.
Colour		
PC16. To emphasise colour as an important part of design and environmental quality of the commercial precinct.	**DS16.1**	Colour schemes are to harmonise with the remainder of the building and streetscape.
	DS16.2	Strident, harsh or garish colours or colour combinations are to be avoided.
	DS16.3	Highlighting of vertical and horizontal façade elements should be in keeping with the surrounding development.
	DS16.4	Examples of colour schemes can be found in the **Summer Hill Main Street Study** by Godden Mackay Pty Ltd.
Pedestrian links		
PC17.1 To increase the amount of pedestrian links through the precinct, enhancing accessibility and	**DS17.1**	Consideration is to be given to safety, solar access, lighting and weather protection of pedestrian links and

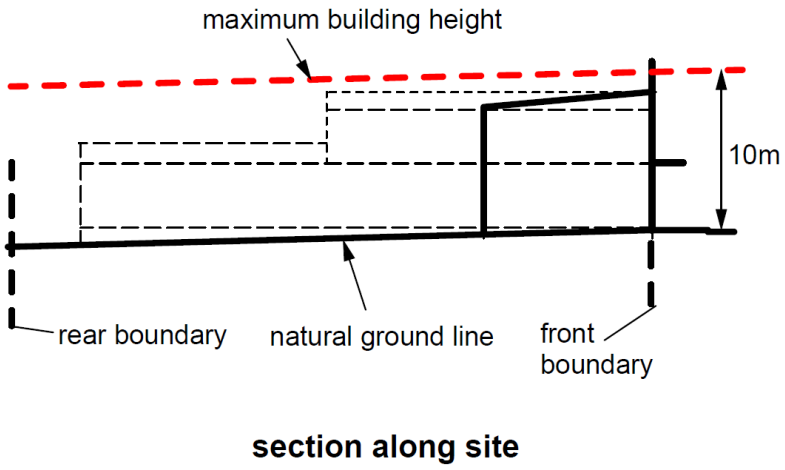
Performance Criteria		Design Solution	
	patronage.		access.
PC17.2	To link other uses (schools, open space) in Summer Hill with the commercial precinct and railway.	**DS17.2**	Developments which reduce or remove pedestrian links will not be acceptable.
		DS17.3	Council may require provision of pedestrian links through buildings to link other uses.
Solar Access			
	To require that adequate solar access is provided to existing open spaces within the commercial precinct and surrounding space.	**DS18.1**	No development shall significantly reduce solar access to the plaza area, open space or adjacent properties.
		DS18.2	Council may require the submission of shadow diagrams with development applications to assess impact of proposed development on solar access to adjoining areas.
Reflectivity Index			
PC19.	To minimise materials and finishes that are not in character with the heritage elements or streetscape qualities of the precinct.	**DS19.1**	A building shall not be erected where the reflectivity index of glass in external walls is greater than 20%.
		DS19.2	Large glass surfaces or windows out of character will not be accepted.
Buildings Fronting Hardie Avenue Car Park			
PC20.	To provide a sense of place and a focus of activity in the main open space of the centre and to better integrate the plaza with commercial activity.	**DS20.1**	Any new building proposed for the sites that front Hardie Avenue, including those properties that contain existing buildings fronting Carlton Crescent, Lackey Street and Smith Street, are to have a front façade facing both streets.
Landscaping			
PC21.	Landscaping: • improves the amenity of the shopping centre urban village. • creates continuity between residential and commercial • encapsulates the village atmosphere.	**DS21.1**	Planting is to enhance the character of the precinct. Streetscape planting should not restrict vision. The precinct should feel safe at night.
		DS21.2	Facades of heritage elements are not to be obstructed by planting.

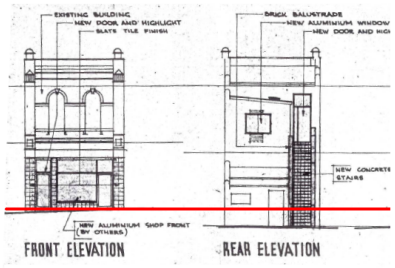
Schedule 1

Map 2 - Heritage Conservation Areas and Items



Map 3 -Summer Hill Urban Village Centre viewsheds





example of elevations of an existing building

Figure 1 - Explanatory maximum building height

Part 9

Summer Hill Flour Mill Site

Background

In 2012, the Summer Hill Flour Mill site (**Map 1**) was given Concept Approval by the State Government for a change in land use and density controls. The construction of the site will occur through four stages that will include:

- The re-use of six existing buildings and structures including the preservation of the historic Munco Scott Flour Mills and silo structures
- New building envelopes ranging from 2-11 storeys in height accommodating approximately 280-300 dwellings,
- 2,000-2,500m^2 of retail space,
- 3,500-4,000m^2 of commercial space,
- At-grade and basement parking,
- Public open space, new public streets and associated infrastructure works
- the dedication of a wide pedestrian pathway to Council, from Smith Street to the Lewisham Light Rail Station.

As at 5 Dec 17 various parts of the site have been given development application approval for various buildings and site uses, including apartment buildings.

Inner West Council will in the future consider reviewing the existing IN2 Light Industrial Land use zoning.

Map 1 – Summer Hill Flour Mill site

Part 10

Edwards Street – B4 Zone

Application

This Guideline applies to development on land zoned B4 Mixed Use adjoining the Summer Hill Flour Mill site to the south on Edward Street.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure new development is sympathetic to and enhances the residential character of Edward Street and adjacent open space.
- To ensure that new development takes into consideration the redevelopment of adjacent sites.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Context and Built Form			
PC1.	Development is to be sited and designed to: • be sympathetic to existing low density residential dwellings on the western side of Edward Street • be sympathetic to the GreenWay or public open space trail to the east of the sites • ensure new development does not compromise development opportunities for adjacent sites	**DS1.1**	Where fronting Edward Street, development is setback at ground level to provide for front gardens with deep soil planting
		DS1.2	A development's architectural composition is to be harmonious to houses on the western side of Edward Street by making use of sympathetic materials and finishes
		DS1.3	The built form on the site shall take into consideration likely future general building design on adjacent sites and how they will be designed to comply with the **Apartment Design Guide**
		DS1.4	Carparking shall be provided at basement level so as to not be visible at street level
Residential Amenity			
PC2.	Residential amenity: • ensures that residents have adequate levels of amenity • ensures an optimal level of solar access to main living areas, principal private open space and communal open space		An L type building form is used, with the long face of buildings is aligned along an east-west axis to maximise the number of north facing dwellings for winter solar access, and to provide a deep soil and communal area in accordance with the **Apartment Design Guide** to the northern part of the site
			Development is setback from its eastern boundary of sufficient width to accommodate a deep soil zone suitable for dense, screen tree plantings, and an outlook from apartments
Building Height and Location			
PC3.	To define the maximum building height in accordance with the **Inner West LEP 2020**.	**DS3.1**	Maximum building heights are shown on the **Inner West LEP 2020 Height of Buildings Map**.
Commercial Development			
PC4.	Commercial developments: • ensures that mixed use/commercial developments meet functional requirements and achieve good urban design outcomes by concealing as far as possible the visual impact of utilitarian components of development such as car park entries, service areas, waste collection, air conditioning and electronic devices. • provide adequately dimensioned ground floor ceiling heights to allow for functional commercial ground floor uses.	**DS4.1**	Car parking required pursuant to this Plan shall be placed below ground level for more substantial developments in order to maximise ground level commercial space and to maximize the potential for **active street frontages** - Refer **Part A8 - Parking**.
		DS4.2	Minimum ceiling height for ground floor commercial uses is 3.3 metres. The minimum ceiling height is to increase to 4 metres if the Commercial use is a Café/Restaurant.
		DS4.3	Any ground level non-residential use shall have "active street frontages", except for areas required for site servicing or similar, e.g. driveway access. An active street frontage shall be predominantly glazed in order to ensure that adequate visibility of the street occurs, and may comprise glazed retail shopfronts, showrooms, glazed entries and lobbies to businesses,

Performance Criteria	Design Solution	
		and the like.
	DS4.4	Shopfronts/display areas shall not have any "roll-a-door" type grille or opaque security shutters (excluding predominantly transparent security shutters).
	DS4.5	Shopfront/display area designs shall be arranged in a way which complements the building style of the façade and enhances the streetscape.
	DS4.6	Air-conditioning units and satellite dish elements shall be designed and located as follows: • must not be located on front façade or above an awning and to be positioned at the side or rear of the building; • must be setback at least 1.5 m from all adjoining property boundaries; • must use non-reflective materials; **And** • if a satellite dish roof is wall or pole mounted, diameter must not exceed 1.8 m excluding feed element; must be located to rear of property; and not extend above the highest point of the roof or located above a parapet.
Development Servicing		
PC5. Development Servicing: • ensures that site services and facilities are adequate for the nature and quantum of development. • ensures servicing activities do not have adverse amenity impacts. • locates parking areas so that they are not visible from the public domain.	**DS5.1**	Access ways to underground parking areas should be sited and designed to minimise noise impact on adjacent or nearby habitable rooms, including bedrooms.
	DS5.2	Refer to **Part A8 - Parking - Design Principles** and for the amount of car parking required.
	DS5.3	An area shall be provided on site to accommodate bins for garbage collection and recycling of waste. This area shall not be visible from the street, be behind the building line.
	DS5.4	Areas for waste collection, loading and unloading, are to be detailed at development application stage, and include: • waste collection room areas, including garbage bins, recycling bins; **And** • pathways for manoeuvring of bins to and from waste collection room areas.
	DS5.5	Mail boxes for buildings shall be provided in an accessible location adjacent to the main entrance to the development. Mail boxes should be integrated into a wall where possible with material finishes and colours that complement the finishes of the building.

Performance Criteria	Design Solution	
		Mail boxes must be secured and be large enough to accommodate small parcels.
	DS5.6	Satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures should be located: • away from street frontages; • integrated into the roof designs and placed in a position where such facilities will not become a skyline feature at the top of any building; **And** • adequately setback from the perimeter wall or roof edge of buildings.

Part 11

Industrial Zones

Application

This Guideline applies to development within land zoned IN2 Light Industrial within land to which this DCP applies.

How to use this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure that design principles and design criteria supports the objectives for Light Industry zones within Inner West LEP 2020
- To minimise any potential impact on surrounding land uses

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Plan of Management			
PC1.	To identify and mitigate potential amenity impacts on surrounding residential land uses	**DS1.1**	If a proposed development for an industrial land use is proposed near an existing residential land use, a Plan of Management is required to be prepared as part of the Development Application. A Plan of Management is to have regard to the following considerations: • proposed hours of operation; • type of uses proposed on site to enable an assessment of the potential of the development to cause noise or vibration issues which may affect residential areas, and any mitigation measures proposed; • traffic movements to and from the proposed development site, including all proposed deliveries; • proposed use of parking areas, for example for customers and staff, to ensure the proposed development does not unduly impact on off-street parking demand in nearby residential areas; • proposed measures for garbage collection, including location of bins, frequency of collection and timing of collection; • security and safety measures for example, in the case of an emergency on site; and • any other matters specified by Council.
Hours of Operation			
PC2.	To minimise the impact of operations of the proposed development to surrounding residents during opening hours.		The determination of a suitable hours of operation will be determined based on the proposed use of a site and the Likely impact that the use will cause on any nearby residential or other sensitive use
Contamination			
PC3.	To ensure that any proposed industrial development addresses any potential contamination issues that may be present on the site.	**DS3.1**	Development applications are to comply with the requirements of **State Environmental Planning Policy No 55 - Remediation of Land.**
Drainage			
PC4.1	To manage stormwater quality and quantity and minimise stormwater discharge on adjoining properties.	**DS4.1**	Drainage from any proposed industrial development must comply with the applicable sections and provisions contained in Section 2.25 of the Marrickville DCP 2011.
PC4.2	To minimise surface water runoff.		

Performance Criteria		Design Solution	
PC4.3	To prevent groundwater contamination.		
PC4.3	To encourage on site stormwater collection and recycling.		
Noise Management			
PC5.1	To minimise the exposure of surrounding residential land uses to noise from industrial land uses	**DS5.1**	• All applications for noise generating uses adjacent to or located in a building containing a residential use must be accompanied by a Noise Impact Assessment from a qualified acoustic engineer certifying that the acoustic standard can be met. • The Noise Impact Assessment should include mitigation strategies, such as utilizing landscape buffers, screened and acoustically sealed balconies, green walls, and the use of specific building materials or sound walls that manage noise at the new development
PC5.2	To ensure appropriate noise attenuation measures are incorporated into building design and site layout.		
PC6.	To ensure the consideration environmentally sustainable means of storage and/or disposal of trade waste and recyclable products.	**DS6.1**	The development must comply with the waste management requirements of the **Part C3 - Waste Management** of the DCP.

Part 12

55-63 Smith Street Summer Hill

Application

This Guideline applies to the following development categories:

- Development at 55- 63 Smith Street Summer Hill.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

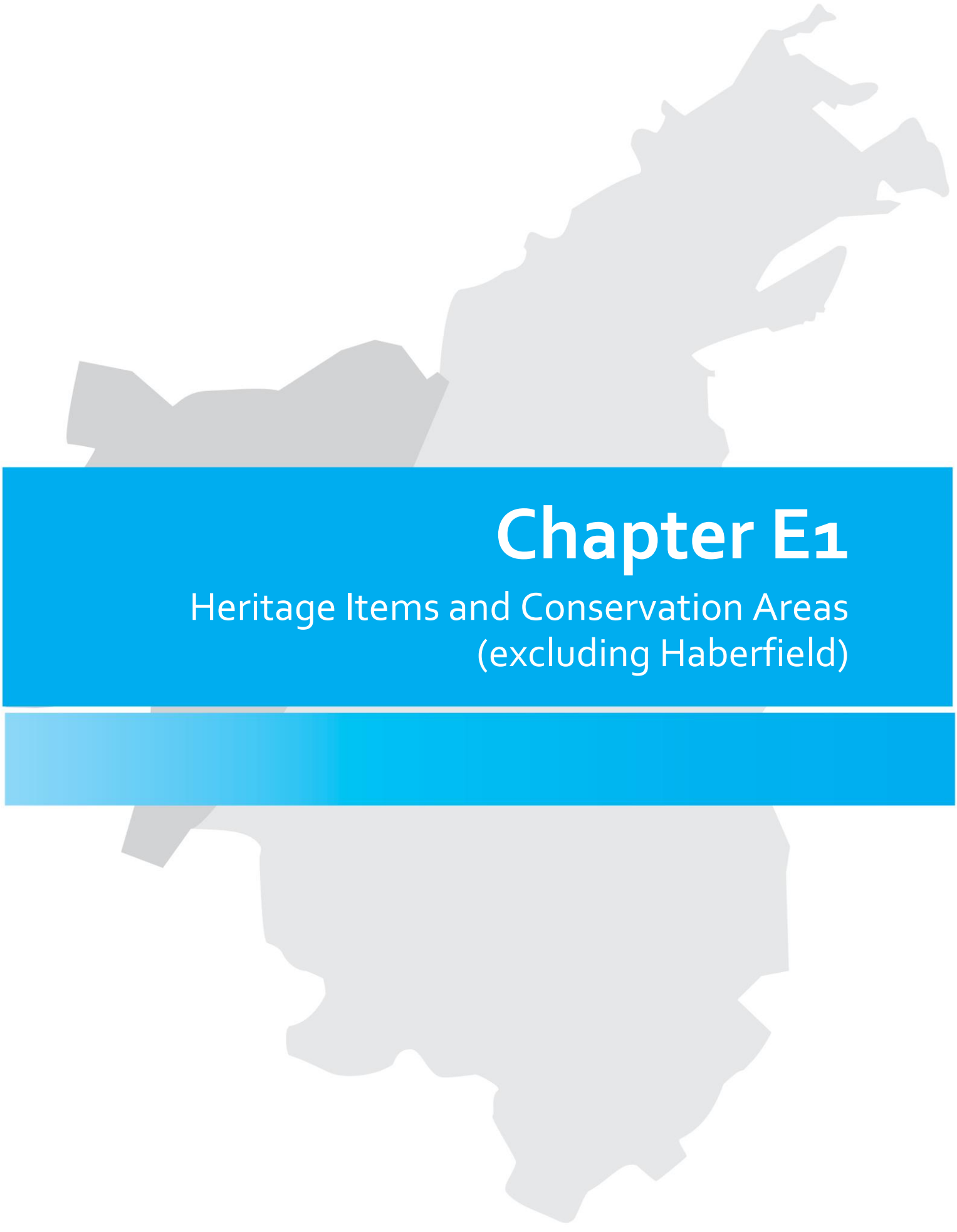
- To produce controls which are specific to development at 55 – 63 Smith Street, Summer Hill where non-residential uses are proposed, in order to protect the amenity of adjacent and nearby residents.
- Provide guidelines for non-residential uses of the site which suit and reflect the design and configuration of existing buildings.
- To enhance the character of the neighbourhood by maintaining existing buildings and enabling adaptive reuse principles for building sustainability.
- Ensure design considerations and site use are holistic and takes into account all existing building uses on the site at any one time.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
General			
PC4.	Development: Development Applications are to be holistic by taking into consideration all the uses on the site and ensuing that the use of the premises causes no adverse impacts for adjacent and nearby properties.	**DS1.2**	• Any future development application for any building compartment will need to document the building operations for the entire site, to ensure that the requirements of this DCP are met, including car parking and servicing, waste management, and any relevant operational matters. Documentation shall include plans which are drawn accurately and at scale which is adequate to describe various components of the site. • Any building works, are to be carried out entirely within the subject site
Operation of land			
PC5.	No nuisance caused to adjacent and nearby residential properties, including controlling hours of operation, and noise attenuation.	**DS2.2**	Hours of Operation are limited to Monday to Friday 7 am to 7 pm Saturday 7am to 5 pm Sunday 8 am to 12 Midday Justification for any variations to these hours will only be approved by Council if it is demonstrated that there will not be adverse impacts on adjacent and nearby residents.
		DS2.3	All machinery in use on the site will be soundproofed to reduce the emissions of noise external to the site in compliance with the Protection of the Environment Act 1997 and EPA noise control guidelines, with details submitted at Development Application stage.
		DS2.4	The site will operate in accordance with the Protection of the Environment Operations (Noise Control) Regulation 2008.
		DS2.5	Details of building fabric components such as walls, roofs , and windows shall be submitted with a Development Application showing that there the premises are adequately acoustically insulated so as to not cause any noise nuisance for adjacent and nearby residences. This includes use of entry airlocks where necessary, and documenting the types and thicknesses of window and door material or glazing.

Performance Criteria		Design Solution	
		DS2.6	Security or other lighting shall not cause light overspill to adjoining property owners occupiers or residents
		DS2.7	There will not be any fume emissions from the site which would affect adjacent or nearby residences. Where applicable, mechanical engineers details will be submitted with a Development Application showing how this will be achieved and compliance with relevant environmental legislation.
Parking			
PC6.	Each individual building compartment on the site will provided adequate on-site employee and visitor car parking, taking into consideration all existing uses which shall be shown on any development application.	**DS3.2**	The operation of each building and land use will provide the necessary onsite vehicular parking layout in accordance with the DCP Section 2 Chapter A, Part 8 –Parking. Building uses at the rear of the site shall ensure there is adequate width for safe pedestrian pathway travel from the entry to the site which is free of any vehicles. Pathway protections such as bollards, and pavement demarcation treatments, shall be shown on the Development Application drawings.
Servicing			
PC7.	Provision of access and loading bay to allow for on-site vehicular deliveries.	**DS4.1**	All deliveries of goods to and from the site will be conducted from vehicles standing wholly within the site and this shall be demonstrated by showing on a site layout plan that vehicles are able to move in a forward direction when entering or exiting the site, and locations for loading and unloading. Deliveries will take place between the hours of 8am and 4pm Monday to Friday.
Waste			
PC8.	Provision of Waste Storage areas for any individual building compartment shall be provided and shall take into consideration all existing uses, and this shall be shown on any Development Application.	**DS5.1**	A waste management plan will be provided and updated with every new additional use to the site, including showing all likely amounts of waste generation and storage locations, in accordance with Section 2, Chapter C, Part 3 Waste and recycling Design and Management Standards of the DCP.
Urban Character and amenity			
PC9.	Improvement of the current building appearance and enhancement of the historic streetscape.	**DS6.1**	• Details of the appearance, and a maintenance schedule, for buildings shall be submitted with a Development Applications including showing building

Performance Criteria	Design Solution
	elevations and arrangement of any Business Identification signs. This must be demonstrated to be compatible with the existing character of the neighbourhood, including material and finishes. • No goods associated with the use, advertising structures or machinery shall be stored or displayed outside the premises at any time



Chapter E1

Heritage Items and Conservation Areas (excluding Haberfield)

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Part 1

General Controls

1.1 Application

Part E1 applies to sites which are listed as Heritage Items listed in the Inner West LEP 2020, and to sites and places contained within Heritage Conservation Areas listed in the Inner West LEP 2020

1.2 Purpose

The purpose of this DCP is to:

- Ensure that heritage significance is considered for development involving:
  - heritage items,
  - buildings and sites within heritage conservation areas, and
  - archaeological sites and places of Aboriginal heritage significance.
- Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby heritage buildings and heritage features in the public domain.

1.3 General

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

This Development Control Plan (DCP) is consistent with the Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance (The Burra Charter) 2013. This Charter guides all heritage and conservation in NSW.

The provisions in this DCP are based on the underlying principles that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item or area.

The intention of these provisions is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.

This DCP does not remove the requirement to comply with the Inner West LEP 2020 or other relevant DCP's that may affect a heritage item or a building within a Heritage Conservation Area.

The terms 'Heritage Item', 'Contributory Item', 'Neutral and Detracting Places' are identified below and in Schedule 5 of the Ashfield LEP and the Building Rankings tables are located in the Area Character Statements.

Chapter E sets out controls for:

- Heritage Items that are not located within an HCA;
- Heritage Items that are located within an HCA;
- Buildings or sites that are within the boundaries of an HCA;
- Archaeological sites;
- Places that are adjacent to a Heritage Item.

While many of the controls are similar, they are set out in separate sections to reflect the different levels of heritage significance of different places.

To use **Chapter E1** controls you should:

1. Check if your property is a Heritage Item or within a Heritage Conservation Area (HCA).
2. If it is a Heritage Item that is not within an HCA, refer to the controls that relate to Heritage Items.
3. If it is a Heritage Item that is within an HCA, refer to the controls that relate to Heritage Items and the controls for HCA's.
4. If it is a building within an HCA that is not Heritage item refer to the general HCA controls
5. To apply the HCA controls, determine which HCA (there are 49 areas covered in this DCP) your property is located within and refer to the specific character statement and guidelines in **Part 9** of this Chapter. These will assist in applying the general controls to your property within the setting of your street.

If you have any difficulty locating your property within an HCA or in understanding the controls Council's heritage staff can assist in explaining how they apply and how to use them.

1.4 Definitions

The following definitions are used in Chapter E1 as they relate to specific to Heritage Conservation principles and terminology.

***Explanatory Note**: The objective of providing the following definitions is to provide more certainty and clarity for the process, including from preliminary designs and dialogue at pre-lodgement meetings through to assessment stages.*

Terms used in this section including *conservation, fabric, maintenance, restoration, reinstatement*, are defined in the ICOMOS Burra Charter 2013. These terms are often used in heritage planning and mean the following:

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

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

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

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

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

Other terms are:

Contributory Building 1:

Buildings that clearly reflect a Key period of Significance for the HCA and are key elements of the character of the HCA. Contributory 1 buildings generally have a good level of intactness in their external form and materials with only visible minor changes.

***Explanatory Note**: Contributory buildings as such buildings as houses within Heritage Conservation Areas.*

Contributory Building 2:

Buildings that have been altered but are still identifiable as dating from a Key period of Significance for the HCA. Contributory 2 buildings have a greater level of change that may include roof additions, altered verandahs, changed wall finishes, altered windows and doors and sometimes a combination of these, however, these buildings have retained their overall form in the streetscape and remain part of the key street character.

Neutral Building:

Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside a Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA.

Detracting Building:

Buildings from a construction period which falls outside a Key Period of Significance for the HCA that have a scale or form that is not consistent with the key characteristics of the area.

Adjacent:

Adjacent means a place that shares a boundary with the property (usually a heritage item) under consideration, or is directly opposite that property or is diagonally opposite that property (that is on the opposite side of the street). Adjacent may also apply to a place that is across a side street where from property.

Building Style:

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

Form and Massing:

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

Infill Development:

Infill development includes new buildings on vacant sites and new buildings on existing occupied sites where the new building is separate from the existing building and forms part of the identified streetscape.

Infill development is not alterations and additions.

Massing:

Massing is the overall shape and form of a building including its roof.

Main roof form:

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

The main roof form does not include:

- rear wings unless they are specifically noted as significant
- roof additions where they are the dominant roof form
- rear skillion or more minor roof forms.
- Principal (street) elevation:

The wall/s of the building that front the main street and which can be seen from the street. This may not be the same as the street address of a building.

Setbacks:

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

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

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

Original materials or finishes:

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

1.5 Styles of Buildings in the LGA

There is considerable diversity in the styles and periods of development across the land where this DCP applies. Broadly buildings can be described in the following development periods each of which has a characteristic style and approach to design.

Victorian up to 1895-1900

Federation between: 1895-1900 and WWI

Interwar: WWI to WWII

Post War: 1940 to the 1960's

Buildings constructed after the 1960 period are generally not included as places of significance within Heritage Conservation Areas however it is noted that there are some places that because of their very fine design or historic values are included as heritage items.

It is noted that while each style has key characteristics that there is considerable variation and style often continued to be built after the periods identified above.

1.6 Where Heritage Controls Apply

Heritage Conservation controls cover the following buildings, sites and places

Heritage Items

All works, apart from *exempt work*, require development consent.

The DCP Heritage controls apply to all aspects of a heritage item.

Contributory Buildings

All works, apart from *exempt work*, require development consent.

The heritage controls for Contributory Buildings apply generally to the whole site and the setting of the site within the HCA however most controls focus on the street frontage of properties that is the building under the main roof form or on additions that will be seen from the street frontage.

Neutral or Detracting Buildings

Where work takes place to an existing building that affects the streetscape, that is can be seen from the street, the general controls for heritage conservation areas that relate to the setting and context of the area apply to the site.

Infill Development

For new infill development within a HCA or adjacent to a heritage item the controls set out for infill development will apply to the site.

General

There are no set design solutions on how to add to a building of heritage value or how to design a new infill building and there are a range of successful designs of both additions and new buildings that can be seen in the LGA and elsewhere.

Within an HCA (apart from other DCP controls that apply to all development) the key design component is that any addition either not be seen from the street or, where it can be seen, is recessive, does not dominate the existing building and the HCA setting and is designed to 'fit in' to the overall setting of the HCA.

Council encourages every addition to be well-designed to enhance the site and the area. Where an addition can be seen from the street (this will usually relate to two storey additions or additions to the side of a building, although it can also be larger one storey additions) Council requires that the design be consistent with the pattern and scale of the area.

1.7 Aboriginal Heritage

The following applies to aboriginal archaeological significant land, or when aboriginal archaeological significant objects are found on land.

Objectives

O1 To ensure appropriate management of Aboriginal objects and Aboriginal places of heritage significance.

O2 To minimise the potential for interference and disturbance of Aboriginal objects and Aboriginal places of heritage significance arising from development.

Controls

C1 An applicant must refer to the National Parks and Wildlife Act 1974 should an Aboriginal archaeological object be discovered when undertaking development.

C2 Development applications on land on which there is an item of Aboriginal archaeological significance are required to be supported by an Aboriginal archaeological heritage assessment prepared in accordance with the requirements of the National Parks and Wildlife Act 1974.

C3 An Aboriginal archaeological assessment is to include appropriate recommendations to inform the long-term management of the item of significance.

1.8 Non-Aboriginal Archaeological Sites

The following applies to non -aboriginal archaeological significant land, or when non aboriginal archaeological significant objects are found on land

Objectives

***Note**: This subsection of the DCP only deals with non-Aboriginal archaeology and refers to sites primarily listed under Schedule 5 of the Inner West LEP 2020. All archaeological resources are protected under the NSW Heritage Act 1977.*

O1 To ensure appropriate management of non-Aboriginal archaeology

O2 To minimise the potential for interference and disturbance of non-Aboriginal archaeology arising from development.

Controls

C1 When intending to disturb or excavate land where archaeological relics have been identified or are considered likely to occur, an applicant must seek approvals, including an excavation permit or an exemption under section 139 and section 140 of the Heritage Act 1977.

C2 Council may request an archaeological assessment to confirm the likelihood and potential significance of relics on a site and recommend appropriate action in the context of the proposed development.

1.9 Development in the vicinity of Heritage Items

TheInner West LEP 2020 sets out a requirement to consider the potential for impacts on the heritage values of a heritage item arising from development within its vicinity (adjacent to the item).

This means that any works that take place on adjoining or adjacent land to a heritage item need to be designed to avoid impacts on the heritage values of the heritage item. If impacts do arise, it needs to be demonstrated that they cannot be avoided by alternative design approaches. Where there are alternative design approaches available Council is unlikely to grant consent to a proposal that adversely affects heritage values.

A heritage impact assessment is required to accompany any proposal for works adjacent to a heritage item.

Objectives

O1 To ensure that adjacent development does not detrimentally impact upon the heritage significance of heritage items and heir settings.

O2 To ensure that new development is compatible with the heritage values of adjacent heritage items.

Controls

The design of new development adjacent to a heritage item should:

C1 Be designed to respond to the setting, setbacks, form, scale and style of nearby heritage items.

C2 Maintain significant views to and from the heritage item.

C3 Ensure adequate setbacks from the site of the heritage item to retain its visual setting.

C4 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.

C5 Use materials, finishes and colours selected to avoid strong contrast with the heritage item in order to retain the visual importance or significance of the heritage item.

Part 2

Heritage Items

2.1 General

Part 2 applies to Heritage Items listed in the Inner West LEP 2020. Reference is also to be made to Part 4 which pertains to particular building elements for buildings and structures within Heritage Conservation Areas.

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

2.2 External Form and Setting

Objectives

O1 Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.

O2 Ensure significant elements and features of heritage items are retained and conserved.

O3 Ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.

O4 Encourage reinstatement of missing significant details and the removal of unsympathetic changes.

O5 Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item.

O6 Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.

O7 Encourage changes to significant parts of the place to be reversible where possible.

O8 Retain significant settings, garden and landscape features and details.

Controls

C1 Retain features (including landscape features) that contribute to the significance of the item.

C2 Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.

C3 New work is to be consistent with the setback, massing, form and scale of the heritage item.

C4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item.

C5 Alterations and additions are to be generally located away from original and intact areas of the heritage item.

C6 Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.

2.3 Interior Elements of the Heritage Items

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

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

If changes to the principal rooms of a heritage item are proposed, this is to be addressed within the Statement of Heritage Impact

with an assessment of the significance and how any change affects that significance.

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

The following applies to interior elements of Heritage items

Objectives

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

Controls

C1 Minimise change to significant internal room configurations, layouts and finishes of heritage items.

C2 Generally retain original significant building entrances and associated hallways.

C3 Locate changes away from main rooms that have intact or significant features.

C4 New openings in internals walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.

C5 Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc..

C6 Avoid locating kitchen, bathroom or laundry fitouts within primary rooms of significance.

C7 Allow for reversibility of internal changes to significant areas where possible.

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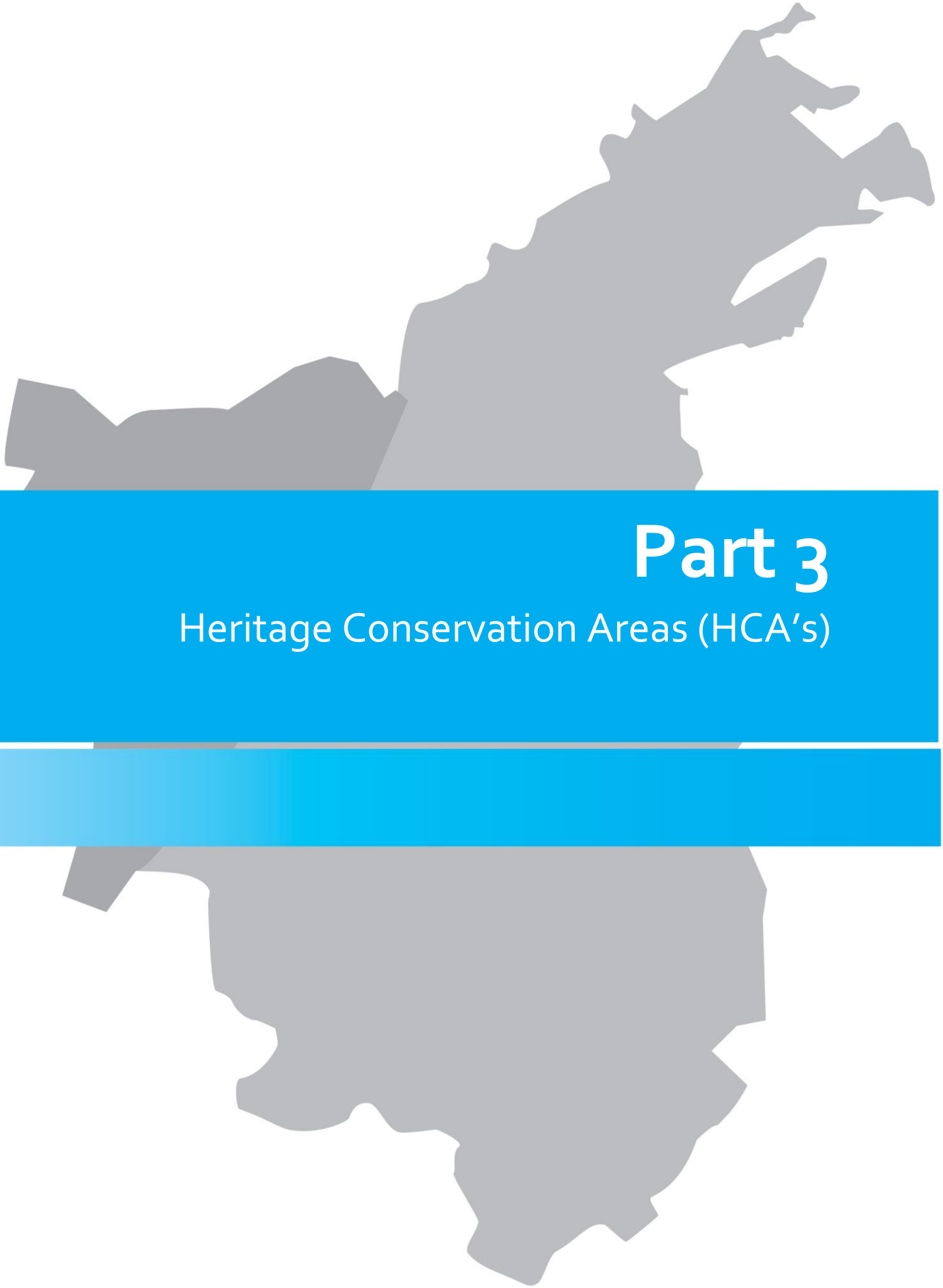

Part 3

Heritage Conservation Areas (HCA's)

3.1 Heritage Conservation Areas (HCA's)

Part 3 applies to Heritage Conservation Areas, and includes identifying which parts of contributory buildings are to be retained, where rear building additions may occur, and how key building elements are to be treated. Reference is to be also made to **Part 4** which pertains to particular building elements for buildings and structures within Heritage Conservation Areas.

1.1 General

The unique character and heritage significance of each Heritage Conservation Area (HCA) is identified in the **Area Character Statements in Part 9** of Chapter E1 (below), which includes each building and site within each HCA in accordance with the Building Rankings Tables. **Part 9** includes a location map (**Map 1**) and list of each Heritage Conservation Area.

The controls for HCA's are based on the area **Character Statements.** To apply the controls in **Chapter E1**, which are used across all HCA's, it is necessary to refer to the **Character Statement** for the relevant HCA.

The area character statements contain:

1. A description of the area:

   This provides the context for understanding what is within the area that is of value.

2. A statement of heritage significance:

   This provides a brief statement of the features that are significant and why they are significant.

3. Key character Elements:

   These are the most important features that are to be retained, recovered and which form the basis of planning for any change, to ensure that they are not adversely affected.

The heritage controls are in two parts, first those that apply to contributory buildings and secondly those that apply to new (infill) development. There are no specific controls for neutral or detracting places as they do not have heritage value, however should one of these buildings be replaced or have significant alterations, the 'infill' controls will apply to that place.

The following controls are set out in the following way:

1. General Controls for Contributory Buildings
2. General Controls for infill buildings
3. Particular Building Element Controls for all buildings (Heritage Items and all places within HCA's)

3.2 Contributory Buildings (Building Rankings Contributory 1 and 2)

1.1 General

***Explanatory Note**: Refer to the Definitions for contributory buildings within Heritage Conservation Areas. These usually include buildings that are houses.*

Contributory buildings, such as houses (Building rankings 1 and 2) are buildings that make an important and significant contribution to the character and significance of the HCA. They are buildings that:

- date from the Key period of significance for the HCA (as outlined in the Area Character Statement for the HCA);
- have a high to reasonable degree of fabric integrity.

Refer to the definitions for a description of each category.

The most important part of a contributory building that is required to be retained is the building under the *main roof* form. The

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

- the roof form and any original use of materials
- original wall finishes
- original joinery
- original verandahs and applied detail such as chimneys, window hoods, etc.

***Explanatory Note**: Reference is made to the part of the building under the main roof form. Take for example a queen anne style/ federation era house. This main roof form will be the part that is above four rooms off a central hallway, forming a rectangle over which a hipped roof is pitched/constructed. This is the "front part" building form of the house whose extent are defined by the roof, it is this building form which is "visually seen" and the main contributor to the historic streetscape.*

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

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

The **Diagrams 1 and 2** set out how these controls may apply to a range of different building types found in the Council area.

The following objectives and control apply to Contributory buildings.

Objectives

O1 Ensure that contributory buildings are retained, conserved and maintained for their streetscape heritage value.

O2 Ensure that additions and alterations are designed to retain and complement the character and significance of the conservation area as set out in the Area Character Statements, generally with new work located at the rear or away from the public domain.

O3 Encourage uncharacteristic, unsympathetic or intrusive elements to be removed or reversed and the significant form of contributory buildings to be recovered.

Controls

C1 Contributory buildings (buildings ranked Contributory 1 or 2) are to be retained and conserved with their significant setting except in exceptional circumstances where the consent authority determines replacement is justified.

C2 Original or largely intact *main roof* forms are to remain unaltered. Where it is stylistically appropriate, minor changes such as dormer windows, skylights and solar panels may be considered. Where minor changes are proposed they should be located towards the rear and not on *main roof* planes.

C3 The front or main section of contributory buildings are to be retained (this is usually the building below the *main roof* form).

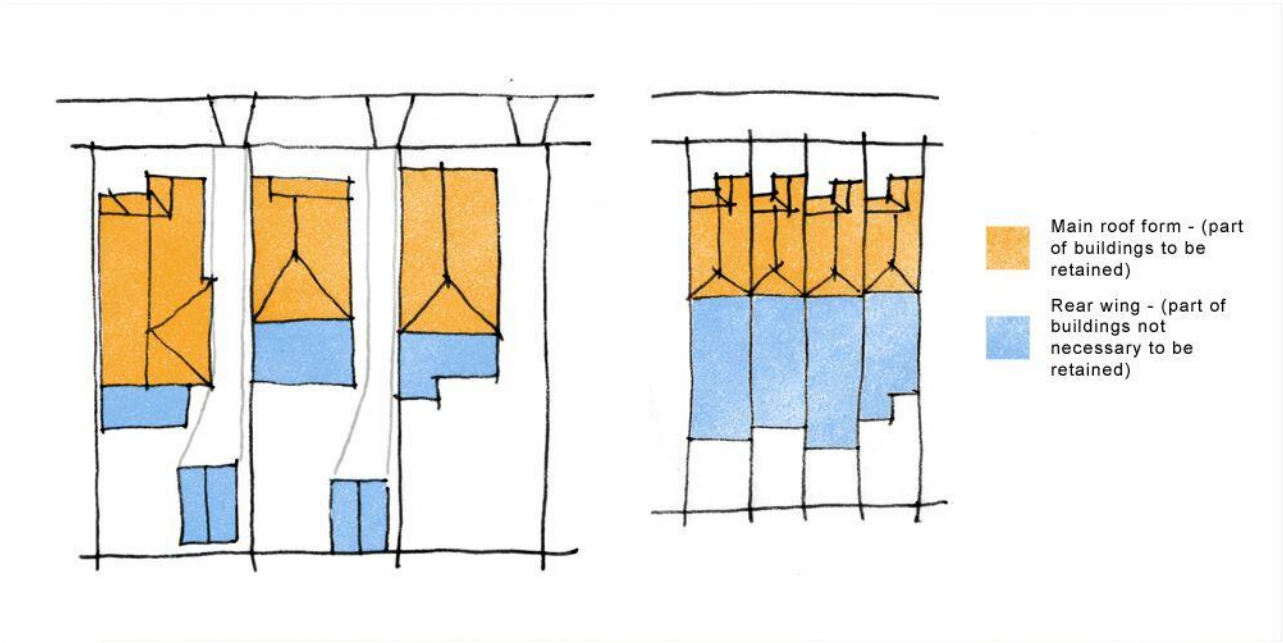

Diagram 1 – Parts of buildings to be retained

C4 Alterations and additions to a Contributory building are to:

a) respect significant original or characteristic built form;

b) retain significant fabric;

c) retain, and where possible reinstate or reconstruct significant features and building elements. Such work should be based on research rather than conjecture.

d) remove unsympathetic alterations and additions, including inappropriate building elements;

e) use appropriate materials, finishes and colours; and

f) espect the pattern, style and dimensions of original windows and doors, verandahs and other design features.

g) alterations and additions to contributory buildings including for rear additions, which apply to existing parts of buildings to be retained such as shown in locations in **Diagram 1** in orange, are not required to have previously altered building elements brought back to their original state. Owners may choose to reinstate original features in accordance with Clause 4 (c) should they wish to do so.

C5 Second storey additions to the rear of contributory buildings should not visually dominate contributory buildings or the streetscape. They may be considered where:

a) a second storey is set back behind the main roof form and does not visually dominate the main roof of the house when viewed from the street;

b) a second storey is in the form of a rear pavilion addition that is separated from the main building;

c) an additional storey does not alter the form or scale of the main roof form of the building;

d) alterations and additions are designed to fit into the character of the heritage conservation area;

e) the scale of a second floor addition is consistent with the predominant scale of contributory items in the street;

C6 Single storey rear additions should be designed to be in sympathy with the scale and form of the existing contributory building. They should:

a) not be visually dominant on the site

b) where they are a direct addition from the rear of the existing main building not extend the building form without modulation, step backs and articulation from the existing building

c) where a direct roof extension is required set new roofs within the existing rear plane so that the rear roof plan remains discernible

Rear pavilion additions are encouraged as a design approach to maintain the main building form without affecting the main building.

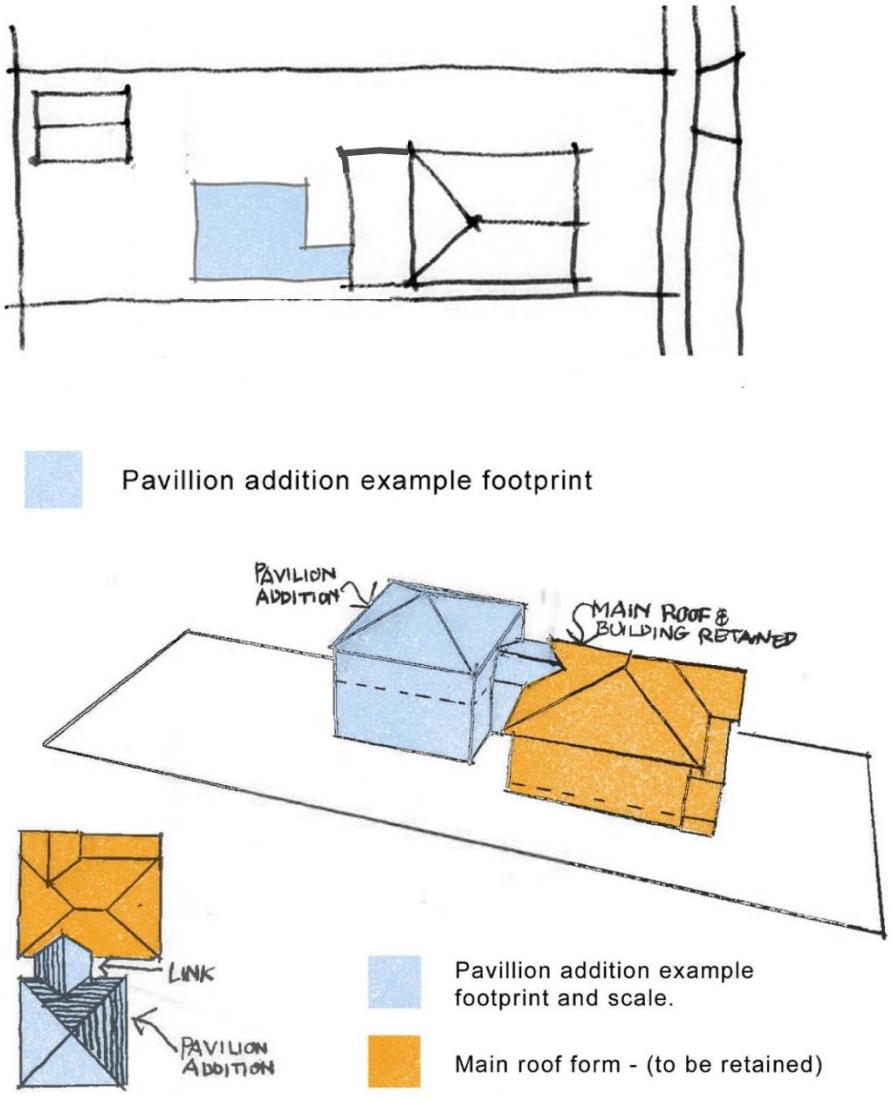

Diagram 2 - Conceptual examples of Pavilion additions

C7 Retain established garden settings, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.

C8 Development should not obscure or reduce the visual relationship of Contributory buildings to each other within a precinct, or to the street frontage.

3.3 Form, Massing and Scale

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

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

***Explanatory Note**: The term "form" (morphology) also incorporates buildings style e.g. whether something is a Queen Anne style or a California Bungalow style due to its design composition.*

Objectives

O1 To ensure that development maintains and enhances the identified streetscape character of each heritage conservation area.

O2 To ensure that alterations and additions are compatible with existing buildings and streetscapes.

O3 To ensure that the established historical pattern of development is continued in terms of siting, levels and front, side and rear building setbacks.

O4 To retain the patterns of height, bulk and scale that are significant and distinctive to individual streetscapes and heritage conservation areas.

O5 To maintain visual consistency of building forms to ensure that new buildings do not dominate.

Controls

C1 Alterations and additions should reflect the bulk, mass, scale, orientation and setbacks of surrounding heritage and contributory items as well as the immediate property.

C2 Alterations and additions should complement the predominant architectural scale and form of the area but are not required to imitate the existing style of buildings (Owners may wish to add to their building in matching style and this is appropriate, however, contemporary design approaches may also be acceptable - see C5).

C3 Established or characteristic front setbacks or building alignments are to be retained.

C4 Alterations and additions should adopt the pattern of side setbacks of heritage and contributory items in the vicinity of the site.

3.4 Infill Development within a Heritage Conservation Area

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

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

Explanatory Note: *Infill development is defined as: includes new buildings on vacant sites and new buildings on existing occupied sites where the new building is separate from the existing building and forms part of the identified streetscape. An infill development might be a dual occupancy, rear garage, or rear commercial building addition in historic town centre.*

Objectives

O1 To ensure development within a HCA is compatible with the surrounding built form and urban pattern by addressing the

Area Character Statement and responding sympathetically to:

a) topography and landscape;

b) views to and from the site;

c) significant subdivision patterns and layout;

d) front and side setbacks;

e) the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings;

f) the interface between the public domain and building alignments and property boundaries; and

g) colour schemes that have a hue and tonal relationship with traditional colour schemes

Controls

C1 New infill buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area, but are to complement the character of the heritage conservation area by sympathetically responding to the matters identified in (O1)(a) to (g) above.

C2 Infill development is not to include garages and car access to the front elevation to the principle street frontage of the development where these are not characteristic of the HCA.

C3 Infill development in heritage conservation areas is to respond positively to the setting and special character of the area, as outlined in the relevant Area Character Statement.

C4 The bulk, height, scale and building envelope of infill development must be consistent with nearby contributory buildings and that of the heritage conservation area as a whole.

C5 Where infill development is adjacent to or in the vicinity of a building that is intrusive in design or excessive in height, conformity is inappropriate and will not be supported by Council.

C6 Solid to void ratios of elevations (that is the shape and extent of windows and door openings in relation to the scale of walls) are to be consistent with nearby contributory items.

C7 Street facing balconies are generally not supported.

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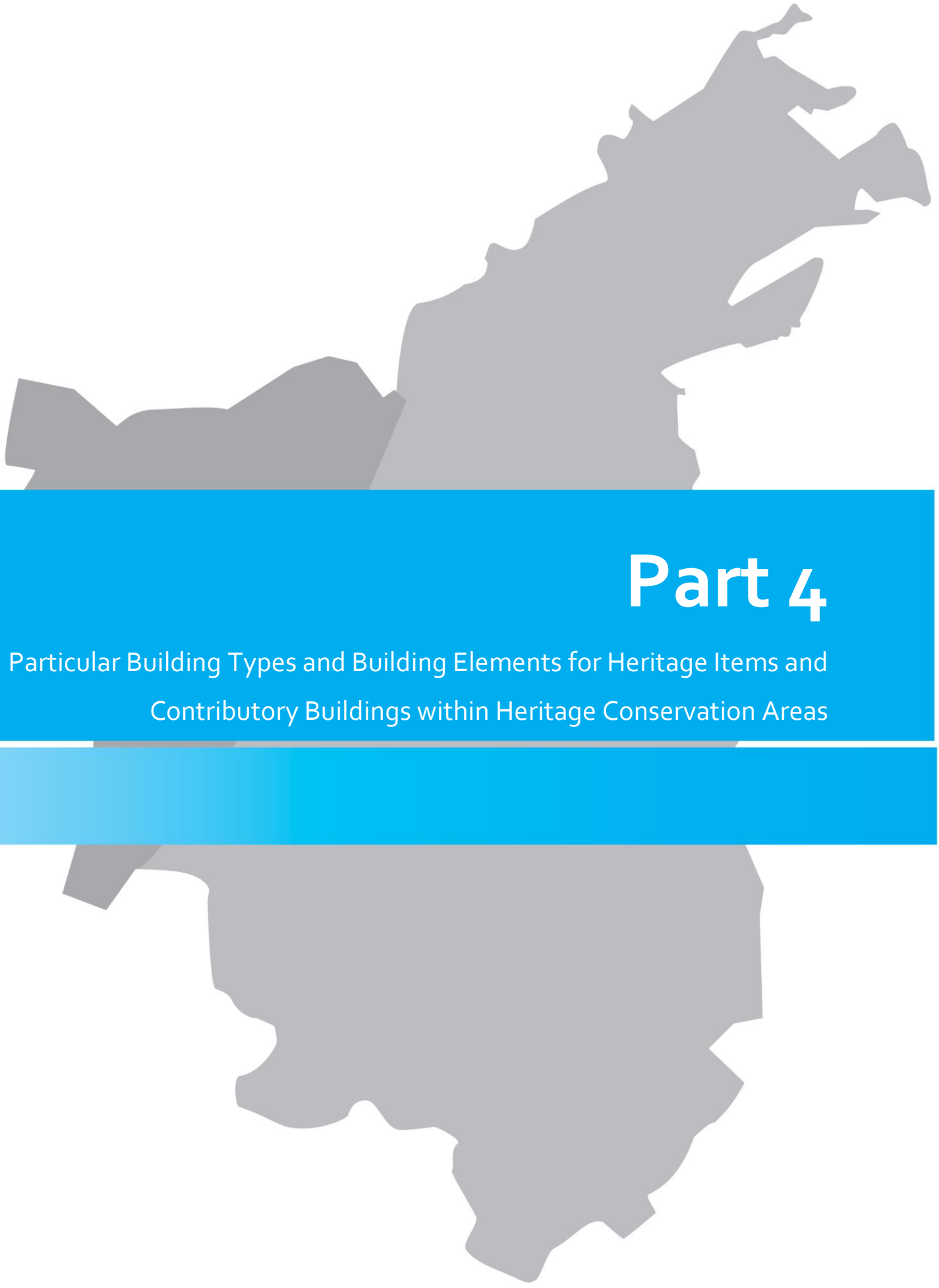


Part 4

Particular Building Types and Building Elements for Heritage Items and Contributory Buildings within Heritage Conservation Areas

Heritage Items and buildings within Heritage Conservation Areas

The following sections apply to Heritage Items and Contributory Buildings and the particular building elements identified below.

Explanatory Note. The purpose of this section to provide controls for parts of buildings that would be found on either Heritage items or on buildings within an HCA.

4.1 Roofs, Dormers, Chimneys and Skylights

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

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

Objectives

O1 To maintain the characteristic roof profiles, forms and materials of heritage items and contributory properties within heritage conservation areas.

O2 To ensure new roofs and alterations to existing roofs are consistent with the character and historic context of the conservation area.

O3 To retain and conserve original and significant chimneys.

O4 To ensure dormer windows (when they are stylistically appropriate) are compatible with the period and style of the existing building and are secondary in scale to the main roof form.

O5 To ensure roof windows do not detrimentally impact on the significance or appearance of heritage conservation areas.

Controls

Roofs

C1 Original and significant roof forms, materials, finishes and details to roofs are to be retained.

C2 Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where historically associated with the building style. If changes to materials are to take place Council consent will be required.

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

Dormer Windows

C4 Dormer windows are not permitted to street front elevations or to side elevations visible from the public domain, unless it can be demonstrated to Council that dormer/s existed in these locations as part of the original design of the building.

C5 Dormers may be located in the rear roof plane of a building provided it can be demonstrated to Council that this would have a negligible impact on the significance of the building or heritage conservation area and the use of a dormer form is stylistically consistent with the period of the building.

C6 The design of dormer windows is to be compatible with the architectural period and style of the building and may be traditional in material and finish or may with agreement from council be of a more contemporary form.

C7 Dormer windows are to be generally placed symmetrically in a roof plane.

C8 The ridgeline of the dormer is to be set a minimum of 300mm below the ridge of the main roof unless there is precedent

to vary this.

Chimneys

C9 Original and significant chimneys are to be retained, conserved and maintained.

C10 Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.

Skylights

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

4.2 Verandahs, Porches and Balconies

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

For heritage items the controls apply to all verandahs, porches and balconies, for contributory buildings the controls apply to features that can be seen from the public domain.

Objectives

O1 To retain original verandahs, porches and balconies.

O2 To encourage reinstatement of altered or missing verandahs, porches and balconies.

O3 To ensure that new verandahs, porches and balconies do not detrimentally impact upon the significance of heritage items and heritage conservation areas.

Controls

C1 Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.

C2 Reinstate or restore missing verandahs, porches and balconies and associated detailing.

C3 Reopen front verandahs, porch or balconies that have been enclosed.

C4 Enclosing or infilling original or significant front verandahs, porches or balconies is not supported.

C5 The design, proportions and detailing of new verandahs, porches and balconies are to relate to the style, detail and period of the building, and any characteristic elements of the conservation area identified in the relevant character area statement.

C6 Glass or clear balustrades are generally not permitted where visible from the public domain.

4.3 Driveways, Garages and Carports

Driveways and garages became more common after the key periods of development of many of the heritage conservation areas in the LGA, noting that a number of areas demonstrate inter-war and post-war development which incorporated these elements. Many of the properties within heritage conservation areas are small and do not have side access that could accommodate vehicle access.

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

While parking is an increasing problem, the controls are designed to retain heritage and visual values of heritage conservation areas and to allow car access where it can be achieved without adversely affecting heritage values.

Objectives

O1 To ensure that where on-site car parking and driveways are appropriate that the access or any associated structures do not dominate or detract from the appearance of existing buildings and the local streetscape.

O2 To only provide for vehicle access where parking can be provided behind the front building line.

O3 To ensure the massing form and scale of new garages and carports are sympathetic to the streetscape, historic context and setting of existing buildings and appear as secondary structures.

Controls

C1 Where car access is available to the rear or side of a property, apart from a driveway (where side access is possible), parking is not permitted within the building front garden area.

C2 Locate garages and carports at the rear of the house. If this is not possible and side access is available locate garages or carports at least 1 metre behind the predominant building line.

C3 No part of an existing building is to be demolished or altered in order to accommodate a carport or car space within the front or side setbacks.

C4 Original fences are not to be removed to create car access from the main street frontage unless there is sufficient space to access a side driveway.

C5 Car spaces are generally not to be provided between a building and the front boundary. Council may consider a parking space within a building frontage where there is sufficient length (minimum 6 metres to accommodate a car) and space for landscaping between the car space and the building (nominally a minimum length of 7 metres is required for a car space located in front of a building) and sufficient width of frontage so that the parking space does not dominate the setting of the house.

C6 If parking is to be provided in front of the building line, it is to be in the form of an open unroofed car space.

C7 The form, size, detailing and materials or any new structure should complement the existing contributory building or heritage item and not mimic an earlier style.

C8 Where driveways are permitted, pavement materials should reflect the traditional character of the area. Large areas of continuous concrete or asphalt are not to be used, however these materials may be used in smaller areas if designed in appropriate ways. Preferred materials for driveways include dry laid paving such as bricks, terracotta, stone and concrete pavers. Stenciled concrete will not be permitted.

C9 Basement garages and vertical stacked car spaces are not permitted in single residential buildings.

C10 A maximum of one driveway crossing per building allotment or property, unless it can be demonstrated that the property was historically associated with more than one.

C11 Loft or studios over garages are not permitted unless the garage is located in a rear area of a house and other planning controls are satisfied.

C12 If a property has an accessible rear lane and where there is an established pattern of rear lane access, vehicular access is to be from the rear and will not be permissible from the main street.

C13 For new development, locate garages and carports behind the predominant building line. Garages within the front elevation of an infill building are not supported.

4.4 Fences

Fence types and styles vary widely through the various heritage conservation areas and while original and early fencing remains on a number or properties it is often an element that has been changed. The controls apply to front fences and the return of fences from the front boundary to the building line. The materials of front and front-side fences are often different.

Objectives

O1 To retain original or early front fencing.

O2 To ensure that new or replacement fences are consistent with the characteristic elements of the heritage item, the contributory building or the heritage conservation area.

O3 To ensure that materials, finishes and colours of fences and gates are consistent with the streetscape, historic context, style and setting of existing buildings.

Controls

C1 Retain and conserve original or early fences, gates and associated features.

C2 Reinstatement of known early fencing is appropriate.

C3 New front fences are to be of a design and height that is appropriate to the style and period of the building, or characteristic of the conservation area. Typical fencing styles can be found on Council's website at: https://www.innerwest.nsw.gov.au/develop/planning-controls/heritage-and-conservation/heritage-publications (accessed by suburb).

C4 Materials that are compatible with the associated building are to be used for new fencing. Unacceptable materials include sheet metal fencing, exposed cement or concrete blocks and fibrous cement sheets.

C5 Aluminium versions of cast iron palisade fences are not permitted.

C6 Where sites slope, fences are to be appropriately stepped to follow the slope of the land.

C7 Side fences are to comply with standard fence controls behind the predominant building line. Forward of this, side fences are to either taper down to the height of the front fence or, can be at the same height as the front fence (that is a complying front fence).

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

4.5 Building Materials, Finishes and Colour

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

Objectives

O1 To retain and conserve traditional materials, finishes and details where they are found in heritage items and contributory buildings.

O2 To conserve original significant external finishes.

O3 To provide for flexibility in the use of external paint schemes to reflect changing tastes.

O4 To promote high quality design, materials, finishes and detailing to additions and alterations that is appropriate to the architectural style of the place and the historic context.

O5 To allow for infill development to be of contemporary design but to 'fit' within the overall form and context of the setting.

Controls

Repair and Conservation Work

C1 Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.

C2 Where materials are missing or altered, reinstatement or repair is encouraged to return those features to their early form.

C3 Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished with other mediums must not be rendered, coated, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.

C4 Provide external paint schemes that are characteristic of the style of the building in the use of tone, and palette of colours but not necessarily to be limited to standard traditional colour schemes. A paint scheme is to be submitted with any proposal for work to a heritage item or within a heritage conservation area.

Alterations and Additions

C5 New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.

New infill development

C6 Infill buildings should be well-designed contemporary buildings that 'fit' into the form, character and general pattern of material use that is found with the heritage conservation area. Materials may be contemporary but should not dominate the setting or stand out. Infill development should not replicate traditional forms or details.

Part 5

Retail and Commercial Buildings

5.1 Retail and Commercial Buildings

The controls for retail and commercial buildings that are either heritage items or within heritage conservation areas vary from the controls on residential buildings. Often retail buildings have had considerable change, particularly at shop front level and their heritage character is found in their broader streetscape form, particularly above awning level. While it is always desirable to recover early forms and protect significant elements that remain, the dynamic nature of retail frontages will continue. One of the defining characteristics of local heritage retail precincts is their streetscape appearance. The controls seek to enhance and recover the local character while allowing for ongoing active retail use.

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

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

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

Objectives

O1 To ensure that development retains and enhances the character of the heritage item or heritage conservation area.

O2 To ensure that work to buildings within retail and commercial precincts is consistent with the original character of the building type and its architectural style.

O3 To retain and conserve original and significant shopfronts.

O4 To allow active ongoing retail use of shopfronts and not to require reinstatement of early forms where they have been removed.

O5 To allow for adaptive re-use of properties while retaining their heritage values

O6 To encourage revitalization of local retail and commercial precincts while retaining their heritage values.

O7 To recognize that isolated significant retail or commercial buildings (that is within residential precincts) have heritage value and do not establish precedents for larger scale development around them.

Controls

C1 Significant architectural elevations and significant finishes and details are to be retained, recovered and conserved.

C2 Terrace style retail or commercial buildings with one design but more than one ownership should have upgrade, conservation and finishes (such as painting) co-ordinated across the whole building. Changes that affect significance to one element of a larger group will not be supported.

C3 Works for the adaptive re-use of a building must be consistent with the overall character of the building type, its architectural style and its context within the heritage conservation area or the heritage item group.

C4 Below the awning level of retail buildings, new work is to be consistent with the style and character of the building and the streetscape, however reinstatement of traditional shopfronts, while encouraged, is not required.

C5 Except for the purposes of restoration or reconstruction, the removal or alteration of original or significant shopfronts and elements is not permitted.

C6 Reconstruction of original shopfronts may be appropriate in instances where a shopfront forms part of a significant group or where sufficient evidence exists to recover the original shopfront design.

C7 Contemporary designs for shopfronts must relate to the building type, streetscape and precinct. New shopfront designs should use appropriate materials and should incorporate traditional features such as the sub-division of frontages and the configuration of windows with stall boards and doors.

C8 Shopfronts across tenancies must not be amalgamated. Where properties are amalgamated, the original building elements and shopfronts are to be conserved.

C9 Modification and adaptive re-use of retail buildings must retain the original characteristics of the building type, its architectural style and context within the HCA.

C10 Awnings may be reinstated in the original location, where evidence of the original structure exists. It is noted that most traditional awnings will require design modification to achieve compliance with current codes. Where awnings are extant they should be retained.

C11 Upper storey and rear building additions may be permitted where they do not compromise the form, scale and appearance of the original building and its presentation to the street.

New infill development

C1 New retail and commercial buildings must maintain and reflect:

a) the established patterns and proportions of existing elevations;

b) the consistency of horizontal and vertical façade features such as window heights and widths, bay widths, awning and parapet lines;

c) the established rhythm and pattern in the street including front and side setbacks;

d) existing materials, colours and finishes.

C2 New or infill development should not be of greater bulk and scale than the existing significant buildings in the precinct.

C3 Infill development should generally be recessive to fit into the existing heritage character.

Signage

C1 Signage on retail and commercial buildings is to be confined to:

a) One under-awning sign of appropriate size;

b) One window sign in the ground floor shopfront of appropriate design; or

c) One first floor sign on the building façade designed to 'fit' with the style of the building.

C2 Rooftop signage is not permitted.

C3 Signage must be located within bays created by facade articulation, and be compatible with the geometry and proportion of those bays.

C4 Signage must not obscure important architectural features.

C5 Neon style signage is not permitted.

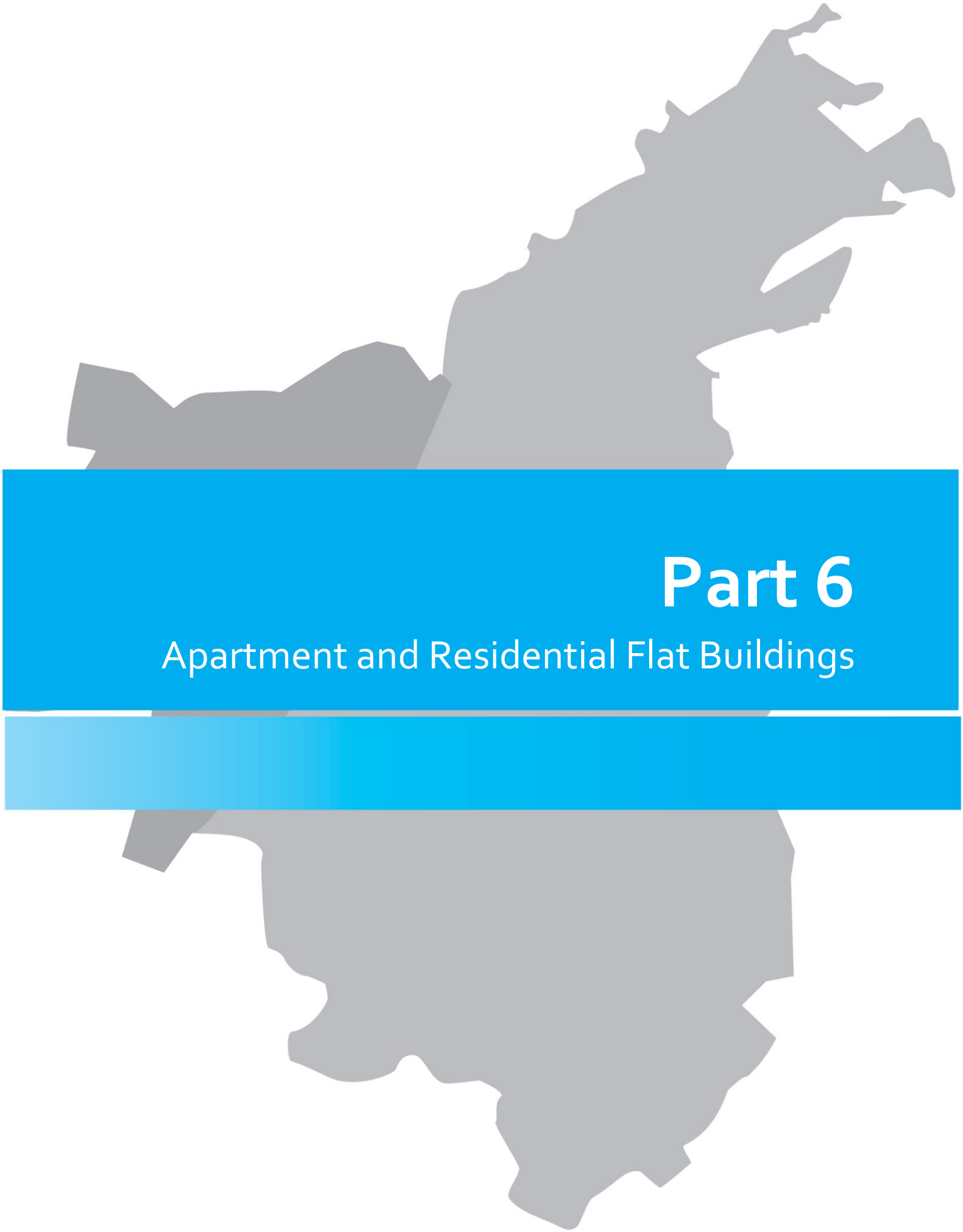
Croydon Town Centre

C1 Refer to Chapter D – Part 4 for sites within the Edwin Street North HCA whose controls are to be read in conjunction with this Part 5- Retail and Commercial Buildings.

Summer Hill Town Centre

C1 Refer to Chapter D – Part 8 for sites within the Summer Hill Central HCA whose controls are to be read in conjunction

with this Part 5 - Retail and Commercial Buildings.



Part 6

Apartment and Residential Flat Buildings

6.1 Apartments and Residential Flat Buildings

An important group of buildings found across many heritage conservation areas are early apartment and flat buildings. Where they form part of a key period of development they are significant. The largest group of these buildings are interwar apartments of which there many fine examples in the council area.

While these buildings are of usually 2 (but sometimes 3) storeys in height, they are of greater scale than adjoining single residences. While significant, they do not establish a precedent for intensifying adjacent development.

Objectives

O1 To ensure that apartment and flat buildings that are heritage items or contributory buildings are retained and conserved.

O2 To ensure that any future work is consistent with the original character of the building type and its architectural style.

Controls

C1 Significant flat or apartment buildings are to be retained in their significant form.

C2 Changes to the scale and form of buildings should not occur.

C3 The design of alterations and additions, if they are viable, is to respond to the articulation and rhythm of the existing building.

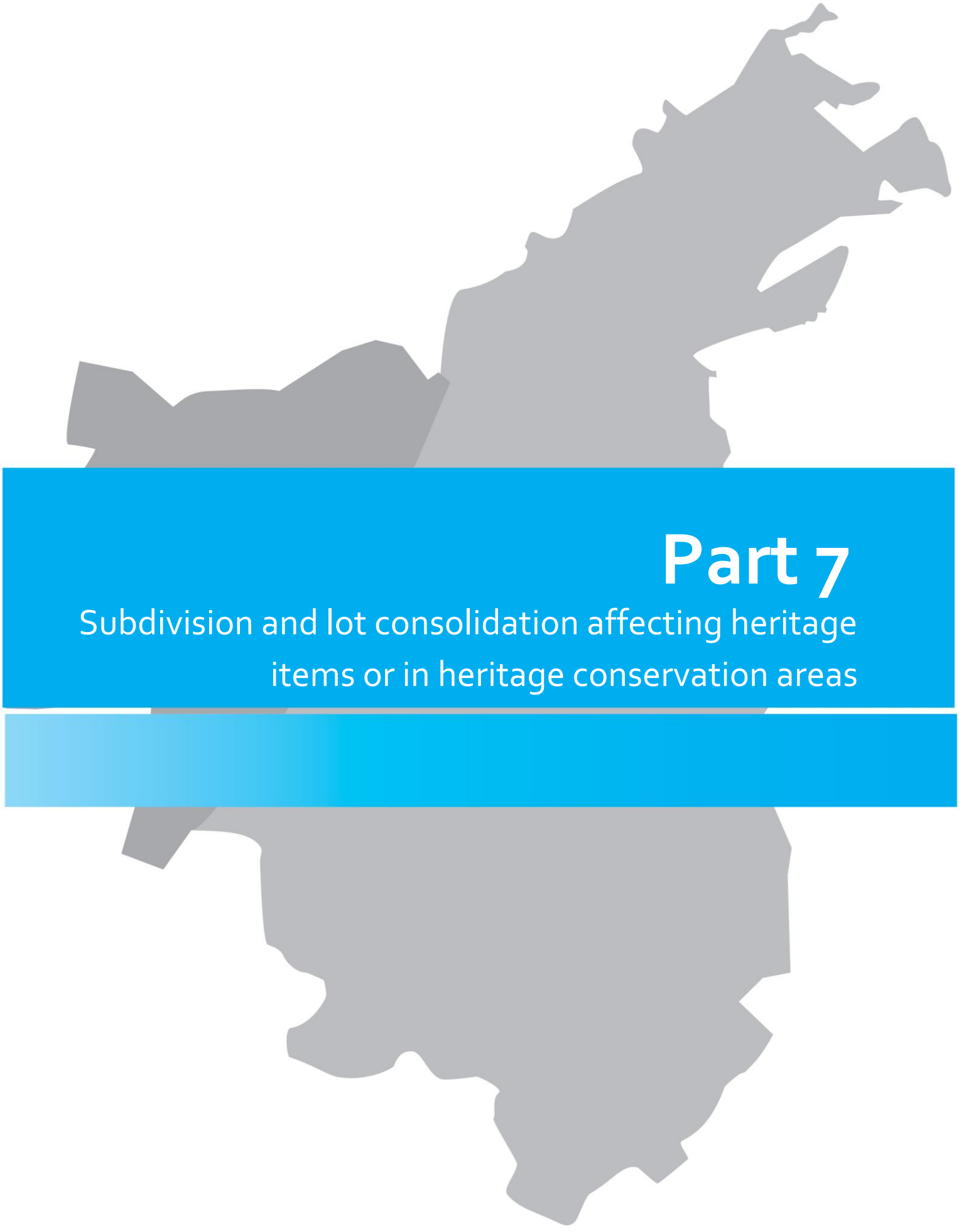
C4 Original windows, doors and openings are to be retained. If replacement joinery is required for maintenance it should match the original elements in design and material.

C5 External shade structures including but not limited to awnings, hoods, canopies and shutters that detract from the overall character of the building are generally not permitted. However consideration will be given to the provision of well-designed shading where it does not adversely affect heritage values.

C6 Enclosure of balconies or verandahs is not permitted.

C7 Upgrade works for compliance with the NCC, including but not limited to fire egress, disabled access, service installations or structural upgrade should be undertaken with regard to the heritage significance of the existing building and the surrounding heritage conservation area.

C8 the streetscape setting including landscaping and fencing is to be retained.



Part 7

Subdivision and lot consolidation affecting heritage items or in heritage conservation areas

7.1 Subdivision and lot consolidation affecting heritage items or in heritage conservation areas

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

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

Objectives

O1 To ensure that the character of heritage conservation areas are not adversely affected by inappropriate development including subdivision or aggregation of sites.

O2 To ensure that the significance of heritage items is maintained and their associated curtilages are not reduced.

Controls

C1 Subdivision (including strata) or lot consolidation is not to occur where subdivision patterns are evident and contribute to the significance of the heritage item or heritage conservation area.

C2 Applications for subdivision or lot consolidation are to demonstrate that:

a) the setting of the heritage item or contributory building on the site, or contributory buildings within the vicinity, are not compromised; and

b) the relationship between the heritage item or contributory building and associated features such as landscaping, trees, fences, and outbuildings are retained.

Part 8

Demolition

8.1 Demolition affecting heritage items or within heritage conservation areas

Demolition of a heritage item, a contributory building or the significant heritage features of those places will not be supported by Council.

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

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

Demolition of neutral or detracting buildings within heritage conservation areas is permissible. Where demolition is proposed, it requires the support of a statement of heritage impact that specifically considers the impacts of demolition on the significance of the place or Heritage Conservation Area and which also adequately justifies why demolition is warranted. It must also be accompanied by the details for what will be replacing any building.

Where demolition is proposed of any nature, it requires the support of a statement of heritage impact that specifically considers the impacts of demolition on the significance of the place.

Consultation with Council staff is advisable prior to preparing a DA that involves demolition of a heritage item or contributory building,

Objectives

O1 Buildings that are Heritage Items or are Contributory buildings are to be retained. Demolition will only be considered in exceptional circumstances.

O2 Where demolition of a building that is a Heritage Item or is within a Heritage Conservation Area is proposed, documentation requirements in this section are to be adhered to.

O3 Minor demolition as part of a proposal for alterations or additions will be considered by Council on a merit basis based on the impact of the demolition on the significance of the place. Generally it is expected that demolition of significant parts of a building would be limited to the rear of the property and will not affect the main or street elements of the building.

Controls

Heritage items and Contributory buildings

C1 The demolition of heritage items and contributory buildings will not be supported by Council.

C2 Where in exceptional circumstances a development application proposes the full or substantial demolition of a heritage item, or a contributory building the Heritage Impact Statement is to:

a) the demolition must adequately justify why the demolition is warranted and is acceptable, including the impacts of demolition on the significance of the place or Heritage Conservation Area. include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition; and

b) include a pest inspection report if the building is a weatherboard building and the condition of the building is cited as a reason for demolition.

c) Note: Council reserves the right to commission independent heritage, structural engineers or other expert reports in relation to any proposed demolition of a heritage item or contributory building in order to assist with proposal assessment.

C3 Where partial demolition to facilitate alterations and additions (or similar) is proposed include in the SOHI an assessment of the impact on heritage values of that work, including any alternative solutions that may have been

considered.

C4 If demolition is approved Council will require a full archival recording of the property to NSW OEH Heritage Division standards.

Neutral and Detracting buildings

C1 Where demolition of a neutral or detracting building is proposed:

a) The application must include the design of the new development proposed for the site; and

b) A SOHI establishing that the demolition does not have an adverse impact on the adjoining buildings (that is both physical and contextual impacts) and how the new building addresses the heritage values of the precinct within which it is located (refer to requirements for infill buildings).

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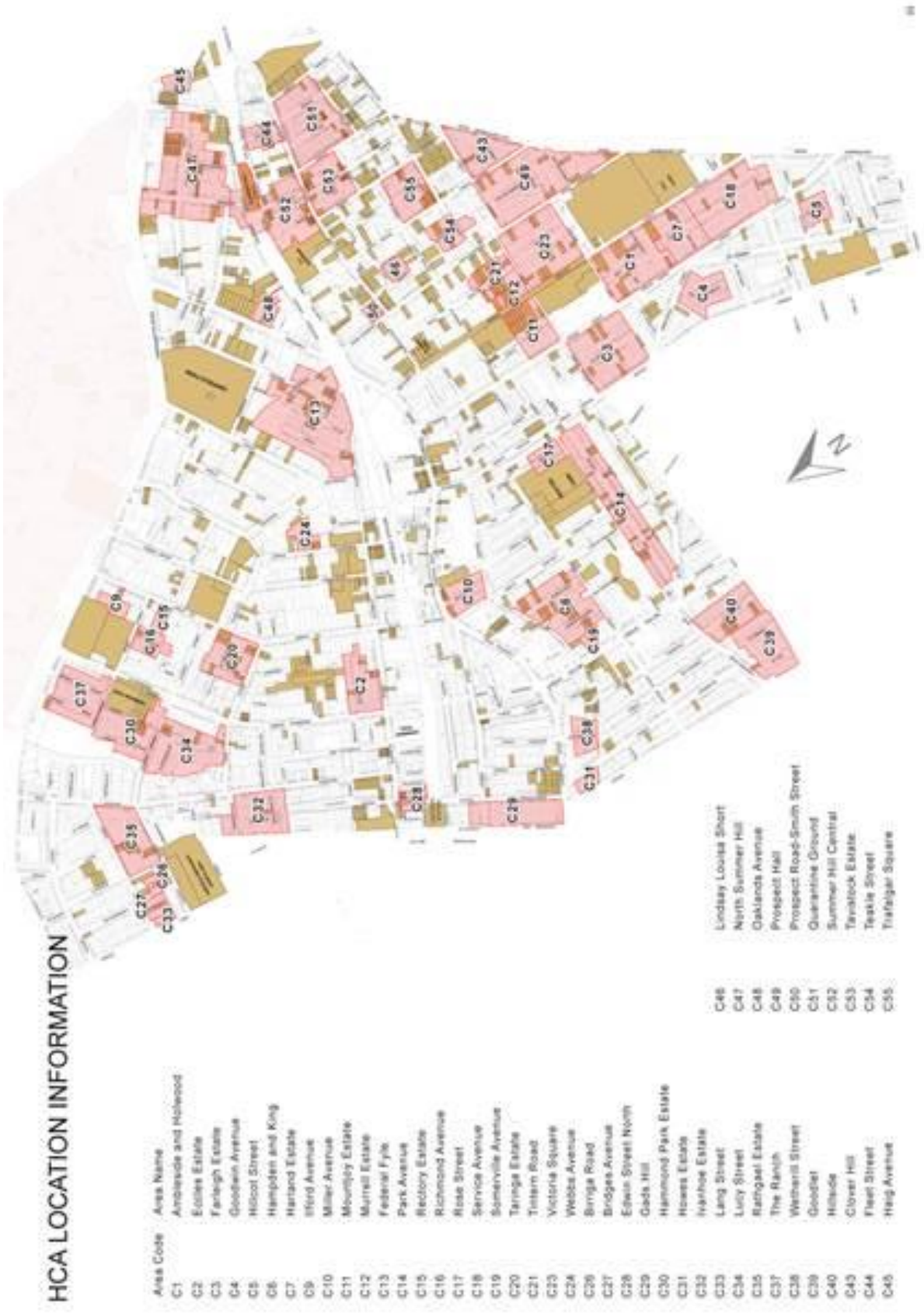
Part 9

Heritage Conservation Areas
Character Statements and Rankings



Map 1 – Heritage Conservation Area Location Map

Refer to the Character Statement for each of the Heritage Conservation Areas listed in the Table below, as referenced in **Part 3.1, Clause 1.1**. The Table Reference number corresponds to that listed in the Inner West LEP 2020 for each HCA, and the HCA location is shown on **Map 1**. Each Character Statement has a larger scale map for its HCA, and also has Building Rankings.

Table – List of Heritage Conservation Areas

Reference No	Conservation Area	Page No.
C-03-01	Ambleside and Holwood Conservation Area	49
C-08-26	Birriga Road Conservation Area	200
C-08-27	Bridges Avenue Conservation Area	204
C-23-43	Clover Hill Conservation Area	294
C-03-02	Eccles Estate Conservation Area	57
C-08-28	Edwin Street North Conservation Area	208
C-03-03	Farleigh Estate Conservation Area	62
C-03-13	Federal Fyle Conservation Area	122
C-23-44	Fleet Street Conservation Area	300
C-08-29	Gads Hill Conservation Area	214
C-09-39	Goodlet Conservation Area	279
C-03-4C4	Goodwin Avenue Conservation Area	70
C-23-45	Haig Avenue Conservation Area	307
C-03-30	Hammond Park Estate Conservation Area	221
C-03-6	Hampden Street & King Street Conservation Area	83
C-03-7	Harland Estate Conservation Area	89
C-03-5C5	Hillcot Street Conservation Area	77
C-09-40	Hillside Conservation Area	286
C-08-31	Howes Estate Conservation Area	228
C-03-9	Ilford Avenue Conservation Area	96
C-08-32	Ivanhoe Estate Conservation Area	235
C-08-33	Lang Street Conservation Area	243
C-23-46	Lindsay-Louisa-Short Conservation Area	313
C-03-34	Lucy Street Conservation Area	247
C-03-10	Miller Avenue Conservation Area	101
C-03-11	Mountjoy Estate Conservation Area	105
C-03-12	Murrell Estate Conservation Area	116
C-23-47	North Summer Hill Conservation Area	320
C-23-48	Oaklands Avenue Conservation Area	332
C-03-14	Park Avenue Conservation Area	132
C-23-49	Prospect Hall Conservation Area	337
C-23-50	Prospect Road-Smith Street Conservation Area	345
C-23-51	Quarantine Ground Conservation Area	352
C-08-35	Rathgael Estate Conservation Area	256
C-03-15	Rectory Estate Conservation Area	142
C-03-16	Richmond Avenue Conservation Area	147
C-03-17	Rose Street Conservation Area	152
C-03-18	Service Avenue Conservation Area	157
C-03-19	Somerville Avenue Conservation Area	166
C-23-52	Summer Hill Central Conservation Area	361
C-03-20	Taringa Estate Conservation Area	170

Reference No	Conservation Area	Page No.
C-23-53	Tavistock Estate Conservation Area	372
C-23-54	Teakle Street Conservation Area	381
C-03-37	The Ranch Conservation Area	264
C-03-21	Tintern Road Conservation Area	178
C-23-55	Trafalgar Square Conservation Area	387
C-03-23	Victoria Square Conservation Area	184
C-03-24	Webbs Avenue Conservation Area	193
C-08-38	Wetherill Street Conservation Area	272

C1 Ambleside and Holwood

Heritage Conservation area

KEY PERIOD OF SIGNIFICANCE: 1880-1940s

HCA TYPE 3: MIXED RESIDENTIAL
STATEMENT OF SIGNIFICANCE

The Ambleside and Holwood Heritage Conservation Area is of *local* heritage significance.

The area is *historically* significant as an area developed in the 1880s with a series of late Victorian period "Gentleman's villas" by John Balfour Clement Miles. The properties included "Holwood" (since demolished) and "Ambleside" (now 160 Queen Street), which was later subdivided for development of Federation period housing in Queen Street and for 1920s housing in Yeo Avenue and Holwood Avenue.

The area is of *aesthetic* significance as an area developed from 1880 encompassing late 19th century 2 storey Victorian period villas set in large garden site and then for housing (predominantly brick single storey detached) on later subdivisions that included distinctive1920s detached housing estates of Inter-war California bungalows (brick, single storey) in Yeo and Holwood Avenues. The HCA includes buildings representing styles from 1880 to the 1940s including Victorian Italianate, Victorian Filigree, Victorian Free Gothic (160 Queen Street), Federation Queen Anne, Inter-war California Bungalow, Inter-war Old English (No.159 Victoria Street, corner Holwood Avenue).

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Distinctive late 1920s cul-de-sac subdivision pattern of Holwood Avenue
- Distinctive L-shape of Yeo Street subdivision of 1925
- Relatively wide street widths in Victoria Street and Queen Street
- Dense vegetation in large front gardens to heritage listed sites in Victoria Street contributing to the streetscape
- Palm plantings in street verge in Victoria Street
- Narrow street width and complete lack of street verge planting in Seaview Street

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

- Predominantly inter-war period residential streetscapes of detached single storey brick Inter-war California bungalow style housing in Yeo Street and Holwood Avenue
- Mix of predominantly single storey detached brick Federation Queen Anne and Inter- war California Bungalow style housing in Queen Street and Victoria Street interspersed with large 2-storey late Victorian detached houses on large sites (all the Victorian period houses are LEP heritage listed).
- Varying architectural styles from late Victorian period styles (Victorian Italianate, Victorian Filigree), Federation Queen Anne, Inter-war California bungalow, 1930s bungalows, occasional 2-storey inter-war period houses (for example 139 and 159
- Victoria Street)
- Predominantly original roof forms, hipped and gabled clad in unglazed terracotta tiles for Federation and Inter-war period housing,
- Front verandahs appropriate to houses styles and periods.
- Original front fence styles – Cast iron palisade for Victorian period houses, low brick or low brick with timber picket for Federation and Inter-war period housing
- Consistent housing setbacks for Federation and Inter-war period houses
- Large 2-storey rendered brick Victorian period villas on large garden sites contrasting with the surrounding predominantly single storey brick detached houses of Federation and Inter-war periods.

NON-CONTRIBUTORY ELEMENTS

- New houses, both detached and semi-detached
- Later roof claddings
- Changes to materials such as replacing original verandah joinery
- Cement rendering of brick Federation and Inter-war period houses
- Large first floor additions visible from the street to previously single storey
- Federation and Inter-war houses
- Front fences inappropriate to period and styles of housing

HISTORICAL DEVELOPMENT

The Ambleside Estate

The land within this Heritage Conservation Area was formerly part of an eleven-acre portion of Campbell's Canterbury Estate sold by Sophie Campbell to Frederick Clissold and George Hill. The land passed through several ownerships until 11 acres of the land was acquired by John Balfour Clement Miles, an accountant and later Secretary to the Sydney Meat Preserving Company1, in 1880.

On the Victoria Street frontage of the land Miles built a large house, "Holwood", but by 1886 he had moved to the Queen Street frontage of the same land into a second house he built named "Ambleside" (now 160 Queen Street). North of "Holwood", in Victoria Street, Miles also built identical villas, 'Kenilworth" (since demolished) and "Kamarai" (later "Coniston", now 153 Victoria Street), each on one-acre grounds. Also around 1886 Miles sold some of the land fronting Victoria Street, on which were built the houses "Northridge" (now 141 Victoria Street) for Harold Thompson and a house named "Inveran".

After moving to "Ambleside" in 1886 Miles leased out all his Victoria Street properties. "Holwood" was tenanted and then sold following Miles' death at Ambleside in 1907.

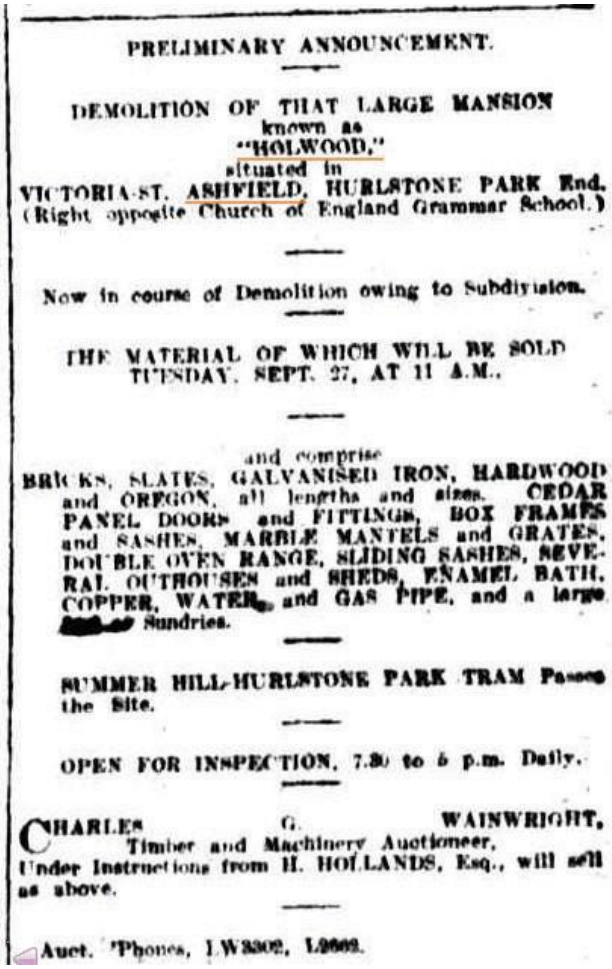
Further subdivision of the land occurred following Miles' death in 1907, with some of the 1880s houses being demolished, and some remaining on reduced sites.

Yeo Street

Yeo Street was first documented in 1925, following the purchase of part of the "Ambleside" estate by Effie Fletcher, who subdivided it in 1922 into 13 allotments. Four of the allotments were purchased by Dulwich Hill builder A.S.R. Andrews (as owner/builder) who submitted Building Applications in 1925 for four houses, now Nos. 2, 4, 6, and 8 Yeo Street.

Holwood Avenue

In 1927 the "Holwood" house and property were sold to Henry Holland, a builder and developer, who demolished "Holwood" and subdivided the site around a cul-de- sac with eighteen building blocks, with a covenant on the titles governing the minimum building cost and materials to be used in constructing any building in the subdivision. A notification of tenders accepted published in November 1927 indicates that H. Holland was the builder of at least one of the houses in Holwood Avenue. (Construction and Local Government Journal Sydney, 2 November 1927 page 2 Tenders Accepted – Cottages).



PRELIMINARY ANNOUNCEMENT.

DEMOLITION OF THAT LARGE MANSION
known as
"HOLWOOD,"
situated in
VICTORIA-ST. ASHFIELD, HURLSTONE PARK End.
(Right opposite Church of England Grammar School.)

Now in course of Demolition owing to Subdivision.

THE MATERIAL OF WHICH WILL BE SOLD
TUESDAY, SEPT. 27, AT 11 A.M.,

and comprise
BRICKS, SLATES, GALVANISED IRON, HARDWOOD and OREGON, all lengths and sizes. CEDAR PANEL DOORS and FITTINGS, BOX FRAMES and SASHES, MARBLE MANTELS and GRATES, DOUBLE OVEN RANGE, SLIDING SASHES, SEVERAL OUTHOUSES and SHEDS, ENAMEL BATH, COPPER, WATER, and GAS PIPE, and a large [redacted] Sundries.

SUMMER HILL-HURLSTONE PARK TRAM Passes the Site.

OPEN FOR INSPECTION, 7.30 to 5 p.m. Daily.

CHARLES G. WAINWRIGHT,
Timber and Machinery Auctioneer,
Under Instructions from H. HOLLANDS, Esq., will sell as above.

Auct. 'Phones, [redacted]

Above: Advertisement published in the Sydney Morning Herald, 17 September 1927, page 23 regarding the demolition of the large mansion "Holwood" for a subdivision Source: Trove online National Library of Australia (NLA)

BUILDING RANKING DEFINITIONS

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

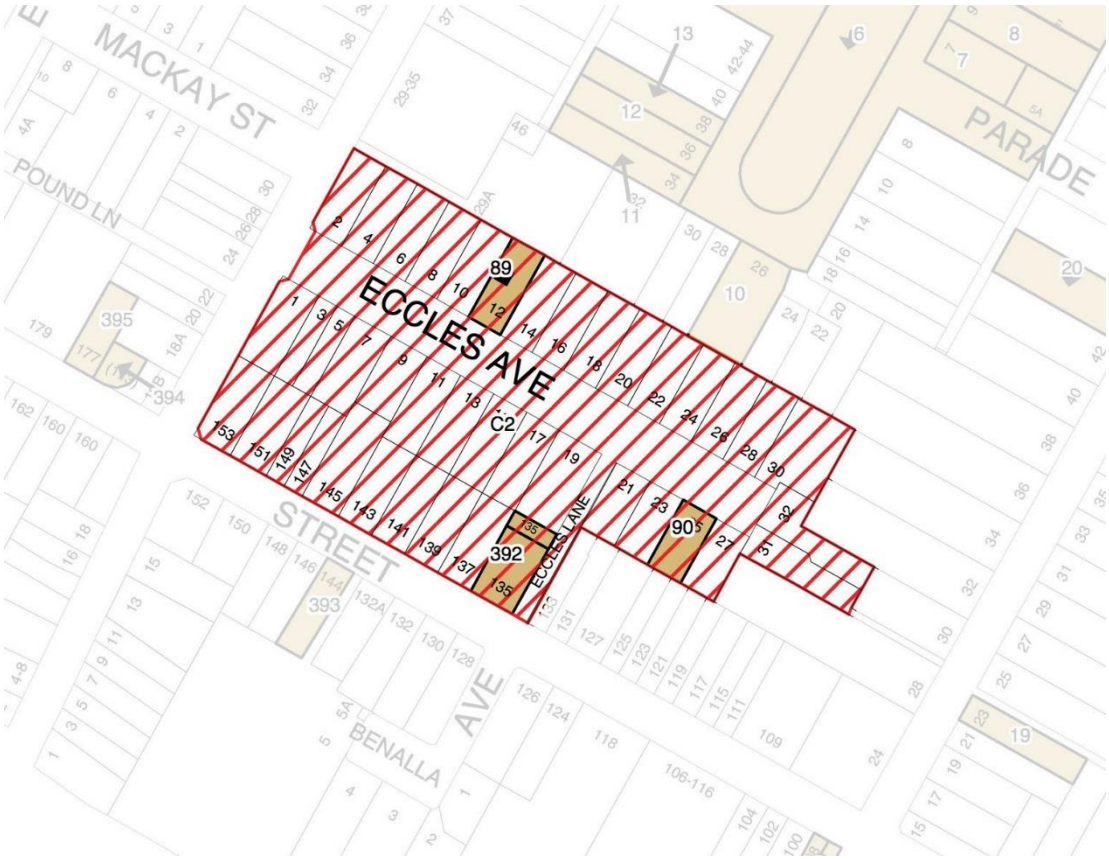
Ambleside and Holwood

Street	Side	No	Rating	Name	Style/Observations
Holwood Avenue		1	1		Arts & Crafts / Californian Bungalow
Holwood Avenue		2	1		Californian Bungalow
Holwood Avenue		3	2		Californian Bungalow
Holwood Avenue		4	1		Californian Bungalow
Holwood Avenue		5	1		Californian Bungalow
Holwood Avenue		6-7	1		Californian Bungalow
Holwood Avenue		8	1		Californian Bungalow
Holwood Avenue		9	1		Californian Bungalow
Holwood Avenue		10	1		
Holwood Avenue		11	*		Californian Bungalow
Holwood Avenue		12	1		Californian Bungalow
Queen Street		156	1		
Queen Street		158	1		
Queen Street		160	*		
Queen Street		182	1		
Queen Street		184	1		
Queen Street		186	1		
Queen Street		188	2		
Queen Street		190	1		
Queen Street		192	1		
Queen Street		194	1		
Queen Street		196	2		
Queen Street		198	1		
Queen Street		200	1		
Queen Street		202	1		
Queen Street		204	1		
Queen Street		206	*		
Queen Street		208	2		
Seaview Street		56	3		
Victoria Street		175	1		
Victoria Street		173	1		
Victoria Street		171	1		
Victoria Street		159	1		Inter-war Sydney Bungalow
Victoria Street		157	3		Arts & Crafts
Victoria Street		155	1		Inter-war Georgian revival
Victoria Street		153	1		Inter-war Sydney Bungalow
Victoria Street		147	1		
Victoria Street		145	1		
Victoria Street		143	1		
Victoria Street		141	*		
Victoria Street		139	1		
Yeo Avenue	E	25	1		
Yeo Avenue	E	23	2		
Yeo Avenue	E	21	1		

Yeo Avenue	E	19	1		
Yeo Avenue	E	17	3		
Yeo Avenue	E	15	1		
Yeo Avenue	E	13	1		
Yeo Avenue	E	11	1		
Yeo Avenue	E	9	1		
Yeo Avenue	E	7-7A	3		
Yeo Avenue	E	5	1		
Yeo Avenue	E	3	1		
Yeo Avenue	E	1	2		
Yeo Avenue	W	2	1		
Yeo Avenue	W	4	1		
Yeo Avenue	W	6	*		
Yeo Avenue	W	8	1		
Yeo Avenue	W	10	4		
Yeo Avenue	W	12	4		
Yeo Avenue	W	14	1		
Yeo Avenue	W	16	1		
Yeo Avenue	W	18	1		

C2 Eccles Estate, Ashfield

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1917 TO 1940S

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
STATEMENT OF SIGNIFICANCE

The Eccles Avenue Ashfield Heritage Conservation Area is of local heritage significance.

The area has historical significance as a 1917 subdivision comprising largely 1920s housing with demonstrating the development of Ashfield during this period.

The area has historical associational significance with John Eccles and his sons,

The area is of aesthetic significance for the consistent streetscape of single storey detached brick Federation Queen Anne and Inter-war California Bungalows through to 1940s bungalows. It demonstrates consistent use of materials (brick walls, terracotta or slate tiled roofs) and consistent setbacks allowing for small front gardens.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Subdivision pattern
- Pre-1943 street tree plantings of brush box within the street carriageway

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

- Single storey detached scale of housing
- Consistent setbacks from the street
- Consistent forms of housing
- Consistent materials - brick walls, slate or terracotta tiled hipped and gabled roofs
- Consistent front fencing of low brick, timber picket or combinations of these

NON-CONTRIBUTORY ELEMENTS

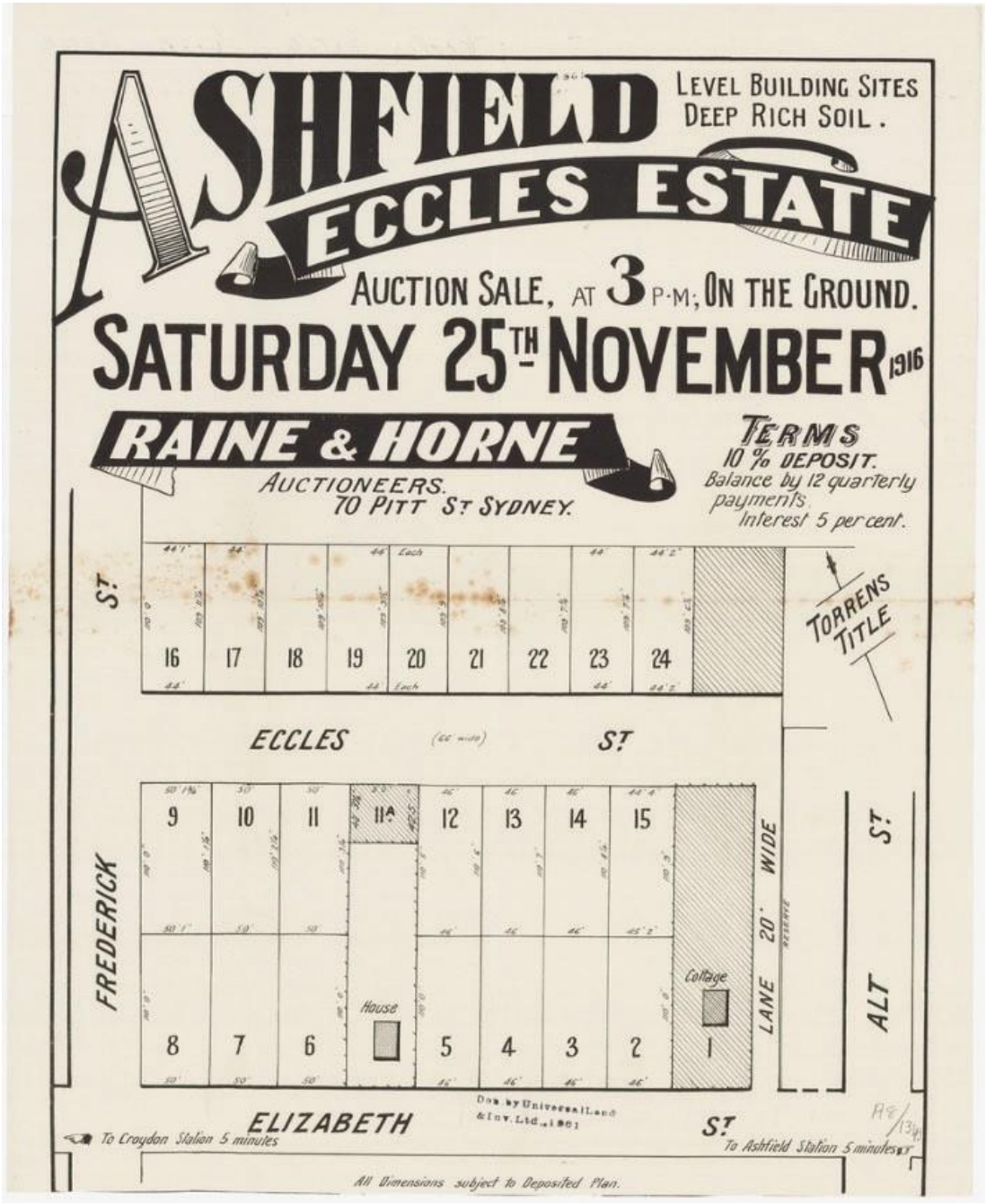
- Upper floor additions visible from the street
- Alterations to windows and joinery
- Enclosure of front verandahs
- Modern roof cladding (eg concrete roof tiles)

HISTORICAL DEVELOPMENT

The land was originally part of Elizabeth Underwood's Ashfield Park Estate. The craftsman John Eccles bought it from Samuel Murrell and called his subdivision 'Pomona Grove', comprising 20 allotments east of Frederick Street. That street was later slightly realigned by Eccles's sons and named Eccles Avenue, and the estate was enlarged to its present size and marketed as the Eccles Estate Subdivision in 1916.

The first house to be built within the subdivision, in 1917, was No 14 Eccles Avenue, and the balance of the estate was quickly taken up, almost completely developed by 1943. Only no

9 is a later house from the early 1950s (brick single storey house) built on land subdivided off the back of a late Victorian period house at No. 145 Elizabeth Street (note this house appears on the 1916 subdivision plan).



Above: Eccles Estate subdivision map, 1916 Source: Ashfield Subdivision Plans, NSW State Library online Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

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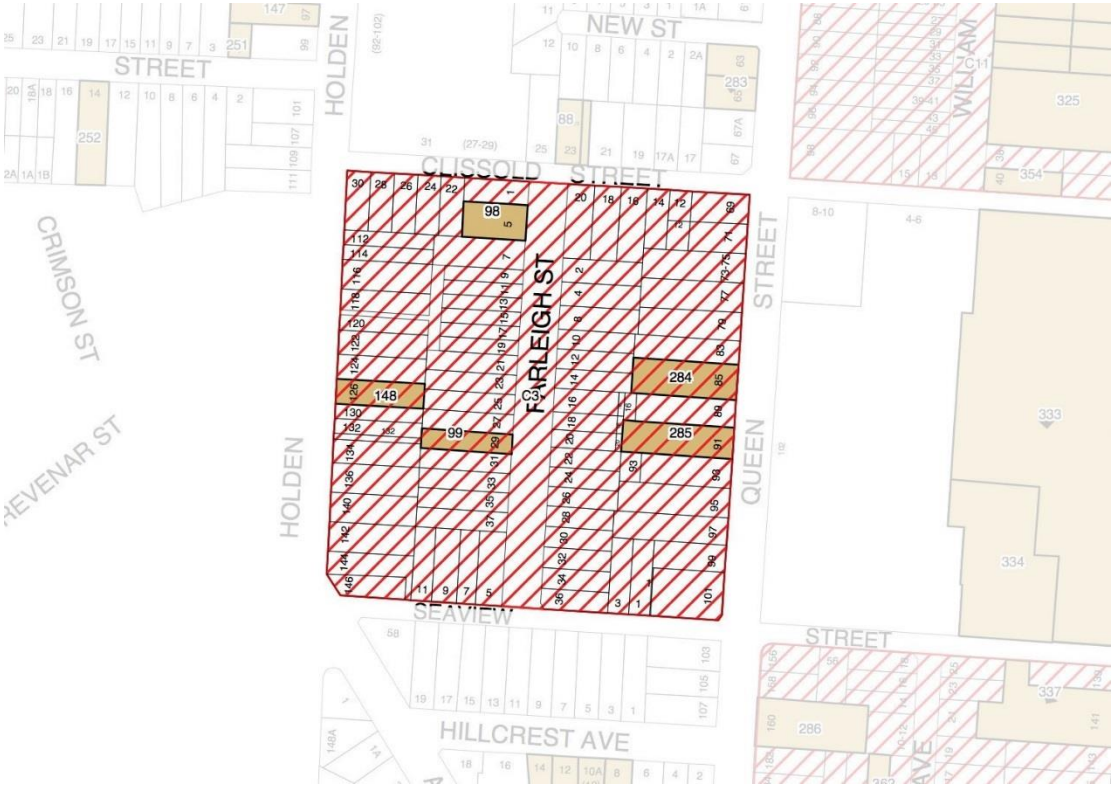
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Clover Hill

Street	Side	No	Rating	Name	Style/Observations
Eccles Avenue		2	1		Arts and Crafts/California Bungalow
Eccles Avenue		4	1		Arts and Crafts/California Bungalow
Eccles Avenue		6	1		Arts and Crafts/California Bungalow
Eccles Avenue		8	1		Arts and Crafts/California Bungalow
Eccles Avenue		10	1		Arts and Crafts/California Bungalow
Eccles Avenue		12	*		Arts and Crafts/California Bungalow
Eccles Avenue		14	1		Arts and Crafts/California Bungalow
Eccles Avenue		16	1		Arts and Crafts/California Bungalow
Eccles Avenue		18	1		Arts and Crafts/California Bungalow
Eccles Avenue		20	1		Queen Anne/Arts and Crafts
Eccles Avenue		22	2		Queen Anne/Arts and Crafts
Eccles Avenue		24	1		Queen Anne/Arts and Crafts
Eccles Avenue		26	1		Arts and Crafts/California Bungalow
Eccles Avenue		28	1		Arts and Crafts/California Bungalow
Eccles Avenue		30	2		Arts and Crafts/California Bungalow
Eccles Avenue		32	1		California Bungalow
Eccles Avenue		31	1		California Bungalow
Eccles Avenue		27	1		California Bungalow
Eccles Avenue		25	*		California Bungalow
Eccles Avenue		23	1		California Bungalow
Eccles Avenue		21	1		California Bungalow
Eccles Avenue		19	1		
Eccles Avenue		17	3		California Bungalow
Eccles Avenue		15	2		Arts and Crafts/California Bungalow
Eccles Avenue		13	2		Arts and Crafts/California Bungalow
Eccles Avenue		11	1		Post-war Sydney Bungalow
Eccles Avenue		9	2		Queen Anne/California Bungalow
Eccles Avenue		7	1		
Eccles Avenue		3	3		Queen Anne/Arts and Crafts
Eccles Avenue		1	3		
Elizabeth Street		153	1		Arts and Crafts
Elizabeth Street		151	1		Arts and Crafts
Elizabeth Street		147-149	1		Queen Anne/Arts and Crafts
Elizabeth Street		145	1		Victorian Filigree
Elizabeth Street		143	2		Arts and Crafts/California Bungalow
Elizabeth Street		141	1		Arts and Crafts/California Bungalow
Elizabeth Street		139	1		Arts and Crafts/California Bungalow
Elizabeth Street		137	1		Arts and Crafts/California Bungalow
Elizabeth Street		135	*		Arts and Crafts/California Bungalow

C3 Farleigh Estate, Ashfield

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1881 to 1930s

HCA TYPE 3: MIXED RESIDENTIAL
Statement of Significance

The Farleigh Estate Heritage Conservation Area is of local heritage significance.

The area is of historical significance as an 1881 subdivision initially developed with scattered Victorian period houses - the most prominent of these being 2-storey Victorian Italianate style villas along Queen Street (Nos. 81, 85, 95 and 101 Queen Street), several designed by architect A.L. Elphinstone Junior. Later (1911 on) further sub-division and development was predominantly single storey Federation and Inter-war period housing.

The area has historical association with the architect A.L. Elphinstone Junior, designer of some of the Queen Street Victorian Italianate style villas.

The area has aesthetic significance seen in its 1881 subdivision and 1911 re-subdivision patterns, relatively wide streets, varied allotment sizes of rectangular lots with larger lots more generally reflecting the Victorian period development along Queen Street, varied setbacks allowing for front gardens reflecting different periods of development 1881-1930s.

Queen Street is dominated by a series of four large 2-storey Victorian Italianate style freestanding villas on large sites interspersed with later housing. The range of housing includes small Victorian to Federation period detached and semi-detached houses, weatherboard cottages and a group of Victorian Filigree style houses at the north-western end of Farleigh Street.

The area includes housing representing architectural styles Victorian Italianate, Victorian Filigree, Federation Queen Anne, Inter-war California Bungalows.

Key Character Elements

Subdivision and public domain elements

- Pre-1943 brush box street tree planting within the road carriageway in Farleigh Street
- Relatively wide carriageway in Farleigh Street

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

- Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- Some Victorian Filigree one and two storey houses, semi-detached and detached (group of Victorian Filigree style 2 storey houses at 5-9 Farleigh Street, pair of Victorian semis at 15-17 Farleigh Street, house at 93 Queen Street)
- Victorian Italianate style freestanding 2-storey villas on large sites (101 Queen Street, 95, 85, and 81 Queen Street)
- Single storey detached weatherboard cottages (examples 120 and 122 Holden Street, 11 Farleigh Street)
- Original details such as:
    - Front verandahs or balconies with original detailing
    - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork or weatherboard walls (Federation, Inter-war periods)
    - Rendered brickwork or weatherboard walls (Victorian period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 2 Farleigh St, 27 Farleigh St, 116 Holden St, 79 Queen St)
- 1960s-1970s residential flat buildings (examples Nos. 77, 95 Queen Street)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 26 Clissold Street, 8 Farleigh St, 22 Farleigh St)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimeys (examples concrete roof tiles to 15-17 Farleigh St)
- Carports in front gardens (example 25 Farleigh St)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

'Farleigh' was one of Frederick Clissold's three Ashfield homes[1]. Clissold was a signatory to the first popular petition for the formation of the Borough of Ashfield, and when the Borough was proclaimed in December 1871 he was elected as one of the six initial aldermen. Clissold has been described as 'perhaps Ashfield's richest "gentleman" in the 1870s', [2] having amassed a considerable fortune, mainly from the fellmongering and wool-washing businesses he had set up. At about the time of his election in 1871 he was occupying 'Mountjoy' in Victoria Street, where he lived in considerable splendour[3]. By 1886 Clissold was living in the grand house 'Glentworth', the design of which he had commissioned from the architect Morell & Kemp[4]. It appears that for a brief period around 1883-1885 Clissold and his family were living at 'Farleigh'[5], which was an earlier house occupied during the 1870s by other families[6].

This section of Ashfield was part of a grant of 100 acres made in 1794 to John Clephan in 'the district of Petersham Hill', which was soon subsumed by Robert Campbell into his large Canterbury Park Estate.[7] Following Campbell's death the break-up of his estate was begun by his daughters, and several substantial blocks were bought by Frederick Clissold.

One of these acquisitions was the land bounded by Clissold Street (re-named from Jeffreys Street), Holden Street (re-named from Ashfield Road), Queen Street (then also called Brighton Street) and Seaview Street (also called Pope Street).[8] The house 'Farleigh' stood near the north-east corner of this block, addressing both Clissold and Queen Streets.

A subdivision plan was prepared for the auctioneers Batt, Rodd & Purves, advertising a proposed sale of what was called 'Farleigh and Lissoy Estates, Ashfield Heights' at the site on 24 September 1881. The area covered by the Farleigh Estate HCA was shown divided into two Sections by a new street, called Farleigh Street, running east-west and connecting Queen Street and Ashfield Road (Holden Street). Section 1, the northern half of the estate, contained 24 allotments including No 1 containing 'Farleigh'. Section 2, on the southern half, contained 28 lots. All the allotments were provided with rear service lanes. To this land was added a further holding on the

[1] Ashfield Heritage Study 1993, vol 1, Appendix 'G'. In these notes historian Nora Peek claims that 'Farleigh' was Clissold's second home
[2] Chris Pratten, ed, Ashfield at Federation (ADHS, 2001), p 285.
[3] Sheena and Robert Coupe, Speed the Plough (Ashfield Council, 1988), p 79. Research by Nora Peek for ADHS shows that Clissold purchased the already-built 'Mountjoy' in 1872. See Ashfield Heritage Study 1993, vol 2, Reference No 271
[4] Ashfield Heritage Study 1993, vol 2, Reference No 278
[5] On 25 February 1883 the birth of a son is recorded to the wife of Mr. Frederick Clissold "at her residence Farleigh Queen-street, Ashfield". Family Notices, The Sydney Morning Herald 8 March 1883 page 1 (accessed online via Trove NLA)
[6] Details of 1870s occupancy of Farleigh evident from Family Notices for the period accessed online via Trove NLA.
[7] Ashfield Heritage Study 1993, vol 1, pp 32, 36
[8] Higinbotham & Robinson map of Ashfield, 1883

north side of Clissold Street which contained two houses, one called 'Lissoy' and the other owned by Mrs A'Beckett. This was labelled Section 3 and was divided into 14 lots; 'Lissoy' was lot 12 but the A'Beckett property was unnumbered. This proposed subdivision was abandoned and the September sale did not proceed.

A new subdivision, now called 'The Farleigh Estate, Ashfield Heights', was created and a new date, 5 November 1881, was set for the auction sale. This time the 'Lissoy' land called Section 3 on the earlier plan was not included. The new subdivision comprised 51 'Beautifully situated Villa Sites and Commodious House'. The commodious house was 'Farleigh', located on Lot No 1 in the north-east corner. The new Farleigh Street, now running north-south, provided access to 24 of the internal allotments. This arrangement is shown on the 1883 Higinbotham & Robinson map of Ashfield, and the owner of 'Farleigh' is given as 'F Clissold'. Sales of lots within the subdivision continued over the next 20 years or so.

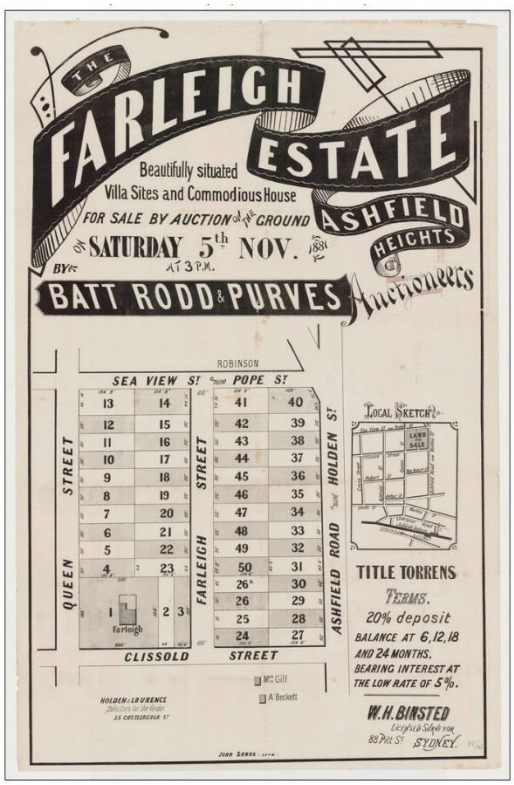
In 1881 the architect A.L. Elphinstone Junior purchased three lots from the subdivision in Queen Street on which he constructed the Victorian Italinate style houses "Sherbrook" (now 85 Queen Street) and "Glenbrook" (now 91 Queen Street), now both listed as heritage items.

Lot No 1, containing the old house, and the allotments adjoining it, were evidently not sold in 1881, for a new subdivision plan for this part, done for Richardson & Wrench Ltd, appeared in 1911 with the lots sold in Feburary 1911[9]. This re-subdivision gave 11 allotments, three of them facing Clissold Street, three facing Farleigh Street and five facing Queen Street. As building materials were being advertised at Farleigh in December 1910, it is presumed the Farleigh house was demolished at this time[10].

There were subsequent re-subdivisions and adjustments of lot boundaries, but the 1911 arrangement of the Farleigh Estate is very similar to that of today. One interesting early change was the re-subdivision of original allotments 26, 31, 32, 33, 49 and 50 to provide a rear lane, running north-south and servicing them. Each of Lots 26, 49 and 50 was divided into two narrow lots. The back lane was accessed by an even narrower entrance from Holden Street. This lane still exists but has been slightly extended southwards.

Development pressures over more than century have been such that the 51 allotments in the 1881 subdivision have become 81 allotments today. Their disposition illustrates all phases of this development. While the majority of the houses were evidently built in the Federation and Inter-War periods (that is, from about the 1890s to the 1930s), there are a few Victorian period examples, as well as some from the post-World-War-II period.

[9] Property Sales notice, The Sydney Morning Herald, 20 February 1911 page 9
[10] Advertisement for sale of building materials by A Barnett and Pugh, at Farleigh, Queen-street Ashfield, The Sydney Morning Herald 17 December 1910 page 19 (accessed online via Trove NLA)



Left: November 1881 Subdivision map for the Farleigh Estate Ashfield Heights Source: online NSW State Library Ashfield Subdivision plans Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

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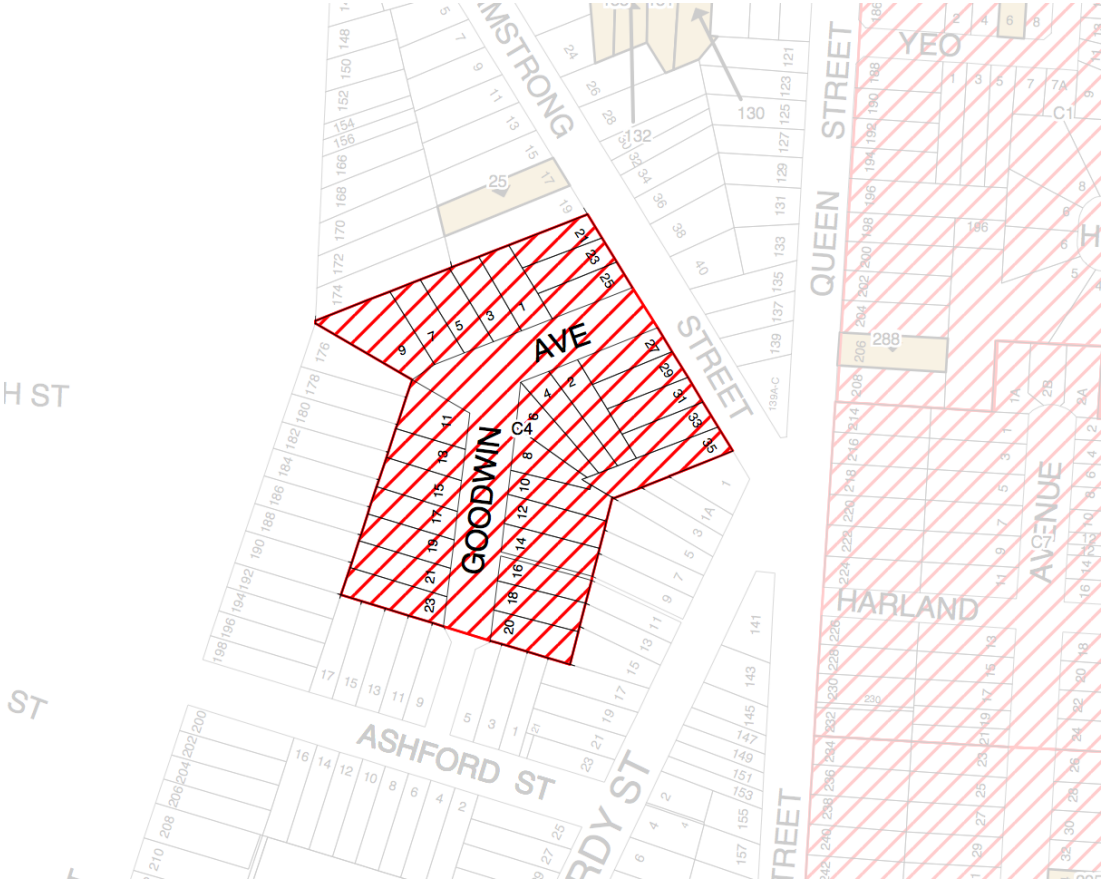
Farleigh Estate

Street	Side	No	Rating	Name	Style/Observations
Clissold Street	S	12	2		Queen Anne/Arts-&-Crafts
Clissold Street	S	14	2		Queen Anne/Arts-&-Crafts
Clissold Street	S	16	1		Arts-&-Crafts
Clissold Street	S	18	2		
Clissold Street	S	20	1		California Bungalow/ Arts-&-Crafts
Clissold Street	S	22	1		California Bungalow/ Arts-&-Crafts
Clissold Street	S	24	1		California Bungalow/ Arts-&-Crafts
Clissold Street	S	26	2		California Bungalow
Clissold Street	S	28	1		California Bungalow/ Arts-&-Crafts
Clissold Street	S	30	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	2	3		California Bungalow
Farleigh Street	E	4	1	Lynwood	California Bungalow
Farleigh Street	E	8	2		California Bungalow
Farleigh Street	E	10	1		California Bungalow
Farleigh Street	E	12	1		California Bungalow
Farleigh Street	E	14	1		California Bungalow
Farleigh Street	E	16	1		California Bungalow
Farleigh Street	E	18	1		Arts-&-Crafts
Farleigh Street	E	20	2		Arts-&-Crafts
Farleigh Street	E	22	2		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	24	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	26	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	28	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	30	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	32	2		California Bungalow/ Arts-&-Crafts
Farleigh Street	E	34	1		California Bungalow
Farleigh Street	E	36	3		
Farleigh Street	W	37	1		California Bungalow
Farleigh Street	W	35	1		California Bungalow
Farleigh Street	W	33	1		California Bungalow/ Arts-&-Crafts
Farleigh Street	W	31	1	Blythdale	California Bungalow/ Arts-&-Crafts
Farleigh Street	W	29	*	Femoyle	California Bungalow
Farleigh Street	W	27	2		California Bungalow
Farleigh Street	W	25	2		California Bungalow
Farleigh Street	W	23	2		California Bungalow
Farleigh Street	W	21	2		California Bungalow
Farleigh Street	W	19	1		California Bungalow
Farleigh Street	W	15-17	1		
Farleigh Street	W	13	2		
Farleigh Street	W	11	2		
Farleigh Street	W	9	1		
Farleigh Street	W	7	1		Victorian Filigree
Farleigh Street	W	5	*		Victorian Filigree
Farleigh Street	W	1	1		California Bungalow

Street	Side	No	Rating	Name	Style/Observations
Holden Street	E	112	1		Queen Anne/Arts-&-Crafts
Holden Street	E	114	1		Queen Anne/Arts-&-Crafts
Holden Street	E	116	3		Late 20th-Century Mediterranean
Holden Street	E	118	2		Australian Nostalgic
Holden Street	E	120	1		Victorian Regency
Holden Street	E	122	1		Victorian Italianate (?)
Holden Street	E	124	1		Inter-War Sydney Bungalow
Holden Street	E	128	*		Inter-War Sydney Bungalow
Holden Street	E	130	1		California Bungalow
Holden Street	E	132	1		Federation Arts-&-Crafts
Holden Street	E	134	2		Victorian (?) indeterminate
Holden Street	E	136	1		Post-War Sydney Bungalow
Holden Street	E	140	1		Queen Anne
Holden Street	E	142	2		Queen Anne
Holden Street	E	144	2		California Bungalow
Holden Street	E	146	1		California Bungalow
Queen Street	W	101	1		Victorian Italianate
Queen Street	W	99	2		
Queen Street	W	97	1		California Bungalow
Queen Street	W	95	3		Post-War International
Queen Street	W	93	1		Victorian Italianate
Queen Street	W	91	*		Victorian Italianate
Queen Street	W	89	2		California Bungalow
Queen Street	W	85	*	Spencer Leigh	Victorian Italianate
Queen Street	W	83	1		California Bungalow/Arts-&-Crafts
Queen Street	W	79	2		
Queen Street	W	77	3		Post-War International
Queen Street	W	75	1		
Queen Street	W	73	1		Queen Anne
Queen Street	W	71	3		
Queen Street	W	69	1		Queen Anne
Seaview Street	N	11	1		California Bungalow/Arts-&-Crafts
Seaview Street	N	9	1		California Bungalow
Seaview Street	N	7	1		California Bungalow
Seaview Street	N	5	1		Queen Anne
Seaview Street	N	3	1		California Bungalow
Seaview Street	N	1	1		California Bungalow

C4 Goodwin Avenue, Ashfield

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1918-1920s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Goodwin Avenue Heritage Conservation Area is of local heritage significance.

The area is of *historical significance* as a 1918 subdivision that reflects the boundaries of earlier subdivisions, resulting in the kink in the Goodwin Avenue street alignment, and which was uniformly developed as a complete sub-division by the same builder.

The area has *historical association* with the local Ashfield builder H W R Newman who designed and built all except three of the houses between 1918 and 1922.

The area has *aesthetic significance* for its uniformity of development with Inter-war California Bungalow style detached single storey brick houses.

Goodwin Avenue has *aesthetic significance* for its pre-1943 street tree plantings of brush box trees and for its wide grassed verges.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of brush box trees on grass verges in Goodwin Avenue
- Relatively wide carriageway with grass verges in Goodwin Street
- Kink in Goodwin Avenue street alignment resulting from historical subdivision boundaries

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

- Detached single storey face brick Inter-war California bungalow style houses
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of unglazed terracotta
    - Gable ends facing the street with original roughcast stucco, timber shingles or imitation half-timbered finishes (or a combination of these)
    - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences - low brick or timber picket
- Medium height (approx. 1.2m) hedges along front property boundaries

NON-CONTRIBUTORY ELEMENTS

- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 4 Goodwin Avenue)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples 27 Armstrong Street, 23 Goodwin Avenue); painting of face brickwork (examples: 14 & 16 Goodwin Avenue); reskinning (example 17 Goodwin Avenue); modern roof cladding (examples concrete roof tiles); changes to windows or doors (examples 27 Armstrong Street, 23 Goodwin Avenue)
- Enclosure of front verandahs or porches (examples 3 and 16 Goodwin Avenue)
- Carports in front gardens (example17 Goodwin Avenue)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (examples 15 and 17 Goodwin Avenue)

Historical Development

This land was part of Robert Campbell's Canterbury Park Estate that he acquired before 1820 from the Rev Richard Johnson, to whom it had been granted in 1796.

After Campbell's death his estate was gradually broken up. By the time Ashfield became a municipality most of the surrounding streets had been created and are shown on the first map of the municipality (preparedby Higginbotham & Robinson in 1883)[1]. This map shows that a residential subdivision had already been created in Ashford Street, while the location of Goodwin Avenue was undeveloped. The land had however been divided into two parcels, separated by the line that can still be perceived today in the allotment boundaries and which appears to have been the cause of the kink where Goodwin Avenue changes direction. The land south of that line became known as the Alcock Subdivision.

The land, including the Alcock Subdivision, was acquired around 1918 by H W R Newman, a builder of Queen Street, and became known as Newman's Estate[2]. Between 1918 and 1921 Newman lodged building applications for the residences in the subdivision.

He erected all of the houses except Nos 4 and 6 Goodwin Avenue and 25 Armstrong Street. The Building Application Register is incomplete in respect of the latter house and it is possible that he also built it. The builder E G Bale was credited with the erection of the houses at No 4 and of No 6, 'Wilga', in Goodwin Avenue. From the available evidence it seems possible that Bale was either a partner of, or successor to, H W R Newman[3].

Goodwin Avenue was named for John D Goodwin, Ashfield's Borough Engineer and Overseer of Works from 1880 to 1920. Goodwin was quite an important Council servant. In 1895 he designed Stanton Bridge, the stone structure built over Long Cove Creek between Summer Hill and Lewisham. He was responsible for the first asphalt roads and footpaths (in Holden Street); his suggestion for standard four-foot wide asphalt footpaths was later adopted by other municipalities. He instituted the rolling of streets, and 'his wonderful drainage works' were well known; these included the main stormwater drains under Smith and Lackey Streets. Goodwin also proposed the planting of avenues of trees along Parramatta Road and Liverpool Road, a vision that was not realised. John Goodwin lived in Queen Street at the corner of Norton Street. He retired from the council at the end of 1919 and died in 1925[4].

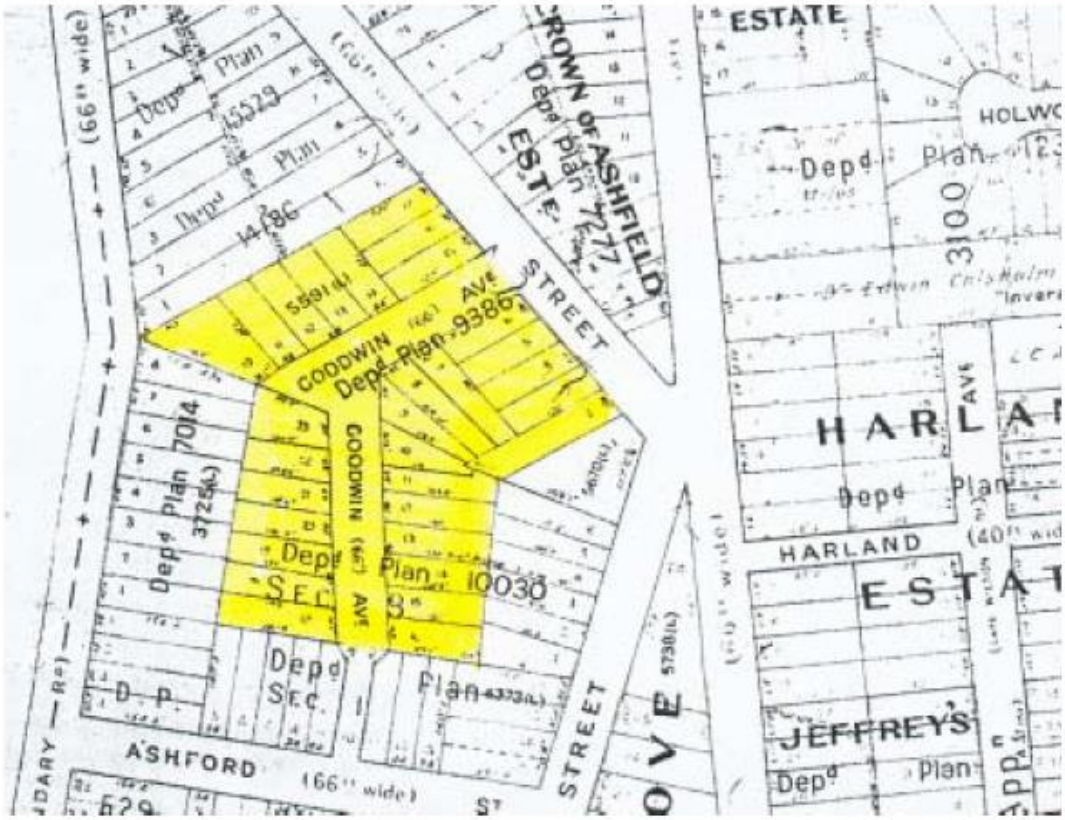
The building applications describe the houses generally as constructed with brick walls on brick or concrete foundations, with bituminous felt dampcoursing ('Ruberoid' or 'Malthoid') and tiled roofs. The number of main rooms varied from four to five. The houses are called cottages and described as double-fronted or 3/4 frontage and the estimates of building cost are generally in the range £500 to £750. A couple of early BAs were recorded for garages and a few for early additions or alterations such as tool sheds, laundries, verandahs and extra rooms. Many changes, most of them minor, appear in the BA records from the 1960s, for example carports to Nos 8, 14 and 16, a swimming pool at No 17 and the upper storey extension to No 4, all in Goodwin Avenue.

1 Ashfield Heritage Study 1993, vol 1, pp 32, 36. Copies of the Higinbotham & Robinson map are held in the collections of Ashfield Council Archives and the Ashfield & District Historical Society

2 Newman's Estate and the Alcock Subdivision are named in the Valuer-General's records for the properties in this CA, held in Ashfield Council Archives.

3 This is an interpretation of the entries in the BA Register and the Valuer-General's records for these properties, found in Ashfield Council Archives.

4 The brief biography of J D Goodwin is given by Chris Pratten in Ashfield at Federation , pp 305-308.



Above: An extract from the H C E Robinson map of Ashfield South Ward, compiled in about 1912 and progressively updated. At this time this part of Ashfield was in the East Ward. Note the two unnamed subdivisions, shown by their deposited plan numbers. The oblique line separating the two is clearly shown. Goodwin Avenue, short and angled, is yet generously wide. One of the Ashford Street allotments was used to provide a narrow access from the south

BUILDING RANKING DEFINITIONS

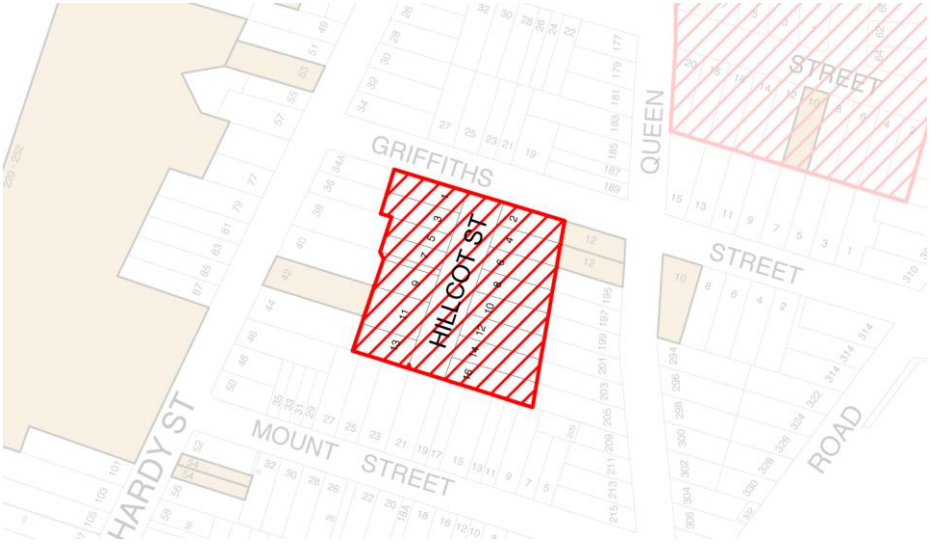
Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have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

Goodwin Avenue

Street	Side	No	Rating	Name	Style/Observations
Armstrong Street	W	35	1	Jersey	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	33	1		California Bungalow/ Arts-&-Crafts
Armstrong Street	W	31	1	Mirudor	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	29	1	Montreal	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	27	2	Palmerston	California Bungalow/Arts-&-Crafts
Armstrong Street	W	25	1	Bogolong	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	23	1	Glenelg	California Bungalow/ Arts-&-Crafts
Armstrong Street	W	21	1	Realt	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	2	1	Haerami	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	4	2		California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	6	1	Wilga	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	8	1	Camira	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	10	1	Caliben	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	12	1	Balgownie	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	14	1	Stannaswa	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	16	1	Kildonnan	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	18	1	Kenetra	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	E	20	1	Wilber	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	23	2	Eleua	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	21	1		California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	19	1	St Omer	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	17	2	Georgia	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	15	1	Celestan	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	13	1	Eskside	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	11	1	Acacia	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	9	1	Ruplin	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	7	1	Marathon	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	5	1	Loxton	California Bungalow/ Arts-&-Crafts
Goodwin Avenue	W	3	1	Rola	California Bungalow/ Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Goodwin Avenue	W	1	1	Glen Lossie	California Bungalow/ Arts-&-Crafts

C5 Hillcot Street, Hurlstone Park Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1912-1920s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Hillcot Street Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a consistent subdivision developed in a short period following its April 1912 sale. Its take up is likely to be related to its close proximity to a tram terminus.

The area is of aesthetic significance for its 1912 subdivision pattern, the wide dead-end street with pre-1943 Brush box street tree planting, consistent building setbacks allowing for small front gardens and consistent streetscape of almost entirely Federation Queen Anne style single storey detached housing of brick with slate or terracotta tiled hipped and gabled roofs. The HCA includes a single Inter-war California Bungalow style house at No. 3 Hillcot Street, built slightly later than the other houses in the street.

The HCA is representative of an area developed almost entirely in the Federation Queen Anne style.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within the street carriageway
- Relatively wide carriageway in Hillcot Street
- Dead-end quiet nature of Hillcot Street

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

- All housing in Hillcot Street is detached face brick single storey Federation Queen Anne style with one single Inter-war California bungalow style house (No. 3) with small front gardens and consistent street setbacks
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or unglazed terracotta and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork walls (Federation, Inter-war periods)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket.

NON-CONTRIBUTORY ELEMENTS

- Carports in front gardens (Nos. 5, 7 and 12 Hillcot Street)
- Changes to materials: concrete tile roof cladding and loss of chimneys
- Alterations to windows (example aluminium framed windows at Nos. 5 & 7)
- Front verandah enclosure (No. 12)
- Modern front fences of unsympathetic design and materials (examples, concrete breezeblock front fencing at No. 5)

Historical Development

The area was Section 2 of the Canterbury Estate, owned by Robert Campbell the elder. In earlier times it had been part of a grant made in 1796 to the Rev Richard Johnson and acquired by Campbell in 1802-03, after whose death the subdivision and sale of the land began.

By about 1880 Matthew Roberts owned more than half of this particular parcel, the other owners being the Campbell Estate and Francis Beamish and a Mr Field.[1] Within a decade or so a small scatter of houses had appeared, on sites of different sizes and alignments. Their footprints are shown on the 1892 Water Board Detail Survey Plan. Among these were a pair of semi-detached cottages facing Hanks Street, two houses facing Queen Street and two facing Hardy Street. One of the latter (now No 40) was shown as 'in course of construction'.[2]

One of the Queen Street houses was 'Hether Cottage' (sic), owned by G T Roberts.[3] At that time Hillcot Street did not exist, while Griffith Street (then known as Wattle Street) ran only between Queen Street and Old Canterbury Road.

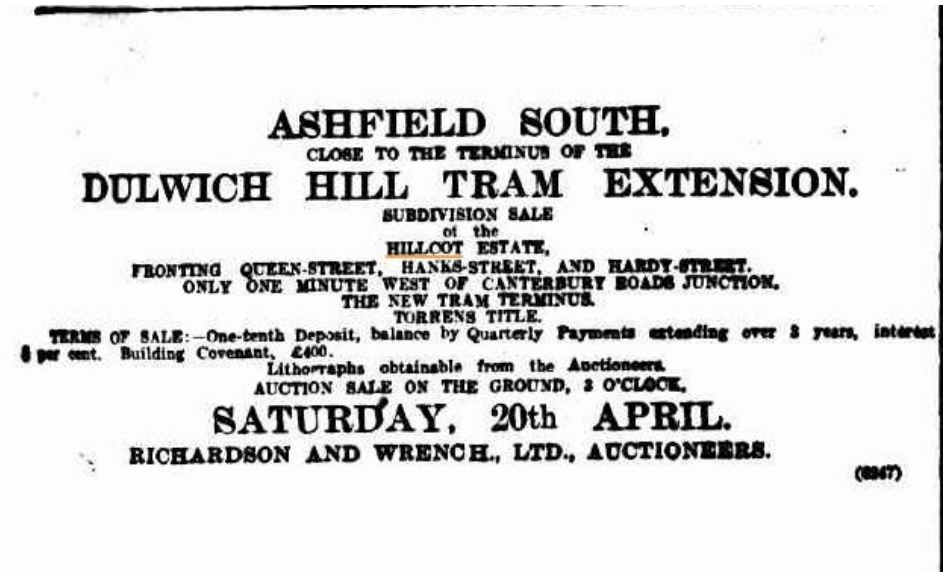
The other Queen Street house was on an angled site almost opposite Wattle Street. Its odd alignment suggests that it was the earliest house in this area and it might well have been 'Hillcot House', after which the estate was named. Whether Matthew Roberts owned this house or lived there is not known. The building had to be demolished to make way for the western extension of Wattle Street to Hardy Street. Later the whole street was re-named as Griffith Street.

Roberts must have bought the other owners out, for after his death the executors of his estate prepared the land for subdivision.

The land was advertised for sale as 'Ashfield South Hillcot Estate' on 20 April 1912 by Richardson & Wrench Ltd as "land close to the terminus of the Dulwich Hill tram extension".[4] The new bit of Wattle Street and the new Hillcot Street were laid out to serve some of the 34 numbered allotments. Six other blocks, larger than the others, were presumably already owned and either built upon or committed. The owners of these unnumbered lots, as marked on the South Ward map drawn at about the same time as the subdivision, were Cape & Co, G T Roberts ('Hether Cottage'), the estate of Francis Beamish and F J Robinson.[5] Only two of the surviving houses in the Hillcot Estate are known to have existed before the 1912 subdivision. Neither of these is in Hillcot Street.

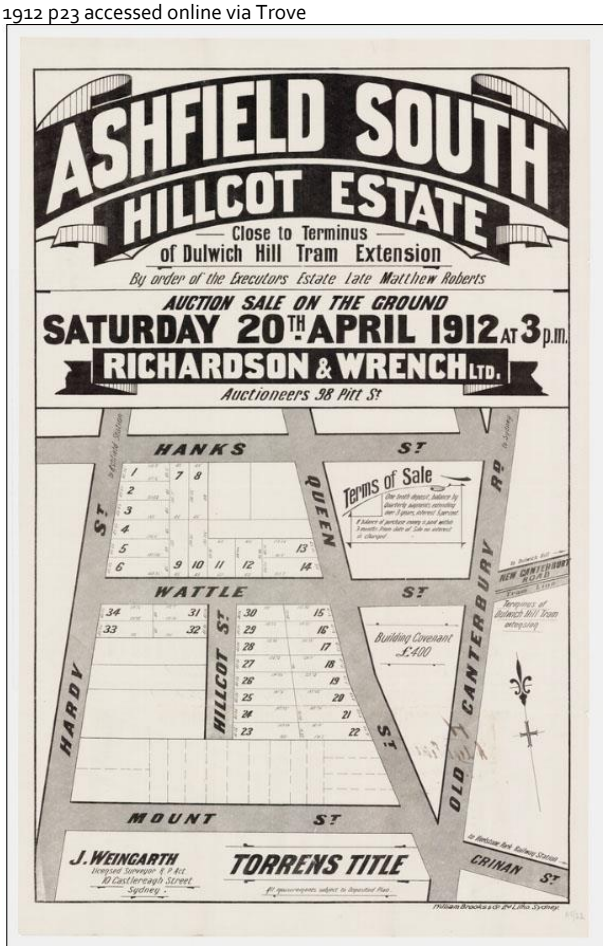
The Hillcot Street allotments seem to have been favoured, because within a short period of time all but one (now No 3) contained a dwelling. All the houses exhibit characteristics of the Federation Queen Anne style, except for the slightly later one at No 3 Hillcot Street, which is an Inter-war California Bungalow style house.

[1] Higinbotham & Robinson map of Ashfield, 1883. A copy is in Ashfield Council Archives
[2] Aperture cards of the Water Board Detail Survey Plans are in the collection of the Ashfield & District Historical Society and in Ashfield Council Archives.
[3] These facts are interpolated from the Water Board Survey and the H E C Robinson map of Ashfield South Ward, held in Ashfield Council Archives
[4] Subdivision Plan A 8/22 in the ADHS collection, also Sydney Morning Herald Real Estate Column, 20 April 1912, page 8
[5] H E C Robinson map of Ashfield South Ward, undated but about 1912, op cit



ASHFIELD SOUTH,
CLOSE TO THE TERMINUS OF THE
DULWICH HILL TRAM EXTENSION.
SUBDIVISION SALE
of the
HILLCOT ESTATE,
FRONTING QUEEN-STREET, HANKS-STREET, AND HARDY-STREET.
ONLY ONE MINUTE WEST OF CANTERBURY ROADS JUNCTION.
THE NEW TRAM TERMINUS.
TORRENS TITLE.
TERMS OF SALE:—One-tenth Deposit, balance by Quarterly Payments extending over 3 years, interest 6 per cent. Building Covenant, £400.
Lithographs obtainable from the Auctioneers.
AUCTION SALE ON THE GROUND, 3 O'CLOCK.
SATURDAY, 20th APRIL.
RICHARDSON AND WRENCH, LTD., AUCTIONEERS.
(2347)

Above: Advertisement for the Hillcot Estate subdivision sale of 20 April 1912 Source: The Sydney Morning Herald 6 April 1912 p23 accessed online via Trove



Left: The Hillcot Estate Subdivision map 1912

BUILDING RANKING DEFINITIONS

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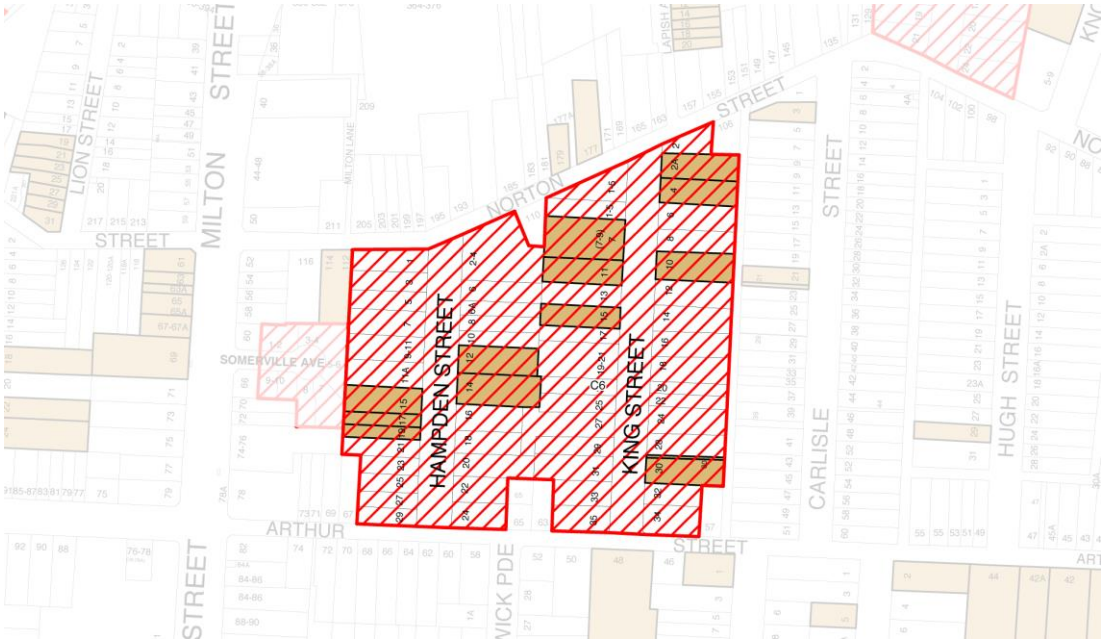
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall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

Hillcot Street

Street	Side	No	Rating	Name	Style/Observations
Hillcot Street	E	2	1	Elwell	Queen Anne
Hillcot Street	E	4	1		Queen Anne
Hillcot Street	E	6	1	Westan	Queen Anne
Hillcot Street	E	8	1		Queen Anne
Hillcot Street	E	10	1		Queen Anne
Hillcot Street	E	12	1		Queen Anne
Hillcot Street	E	14	1		Queen Anne
Hillcot Street	E	16	1		Queen Anne
Hillcot Street	W	13	1		Queen Anne
Hillcot Street	W	11	1		Queen Anne
Hillcot Street	W	9	1	Osborne	Queen Anne
Hillcot Street	W	7	1		Queen Anne
Hillcot Street	W	5	1		Queen Anne
Hillcot Street	W	3	1		Queen Anne/California
Hillcot Street	W	1	1		Queen Anne

C6 Hampden Street & King Street, Ashfield, Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1870s to 1940s

HCA TYPE 3: Mixed Residential
Statement of Significance

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

It is of historical significance as an area subdivided in 1876 and re-subdivided in 1914 with a high level of consistency in its built form.

The area is of aesthetic significance for its wide, tree lined streets with grass verges and residential development that predominantly reflects architectural styles from 1876 to the 1940s. The streetscapes demonstrate a variety of styles including, Victorian Filigree style single storey cottages, one 2–storey Victorian Italianate style villa, one 2-storey Federation Queen Anne style villa, detached single storey Federation Queen Anne and Inter-war California Bungalow style houses, semi-detached Federation Queen Anne style single storey pairs of houses, and 2-storey brick Inter-war Art Deco style residential flat buildings.

Key Character Elements

Subdivision and public domain elements:

- Varied rectangular allotment sizes
- Pre-1943 street tree planting (brush box) in the street carriageways in both Hampden Street and King Street
- Relatively wide carriageways in both Hampden Street and King Street
- Grassed verges in both Hampden Street and King Street

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

- A mix of detached brick single storey Federation Queen Anne and Inter-war California bungalow style houses
- Federation Queen Anne style detached 2-storey brick villa (example 7 King Street)
- Federation Queen Anne style brick single storey semi-detached houses (examples 17-19 Hampden Street, 20-22 King Street)
- Inter-war period brick 2-storey residential flat buildings (examples 6A, 8 and 10 Hampden Street, 11-17 King Street, 23-29 King Street, 32 & 34 King Street)
- Victorian Italianate style freestanding 2-storey villa on a large sites (Heritage Item 12 Hampden Street, built 1885)
- Single storey detached Victorian cottages (examples 31 King Street, 30 King Street)
- Original details such as:
    - Front verandahs or balconies with original detailing
    - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork (Federation, Inter-war periods)
    - Rendered brickwork (Victorian period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses and residential flat buildings
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent houses or altered houses with difficult to reverse uncharacteristic alterations (example 19-21 King Street, a Victorian villa with a later front, converted to flats, 25 Hampden Street first floor addition)
- 1960s-1970s residential flat buildings (examples 2-4 Hampden Street, 16, 18, 24, 26 King Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 14 King Street); modern roof cladding and loss of chimneys (example concrete roof tiles)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The name of this Heritage Conservation Area relates to the two streets that it comprises. The land was part of a 100-acre grant made in 1794 to Lieutenant John Piper. It was incorporated into Robert Campbell's large Canterbury Park Estate by about 1820 and part of it was later acquired by Emma Louisa A'Beckett. This section was purchased by Frederic King, grandson of Governor King, and it was he who made the unnamed subdivision shown as Deposited Plan No. 263, in 1876, which included Hampden and King Streets, servicing 52 allotments.

The land in this subdivision passed through several ownerships, with some land being developed in the 1880s (for example No.12 Hampden Street), until purchased in 1901 by Sarah Beaumont. Beaumont re-subdivided the land in 1914.

Hampden Street was first named Frederick Street. King Street was named after Frederic King.

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

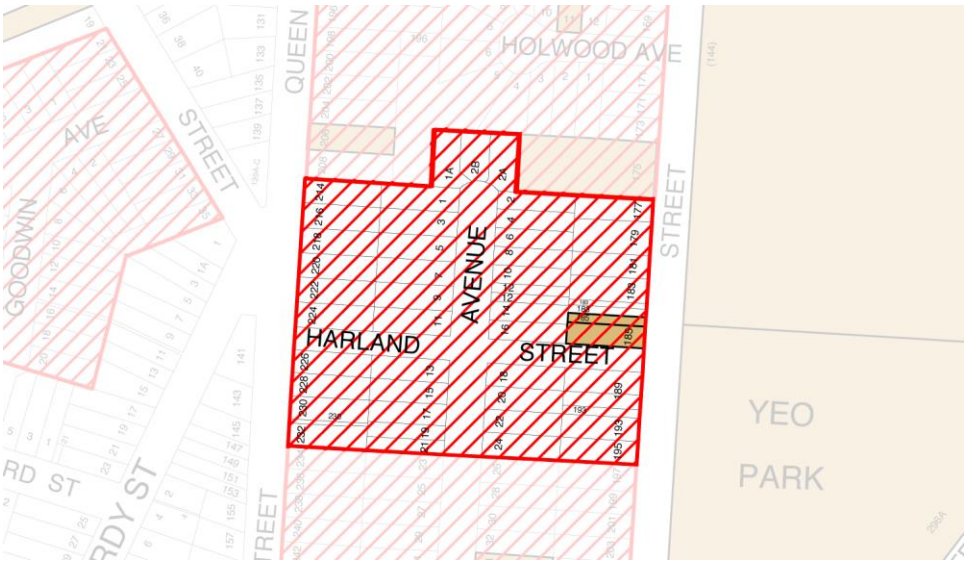
Hampden and King Street

Street	Side	No	Rating	Name	Style/Observations
Hampden Street	E	2-4	3		Post-war International.
Hampden Street	E	6	1		Queen Anne/Arts and Crafts
Hampden Street	E	6A	1		Art Deco
Hampden Street	E	8	1		Art Deco
Hampden Street	E	10	1		Art Deco
Hampden Street	E	12	*		Victorian Italianate
Hampden Street	E	14	*		Queen Anne/Arts and Crafts
Hampden Street	E	16	1		Queen Anne/Arts and Crafts
Hampden Street	E	18	3		Queen Anne/Arts nd Crafts
Hampden Street	E	20	1		Queen Anne/Arts and Crafts
Hampden Street	E	22	1		Arts-&-Crafts
Hampden Street	E	24	1		
Hampden Street	W	29	1		Queen Anne/Arts and Crafts
Hampden Street	W	27	1		Queen Anne/Arts and Crafts
Hampden Street	W	25	2		Queen Anne/Arts and Crafts
Hampden Street	W	23	1		Queen Anne/Arts and Crafts
Hampden Street	W	21	1		Queen Anne/Arts and Crafts
Hampden Street	W	17-19	*		
Hampden Street	W	15	*		Queen Anne/Arts and Crafts
Hampden Street	W	11A	1		Queen Anne/Arts and Crafts
Hampden Street	W	9-11	2		
Hampden Street	W	7	2		
Hampden Street	W	5	2		Eclectic
Hampden Street	W	3	1		Queen Anne/Arts and Crafts
Hampden Street	W	1	1		Queen Anne/Arts and Crafts.
King Street	E	2	1		Queen Anne/Arts and Crafts
King Street	E	2A	*		Queen Anne/Arts and Crafts
King Street	E	4	*		Post-war
King Street	E	6	3		Post-war Sydney Bungalow

Street	Side	No	Rating	Name	Style/Observations
King Street	E	8	2		Federation Queen Anne
King Street	E	10	1		Federation Queen Anne
King Street	E	12	2		Late 20th-Century Australian Nostalgic
King Street	E	14	1		Post-War
King Street	E	16	2		Post-War
King Street	E	18	2		Queen Anne/Arts and Crafts
King Street	E	20-22	1		Queen Anne/Arts and Crafts
King Street	E	24	3		Post-war International
King Street	E	28	3		Post-War indeterminate
King Street	E	30	*		Victorian Regency
King Street	E	32	1		Inter-war Stripped Classical
King Street	E	34	1		Inter-war Art Deco.
King Street		35	2		Queen Anne (?)
King Street		33	1		Victorian Filigree
King Street		31	1		Queen Anne
King Street		29	1		International
King Street		27	1		Post-war indeterminate
King Street		25	1		Inter-war indeterminate
King Street		23	1		Inter-war Art Deco (?)
King Street		19-21	2	Harbert Hall	Inter-war Arts-& Crafts
King Street		17	1		Inter-war Art Deco (?)
King Street		15	*		
King Street		13	1		
King Street		11	*		Inter-war Art Deco
King Street		7	*		Queen Anne
King Street		1-5	1		

C7 Harland Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1882 to 1960s

HCA TYPE 3: Mixed residential
Statement of Significance

The Harland Estate Heritage Conservation Area is of local heritage significance.

The HCA is of historical significance as an 1882 subdivision developed over a long period from 1882 through to the 1960s.

The HCA is of aesthetic significance for its mix of houses demonstrating the long development period including simple Victorian cottages, Federation Queen Anne style houses, Inter-war California Bungalows, a single 2-storey Inter-war Old English style house (heritage listed, No. 185 Victoria Street), three houses at the northern end of Service Avenue resulting from a 1965 subdivision and a 1960s house at No. 24 Service Avenue, unified by the detached nature and single storey scale of the majority of houses. The 1965 subdivision at the northern end of Service Avenue and the creation of a cul-de-sac in this location contributes to the character of the area.

Key Character Elements

Subdivision and public domain elements:

- Wide grassed verges in Service Avenue and on eastern side of Queen Street
- Pre-1943 palm plantings on the western side of Victoria Street
- Relatively wide carriageways in Victoria Street, Queen Street
- Narrow carriageways in Harland Street, Service Avenue
- Late 20th century street tree plantings in Service Avenue, eastern side of Queen Street
- Cul-dec-sac at the northern end of Service Avenue

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

- Mix of predominantly detached face brick single storey Victorian, Federation Queen Anne and Inter-war California bungalow style houses, the majority of houses being Federation Queen Anne or Inter-war California bungalow style detached brick houses
- Single storey late Victorian period weatherboard cottage (22 Service Avenue)
- Two storey detached brick Inter-war Old English style house (heritage listed, No. 185 Victoria Street, corner Harland Street)
- Federation Queen Anne style single storey semi-detached brick houses (example Nos. 19-21 Service Avenue)
- Three 1960s single storey brick houses 1A, 2A and 2B Service Avenue (part of a 1965 subdivision at the northern end of Service Avenue)
- 1960s house on the corner at 24 Service Avenue
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork walls (Federation, Inter-war periods)
    - Texture brick walls (1960s houses)
    - Rendered brickwork or weatherboard walls (Victorian period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets for Victorian period houses; low brick for 1960s houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 226 Queen Street, 11, 2, 4, 14, 20 Service Avenue)
- Late 20th century houses (Nos. 15 Service Avenue, 183 Victoria Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 12 Service Avenue); modern roof cladding, aluminium framed windows
- Carports in front gardens (example 8 Service Avenue)
- Modern front fences of unsympathetic design and materials.

Historical Development

This land was once part of a grant of 100 acres made to the Rev Richard Johnson in 1796. Later it became part of Robert Campbell's large holding called Canterbury Park Estate. After Campbell's death his family began the break-up of the estate and its sale in smaller areas, with the creation of streets to serve them1. One of these areas became the Harland Estate, first advertised for sale in 1882.

The perimeter allotments of this estate addressed Queen and Victoria Streets, which were also known for a time as Canterbury Road and Ashfield Street respectively. To serve the 18 interior allotments a new dead-ended street was created and named Wilson Street. At the north end this street ended at the boundary of 'Inveran', the property of Dr Edwin Chisholm, and at the south end it terminated at the boundary of the still unsold Section 5 of the Canterbury Park Estate. To provide access to this double cul-de-sac a new street, Harland Street, was formed, linking Queen Street and Victoria Street. When subdivision of the land further south began, Wilson Street was extended to Hanks Street and named Woolford Street. These two names for what was the same street were changed after 1916 to Service Avenue, named for Alderman J Service.2

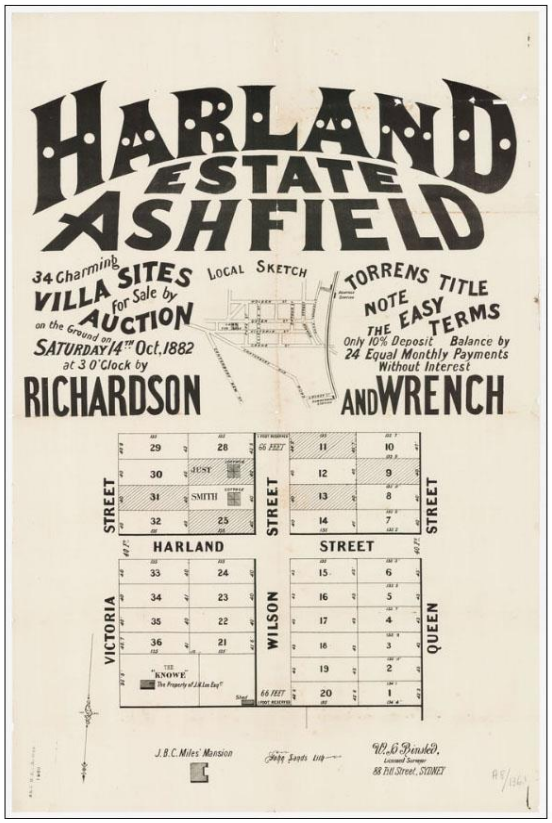
The 1882 Harland Estate originally comprised 36 standard allotments and two larger ones in the north-east corner of the estate. Both of the larger lots contained houses. One of these was called 'Knowe', about which nothing is known other than that it was a smallish house with a front verandah facing west towards Wilson Street. It disappeared around the turn of the 19th century and its site became Nos. 2 to 8 Service Avenue and Nos. 177, 179 and 181 Victoria Street. Its footprint, as well as that of the house which still survives at No 1 Service Avenue, are shown on the Water Board Detail Survey plan of about 1890.

The other original house was 'Fairholme', which faced east to Victoria Street and appears to have been owned by J H Lee. This property was purchased by Louis Carnegie Auldjo in 1895 and later re-named 'Auldhome'. Louis Auldjo was an engineer who is credited with the design of the first electric light plant in Sydney. 'Auldholme' survives as No 179 Victoria Street.3 The rear portion of its site was excised and divided into three lots, now Nos 2, 4 and 6 Service Avenue.

The Victoria Street property at No. 175 Victoria Street adjacent to the north boundary of the Harland Estate known as 'Inveran', built in 1884-85 by Dr Edwin Chisholm, was sold in 1965 to Trinity Grammar School and used as the Delmar Gallery until the present Gallery was erected on the opposite side of Victoria Street. The rear section of its site was subdivided into three allotments which are now 1A, 2A and 2B Service Avenue, on which stand the only Post-War houses in this area. 'Inveran' is listed as a heritage item.4

[1] Ashfield Heritage Study 1993, vol 1, pp 32, 36.
[2] Research by Nora Peek in the Ashfield Heritage Study 1993 , vol 1, Appendix 'G'. Woolford Street is shown on plans of the Woolford Estate (1905) and Jeffreys Estate (1916), held in Ashfield Council Archives.
[3] Higinbotham & Robinson map, 1883, op cit; Water Board Detail Survey map, 1890; H E C Robinson map of Ashfield south ward, undated but first compiled about 1912; Ashfield & District Historical Society Journal, No 1, 1982, p 22.
[4] Ashfield Heritage Study 1993, vol 2, Reference No 282.

Above left: Harland Estate subdivision map of February 1882



Above right: October 1882, with south at the top, showing two houses had been constructed on the eastern side of Wilson Street (now Service

BUILDING RANKING DEFINITIONS

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

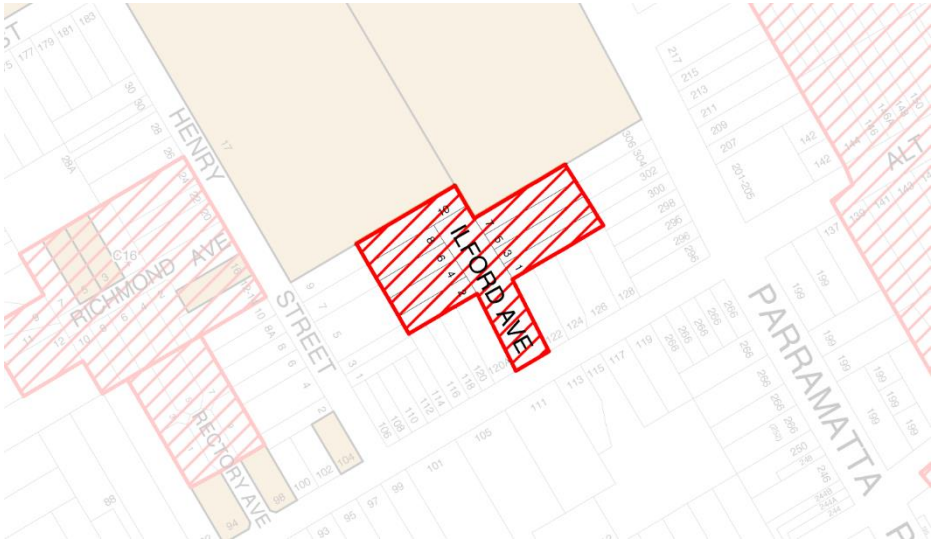
Harland Estate

Street	Side	No	Rating	Name	Style/Observations
Queen Street	E	214	1		Queen Anne
Queen Street	E	216	1		Queen Anne
Queen Street	E	218	1		Queen Anne
Queen Street	E	220	1		Queen Anne
Queen Street	E	222	1		Queen Anne
Queen Street	E	224	1		Queen Anne
Queen Street	E	226	2	Gleniffe	Queen Anne
Queen Street	E	228	1		Queen Anne
Queen Street	E	230	2		
Queen Street	E	232	2		
Service Avenue	E	2B	1		Post-War Sydney Bungalow
Service Avenue	E	2A	1		Post-War Sydney Bungalow
Service Avenue	E	2	2		Queen Anne (?)
Service Avenue	E	4	2		California Bungalow
Service Avenue	E	6	2	Amor	California Bungalow
Service Avenue	E	8	1		Queen Anne
Service Avenue	E	10	1		California Bungalow
Service Avenue	E	12	1		
Service Avenue	E	14	2		Queen Anne
Service Avenue	E	16	1		Queen Anne (?)
Service Avenue	E	18	1		Queen Anne
Service Avenue	E	20	2		
Service Avenue	E	22	2		
Service Avenue	E	24	2		
Service Avenue		21	1		Queen Anne
Service Avenue		19	1		Queen Anne
Service Avenue		17	1		California Bungalow
Service Avenue		15	3		Post-War Sydney Bungalow
Service Avenue		13	3		Victorian Georgian

Street	Side	No	Rating	Name	Style/Observations
Service Avenue		11	2	Brooklyn	Georgian (?)
Service Avenue		9	1	Naphill	Queen Anne
Service Avenue		7	1		Queen Anne
Service Avenue		5	1	Somerset	Queen Anne
Service Avenue		3	1		Queen Anne
Service Avenue		1	1		Victorian Regency
Service Avenue		1A	1		Post-War Sydney Bungalow
Victoria Street	W	195	1		Queen Anne (?)
Victoria Street	W	193	1		California Bungalow
Victoria Street	W	189	1		Queen Anne/Arts and Crafts
Victoria Street	W	185	*		Inter-War Old English
Victoria Street	W	183	2		
Victoria Street	W	181	1		Late 20th-Century Sydney Bungalow
Victoria Street	W	179	1	Auldhome	Victorian Regency
Victoria Street	W	177	1		Inter-War Georgian Revival

C9 Ilford Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1937-1940s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a distinctive 1937 Inter-war subdivision once part of the Ashfield Park Estate and later part of the Ashfield Infant's Home lands.

The area is of *aesthetic* significance for its distinctive cul-de-sac subdivision pattern with wide grassed verges, original Brush box street tree plantings, developed with Inter-war California Bungalow style detached single storey brick housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box in Ilford Avenue
- Wide grassed verges in Ilford Avenue
- Relatively narrow carriageway in Ilford Avenue
- Elements that contribute to the consistency of the streetscape (visible from the public domain)
- Detached face brick single storey housing Inter-war California bungalow style housing
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of unglazed terracotta tiles
    - Gable ends facing the street with roughcast stucco or imitation half-timbered finishes
    - Face brickwork walls
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; modern roof cladding (examples concrete roof tiles)
- Carports in front gardens (example)
- Front verandah enclosures.
- Aluminium framed windows
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

Ilford Avenue was said to have been named in 1925.1 The land around it, originally a ten-acre parcel of the Ashfield Park Estate, bounded by Parramatta Road and Frederick, Henry and Alt Streets, had been purchased by Thomas Wild in the mid-1860s. Here Wild erected a large house, called 'Gorton', which he sold by auction in 1876 to the Infants' Home. The house survives today as the centrepiece of the Home. A large part of the Infants' Home site facing Parramatta Road was sold in 1935, and on it was erected the brick factory and office complex of the Peak Frean organisation (a heritage item) which survives now as Bunning's.

Land at the east or Alt Street end of the Home site, about a quarter of its original area, was sold and subdivided in about 1937. Its housing allotments faced Parramatta Road, Alt Street and Henry Street, while Ilford Avenue, shown in Deposited Plan No 1046, provided access to a further eight inner allotments.2

This subdivision comprised five sites on the south-west side of Ilford Avenue, one of them extending across the inner end of the cul-de-sac, and three sites on the north-east side. The three north-east allotments were later re-subdivided as four house sites, providing the nine properties included in this conservation area.

[1] Ashfield Heritage Study 1993, vol 1, appendix G; the land comprising the street was alienated in 1937
[2] H E C Robinson map of North Ward, undated but c 1912. Susan Lorne-Johnson, Betrayed and Forsaken: The Official History of the Infants' Home, Ashfield , pp 85-87.

BUILDING RANKING DEFINITIONS

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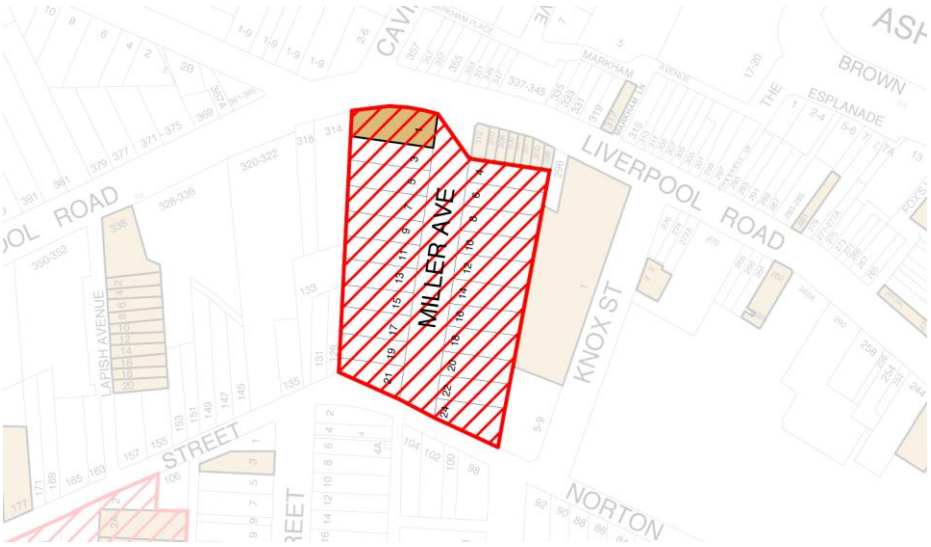
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Illford Avenue

Street	Side	No	Rating	Name	Style/Observations
Ilford Avenue	E	7	2		Arts-&-Crafts
Ilford Avenue	E	5	2		Arts-&-Crafts
Ilford Avenue	E	3	1		Inter-War California Bungalow
Ilford Avenue	E	1	1		Inter-War California Bungalow
Ilford Avenue	W	2	2		Queen Anne/California Bungalow
Ilford Avenue	W	4	1		Queen Anne/California Bungalow
Ilford Avenue	W	6	1	Ilford	Queen Anne/California Bungalow
Ilford Avenue	W	8	1		Queen Anne/California Bungalow
Ilford Avenue	W	10	2		Queen Anne/California Bungalow

C10 Miller Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1906 to 1910s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a 1906 subdivision developed by local Ashfield speculative builders Harry and Robert Ray between 1906 and 1910.

The area is of *aesthetic* significance for its wide street with grass verges and pre-1943 Brush box street trees planted in the street carriageway, and its consistent streetscape of single storey Federation Queen Anne style detached and semi-detached brick houses with small front gardens and narrow side driveways.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Miller Avenue
- Relatively wide carriageway in Miller Avneue

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

- Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
    - Face brickwork (Federation period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Modern or heavily altered houses with difficult to reverse uncharacteristic alterations (example house at 22 Miler Ave)

Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (e.g. concrete roof tiles) and loss of chimneys

Front verandah enclosures.

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This Conservation Area was originally part of Jeffrey's subdivision of part of the Canterbury Estate, and later became part of Pope's Estate, named after John Pope, Ashfield's first Mayor. It was purchased and exploited by the Ray brothers, Harry and Robert Ray, who were important speculative builders in Federation period in Ashfield. Allotments were first offered for sale in 1903, the blocks facing Liverpool Road later re-subdivided with narrower frontages. Most of the houses were erected within a short time after 1906 by the Ray brothers and then sold.

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Miller Avenue

Street	Side	No	Rating	Name	Style/Observations
Miller Avenue		4			Queen Anne
Miller Avenue		6			Queen Anne
Miller Avenue		8			Queen Anne
Miller Avenue		10			Queen Anne
Miller Avenue		12			Queen Anne/California Bungalow
Miller Avenue		14			Queen Anne
Miller Avenue		16			Queen Anne
Miller Avenue		18			Queen Anne
Miller Avenue		20			Queen Anne
Miller Avenue		22			
Miller Avenue		24			Queen Anne
Miller Avenue		21			Queen Anne
Miller Avenue		19			Queen Anne
Miller Avenue		17			Queen Anne
Miller Avenue		15			Queen Anne
Miller Avenue		13			Queen Anne
Miller Avenue		11			Queen Anne
Miller Avenue		9			Queen Anne
Miller Avenue		7			Queen Anne
Miller Avenue		5			Queen Anne
Miller Avenue		3			
Miller Avenue		1			Federation Queen Anne

C11 Mountjoy Estate, Ashfield

Heritage Conservation Area

KEY PERIOD OF SIGNIFICANCE: 1865 (Mountjoy) and 1930s-1940s

HCA TYPE 2: Single storey residential (ii) Uniform single period subdivision around a retained earlier house
Statement of Significance

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

The area is of *historical* significance as the subdivision of the grounds of the Victorian period villa "Mount Joy" (constructed 1865, a heritage item) now 85 Victoria Street, Ashfield, in the 1930s.

The area has local *historical* associations with builders and architects responsible for the design of the 1930s and 1940s housing including Thomas Crombie McAvoy, a builder, of Hurlstone Park who employed architect Francis P. Ryan, of Dulwich Hill (responsible for design of a number of houses and semis in William Street).

The area has *aesthetic* significance as development resulting from the 1930s subdivision of the estate of the Victorian period villa "Mountjoy". The aesthetic significance is illustrated by the streetscapes of single storey dark brickwork detached and semi-detached 1930s and 1940s housing with hipped terracotta tiled roofs, small front gardens and narrow side driveways, in the varying street widths, grassed verges including wide grassed verge on the eastern side of William Street, and pre-1943 street tree plantings of Canary Island date palms in Victoria Street.

The area is considered *rare* as a 1930s housing subdivision of a Victorian villa's grounds where the Victorian villa remains.

Key Character Elements

Subdivision and public domain elements:

- Relatively narrow street carriageway in William Street, with grassed verge on western side and very wide grassed verge on the eastern side adjacent to the Masonic Hospital and "Mountjoy"
- Wide street carriageway in Victoria Street with grassed verges and pre-1943 street tree planting of Canary Island date palms
- Wide street carriageway in Queen Street with grassed verges
- Narrow street carriageway in Clissold Street with narrow footpaths reflecting Victorian period layout

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

- Extensive landscaping in the garden of "Mountjoy" at 85 Victoria Street Ashfield
- Detached and semi-detached dark face brick single storey 1930s housing
- Original details such as:
    - Recessed front verandahs with original detailing
    - Original hipped roof forms with original cladding of terracotta tiles
    - Dark brickwork with detailing including tapestry brick panels
    - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences - low brick to match houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent houses (examples 98 Queen Street, 87 & 89 Victoria Street, 38 William Street)
- Changes to materials: Cement rendering of face brickwork to houses; modern roof cladding (eg roof concrete tiles to 25 William Street)
- Front verandah enclosures (example 19, 21, 25 William Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This part of Ashfield was originally granted in 1794 and later incorporated into Robert Campbell's large Canterbury Park Estate.[1] In the 1860s the 9-acre block now bounded by Queen, Robert, Clissold and Victoria Streets was purchased by the Rev John Graham, Minister of the Pitt Street Congregational Church. He is credited with the erection of the first of the late 19th-Century mansions in Victoria Street, including 'Mountjoy' (now 85 Victoria Street, a heritage item), built in 1865. 'Mountjoy' was purchased a few years later by Frederick Clissold, who lived there 'in considerable splendour' with his family until 1875 when, because of ill-health, he decided to sell up and leave for a holiday in England.[2] In 1886 Clissold built 'Glentworth' on the large site which he owned south of Clissold Street. Prior to 1879 Clissold Street had been known as Jeffreys Street.[3]

Meanwhile the still-extensive 'Mountjoy' property changed hands. In about 1882 it was acquired by the city businessman William Clark and subdivided. The southern half of the land, facing Clissold Street, was kept as the curtilage for 'Mountjoy'. The northern or Robert Street half was split into two parts. The eastern part, addressing Victoria Street, was sold to John Jamieson, whose large house 'Fernlea' was built there. The western part was subdivided into 21 allotments, 16 of them served by a new dead-end road called William Street, the others addressing Queen and Robert Streets. William Street, running south off Robert Street, was named for Clark.[4] 'Fernlea' was demolished in about 1930, to make way for the erection of the Masonic Hospital.[5]

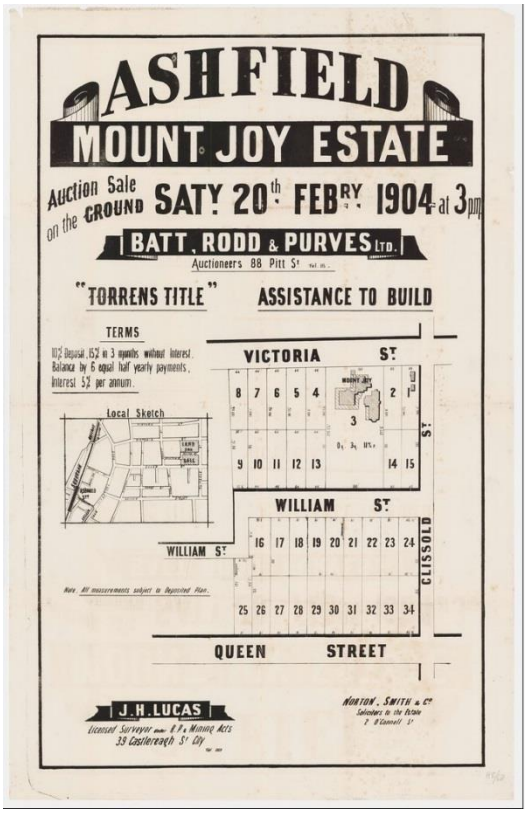
It appears it was William Clark who arranged the breaking-up of what is now known as the Mountjoy Estate, the southern half of the original Graham holding. This subdivision of 34 allotments was offered for sale sale on Saturday, 20 February 1904, by the auctioneers Batt, Rodd & Purves. Sixteen of the lots were served by an extension of William Street, one chain wide as compared with the narrower northern section already existing. The extension was displaced eastwards by a dogleg bend.

The terms of the sale carried an offer of 'assistance to build'.

The principal purchaser was Thomas Peters.[6] It seems that he bought not only Lots 1 to 15, that is, all the lots between William and Victoria Streets, but also Lots 16 to 24, on the west side of William Street, and others facing Queen Street. Lot 3, much larger than the rest, contained 'Mountjoy'.[7]

Lots 4 to 13, north of the house, and Lots 1, 2, 14 and 15, on the south side between the house and Clissold Street were not built on, but kept by Thomas Peters, a contractor with a business in Clarence Street Sydney, as the landscaped curtilage of the Mountjoy house, including a tennis court. Thomas Peters and his family opened the garden for fund-raising functions such as the Ashfield Belgian Relief Fund, during World War I.[8] Peters owned 'Mountjoy' until it was acquired by the United Grand Lodge of NSW.

[1] Ashfield Heritage Study 1993, vol 1, pp 32, 36. It is now impossible to relate the precise boundaries of these particular grants to the present street layout.
[2] Ashfield Heritage Study 1993, vol 2, Reference No 271; Sheena and Robert Coupe, Speed the Plough, p 63 et seq. The date for 'Mountjoy' was researched by Mr Noel McFarlane.
[3] Ashfield Heritage Study 1993, vol 1, Appendix 'G'.
[4] Higinbotham & Robinson map of Ashfield, 1883; Ashfield Heritage Study 1993, vol 1, Appendix 'G'.
[5] Ashfield Heritage Study 1993, vol 2, Reference No 270.
[6] The Estate subdivision is shown and some of its owners identified on the H E C Robinson map of Ashfield South Ward, compiled from 1912; in Ashfield Council Archives.
[7] Copy of the sale notice is in Ashfield Council Archives
[8] Coupe, Sheena, Speed the Plough, p 191.



Left: Subdivision plan of the Mount Joy Estate 1904 Source: NSW State Library historical subdivision maps of Ashfield online. Note on this plan north is to the left.

William Street

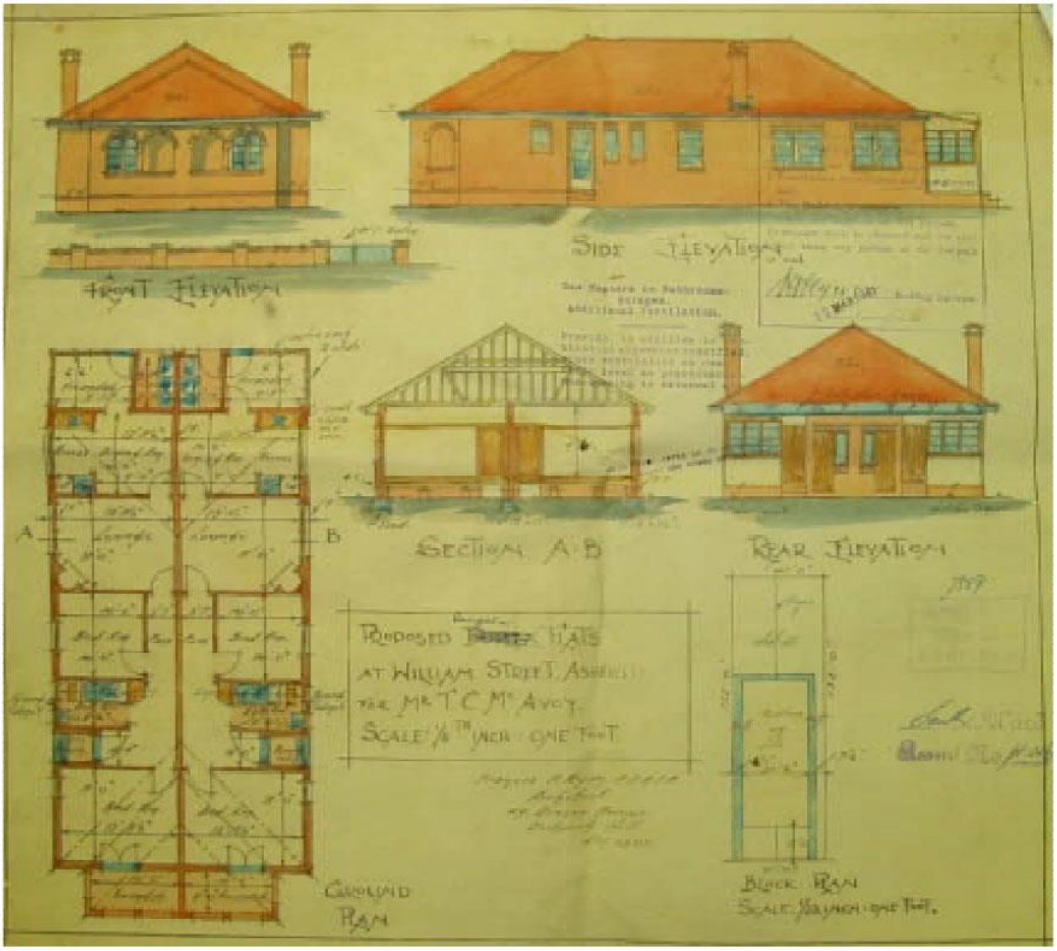
In 1934 Thomas Peters sold Lots 16 to 24 in William Street. These seven lots (now street Nos 19 to 45) were then valued at £1,740 in all. The buyer was Thomas Crombie McAvoy, a builder, of Hurlstone Park and the sale price is recorded as £1,350.[9] McAvoy kept the lots vacant until 1941 when, between March and November, he submitted to Ashfield Council seven building applications, each for two residences described as brick bungalow flats. Each pair had eight rooms, a tiled roof and a valuation of £1,350.[10]

The first houses completed were the pair on Lot 21 (Nos 39-41) which McAvoy sold in December 1941 to Mrs Mary Wilson of Wahroonga. The sale price is not known, but the valuation was then £900 each. The next two cottages completed, on Lot 19 (Nos 31-33), were sold in January 1942 to Raymond L Linkron, for £1,900, while in the same month the two on Lot 20 (Nos 35-37) were sold to Mrs N K Pedrona for £950 each.[11] The other houses were completed soon afterwards.

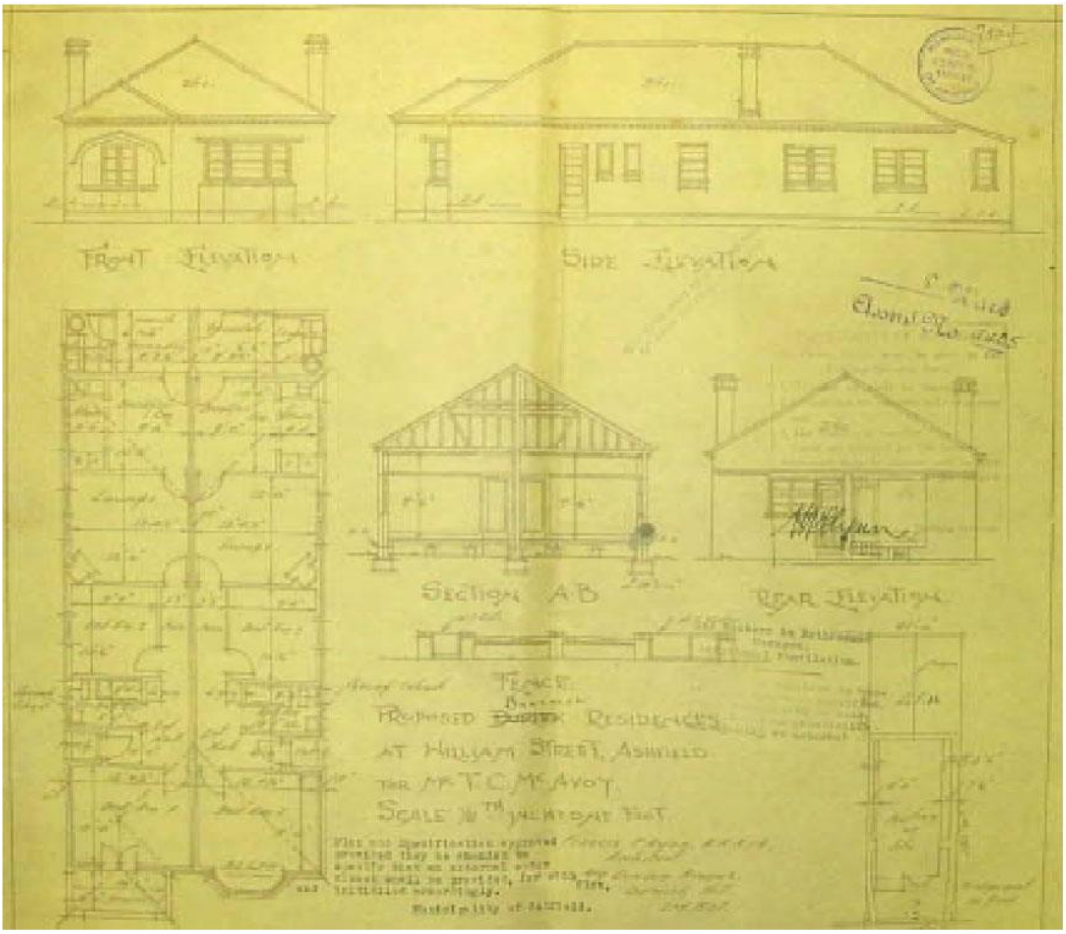
McAvoy's building applications were accompanied by drawings showing plans, elevations and sections, prepared by Francis P Ryan, an architect based in Dulwich Hill. The construction consisted of brick cavity walls and timber framed floors and roofs. Roofs were generally hipped and covered in terra cotta tiles. The floor plans were very compact and virtually identical. Each cottage had a full-width bedroom at the front, each having either a facetted bay window or double doors leading on to a front verandah. The small entrance porch, located in the side wall beyond this front room, opened into a small hall. Beside this was the bathroom and a cupboard and next to that the second bedroom, both accessed from a short passage. Beyond that, occupying the full width of the house, was the 'lounge', with a corner fireplace and a doorway leading to the breakfast room, which was combined with a kitchen recess containing a stove, sink and cupboard. The back door of this room led on to a verandah, off which was the laundry containing troughs and a copper. Each pair of houses was slightly different from the others in design, some being symmetrical and some asymmetrical. All the main bedrooms faced east, while all the other rooms faced either north or south.

Lots 1, 2, 14 and 15 of the estate remained vacant and part of the 'Mountjoy' curtilage until 2000, when Noel McFarlane, owner of the property at that time, arranged for their sale. Erection of houses on these four allotments followed. The house at No 38 William Street is a conventional design; the other, No 40, is a unique passive solar post-and-beam and mud- brick construction.

[9] Valuer-General's records, South Ward, 1934, No 2402, in Ashfield Council Archives.
[10] Valuer-General's records, South Ward, 1940, No 2465; BAs, 1941, Nos 9271, 9431 and 9502-9505, ibid.
[11] Valuer-General's records, ibid, 1940, annotated: Nos 2510-2511, 2514-1515, 2512-2513.



Above: A reproduction of architect Francis Ryan's working drawing for the pair of 'bungalow flats' at Nos 39-41 William Street as submitted with Thomas McAvoy's building application in 1941. These were the first of the 14 cottages designed by Ryan to be completed



Above: The working drawing for one of the asymmetrical pairs of semi-detached houses in William Street built by McAvoy. The cross section shows the party wall ascending through the ceiling to the ridge line

Queen Street

In Queen Street, Peters sold the vacant Lot 25 (street No 68) to Dr Stanley Maynard in 1934 for £410. A building application was made in 1937 for the erection of a semidetached pair of brick and tile 'cottage flats and garages', each of four rooms. The builder was S Dealty. The pair was sold in 1942 to Miss Ellen Agnew, of Lucy Street, for £1,800.[12] The reason for the jump from No 68 to its neighbour 84 is unknown, but this pair bears the street number 82 in the Valuer-General's records for the street in 1937.

No 84 (Lot 26) was sold by Peters as a vacant lot in 1935 to Albert Boyd. A building application was lodged in the same year for the erection of a five-roomed cottage and garage, estimated to cost £800. The builder was W Wright.[13]

Thomas Peters sold No 86 (Lot 27) to Henry Charlesworth, builder, of Ashbury, in 1935. Charlesworth sold the finished brick and tile dwelling, comprising five rooms, in 1936 to William Delaney, chemist, of Sydney, for £1,400.[14]

The owner of the unimproved Lot 28 (No 88) in 1934 was Walter Etherington. The previous owner is not recorded. In 1935 the builder J A Allen built for the Etherington this seven-roomed brick and tile cottage estimated to cost £1,150.[15]

The owner of Lot 29 (No 90) is unrecorded before it was bought in 1943 by Mrs Emma Butcher. It was sold on in 1936 to E Buckler of Enfield, for whom the builder S Dealty (who also built the semis at No 68) erected this six-roomed brick cottage with a tile roof. Its cost was estimated to be £1,070.[16]

Lot 30 (No 92) was unimproved when it was owned by Dr Ronald Waddington, of Queen Street. A building application was lodged in 1935 by Dr Waddington (described as owner-builder, of Western Suburbs Hospital). The six-roomed brick and tile house on a concrete foundation was valued in the BA at £830.[17]

A building application for the brick-and-tile house at No 94 (Lot 31) was lodged in 1935. The owner was H E Muir and the builder George Fox, of John Street. In 1943 the property was owned by Mrs Honor Muir, of Bondi and the improved valuation was then £1,450.[18]

For the brick house with a tiled roof on Lot 32 (No 96) a building application was lodged in 1935 by Miss E Cullen, owner, and H F & F Smith, builders, of Dulwich Hill. The estimated value was £1,080. When completed the property value as improved was recorded as £1,300.[19]

Lots 23 and 24 (facing William Street) and 33 and 34 (opposite them and facing Queen Street) were bought, presumably from the subdivider Thomas Peters, by Edward Peel, who sold on to Charles Massey in 1908. The four lots were re-subdivided to provide one large site facing Queen Street (now No 98) and a smaller one facing Clissold Street (now Nos 13 and 15). A house called 'Sutcliffe' was built by Massey on the larger site and in 1908 was accorded a valuation of £308 unimproved and £1,300 improved.[20] The name of the house was changed to 'St Aubins' in 1922. It was still there in 1974 and was demolished in more recent times to make way for the present suite of five town houses that retain the address 98 Queen Street.

[12] Valuer-General's records, ibid, 1934, No 2394; 1940, No 2086; BA 1937, No 8094.
[13] Valuer-General's records, ibid, 1934, No 2395, annotated; BA 1935, No 7559.
[14] Valuer-General's records, ibid, 1934, No 2396, annotated; BA 1935, No 7522.
[15] Valuer-General's records, ibid, 1934, annotated, No 2397; BA 1935, No 7572.
[16] Valuer-General's records, ibid, 1934, annotated, No 2398; BA 1936, No 7631.
[17] Valuer-General's records, ibid, 1934, annotated, No 2399; BA 1935, No 7540.
[18] BA 1935, No 7488; Valuer-General's records, ibid, 1943, No 2400.
[19] BA 1935, No 7487; Valuer-General's records, ibid, 1934, annotated, No 1401.
[20] Valuer-General's records, ibid, 1908, No 1221; 1922, No 1890.

Clissold Street

The smaller part of the re-subdivision of Lots 23 and 24, at the corner of Clissold and William Streets, was acquired by the Metropolitan Water, Sewerage and Drainage Board. The Board divided the allotment into two, retaining one (now No 13, at the corner) and selling the other. The corner allotment happens to be located above the main underground drain flowing north by north-west, suggesting that it was intended to use the land for a Water Board purpose. In fact an electricity sub-station is recorded on the site as early as 1922.[21]

The other allotment (now No 15) was sold by the MWSDB in 1932 to Miss Honor E Muir, of Bondi. Then in 1934 a building application was lodged on behalf of Miss Muir by the builder G W Fox, of John Street. The house was built of brick, with five rooms and a tiled roof, at an estimated cost of £723. In the following year Miss Muir sold the property to Miss Annie Hamilton, who was evidently the tenant, for £1,075.[22]

[21] Valuer-General's records, 1922, in Ashfield Council Archives.
[22] Valuer-General's records, 1932, No 349; BA 1934, No 7168, ibid.

BUILDING RANKING DEFINITIONS

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

Mountjoy Estate

Street	Side	No	Rating	Name	Style/Observations
Clissold Street	W	15	3		
Clissold Street	W	13	3		Functional
Queen Street	E	68	1		Sydney Bungalow
Queen Street	E	84	1		Sydney Bungalow
Queen Street	E	86	1		Sydney Bungalow
Queen Street	E	88	1		Sydney Bungalow modified
Queen Street	E	90	1		Sydney Bungalow
Queen Street	E	92	1		Mediterraneanised Sydney Bungalow
Queen Street	E	94	1		Sydney Bungalow
Queen Street	E	96	1		Sydney Bungalow
Queen Street	E	98	3		Late 20th-Century Australian Nostalgic
Victoria Street	S	89	3		Australian Nostalgic
Victoria Street	S	87	3		Late 20th-Century indeterminate
Victoria Street	S	85	*		Victorian Filigree and Federation Bungalow
Victoria Street	S	83	*		
William Street	E	38	3		Sydney Bungalow version
William Street	E	40	*		Late 20th-Century, Late Modern
William Street	W	43-45	1		Sydney Bungalow
William Street	W	41	1		
William Street	W	39	1		Sydney Bungalow
William Street	W	37	1		Sydney Bungalow
William Street	W	35	1		Sydney Bungalow
William Street	W	31-33	1		Sydney Bungalow
William Street	W	29	1		Sydney Bungalow
William Street	W	27	1		Sydney Bungalow
William Street	W	25	1		Sydney Bungalow
William Street	W	23	1		Sydney Bungalow
William Street	W	21	1		Sydney Bungalow
William Street	W	19	1		Sydney Bungalow

C12 Murrell Estate, Ashfield

Heritage Conservation Area

KEY PERIOD OF SIGNIFICANCE: 1891 to 1930s

HCA TYPE 3: Mixed Residential
Statement of Significance

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

The Murrell Estate Heritage Conservation Area is of *historical* significance as a small precinct centred around an 1891 subdivision "Murrells Estate" that incorporates a number of earlier Victorian period houses with later development. The area illustrates the process of subdivision and re-subdivision (that has defined development in Ashfield) in the later 19th century to the early 20th century period. While a separate precinct, it forms part of a larger group of HCA's extending to the east and west that provide a high level of consistency across the area.

The area is of *aesthetic* significance for its fine Victoria Street streetscape with wide palm-lined street and mix of fine Victorian and Federation period houses on large sites juxtaposed with 2-storey Inter-war Art Deco residential flat buildings.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Canary Island date palms within carriageway in Victoria Street
- Relatively wide carriageway in Victoria Street with grassed verge on the eastern side

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

- Mix of :
    - Detached stuccoed brick one and two storey Victorian villas on large garden sites
    - detached face brick single storey Federation Queen Anne style housing on large garden sites
    - 2-storey Inter-war Art Deco style face brick residential flat buildings
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
    - Face brickwork (Federation period); dark face brickwork (Inter-war period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses and residential flat buildings
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period buildings; timber picket or cast iron palisade for Victorian period houses
- Narrow driveways with garages to the rear of houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: modern roof cladding (eg concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This land was part of a 1794 grant of 19 acres to John Miller. Within a few years it had been acquired by Robert Campbell and absorbed into his large holding called Canterbury Park. After Campbell's death his daughters eventually began to sell portions of the estate. Samuel Murrell bought an allotment of about three and a half acres, facing Clissold and Victoria Streets, from Sophie Campbell in 1869.23 He did not build there, but owned an orchard facing Liverpool Road.

Following Murrell's death in 1879 the land passed to his widow Johanna, who died ten years later. Afterwards the three-and-a-half acre allotment was sold to the Town and Country Land Building and Development Company and a subdivision plan, comprising 16 allotments, was made in 1891.

This plan was evidently made with some reference to the land further east, which earlier was owned by William Wiltshire (or Wilshire) and known as Wiltshire's Paddock. The northern section of Tintern Road had been created to serve the Plynlimmon Estate and ran north from

Robert Street to Norton Street. In 1885 it was extended southwards and served the Moonagee Hall Estate, which fronted Robert Street and Prospect Road. It terminated in a dead end at the boundary of Murrell's land.

Now, as part of the 1891 Murrell's Estate subdivision, it was extended southwards to provide a connection to Victoria Square. This new length of Tintern Road thus served the eight lots in eastern half of Murrell's Estate and the allotments that would be created on the western side of the Wiltshire land. The street extension was canted slightly to make this linkage visually direct.

The plan of Murrell's Estate shows that at about the time of its subdivision at least two houses already existed on the land. One was 'Linntryon', whose site became Lot 1 of Murrell's Estate and is now No. 98 Victoria Road. Today, a Federation Arts-&-Crafts style house sometimes called 'Gosford', is there. The other was 'Lockley' or 'Lockley Villa', in Tintern Road which is thought to have been built in the 1870s. In the 1970s, by that time dilapidated, it was demolished.

However, the Water Board Detail Survey, circa 1890 (that is, before the subdivision and the extension of Tintern Road) shows an additional three houses already existing on the Murrell land, all facing Victoria Street. One of these still exists, on Lot 5: it is 'Victoria' aka 'Edgemont', now No 108 Victoria Street, a 2 storey Victorian Italianate/Victorian Filigree style house. Another house, at the corner of Clissold Street, occupied Lots 7 and 8. After it was demolished the present three blocks of flats were built in the inter-war period. The house now on Lot 6 (No 110 Victoria Street) must have been erected at about the same time as the corner house, for it too is Victorian Italianate in style.

Within a few years substantial Federation period houses were erected on the vacant lots within the estate and there were some changes to allotment widths. Among this crop of residences were 'Glenisla' aka 'Glenworth' (102 Victoria Street), built on Lot 3 in 1908; 'Lansdowne' now 'Delgulinn' (104 Victoria Street) on Lot 4. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

"Buninyong', 33 Tintern Road on parts of Lots 12 and 13 and 'Wyanarie' aka 'Hastings' , 'Glenone' or 'Glenore', 31 Tintern Road, on parts of Lots 14 and 15. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

[23] Jacqueline Kensett Smith, 'Murrell's Farm, Ashfield' in Ashfield & District Historical Journal, No 5, 1985, p 54 et seq. Murrell's purchase is shown on the Higinbotham & Robinson map of Ashfield, 1883, a copy of which is in Ashfield Council Archives.

Above: The Deposited Plan for Murrell's Estate subdivision, prepared by surveyor T S Parrott and dated 1891. (Copy by courtesy of Councillor Caroline Stott). The estate and its surroundings are also shown on the H E C Robinson map of Ashfield South Ward, first prepared in 1912 (Ashfield Council Archives). Note that Tintern Road has been slightly canted to provide a direct link to Victoria Square.

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Murrell Estate

Street	Side	No	Rating	Name	Style/Observations
Victoria Street	S	98	*		Federation Arts-&-Crafts
Victoria Street	S	100	1		Federation Queen Anne
Victoria Street	S	102	*		Federation Queen Anne
Victoria Street	S	104	*	Delgulin	Federation Queen Anne
Victoria Street	S	108	*	Victoria	Victorian Italianate
Victoria Street	S	110	1		Victorian Italianate
Victoria Street	S	112	1		Inter-War simplified Art Deco
Victoria Street	S	114	1		Inter-War simplified Art Deco
Victoria Street	S	114A	1		Inter-War Art Deco

C13 Federal Fyle, Ashfield

Heritage Conservation area

KEY PERIOD OF SIGNIFICANCE: 1879 to 1940s

HCA TYPE 3: MIXED RESIDENTIAL
STATEMENT OF SIGNIFICANCE

The Federal-Fyle Heritage Conservation Area is of local heritage significance.

The area is of historical significance as an area developed after 1879, predominantly in the Federation to Inter-war period, with its variety of housing periods and styles reflecting the different subdivisions and periods of subdivision during its development, some of which involved building covenants to ensure development of higher quality housing.

The area is of aesthetic significance for its varied streetscapes within the development period 1879-1940s encompassing predominantly detached single storey houses in Victorian Filigree, Federation Queen Anne and Inter-war California Bungalow styles, however also including Federation period semi-detached and detached weatherboard houses and one 2-storey Inter-war Art Deco style flat building. The early 20th century street tree plantings of brush box in the carriageways of Oak Street and Federal Avenue increase the aesthetic appeal of these streetscapes.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Pre-1943 brush box street tree plantings in the road carriageway in Oak Street and Federal Avenue
- Relatively wide carriageway in Oak Street, Federal Avenue, Bruce Street
- Narrower road carriageway in Wallace Street

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

- Predominantly detached face brick single storey housing in Federation Queen Anne and Inter-war California bungalow styles
- Some 1920s-1930s brick single storey bungalows
- Some Federation Queen Anne and Inter-war period semi-detached pairs of housing (Nos. 18-20, 22-24 Federal Avenue, Nos 1-3 Federal Avenue)
- Inter-war Art Deco style 2-storey brick flat buildings (example 8A Oak Street)
- A few detached Victorian period masonry houses (examples 4, 6, 8 Ormond Street, 19 Wallace Street)
- A few single storey detached weatherboard houses circa 1890-1910 (examples 9, 11, 13 Wallace Street)
- Original details such as:
    - Front verandahs or balconies with original detailing
    - Original roof forms with original cladding of slate, corrugated steel (Victorian period) or slate, unglazed terracotta tile or corrugated steel (Federation period), or unglazed terracotta tile (Inter-war period) and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork or weatherboard walls (Federation, Inter-war periods)
    - Rendered brickwork or weatherboard walls (Victorian period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 8A-8B Bruce Street, 5 Bruce Street, 15 Elizabeth St, 4-6, 7, 14 Federal Avenue, 21, 27, 34 Oak Street, 5 Ormond Street, 23, 25, 14, 28 Wallace Street)
- 1960s-1970s residential flat buildings (examples 7, 7A Bruce Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (examples concrete roof tiles)
- Carports in front gardens (example 18, 22 Federal Avenue)
- Front verandah enclosures (14 Bruce Street, 17 Elizabeth Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

HISTORICAL DEVELOPMENT

This area occupies part of what were three original grants. Most of the land was in William Faithful's 1799 grant. A little of it was in John Forrester's grant of 1794, and a little more in one made jointly to four grantees, Thomas Rowdon, John Jones, Francis McKewen and John Butcher, in 1795. Such are the complications of land development that by about 1820 the area still spread over parts of two large land holdings, viz, Joseph Underwood's Ashfield Park Estate and Henry Kable's (or Cable's) farm[1]. In the following decades the area was further subdivided for residential exploitation by many interesting entrepreneurs, some of whose activities will be mentioned.

Elizabeth Street, the southern edge of the conservation area, was formed in 1838 and named for Elizabeth, eldest daughter of Elizabeth Underwood. It did not reach its present form here until nearly a century later. Bruce Street was formed in 1841 along the east boundary of Faithful's grant. Wallace Street, parallel with the north boundary of Faithful's grant, was also laid out also in 1841. Ormond Street appeared 1879,[2] Federal Avenue in 1899, and Oak Street in 1903, facilitating the complete subdivision of the area[3].

In the 1870s this roughly triangular area was still not subdivided for residential development and the only interior roads were Bruce and Wallace Streets. Elizabeth Street ended near Wallace Street, where, as Matilda Street,[4] it turned south across a bridge over the railway lines and connected to Liverpool Road. The present junction of Elizabeth Street and Liverpool Road, north of the railway, was not made until the 20th century[5]. This extension of Elizabeth Street required the demolition of some of the outbuildings of the house 'Studley', which addressed Bruce Street.

Before residential subdivision the landholders were Fyle, Haigh, Henson and Jones, whose names appear on the subdivision plan made for the 1879 auction sale of the surrounding land. Some of the activities of these four follow.

John Fyle (1814-1887), who died at his residence Ashfield on July 5 1887[6] was a brickmaker who became a well-known citizen and alderman, with large holdings in Ashfield dating from 1839[7]. Part of his land was auctioned in 1914 as the Fyle Estate No 1, comprising six allotments. Four of these were at the southwest end of Wallace Street; the other two addressed the road that became the extension of Elizabeth Street, on one of which stood a dwelling. Another parcel, larger in extent, was auctioned in 1917 as the Fyle Estate No 2. It comprised 30 allotments facing Oak and Wallace Streets[8]. Estate No 2 was covered by a building covenant which provided that:

any building erected shall be constructed in a proper and workmanlike manner, to be of brick or stone or concrete, the roof to be of slate or tile, to cost not less than £450.

[1] Ashfield Heritage Study 1993, vol 1, pp 32, 36.
[2] Ashfield Heritage Study 1993, vol 1, Appendix G; Higinbotham & Robinson map of Ashfield, 1883.
[3] Ashfield Heritage Study 1993, ibid; H E C Robinson map of Ashfield, north ward, c 1912.
[4] This street is so shown on the Federal Estate subdivision plan of 1899 done for Ernest C V Broughton, auctioneer, A8/228, in Ashfield Council Archives.
[5] Subdivision plan by Richardson & Wrench, 1879, in Ashfield Council Archives. The old bridge across the railway is still shown on the Fyle Estate No 2 subdivision plan.
[6] The Sydney Mail and NSW Advertiser, 16 July 1887 p152, death notice
[7] Nora Peek and Chris Pratten, *Working the Clays: The Brickmakers of the Ashfield District,* (Ashfield, 1996), pp.9-10
[8] Fyle Estate No 1, 7 March 1914, number not known; Fyle Estate No 2, 21 April 1917, A8/151; both auctioned by J A Somerville & Co: subdivision plans at Ashfield Council Archives.

This requirement ensured the high quality of building which is still evident today in Oak and Wallace Streets.

Benjamin Haigh owned the large block of land at the north-east end of what is now Oak Street, but then accessed from Wallace Street, and on this he built a substantial residence. The site was eventually acquired by the Corinthian Bowling Club and in more recent years became the venue for the present complex of town houses.

William Henson was an alderman of the first Ashfield Council who also became an MLA. His house, 'Gliula', the site of which is now No 21 Elizabeth Street, was built in about 1867. After his death in 1903 the subdivision bearing his name, then comprising 24 allotments, was auctioned. The east boundary of the one on which 'Gliula' was situated influenced the bend in Oak Street where it joined Elizabeth Street[9]. The large oak trees on Henson's property are believed to have given the name to Oak Street[10].

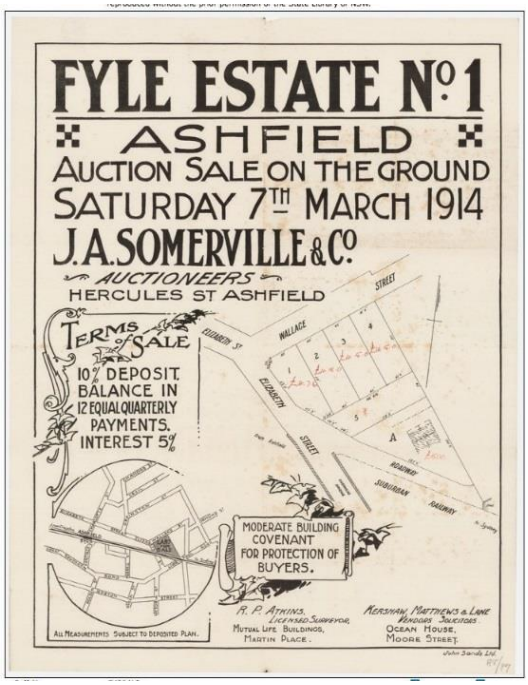
— Jones: little is known about this man (he was not the John Jones of the 1795 grant) except that he was the owner of the land at the corner of Bruce and Wallace Streets, later acquired and subdivided by Robert Hudson as mentioned later. A subsequent owner was W A Cramsie, of Glen Innes[11]. Cramsie's name also appears on the H E C Robinson map as the owner of the land on the east side of Federal Avenue that included the property 'Balranald', which was offered for private sale as the Balranald Estate, of nine allotments, by Stanton & Son[12].

Other purchasers acquired and subdivided parts of these holdings. Among them were: Robert Hudson, who owned the land at the corner of Wallace and Bruce Streets mentioned earlier, on part of which, in the 1880s, he built the house 'Woniora', now No 19 Wallace Street, a heritage item. On the H E C Robinson map, about 1912, the remainder of his block, not then subdivided, was shown in the ownership of the London Bank of Australasia.

John Ireland: the piece of land owned by Ireland at the north-east end of Oak Street, adjoining Haigh's land, was subdivided by Ireland's descendants into nine lots, six facing Oak Street (which was extended to serve them) and three facing Wallace Street. These nine blocks were purchased by a builder, Arthur William Coleman, who is believed to have built the houses now standing on them[13].

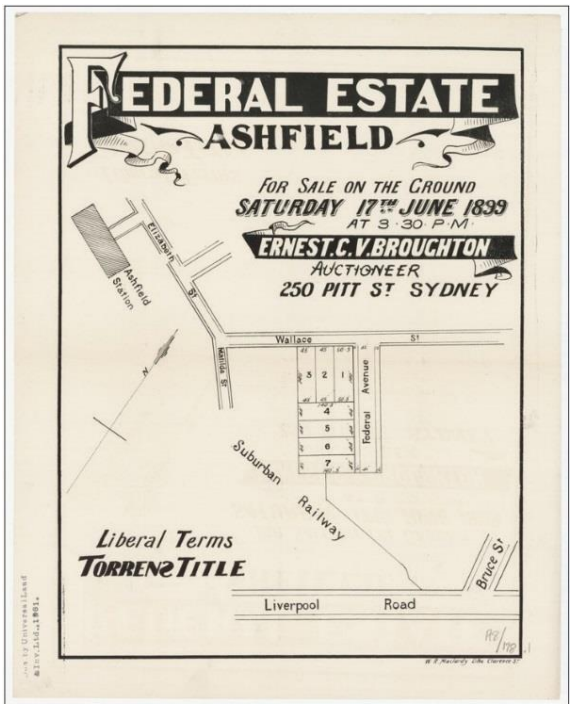
William Adams, one of the early owners of this land, was the man possibly responsible for creating Federal Avenue[14].

[9] Subdivision plan for Henson's Estate, auctioned 5 September 1903 by Richardson & Wrench, A8/421 in Ashfield Council Archives.
[10] Reported by a grand-daughter of William Henson; Ashfield Heritage Study 1993, vol 1, p 191; the Richardson & Wrench subdivision plan of 1903 shows 'Henson's Estate, the Pick of Ashfield'.
[11] Ashfield Heritage Study, 1993, vol 2, reference No 287.
[12] H E C Robinson map of Ashfield North Ward, undated but about 1912; the subdivision plan for the Balranald Estate, undated, is No A8/393 at Ashfield Council Archives.
[13] Ashfield Heritage Study 1993, vol 1, p 191.
[14] Ashfield Heritage Study, 1993, vol 2, reference No 091; H E C Robinson map of Ashfield, North Ward, undated but c 1912.



Above: Fyle Estate No. 1 subdivision plan 7 March 1914 Source: Ashfield subdivision plans online, NSW State Library Call No. Z/SP/A8

Above: Fyle Estate No. 2 subdivision plan April 21 1917. Source: Ashfield subdivision plans online, NSW State Library Call No. Z/SP/A8



Above: Federal Estate subdivision plan 17 June 1899 Source: Ashfield subdivision plans online, NSW State Library Call No Z/SP/A8/178.1

Above: Balranald Estate subdivision plan (undated). Source: Ashfield subdivision plans online, NSW State Library Call No Z/SP/A8

Above:

Henson's Estate subdivision plan 5 September 1903. Source: Ashfield subdivision plans online, NSW State Library Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

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2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Federal Fyle

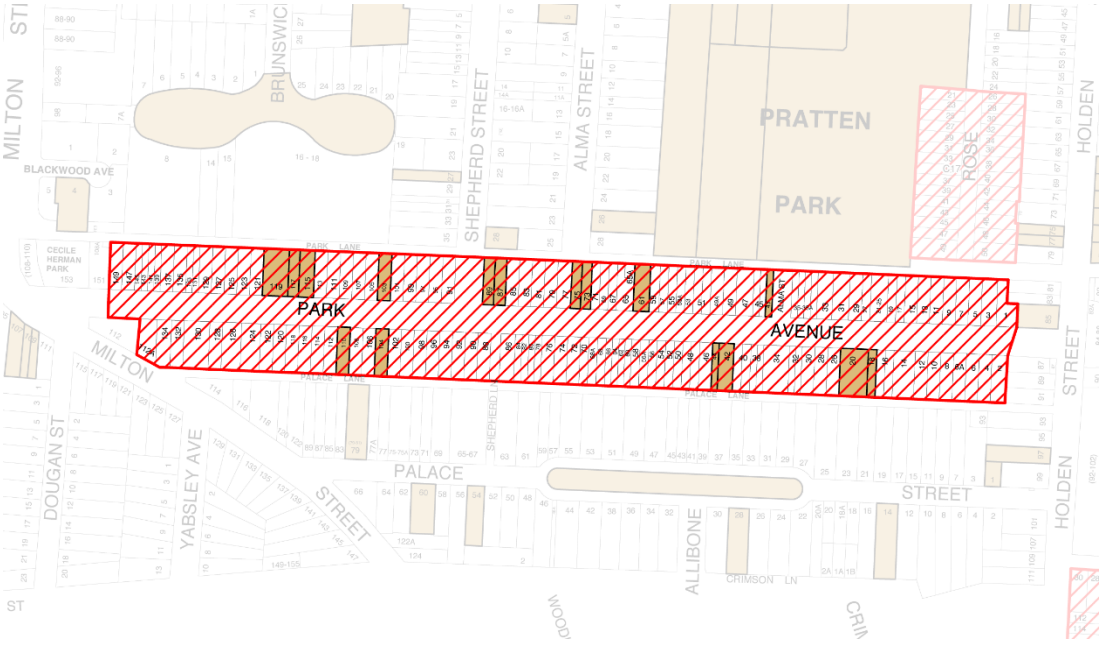
Street	Side	No	Rating	Name	Style/Observations
Bruce Street	E	4	1		
Bruce Street	E	6	1		
Bruce Street	E	8A	2		
Bruce Street	E	10	2		Queen Anne
Bruce Street	E	12	1	Twickenham	Queen Anne
Bruce Street	E	14	2		Queen Anne
Bruce Street	W	11	*		California Bungalow
Bruce Street	W	9	2		Queen Anne
Bruce Street	W	7	4		Post-War International
Bruce Street	W	7A	4		Post-War International
Bruce Street	W	5	4		Victorian Italianate
Bruce Street	W	3	*		California Bungalow
Bruce Street	W	1	1		Queen Anne
Elizabeth Street		21	1		Inter-War Simplified Free Classical
Elizabeth Street		19	1		Arts-&-Crafts/California Bungalow
Elizabeth Street		17	*		Arts-&-Crafts
Elizabeth Street		15	2		Queen Anne
Federal Avenue	E	2	1		Queen Anne/Arts-&-Crafts
Federal Avenue	E	4-6	3		Australian Nostalgic
Federal Avenue	E	8-10	1		Art Deco
Federal Avenue	E	12	*	The Wrights	The Queen Anne
Federal Avenue	E	14	3		
Federal Avenue	E	16	1		Queen Anne
Federal Avenue	E	18-20	*		Queen Anne/Arts-&-Crafts
Federal Avenue	E	22-24	*		Queen Anne/Arts-&-Crafts
Federal Avenue	E	26	1		Federation transitional Queen Anne
Federal Avenue	W	13	1		Arts-&-Crafts
Federal Avenue	W	11	1		Queen Anne
Federal Avenue	W	9	1		Queen Anne/Arts-&-Crafts
Federal Avenue	W	7	3		Australian Nostalgic

Street	Side	No	Rating	Name	Style/Observations
Federal Avenue	W	5	1		Queen Anne/Arts-&-Crafts
Federal Avenue	W	1-3	1		Art Deco
Oak Street	E	37	2		Late 20th-Century Australian Nostalgic
Oak Street	E	35	1		Arts-7-Crafts/California Bungalow
Oak Street	E	33	1		Arts-&-Crafts/California Bungalow
Oak Street	E	31	1		Arts-&-Crafts/California Bungalow
Oak Street	E	29	1		Arts-&-Crafts/California Bungalow
Oak Street	E	27	2		
Oak Street	E	25	1		Arts-&-Crafts/California Bungalow
Oak Street	E	23	1		Arts-&-Crafts/California Bungalow
Oak Street	E	21	3		Arts-&-Crafts/California Bungalow
Oak Street	E	19	1		Arts-&-Crafts/CaliforniaBungalow
Oak Street	E	17	1		Arts-&-Crafts/CaliforniaBungalow
Oak Street	E	15	1		Queen Anne/Arts-&-Crafts
Oak Street	E	13	1	Allawah	Queen Anne/Arts-&-Crafts
Oak Street	E	11	1		Arts-&-Crafts/California Bungalow
Oak Street	E	9	1		Arts-&-Crafts
Oak Street	E	7	1		Queen Anne
Oak Street	E	5	1		Queen Anne
Oak Street	E	3	1		Queen Anne
Oak Street	E	1	1		Queen Anne
Oak Street	W	2-4	1		Queen Anne/Arts-&-Crafts
Oak Street	W	6	1		Queen Anne (?)
Oak Street	W	8	1		Arts-&-Crafts
Oak Street	W	8A	1		Art Deco
Oak Street	W	10	1		Queen Anne/Arts-&-Crafts
Oak Street	W	12	2		Queen Anne/Arts-&-Crafts,
Oak Street	W	14	1		Queen Anne/Arts-&-Crafts
Oak Street	W	16	1		Queen Anne/Arts-&-Crafts
Oak Street	W	18	1		Queen Anne/Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Oak Street	W	20	1		Queen Anne/Arts-&-Crafts
Oak Street	W	22	1		Queen Anne/Arts-&-Crafts
Oak Street	W	24	1		Queen Anne/Arts-&-Crafts

C14 Park Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1882 to 1930s

HCA TYPE 3: Mixed Residential
Statement of Significance

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

The area is of *historical* significance for its distinctive 1882 subdivision pattern with east-west oriented Park Avenue and laneways to the north (Park Lane) and south (Palace Lane), representative of a typical late 19th century planned subdivision.

The area is of *aesthetic* significance for:

- its wide main street (Park Avenue) with its pre-1943 Brush box street tree planting in the carriageway and rear laneways ensuring vehicle (or cart) access did not affect the main streetscape;
- Its varied mix of one and two storey detached, semi-detached and terrace housing dating from 1882 into the 1930s, constructed on narrow allotments with small front gardens; and its two storey inter-war residential flat buildings.

The area has an *aesthetic* consistency arising particularly from the subdivision pattern and street tree planting.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Park Avenue
- Relatively wide carriageway in Park Avenue
- Grassed verges in Park Avenue
- Distinctive subdivision pattern with laneways to north and south of Park Avenue, narrow rectangular allotments with some variation in size.

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

- Houses setback to allow small front gardens (exception shop at 111 Park Avenue built to street alignment)
- Mixed detached, semi-detached, and terrace housing with narrow street frontages, one and two storeys, Victorian, Federation and Inter-war periods
- Victorian and Federation period weatherboard cottages
- Two storey Inter-war period residential flat buildings (example 49, 49A, 59 Park Avenue)
- Early shopfronts (example 81 Park Avenue)
- Original details such as:
    - Front verandahs with original detailing including, for Victorian period housing, separate corrugated iron verandah or balcony roofs.
    - Original roof forms with original cladding of slate or corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period) or unglazed terracotta tiles (Inter-war period) and original chimneys. Note: weatherboard cottages originally had corrugated iron roofs.
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)
    - Stuccoed brickwork or weatherboard (Victorian period); Face brickwork (Federation, Inter-war periods)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket (Victorian period), timber picket, brick & timber picket for Federation and low brick for Inter-war period houses and flat buildings
- Garages, carports or carspaces to the rear accessed off rear laneways.

NON-CONTRIBUTORY ELEMENTS

- Recent housing (examples 97, 135, 147-153 Park Avenue)
- Later shopfront added to front of earlier cottage (91 Park Avenue, corner Shepherd Street)
- Car parking accessed from Park Avenue instead of rear laneway (example carport at 107 Park Avenue)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses and flat buildings; modern roof cladding (eg concrete tiles, terracotta tiles to Victorian period houses) and loss of chimneys; loss of original verandah or balcony roofs (example 143-145 Park Avenue Victorian Filigree semis with terracotta tile roof and lost verandah roofs, weatherboard cottage at 123 Park Avenue with modern concrete tile roofing to both main roof and front verandah)
- Altered windows, aluminium framed windows (example 95 Park Avenue
- Front verandah or balcony enclosures (example balcony enclosure at 95, 107 Park Avenue)
- Missing front verandahs (example 105 Park Avenue)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (examples 131, 133, 141 Park Avenue high brick front fences)

Historical Development

Park Avenue formed the spine of a subdivision in the South Ward of Ashfield known as Education Park, owned by what was then the Council of Education. The allotments were first offered for auction sale in 1882, by Watkin & Watkin, who acted on behalf of the Excelsior Land, Investment and Building Company and Bank, of York Street, Sydney. Section 1, on the north side of Park Avenue, contained 92 lots, while Section 2, on the south side, had 85 lots. This Conservation Area comprises virtually all of that historic subdivision.

Most of the allotments were 30 feet (9.2 m) wide, but towards the middle of the area, where the land was lowest, they were reduced, first to 20 feet (6.2 m) and then further to 15 feet (4.5 m). Presumably the reason for this diminution was that two watercourses (shown on the subdivision plan as 'drains') flowed across the land here. It seems likely that the developers, anticipating lower prices for the lower-lying blocks, simply made them narrower so as to increase their number and so balance their expected return. The estate included larger blocks at each end, facing Holden and Milton Streets.

Typifying the boom times of the 1880s, the vendors offered attractive terms to entice purchasers, such as a deposit of £5 per lot and the balance to be paid at the rate of four shillings per week for each £100 owing. As allotments were sold, additional minor changes occurred. For instance, lots 6 and 7 were divided into two narrow lots each, eventually becoming street numbers 159 to 165, and there were other similar changes. Three of the 15-foot lots (64, 65 and 66) were subsequently taken for the access road from Park Avenue to Pratten Park. Two of the wide lots (31 and 32) were taken for the extension of Shepherd Street into Park Avenue, while one (lot 26) became part of Shepherd Lane.

Several houses built before the end of the 19th Century remain. One of the earliest is a little timber cottage called 'Sueville' at No 43 Park Avenue. There are also a few shop buildings, only one of which, now a butcher's, still functions as a shop. Most of the residences were erected early in the 20th Century.

Above: 1882 Subdivision plan for Education Park, Ashfield Source: NSW State Library, online subdivision plans for Ashfield

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Park Avenue

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		149	3		Victorian
Park Avenue		147	3		
Park Avenue		145	1		
Park Avenue		143	1		Victorian indeterminate
Park Avenue		141	1		
Park Avenue		139	1		Victorian indeterminate
Park Avenue		137	1		
Park Avenue		135	2		
Park Avenue		133	1		Victorian (?)
Park Avenue		131	1		Victorian (?)
Park Avenue		129	1		
Park Avenue		127	1		Federation Queen Anne
Park Avenue		125	1		Queen Anne
Park Avenue		123	1		Queen Anne
Park Avenue		121	1		Federation Queen Anne
Park Avenue		119	*		Federation Queen Anne
Park Avenue		117	*		Federation Queen Anne
Park Avenue		115	*		Federation Queen Anne
Park Avenue		113	1		
Park Avenue		111	1		
Park Avenue		109	1		Queen Anne
Park Avenue		107	1		
Park Avenue		105	1		Timber house
Park Avenue		103	*		Federation Queen Anne
Park Avenue		101	1		Federation Queen Anne
Park Avenue		99	1		Simplified Queen Anne
Park Avenue		97	2		
Park Avenue		95	1		Transitional Queen Anne
Park Avenue		91	4		
Park Avenue		89	*		

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		87	*		Queen Anne semi-detached pair
Park Avenue		85	1		Simplified Free Classical, possibly Victorian
Park Avenue		83	1		Queen Anne
Park Avenue		81	2		
Park Avenue		79	1		Simplified Queen Anne
Park Avenue		77	1		Federation Queen Anne
Park Avenue		75	*		
Park Avenue		73	*		Simplified Queen Anne
Park Avenue		71	1		Victorian (?)
Park Avenue		69	1		Federation Queen Anne
Park Avenue		67	1		Victorian
Park Avenue		65	1		Queen Anne/California Bungalow
Park Avenue		61	*		Queen Anne/California Bungalow
Park Avenue		59	2		Victorian indeterminate
Park Avenue		57	1		Victorian Italianate
Park Avenue		55	1		Victorian/Federation Italianate
Park Avenue		53A	1		California Bungalow
Park Avenue		53	1		Victorian/Federation
Park Avenue		51	1		Victorian (?)
Park Avenue		49A	1		
Park Avenue		49	1		Inter-War, faintly Art Deco
Park Avenue		47	2		Federation (?)
Park Avenue		45	?		Queen Anne
Park Avenue		43	*		Victorian
Park Avenue		35A	1		
Park Avenue		35	1		Inter-War Sydney Bungalow (?)
Park Avenue		33	1		California Bungalow
Park Avenue		31	1		
Park Avenue		29	1		Queen Anne
Park Avenue		27	2		Victorian (?)
Park Avenue		21-25	1		Victorian (?)

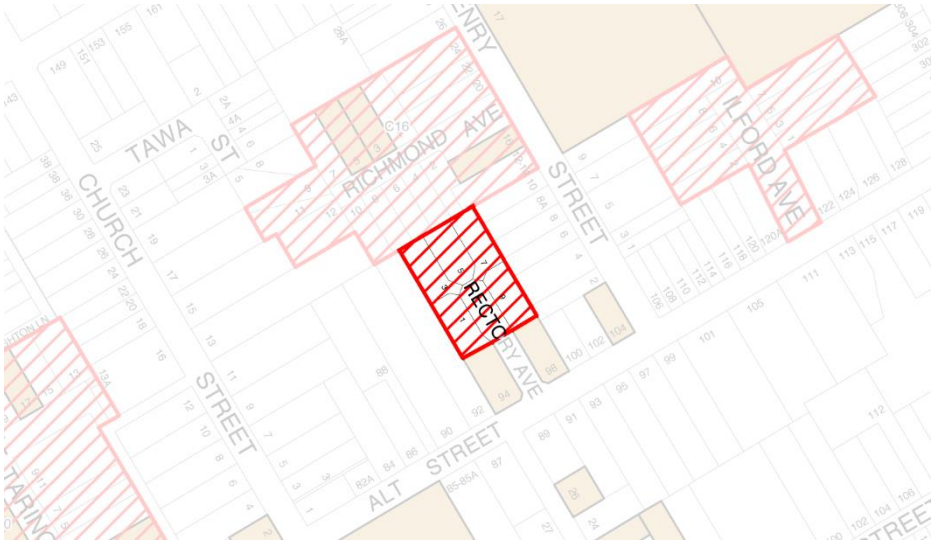
Street	Side	No	Rating	Name	Style/Observations
Park Avenue		19	1		
Park Avenue		17	1		Federation Queen Anne
Park Avenue		15	3?		
Park Avenue		13	1		Victorian Filigree
Park Avenue		11	1		Victorian (?)
Park Avenue		9	1		Victorian Filigree
Park Avenue		7	1		Victorian/Federation indeterminate
Park Avenue		5	1		Victorian (?)
Park Avenue		3	1		Inter-War indeterminate
Park Avenue		1	1		Inter-War indeterminate
Park Avenue		2	1		California Bungalow
Park Avenue		4	1		Victorian
Park Avenue		6	1		Inter-war Art Deco
Park Avenue		6A	1		
Park Avenue		8	2		
Park Avenue		10	1		Inter-War simplified Art Deco
Park Avenue		12	3		Australian Nostalgic
Park Avenue		14	3		Late 20th-Century indeterminate
Park Avenue		16	1		Victorian Italianate
Park Avenue		18	*		Federation Queen Anne
Park Avenue		20	*		
Park Avenue		22	?		
Park Avenue		26	3		Late 20th-Century Australian Nostalgic
Park Avenue		28	2		Queen Anne Timber house
Park Avenue		30	2		Victorian (?)
Park Avenue		32	1		Queen Anne
Park Avenue		34	1		
Park Avenue		38	1		Queen Anne (?)
Park Avenue		40	1		California Bungalow
Park Avenue		42	*		Victorian Italianate
Park Avenue		44	*		

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		46	1		Queen Anne
Park Avenue		48	1		Victorian indeterminate
Park Avenue		50	1		Victorian indeterminate
Park Avenue		52	1		
Park Avenue		54	2		
Park Avenue		56	1		Inter-War, Tudor/Art Deco character
Park Avenue		56A	1		
Park Avenue		58	1		Queen Anne
Park Avenue		60	1		Victorian (?)
Park Avenue		62	1		
Park Avenue		64	1		
Park Avenue		66	1		
Park Avenue		68	1		Late 20th-Century Late Modern
Park Avenue		68A	2		
Park Avenue		70	2		
Park Avenue		72	2		
Park Avenue		74	2		Victorian (?)
Park Avenue		76	1		Victorian (?)
Park Avenue		78	1		Victorian (?)
Park Avenue		80	1		
Park Avenue		82	1		
Park Avenue		84	1		
Park Avenue		86	1		
Park Avenue		88			
Park Avenue		90	2		Queen Anne
Park Avenue		92	2		Queen Anne (?)
Park Avenue		94	2		Victorian (?)
Park Avenue		96	1		Simplified Queen Anne
Park Avenue		98	1		Queen Anne/Arts and Crafts
Park Avenue		100	1		Federation Queen Anne
Park Avenue		102	3		Late 20th-century Australian Nostalgic

Street	Side	No	Rating	Name	Style/Observations
Park Avenue		104	*		Federation Queen Anne
Park Avenue		106	1		California Bungalow
Park Avenue		108	1		
Park Avenue		110	*		Victorian Italianate
Park Avenue		112	1		Queen Anne
Park Avenue		114	1		Simplified Queen Anne
Park Avenue		116	1		Queen Anne (?)
Park Avenue		118	2		Queen Anne (?)
Park Avenue		120	3		
Park Avenue		122	1		Victorian Filigree
Park Avenue		124	1		Victorian Free Classical
Park Avenue		126	2		
Park Avenue		128	1		Free Classical, possibly Victorian
Park Avenue		130	2		Victorian Italianate (?)
Park Avenue		132	2		Inter-war California Bungalow (?)
Park Avenue		134	1		Inter-war California Bungalow

C15 Rectory Estate, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1880 (Former Rectory at 94 Alt St) & 1925-1939 (all other buildings)

HCA TYPE 2: Single storey residential (ii) Uniform single period subdivision around a retained earlier house
Statement of Significance

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

The Rectory Estate Heritage Conservation Area is of *historical* significance as a 1925 subdivision of the grounds of the former St Johns Anglican Church rectory, built in 1880 (now 94 Alt Street, corner Rectory Avenue), which retains the original 1880 former rectory as a component of the area.

The area has *historical* association with local builders Ernest Wakely (responsible for the 1925 subdivision) and Raymond Bowcock (responsible for the construction of the St Johns Flats building at No. 98 Alt Street, corner Rectory Avenue in 1936).

The area is of *aesthetic* significance as for its housing development in the period 1925-1939 around the original 1880 former rectory at 94 Alt Street, with a narrow entry from Alt Street, flanked by the larger scale buildings either side (being the former rectory and St Johns Flats, both heritage listed), widening out at the north-western end, where all five allotments are developed with originally single storey detached Inter-war California Bungalow style houses, creating a streetscape consistent in period and architectural style.

The Rectory Estate HCA is representative as a subdivision of Inter-war period housing.

Key Character Elements

Subdivision and public domain elements:

- Modern street tree planting within carriageway in Rectory Avenue
- Irregular width carriageway in Rectory Avenue, narrow at the entry from Alt Street, widening out at the western end
- Cul-de-sac nature of Rectory Avenue, with roughly rectangular allotments in the subdivision

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

- Detached face brick single storey Inter-war California bungalow style houses
- 3-storey Inter-war residential flat building (St Johns Flats) at 98 Alt Street (north-east corner of Alt Street and Rectory Avenue), built in 1936, and the 1880 former St Johns Anglican Church Rectory at 94 Alt Street (south-west corner Alt Street and Rectory Avenue), are larger scale buildings that define the entry to Rectory Avenue from Alt Street, with the remainder of the street (5 allotments) being developed with single storey detached houses. Both of the corner buildings are heritage listed.
- Original Inter-war period details (except to the two corner heritage items) such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of unglazed terracotta tiles
    - Gable ends facing the street with original timber shingled and/or imitation half-timbered finishes
    - Dark face brickwork
    - Original timber-framed casement windows and timber panelled doors consistent with the period and Inter-war California Bungalow style of houses
- Original front fences - low brick for Inter-war period houses

NON-CONTRIBUTORY ELEMENTS

Changes to materials: Cement rendering of face brickwork to Nos. 1 and 3 Rectory Avenue, installation of aluminium framed windows and roller shutters to house at No. 1 Rectory Avenue

Inappropriate upper floor addition with large dormer windows at No. 3 Rectory Avenue

Modern front fences of unsympathetic design and materials to Nos. 1 and 3 Rectory Avenue

Historical Development

The land in Rectory Avenue was part of a grant of 280 acres made to Augustus Alt at the beginning of 1810. It was acquired by Joseph Underwood in about 1820 and incorporated into his Ashfield Park Estate.1 In 1840 a new ecclesiastical district was formed in Ashfield. Joseph Underwood's widow Elizabeth set aside an acre of her estate, a site extending from Alt Street to Bland Street opposite the end of Church Street, for the establishment of an Anglican church and cemetery. The first part of the church, dedicated to St John, was consecrated in 1845.2

At that time the clergy lived in rented premises in Henry Street—a large stone house owned by J W Croker. Then in 1880 the church purchased an acre of land on the opposite side of Alt Street, a short distance from the church, for the erection of a parsonage. The first parsonage (later called the rectory) was erected in 1880 on the site which is now No 94 Alt Street. Its first occupant was the Rev Dr James C Corlette, who served as rector for 33 years. He was an enthusiast for education and established

[1] Ashfield Heritage Study 1993, vol 1, pp 32, 36.
[2] Ashfield Heritage Study 1993, vol 2, Reference Nos 026, 027, 043-047.

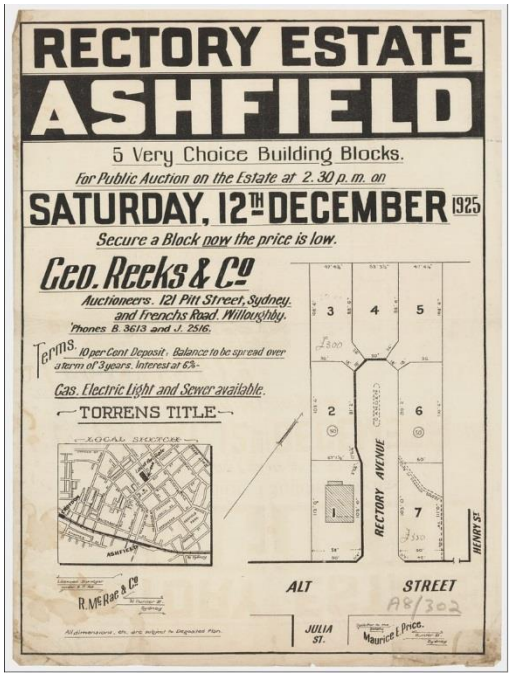
the first St John's denominational school.[3] The house continued as the rector's residence until 1922, when the present rectory was built on the St John's church site frontage to Bland Street.

The former rectory property in Alt Street, no longer needed by the church, was sold to Ernest Wakely, a builder, and it was he who subdivided it into seven allotments and created Rectory Avenue. The Rectory Estate, of '5 very choice building blocks', was auctioned on 12 December 1925 by George Reeks & Co, of Sydney.

The subdivision plan shows a small garden bed in the centre of the street where it widened to the north-west of the Rectory (Lot 1 of the subdivision), opposite Lot 2 (No. 3 Rectory Avenue), however this does not appear to have ever been formed, as there is no evidence of the garden bed on the NSW Land & Property Information 1943 aerial photo of the street.

The former rectory at 94 Alt Street constructed in 1880 and St Johns Flats at 98 Alt Street constructed in 1936 by the builder Raymond Bowcock (both LEP-listed heritage items) form larger scale entry points to the otherwise single storey scale of housing in Rectory Avenue.

All lots in Rectory Avenue had been developed with housing by the end of the 1930s.



Left: 1925 Rectory Estate subdivision plan Source: NSW State Library Ashfield subdivision plans Digital order no. c010490440

[3] Sheena and Robert Coupe, Speed the Plough, p 74.

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
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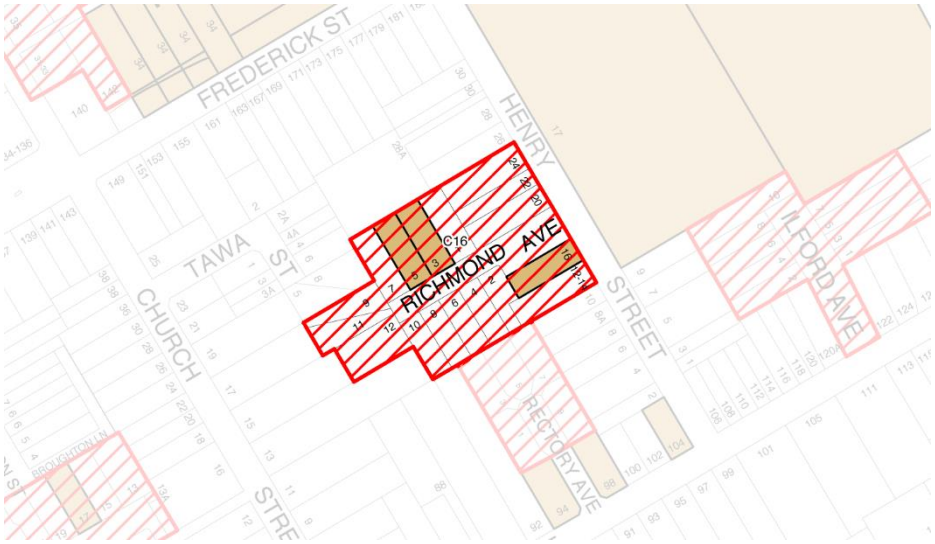
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Rectory Avenue

Street	Side	No	Rating	Name	Style/Observations
Rectory Avenue		1	2		Inter-War California Bungalow
Rectory Avenue		3	3		Late 20th-Century Australian Nostalgic
Rectory Avenue		5	1		Queen Anne/California Bungalow
Rectory Avenue		7	1		Queen Anne/California Bungalow
Rectory Avenue		9	1		Queen Anne/ California Bungalow

C16 Richmond Avenue, Ashfield Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1927-1930 AND 1960S

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a 1927 subdivision developed in a short period 1927-1930.

The HCA is of *aesthetic* significance for its consistent development of single storey Inter-war California Bungalow style detached single storey brick housing.

The area is a *representative* late 1920s housing subdivision.

Key Character Elements

Subdivision and public domain elements:

- Cul-de-sac nature of Richmond Avenue
- Irregular street width of Richmond Avenue – wider at north-eastern end where street is entered from Henry Street, narrow at the south-western end – and gentle slope up from Henry Street towards the south-western end of Richmond Avenue
- Modern street tree plantings on narrow grassed verges in Richmond Avenue and Henry Street

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

- Detached dark face brick single storey Inter-war California bungalow style housing
- Original details such as:
    - Front verandahs with original detailing (sometimes with flat verandah roofs, sometimes beneath street facing gable ends)
    - Original roof forms with original cladding of unglazed terracotta tiles or slate
    - Gable ends facing the street with original timber shingled, and/or imitation half-timbered finishes
    - Dark face brickwork, sometimes with upper third of wall surface rough-cast stuccoed
    - Original timber-framed casement windows and timber panelled doors consistent with the periods and styles of houses
- Bay windows with leadlight casements to some house facades.
- 1960s infill buildings at Nos. 9, 11 & 12 Richmond Avenue (note these allotments not built on in 1943, have been subdivided off the rear of properties fronting Church Street, and are not part of the original Bryan Estate/Richmond Avenue subdivision).
- Original front fences -low brick, often with pipe rails, for Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Changes to materials: Cement rendering of face brickwork to 12-14 Henry Street, No. 1 Richmond Avenue houses; modern roof cladding (eg concrete tiles), altered windows to 12-14 Henry Street; modern cladding to gable ends facing street at No. 1 Richmond Avenue

Unsympathetic front verandah enclosure/alterations to Nos. 1, 4 & 6 Richmond Avenue

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (example No. 1 Richmond Avenue)

Historical Development

This land was part of a grant to Augustus Alt made in 1810, and by about 1820 it had become part of Joseph Underwood's Ashfield Park Estate.1 In 1865 the district was described as 'an agricultural one; the greater proportion consists of arable land, well situated for market gardening . . .'. Not long afterwards there was a proposal to subdivide the area bounded by Parramatta and Underwood Roads and Church and Alt Streets and create a grid of new residential streets. It did not eventuate, and on the Higginbotham & Robinson map of 1883 much of the land is still shown as large holdings, including one of more than an acre and a half where Richmond Avenue now is. Between it and Church Street there was a cul-de-sac named Hanlan Street, which existed on paper only.2 Early in the 20th century the land was acquired by an entrepreneur named Bryan. Richmond Avenue was created and named in 1927, though the origin of its name is not known.3 The street first appeared in Sands Directory in 1928. The subdivision, called Bryan Estate, comprised nine allotments facing Richmond Avenue and five facing Henry Street. At least two of the "brick cottages" in Richmond Avenue were built by a local builder, E. Hughes of 42 Chandos Street, Ashfield.4

In the 1960s three allotments, the present Nos. 9, 11 and 12 Richmond Avenue, were added at the south-west end of the street, bringing the total number of Richmond Avenue house lots to 12 and the total in the Heritage conservation area to 17.

Richmond Avenue first appears in Sands Directory in 1928, in which year there were three occupants. By 1929 there were occupied houses on all nine of the allotments addressing Richmond Avenue. The 1930 Water Board map shows houses on all of the blocks in the Heritage Conservation Area.

[1] Ashfield Heritage Study 1993, pp 32, 34, 36.
[2] Ibid, p 50; Higginbotham & Robinson map in Ashfield Council Archives
[3] The H E C Robinson map, n d but c 1912, in Ashfield Council Archives, calls it the Bryan Estate. According to the Heritage Study, 1993, vol 1, appendix, the name Richmond Avenue was the 'subdivider's choice', in 1927.
[4] Information from Tenders Accepted columns, 1927, Construction and Local Government Journal various (example 6 April 1927 page 14).

BUILDING RANKING DEFINITIONS

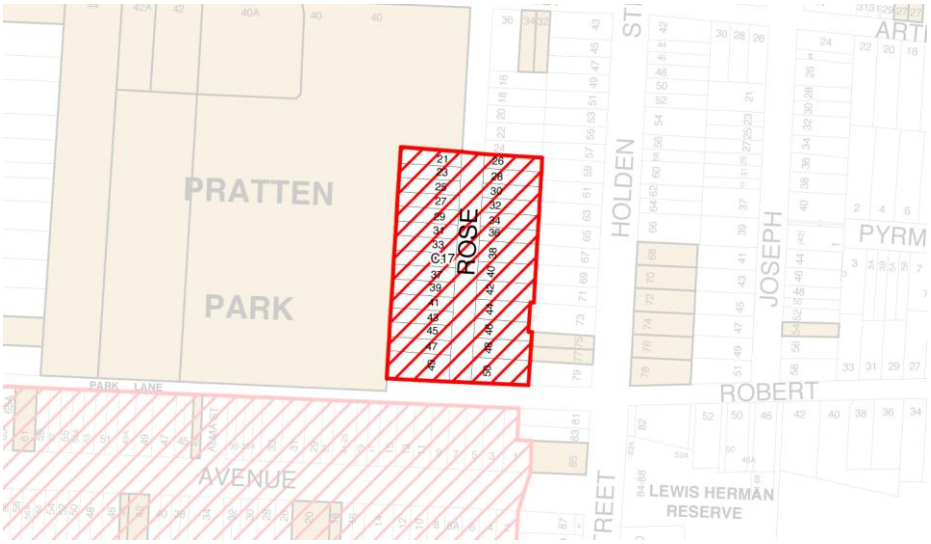
Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have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

Richmond Avenue

Street	Side	No	Rating	Name	Style/Observations
Henry Street		12/14	2		California Bungalow
Henry Street		16	*		Arts-and-Crafts/California Bungalow
Henry Street		20	1		Arts-and-Crafts
Henry Street		22	1		Queen Anne/California Bungalow
Henry Street		24	1		Queen Anne
Richmond Avenue		9	2		Post-War Sydney Bungalow
Richmond Avenue		7	1	Hastings	
Richmond Avenue		5	*		Arts-and-Crafts/California Bungalow
Richmond Avenue		3	*		Arts-and-Crafts/ California Bungalow
Richmond Avenue		1	2		California Bungalow
Richmond Avenue		2	1		Arts-and-Crafts/ California Bungalow,
Richmond Avenue		4	1		California Bungalow
Richmond Avenue		6	1		California Bungalow
Richmond Avenue		8	1		California Bungalow
Richmond Avenue		10	1		California Bungalow
Richmond Avenue		12	2		Post-War Sydney Bungalow

C17 Rose Street, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1914-1920s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a subdivision of the estate of a 19th century villa "Ellalong", developed for rental by a pair of local builders – Wheelwright and Alderson - in partnership, in the period 1914 into the 1920s.

The area has *historical* association with Wheelwright & Alderson, prominent local builders in this period, who designed and built the detached and semi-detached housing in Rose Street for rental.

The area has *aesthetic* significance for its distinctive group of detached and semi-detached single storey Federation to Inter-war period housing with a consistency of detail arising from construction by the same builders within a short period (1914-1920s).

Key Character Elements

Subdivision and public domain elements:

- Subdivision pattern of rectangular allotments of varying sizes, no rear laneways, with Pratten Park behind and to the north of allotments on the western side
- Narrow street carriageway in Rose Street, no grass verges, modern street plantings of native shrubs within concrete footpaths either side of street carriageway

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

- Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Original details such as:
    - Front verandahs with original detailing to detached houses and to one house in each semi-detached pair.
    - Side verandahs with original detailing to one house in each semi-detached pair
    - Original roof forms, hipped and gabled, with original cladding of slate or unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork (Federation, Inter-war periods)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples Nos. 27, 35, 39 Rose Street)
- Changes to materials: Cement rendering of face brickwork to houses (examples Nos. 40, 42, 46 & 50 Rose St); modern roof cladding (eg concrete tiles) and loss of chimneys; aluminium framed windows (example No. 49 Rose Street)
- Front verandah enclosures (example 38 Rose Street)
- Unsympathetic changes and additions (example 50 Rose Street – colonnade wall to front verandah)
- Modern cladding to gable ends facing the street (example 49 Rose Street)
- Carports inserted beneath front verandah roofs (example Nos. 40, 42, 46 Rose Street)
- Modern front fences of unsympathetic design and materials (example No. 50 Rose Street)

Historical Development

The land which comprises this Heritage Conservation Area was part of George Kenyon Holden's villa estate "Ellalong' which was progressively sold after his death in 1873. Rose Street was formed by 1883, extending south from Arthur Street to 'Ellalong', and the land on either side was subdivided.

This land was purchased in 1914 by two Ashfield builders, George Wheelwright and Henry Alderson, of Parramatta Road, Ashfield, who demolished the villa to extend Rose Street to Robert Street, and then built the cottages for rental.

From 1914 into the 1920s the builders Wheelwright and Alderson of Parramatta-Road, Ashfield, built pairs of detached and semi-detached cottages in Rose Street.1

Wheelwright and Alderson were very active builders in this period, whose projects included the demolition of an entire city block between Sussex and Hay Streets and construction of a new coffee palace in May 1913.2

The cottages in Rose Street basically followed two plans, one an asymmetrical building with large gable roof as a semi-detached pair of houses, and the other also asymmetrical with hipped and gable roof, as a single detached house.

The partnership of the two builder's families appears to have been dissolved in 1957, after which the cottages were sold.

[1] "Latest tenders accepted" column, subheading "cottages" entries for pairs of semi detached cottages in Rose Street, Ashfield, erected by Wheelwright & Alderson, Construction & Local Govenrment Journal, 19 October 1914, page 1, 21 January 1916
[2] Advertisement, Sydney Morning Herald, 24 May 1913 page 14

BUILDING RANKING DEFINITIONS

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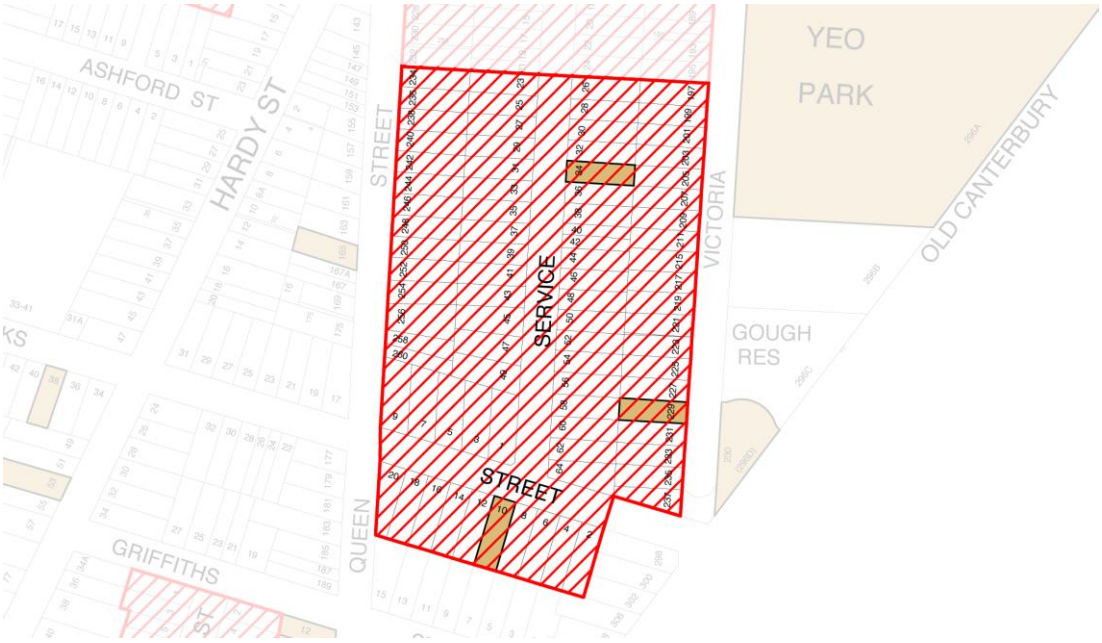
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Rose Street

Street	Side	No	Rating	Name	Style/Observations
Rose Street	E	26	1		
Rose Street	E	28	1		
Rose Street	E	30	1		
Rose Street	E	32	1		
Rose Street	E	34	1		
Rose Street	E	36	1		
Rose Street	E	38	1		
Rose Street	E	40	1		
Rose Street	E	42	1		
Rose Street	E	44	1		
Rose Street	E	46	2		Arts & Crafts/Californian Bungalow
Rose Street	E	48	1		Arts & Crafts/Californian Bungalow
Rose Street	E	50	2		Arts & Crafts/Californian Bungalow
Rose Street	W	49	3		
Rose Street	W	47	1		
Rose Street	W	45	1		
Rose Street	W	43	1		
Rose Street	W	41	1		
Rose Street	W	39	2		
Rose Street	W	37	1		
Rose Street	W	35	2		
Rose Street	W	33	1		
Rose Street	W	31	1		
Rose Street	W	29	1		
Rose Street	W	27	2		
Rose Street	W	25	1		
Rose Street	W	23	1		
Rose Street	W	21	1		

C18 Service Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1903 to 1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision

Statement of Significance

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

The area is of *historical* significance as an area developed from a group of circa 1900 subdivisions with housing developed from circa 1900 into the inter-war period.

The area is of *aesthetic* significance for its consistent streetscapes of predominantly face brick, single storey Federation to Inter-war period detached housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of on grass verges in Service Avenue, western side of Victoria Street
- Pre-1943 grass verges in Queen Street, Hanks Street
- Relatively wide carriageway in Queen Street, Hanks Street
- Relatively narrow carriageway in Service Avenue
- Gentle slope down in Service Avenue from Hanks Street and then up again towards the north
- Victoria Street cut off at the southern end post-1943 (probably circa 1970s) with creation of a pocket park.
- Disappearance of pre-1943 palm tree plantings in carriageway of Victoria Street at the southern end and replacement with more recent street plantings on grass verges

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

- Detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow style housing, some with roughcast stucco to upper portions of walls
- Federation period detached weatherboard single storey housing (example 2 Hanks Street)
- Nos. 40-42 Service Avenue are an Inter-war California Bungalow style semi-detached pair
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)
    - Face brickwork (Federation, Inter war periods) except for one weatherboard house
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

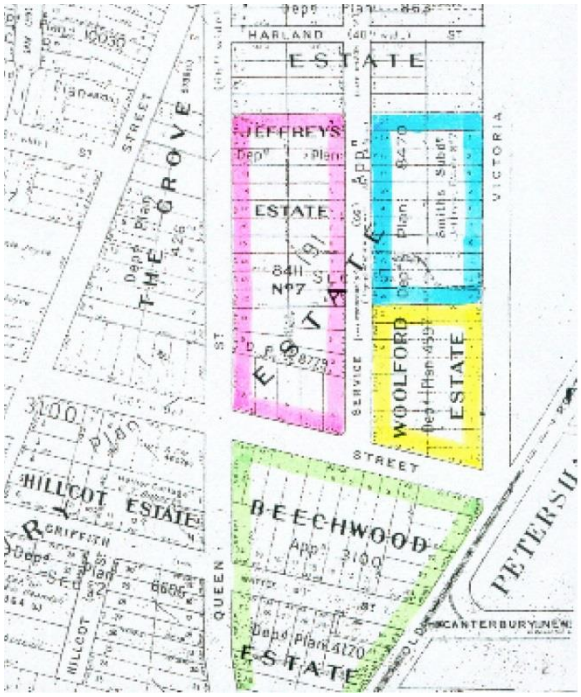
- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 236 Queen Street, 31, 37, 43, 26, 56, 64 Service Avenue)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 14 Hanks Street, changed roof form)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (examples Nos.7, 9, 18 Hanks St, 35, 28 Service Avenue, 237 Victoria Street); modern roof cladding (eg concrete tiles) and loss of chimneys; replacement of windows with aluminium framed windows, roller shutters (examples 7, 9, 18 Hanks Street, 25, 28 Service Avenue); modern cladding to gable ends (examples 18 Hanks Street, 47 Service Avenue)
- Front verandah enclosures (example 235 Victoria Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

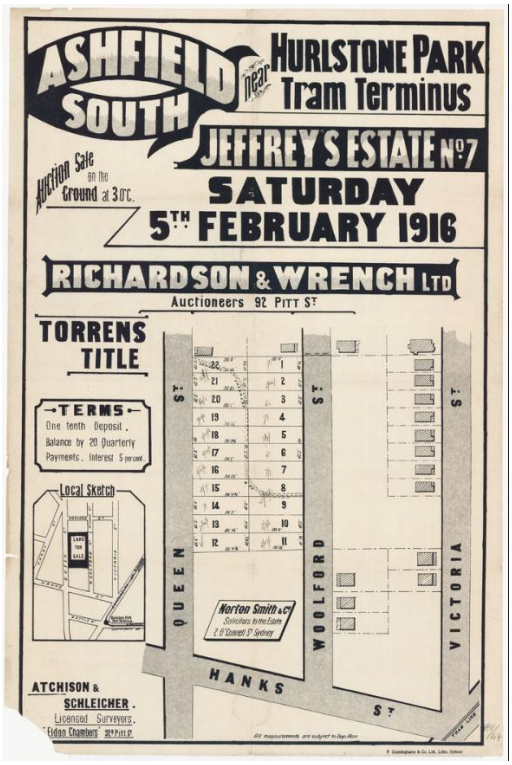
This area was once part of a 100-acre grant made to the Rev Richard Johnson in 1796. Later it became part of Robert Campbell's large holding called Canterbury Park Estate. The Campbell family began breaking up the estate and selling the land after his death, streets being created to serve the resulting allotments.11 By about 1880 the Harland Estate subdivision had been made and the land to its south was designated Section 5 of the Canterbury Park Estate. Bounded by Canterbury Road (which became Queen Street), Ashfield Street (which became Victoria Street) and Hanks Street, this portion was divided into four holdings: two retained for a time by the Campbell family, one bought by Frederick Clissold and one by James Bartlett, the latter two being among the earliest developers of Ashfield.2

These four large blocks were subdivided around the turn of the 19th century. One of the three subdivisions was named Jeffrey's Estate, one Woolford Estate and the other Smith's Subdivision. Wilson Street, which was a cul-de-sac formed earlier to serve the Harland Estate, was extended southwards to Hanks Street and called Woolford Street, to serve their resulting residential allotments. These two names were abolished and the street was renamed Service Avenue. To the south a new subdivision, named Beechwood, was created in 1903. The ten properties in this area on the south side of Hanks Street are part of the 1903 Beechwood subdivision.3

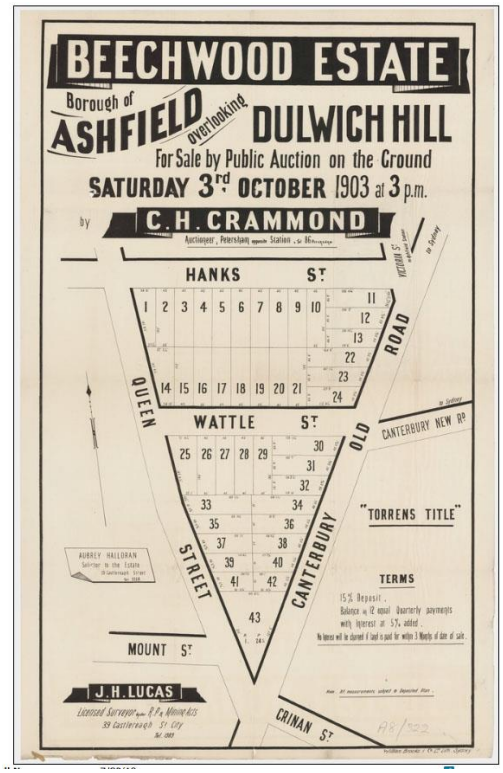
[1] Ashfield Heritage Study 1992, vol 2. passim.
[2] Higginbotham & Robinson map of Ashfield Municipality, 1883, in Ashfield Council Archives
[3] H E C Robinson map of Ashfield South Ward, undated but compiled from about 1912



Left: Detail of the H E C Robinson map, compiled from about 1912, shows the four subdivisions created south of the Harland Estate.



Left: The Jeffreys Estate No. 7 subdivision of 1916. Woolford Street is now Service Avenue. Source: Ashfield Subdivision plans digital copy held by State Library of NSW



Left: Subdivsion map for the 1903 Beechwood Estate Source: Ashfield Subdivision plans digital copy held by State Library of NSW

BUILDING RANKING DEFINITIONS

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Service Avenue

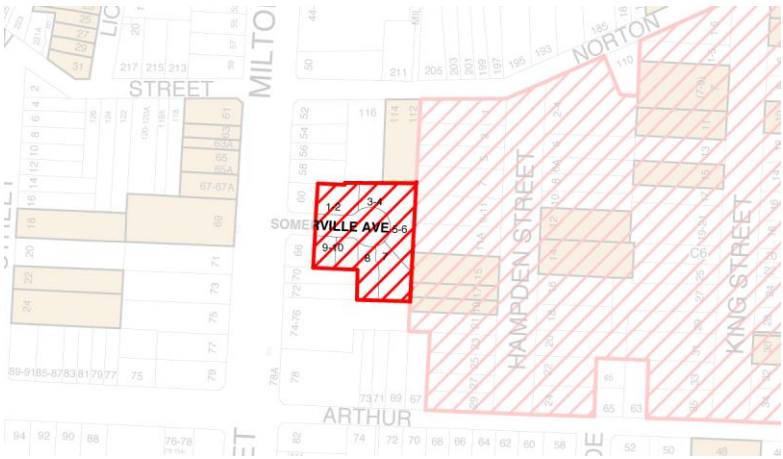
Street	Side	No	Rating	Name	Style/Observations
Hank Street	N	9	2		California Bungalow
Hank Street	N	7	2		
Hank Street	N	5	1		California Bungalow
Hank Street	N	3	1		Queen Anne
Hank Street	N	1	1	Edinburgh	Queen Anne
Hank Street	S	2	1	Wattyl Hill Cottage	Federation
Hank Street	S	4	1	St Ncots	Queen Anne
Hank Street	S	6	1	Westbrook	Queen Anne
Hank Street	S	8	1	Lochingar	Queen Anne
Hank Street	S	10	*	Pindari	Queen Anne
Hank Street	S	12	1	Malcolm	Queen Anne
Hank Street	S	14	1	Glenallon	Queen Anne
Hank Street	S	16	1	Waiwera	Queen Anne
Hank Street	S	18	2	Osmond	Queen Anne
Hank Street	S	20	1	Levuka	Queen Anne
Queen Street	E	234	2		Queen Anne/California Bungalow
Queen Street	E	236	3		Queen Anne/California Bungalow
Queen Street	E	238	1		Queen Anne
Queen Street	E	240	3		
Queen Street	E	242	3		California Bungalow
Queen Street	E	244	1		Queen Anne/California Bungalow
Queen Street	E	246	1		Queen Anne/California Bungalow
Queen Street	E	248	1		California Bungalow
Queen Street	E	250	3		
Queen Street	E	252	1		California Bungalow
Queen Street	E	254	3		
Queen Street	E	256	2		California Bungalow
Queen Street	E	258	1		California Bungalow
Queen Street	E	260	1		California Bungalow
Service Avenue	E	26	3		

Street	Side	No	Rating	Name	Style/Observations
Service Avenue	E	28	2		California Bungalow
Service Avenue	E	30	1	Pineleigh	California Bungalow
Service Avenue	E	32	1	Likomhi	California Bungalow
Service Avenue	E	34	*	Glendower	California Bungalow
Service Avenue	E	36	1		California Bungalow
Service Avenue	E	38	1		California Bungalow
Service Avenue	E	40-42	1		California Bungalow
Service Avenue	E	44	1	Goodrest, now 4T4	California Bungalow
Service Avenue	E	46	1		California Bungalow
Service Avenue	E	48	1		California Bungalow
Service Avenue	E	50	1	Brura	California Bungalow
Service Avenue	E	52	1	Gorandale	California Bungalow
Service Avenue	E	54	1	Coralie	California Bungalow
Service Avenue	E	56	2		California Bungalow
Service Avenue	E	58	1	Avoca	California Bungalow
Service Avenue	E	60	1	Longside	California Bungalow
Service Avenue	E	62	1	Stirling	California Bungalow
Service Avenue	E	64	3		
Service Avenue	W	49	1		California Bungalow
Service Avenue	W	47	1		California Bungalow
Service Avenue	W	45	1		California Bungalow
Service Avenue	W	43	3		
Service Avenue	W	41	1		California Bungalow
Service Avenue	W	39	1	Yula	California Bungalow
Service Avenue	W	37	3		California Bungalow
Service Avenue	W	35	2		California Bungalow
Service Avenue	W	33	1		California Bungalow
Service Avenue	W	31	3		California Bungalow
Service Avenue	W	29	1	Avalon	Queen Anne/California Bungalow
Service Avenue	W	27	1		Queen Anne
Service Avenue	W	25	2		Queen Anne

Street	Side	No	Rating	Name	Style/Observations
Service Avenue	W	23	2	Brigadier	Queen Anne
Victoria Street	W	237	1	Derry Lappan	Queen Anne/California Bungalow
Victoria Street	W	235	1		California Bungalow
Victoria Street	W	233	1	Ruthglen	Queen Anne/California Bungalow
Victoria Street	W	231	1	Waratah House	Queen Anne/California Bungalow
Victoria Street	W	229	*	Fairmount	Queen Anne
Victoria Street	W	227	1	Namierndie	California Bungalow
Victoria Street	W	225	1	Arlington	Queen Anne/California Bungalow
Victoria Street	W	223	1	Kentville	Queen Anne/California Bungalow
Victoria Street	W	221	1	Myall	Queen Anne/California Bungalow
Victoria Street	W	219	1		Queen Anne/California Bungalow
Victoria Street	W	217	1		California Bungalow
Victoria Street	W	215	2		California Bungalow
Victoria Street	W	211	3	Winston	Queen Anne/California Bungalow
Victoria Street	W	211	2	Winston	Queen Anne/California Bungalow
Victoria Street	W	209	1	Myarla	Queen Anne/California Bungalow
Victoria Street	W	207	1		Queen Anne/California Bungalow
Victoria Street	W	205	2	Saltleigh	Queen Anne/California Bungalow
Victoria Street	W	203	2	Wollondilly	Queen Anne/California Bungalow
Victoria Street	W	201	1	Lithgow	Queen Anne/California Bungalow
Victoria Street	W	199	1	Audley	Queen Anne/California Bungalow
Victoria Street	W	197	1	Culloch	Queen Anne/California Bungalow

C19 Somerville Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1937-1940

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a 1937 subdivision developed in a single year, 1940.

The area is of *aesthetic* significance for its distinctive cul-de-sac subdivision pattern and 1940 streetscape of single storey brick detached and semi-detached houses with 2-storey residential flat buildings defining the entry to the avenue off Milton Road.

The streetscape and buildings are remarkably intact as demonstrated by the NSW Land & Property Information 1943 aerial photo.

Key Character Elements

Subdivision and public domain elements:

- Relatively narrow carriageway in Somerville Avenue
- Narrow concrete footpaths (no grass verges) in Somerville Avenue
- Cul-de-sac subdivision pattern

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

- Detached and semi-detached brick single storey housing with hipped terracotta tiled roofs and simple detailing reflecting the 1940s construction date
- Original details such as:
    - Dark brick walls
    - Timber framed windows in groups
    - Hipped terracotta tiled roofs
    - Short brick chimneys
- Original front fences - low brick
- Carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples)

Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)

Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys

Front verandah enclosures.

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This Heritage Conservation Area is a single subdivision of seven allotments all addressing the cul-de-sac of Somerville Avenue, two of them at the corner of Milton Street. It was named after the Ashfield estate agent James A Somerville. The land, which formerly comprised the land belonging to the residence 'Waratah', was acquired and subdivided by Francis McFarland in 1937. All the buildings were built in 1940. Lots 12 and 7 were developed with two-storey flats which, along with the pair of 'bungalow flats' on Lot 6, were erected by R J Mildren, builder. The others were the work of H Brooks, another builder, of Croydon.

BUILDING RANKING DEFINITIONS

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Somerville Avenue

Street	Side	No	Rating	Name	Style/Observations
Sommerville Avenue		1	1		Inter-War Simplified Art Deco
Sommerville Avenue		2	1		Inter-War Simplified Art Deco
Sommerville Avenue		3, 4	1		Inter-War Simplified Art Deco.
Sommerville Avenue		5	1		Inter-War Simplified Art Deco.
Sommerville Avenue		6	1		Inter-War Simplified Art Deco.
Sommerville Avenue		7	1		Inter-War Simplified Art Deco.
Sommerville Avenue		8	1		Inter-War Simplified Art Deco.
Sommerville Avenue		9, 10	1		Inter-War Simplified Art Deco.

C20 Taringa Estate, Ashfield

Heritage Conservation Area

KEY PERIOD OF SIGNIFICANCE: 1865 to 1930s

HCA TYPE 3: Mixed Residential
Statement of Significance

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

The Taringa Estate Heritage Conservation Area is of *historical* significance as a subdivision created in 1880 around the house "Taringa" (1865-1888) by the then owner of "Taringa".

The Taringa Estate HCA has local *historical* association with Alderman Muir, original owner of the land and of "Taringa"; with Ferdinand Reuss, architect and surveyor, designer of the 1880 subdivision; with George Baker Walker, an accountant and general manager of the Land Company of Australasia Ltd. who developed the properties at Nos. 21-29 Taringa Street in the 1880s; and with renowned engineer Norman Selfe (1839-1911), who developed the property "Amesbury" at 78 Alt Street.

The Taringa Estate HCA is of *aesthetic* significance for its collection of Victorian period houses, many heritage listed, including "Taringa" (4 Taringa Street); "Amesbury" (78 Alt Street); 'Wynella'" (76 Alt Street) and Nos. 21-29 Taringa Street; and later Federation to 1940s development which illustrates the development of the area over the long period 1865 to the 1930s.

The Taringa Estate HCA is locally rare as an 1880 subdivision developed around a house "Taringa" (built 1865-1888), where the original house remains, despite subdivision of its grounds and later re-subdivision.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide street carriageways in Taringa Street, John Street, Alt Street
- Narrow footpaths without grassed verges or with narrow grassed verges in Taringa Street, John Street, Alt Street
- Late 20th century pocket park at southern end of Taringa Street (between Nos. 76 and 78 Alt Street)

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

- One and two storey rendered brick Victorian period houses, detached except for semi-detached pairs at Nos. 23-25 and 27-29 Taringa Street
- Detached face brick single storey housing Federation Queen Anne style, Inter-war California bungalow styles, 1930s and 1930s
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (1920s to 1940s) and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
    - Rendered brickwork (Victorian period)
    - Face brickwork (Federation period to 1940s)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses

NON-CONTRIBUTORY ELEMENTS

3-4 storey 1960s to 1970s residential flat buildings (examples 74 Alt Street, 9-11 Taringa Street)

More recent houses (examples Nos. 19, 21, 21A and 21B John Street)

Front verandah enclosures or alterations (example 76 Alt Street)

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This area is part of a grant of 280 acres of land made to Augustus Alt in 1810, which by about 1820 had been acquired by Joseph Underwood and incorporated into his Ashfield Park Estate.1

William Muir purchased about five acres of Underwood's land in 1860 and had built the first part of the house 'Taringa' (now 4 Taringa Street) by 1865, extending the house with a larger 2 storey section on the western side in 1888. Muir became an alderman of Ashfield Municipality.2

In 1880 he subdivided his land into building allotments surrounding the house, which were offered for sale on behalf of 'Mr Alderman Muir' by Richardson & Wrench and shown on a map by Ferdinand Reuss, architect and surveyor.3 The footprint of the house is shown on that map and also on the Higinbotham & Robinson map of Ashfield published in 1883.4 On these maps the east-west arm of Taringa Street, branching off John Street, is shown as Princes Street and is shorter than it now is. Six lots faced Alt Street, eight faced John Street, four faced Princes Street and six, including the one containing Taringa, faced Taringa Street.

The land sold well, more than half being bought by George Baker Walker, an accountant and general manager of the Land Company of Australasia Ltd. Walker also moved into 'Taringa', which was on Allotment 23.

Walker re-subdivided four of his lots into five, on which he built the Victorian Italianate style houses at Nos. 21-29 Taringa Street, including two interesting semi-detached pairs. Three lots on the north-east side of Taringa Street were lengthened to the north-east and re-subdivided into seven lots, on one of which, at the Alt Street corner, the famous engineer Norman Selfe (1839-1911) erected his fine house 'Amesbury' (now 78 Alt Street) in 1887.5

Following Norman Selfe's death in 1911, the tennis court land to the north of "Amesbury" was subdivided and sold in 1913 and on it was erected the house 'Roselea', 1 Taringa Street.

'Warringulla', the house standing at No 11 John street, at the corner of Alt Street, was built by the surveyor Thomas Melrose, who bought this allotment at the 1880 auction.

Alfred Crane built his home 'Wynella' on the two Alt Street allotments which he also bought at the 1880 auction; it is the house still standing on an L-shaped allotment addressed as No. 76 Alt Street.

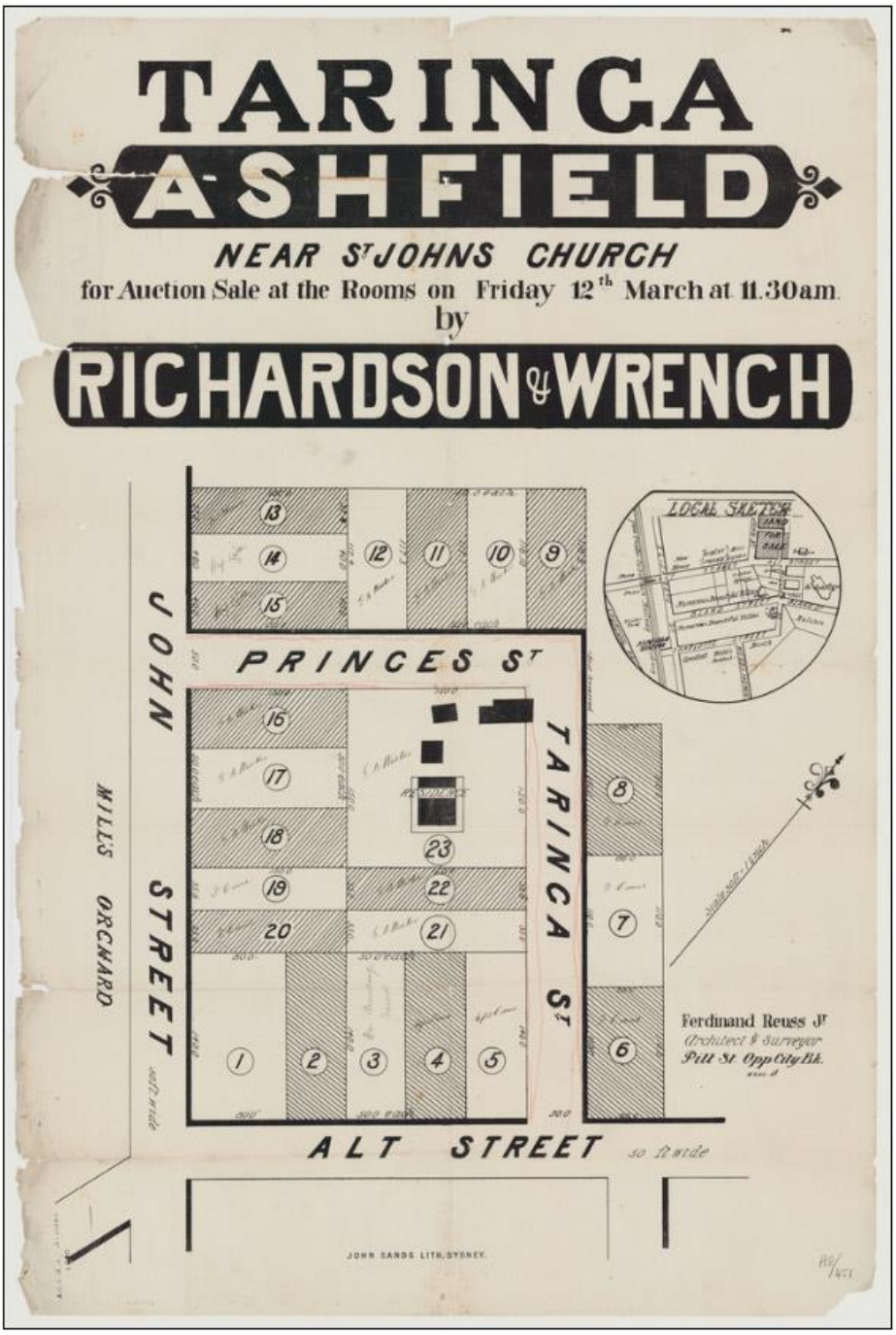
The Victorian Regency style house at No 23 John Street is most likely the one built by Elizabeth Lyttle on the lots she purchased at the same 1880 auction.6 Its style suggests the possibility that it was designed by Ferdinand Reuss, who was the architect-surveyor commissioned by William Muir to plan the Taringa subdivision. Interestingly, this house is similar in style to the one at No 27 John Street, leading to speculation that No 27 could also have been Ferdinand Reuss's work.

Early in the 20th century Princes Street was re-named as the return leg of Taringa Street and extended further to the north-east, towards Church Street. More allotments in the estate were changed and re-subdivided, so that there are now 31 properties.7

Sometime after 1943 the portion of the garden of "Taringa" fronting John Street to the south-west of the house (shown as 4 lots on the 1880 subdivision plan but retained following the 1880 subdivision as part of the "Taringa" site) was sold off to create Nos. 19, 21, 21A and 21B John Street, which contain houses built in the mid to late 20th century.

[1] Ashfield Heritage Study 1993, vol 1, pp 32, 36.
[2] Ashfield & District Historical Society Journal, No 1, p 12-17.
[3] Taringa Estate Subdivision Plan, in the collection of Ashfield & District Historical Society
[4] Ashfield Heritage Study 1993, vol 2, reference No 258. The Higinbotham & Robinson map is at Ashfield Council Archives.
[5] Ashfield Heritage Study 1993, vol 2, reference No 024.
[6] Nora Peek, 'William Muir's "Taringa Estate"', in Ashfield & District Historical Society Journal, No 1, March 1982; Chris Pratten, ed, Ashfield at Federation, p 240.
[7] Ashfield Heritage Study 1993, vol 2, reference No 259. The arrangement in about 1912 comprised 27 allotments, as shown on the H E C Robinson map of Ashfield North Ward, at Ashfield Council Archives.

In the late 20th century the southern end of Taringa Street, between Nos. 76 and 78 Alt Street was cut off from Alt Street with the creation of a pocket park.



Above: Map of the 1880 Taringa Estate subdivision. The "residence" shown in "Taringa", and "Princes St" is the northern leg of Taringa Street, prior to its extension to the north-east in the early 20th century. Note the allotments shown as Lot Nos. 16 to 19 on this plan were retained as part of the Taringa house garden until sometime after 1943. Source: NSW State Library digitized Ashfield subdivision plans.

BUILDING RANKING DEFINITIONS

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

Taringa Estate

Street	Side	No	Rating	Name	Style/Observations
Alt Street	NW	74	4		Post-War International
Alt Street	NW	74A	1		Post-War Sydney Bungalow
Alt Street	NW	76	2		Victorian indeterminate,
Alt Street	NW	78	*		Federation eclectic
John Street	NW	27	1		Victorian Regency
John Street	NW	25	1		Arts & Crafts
John Street	NW	23	1		Victorian Regency
John Street	NW	21B	1		Post-War Bungalow
John Street	NW	21A	1		Post-War Bungalow
John Street	NW	21	1		Post-War Bungalow
John Street	NW	19	3		
John Street	NW	17	2		Victorian Filigree
John Street	NW	15	*		Victorian Free Classical
John Street	NW	11A	*		Victorian Free Classical
John Street	NW	11	1		Victorian Rustic Gothic
Taringa Street	N	29	1		Victorian Italianate
Taringa Street	N	27	1		Victorian Italianate
Taringa Street	N	25	1		Victorian Italianate
Taringa Street	N	23	1		Victorian Italianate
Taringa Street	N	21	1	Grarjhen	Victorian Italianate
Taringa Street	N	19	1		Arts-&-Crafts/California Bungalow
Taringa Street	N	17	*		Inter-War Arts-&-Crafts
Taringa Street	N	15	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	13	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	9-11	4		Post-War International
Taringa Street	N	7	1		Queen Anne/Arts-&-Crafts
Taringa Street	N	5	1	Albernie	Queen Anne/Arts-&-Crafts
Taringa Street	N	3	1	Sunnyside	California Bungalow
Taringa Street	N	1	*	Roselea	Federation Bungalow

Street	Side	No	Rating	Name	Style/Observations
Taringa Street	S	2	1		Arts-&-Crafts
Taringa Street	S	4	*	Taringa	Victorian Free Classical. Filigree

C21 Tintern Road, Ashfield

Heritage Conservation Area

KEY PERIOD OF SIGNIFICANCE: 1891 to 1940s

HCA TYPE 3: Mixed Residential
Statement of Significance

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

The area is of *historical* significance as part of an 1891 Murrell's Estate subdivision (on the western side of Tintern Road) and part of a subdivision of Wilshire's land on the eastern side of Tintern Road.

The area contains a high proportion of houses that are individually listed heritage items with *historical associations* with important local figures in the late 19th century and early 20th century (for example Nos. 31 and 33 Tintern Road, both houses associated with William E. Robson, solicitor and parliamentarian, Mayor of Ashfield in 1902).

The area is of *aesthetic* significance as an area developed from 1891 to the 1940s with substantial houses on large garden sites. Tintern Road, a wide Brush box lined street with grassed verges, demonstrates the early 20th century character of street tree planting. The houses are representative of the Federation Queen Anne, Federation Arts & Crafts, Inter-war California Bungalow, Inter-war Functionalist and Inter-war Old English styles. Federation styles are the dominant built form of housing.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Tintern Road
- Relatively wide carriageway in Tintern Road
- Grassed verges in Tintern Road

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

- Detached face brick single storey housing Federation Queen Anne style (the majority of houses) and Federation Arts & Crafts style houses (34 Tintern Road) and Inter-war California bungalow styles (Nos. 50-52 Tintern Road, Inter-war period semi-detached residences, and 33A Tintern Road)
- Nos. 36, 38 and 48 Tintern Road are, respectively interesting 1940s-1950s houses: Nos. 36 and 48 Inter-war Functionalist style , and No. 38 Inter-war Old English with Inter-war Functionalist influences, which add to the character of the area.
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork (Federation, Inter-war periods and 1940s)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and low brick for Inter-war period and 1940s houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Recent houses (examples 29A, 35 Tintern Road)

Changes to materials: modern roof cladding (eg concrete tiles) and loss of chimneys

Front verandah enclosures.

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This land was part of a 1794 grant of 19 acres to John Miller. Within a few years it had been acquired by Robert Campbell and absorbed into his large holding called Canterbury Park. After Campbell's death his daughters eventually began to sell portions of the estate. Samuel Murrell bought an allotment of about three and a half acres, facing Clissold and Victoria Streets, from Sophie Campbell in 1869.1 He did not build there, but owned an orchard facing Liverpool Road.

Following Murrell's death in 1879 the land passed to his widow Johanna, who died ten years later. Afterwards the three-and-a-half acre allotment was sold to the Town and Country Land Building and Development Company and a subdivision plan, comprising 16 allotments, was made in 1891, which encompassed the western side of Tintern Road in this area.

This plan was evidently made with some reference to the land further east, which earlier was owned by William Wiltshire (or Wilshire) and known as Wiltshire's Paddock. The northern section of Tintern Road had been created to serve the Plynlimmon Estate and ran north from Robert Street to Norton Street. In 1885 it was extended southwards and served the Moonagee Hall Estate, which fronted Robert Street and Prospect Road. It terminated in a dead end at the boundary of Murrell's land.

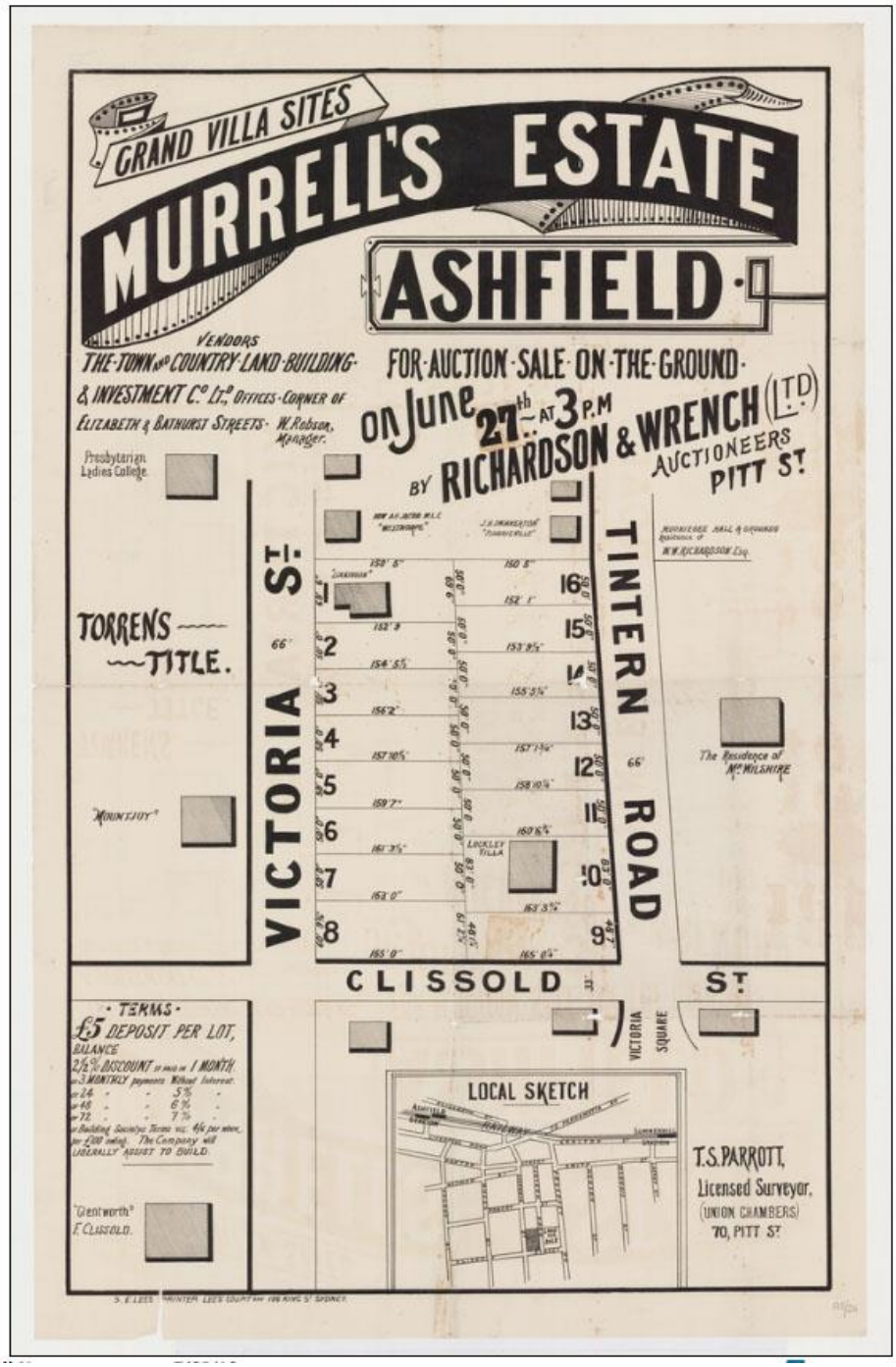
Now, as part of the 1891 Murrell's Estate subdivision, it was extended southwards to provide a connection to Victoria Square. This new length of Tintern Road thus served the eight lots in the eastern half of Murrell's Estate and the allotments that would be created on the western side of the Wiltshire land. The street extension was canted slightly to make this linkage visually direct.

The plan of Murrell's Estate shows that at about the time of its subdivision at least two houses already existed on the land. However, the Water Board Detail Survey, circa 1890 (that is, before the subdivision and the extension of Tintern Road) shows an additional three houses already existing on the Murrell land, all facing Victoria Street.

Within a few years substantial Federation period houses were erected on the vacant lots within the estate and there were some changes to allotment widths. These houses included "Buninyong', 33 Tintern Road on parts of Lots 12 and 13 and 'Wyanarie' aka 'Hastings' , 'Glenone' or 'Glenore', 31 Tintern Road, on parts of Lots 14 and 15. Several of the houses are recognised as individual heritage items in the Ashfield Local Environmental Plan.

[1] Jacqueline Kensett Smith, 'Murrell's Farm, Ashfield' in Ashfield & District Historical Journal, No 5, 1985, p 54 et seq. Murrell's purchase is shown on the Higinbotham & Robinson map of Ashfield, 1883, a copy of which is in Ashfield Council Archives.

Above: The Deposited Plan for Murrell's Estate subdivision, prepared by surveyor T S Parrott and dated 1891. (Copy by courtesy of Councillor Caroline Stott). This estate includes the western side of Tintern Road. The estate and its surroundings are also shown on the H E C Robinson map of Ashfield South Ward, first prepared in 1912 (Ashfield Council Archives). Note that Tintern Road has been slightly canted to provide a direct link to Victoria Square.



undated circa 1891 plan of the Murrell's Estate subdivision, showing the hosue"Lockley Villa" on Lot 10 (since demolished).

BUILDING RANKING DEFINITIONS

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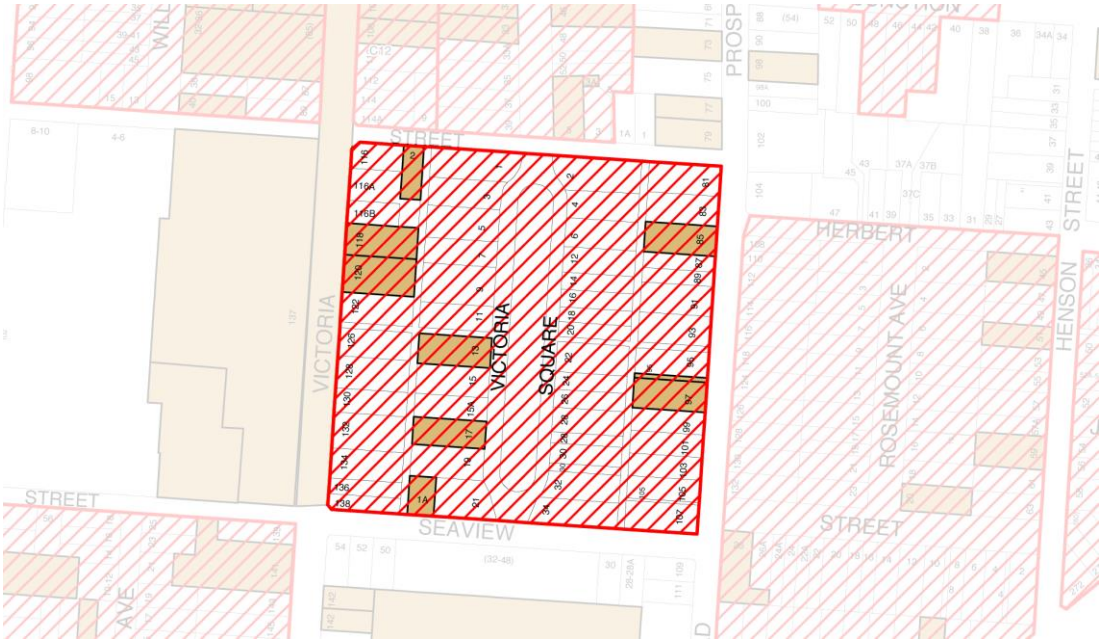
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Tintern Road

Street	Side	No	Rating	Name	Style/Observations
Clissold Street		5	*		Queen Anne
Clissold Street		3	*		Queen Anne
Tintern Road		34	1		Californian Bungalow
Tintern Road		36/36a	1		Inter-war/post-war House
Tintern Road		38	*		English Tudor Style House
Tintern Road		42	*		Eclectic
Tintern Road		44	1		Federation
Tintern Road		46	*		Californian Bungalow
Tintern Road		48	1		Post-war Brick Cottage
Tintern Road		50-52	1		1930's House
Tintern Road		39	1		Federation Bungalow
Tintern Road		37	1		Federation Cottage
Tintern Road		35	3		Modern Spanish Style House
Tintern Road		33a	1		Californian Bungalow
Tintern Road		33	*		Queen Anne House
Tintern Road		31	*		Federation House
Tintern Road		29	3		Electrical sub-station
Tintern Road		27	*		Federation House

C23 Victoria Square, Ashfield & Summer Hill Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1876 to 1940s

HCA TYPE 3: Mixed residential
Statement of Significance

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

The Victoria Square Heritage Conservation Area is of *historical* significance as a representative upmarket late 19th century model subdivision with large residential lots centred around a central reserve and featuring north-south oriented main street and rear laneways and an east-west pedestrian pathway. Victoria Square remains illustrative of the original 1876 subdivision concept, retaining the central reserve, the laneways, and many of the original large allotments, along with fourteen late 19th century houses, which now sit in a context of Federation, Inter-war period, 1940s and some later buildings. The area remained incompletely developed at the end of the 19th century (particularly at the southern end), and its development reflects re-subdivision or redevelopment of early sites in the period 1900-1940s.

Victoria Square has *historical associations* as the place of residence of prominent late 19th century citizens including : Sir Alexander Stuart (1824-1886), merchant and politician (resident of "Arundel", 2 Victoria Square in 1886); James T. Allan (1831-1912) explorer and pastoralist (a resident in 1890 on the west side of Victoria Square); and Gustave Mario Ramciotti (1861-1927) law clerk, theatrical manager and soldier, a resident of "Arden" on the western side of Victoria Square in 1890).

The subdivision has *historical associations* with prominent local residents including Alderman William Henson, alderman on the first Ashfield Borough Council and land owner at the time of the 1876 subdivision; and with architects Thomas Rowe (architect of the houses at Nos. 83 and 85 Prospect Road built in 1877); Alexander Leckie Elpinstone Junior (architect of the villas at Nos. 118 Victoria Street and 120 Victoria Street constructed in 1880); and Charles Slatyer (possibly the architect of the house at 17 Victoria Square).

The area is of *aesthetic* significance for its distinctive 1876 subdivision pattern with its central reserve, generous original allotments and north-south street and laneway pattern, for the original late 19th century houses of various Victorian period architectural styles and for the houses constructed in the Federation to 1940s period in various architectural styles illustrating the later development of the subdivision.

Victoria Square is *rare* as a late 19th century upmarket subdivision.

Key Character Elements

Subdivision and public domain elements:

- Distinctive subdivision pattern with central reserve, large rectangular allotments and rear laneways
- The central reserve includes remnant native vegetation and 1889 plantings donated by the Royal Botanic Gardens. Management of the central reserve was taken over by Council in 1889.
- Rear lane access to stables and coach houses (later garages).
- Wide carriageway in Victoria Square, with grassed verges and Canary Island date palms (*Phoenix canariensis*) plantings at edge of carriageway
- Relatively narrow carriageways in Clissold Street, Prospect Road and Seaview Street with narrow grassed verges
- Ficus plantings on grass verges one side of Seaview Street
- Narrow north-south rear laneways
- East-west pedestrian laneways

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

- Detached rendered brick Victorian period and face brick (Federation, Inter-war periods) one and two storey housing in Victorian Filigree, Victorian Italianate, Victorian Rustic Gothic, Victorian Regency, Victorian Georgian, Federation Queen Anne, Inter-war Calfornia Bungalow and Inter-war Mediterranean styles within garden settings
- Variety of detached houses from modest single storey to substantial two storey houses
- The substantial late 19th century houses within the area include houses attributed to well known architects of the period (some of these heritage listed), such as: 83 Prospect Road (a Victorian Filigree style villa) and 85 Prospect Road (a Victorian Regency style villa), both built in 1877 to designs by architect Thomas Rowe; 118 & 120 Victoria Street, a pair of Victorian Italianate style villas designed by architect Alexander Leckie Elpinstone Junior; and
- Inter-war Art Deco style residential flat buildings (examples the 2-storey flats at 122 Victoria Street and 136 Victoria Street)
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or corrugated steel (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (Inter war period); and original chimneys
    - Gable ends facing the street with original detailing: decorative timber barge boards (Victorian period); timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period Inter-war period)
    - Face brickwork (Federation period, Inter-war period except for Inter-war Mediterranean style houses)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences – cast iron palisade, timber picket (Victorian period); timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Garages to the rear of houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 95 Prospect Road, 15A Victoria Square, 138 Victoria Street)
- 1960s to 1970s residential flat buildings (example 116A Victoria Street, 132 Victoria Street)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter war period houses (example 16 Victoria Square); modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures (example 20 Victoria Square)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The land comprising this Conservation Area was a twelve-acre parcel of land purchased from Sophia Campbell by William Henson in 1867. Nine years later, in 1876, the Sydney Permanent Freehold Land and Building Society auctioned the land on behalf of William Henson, one of the aldermen on the first Ashfield Borough Council.

The allotments were generous in size - the antithesis of the crowded terraces in which most residents of Sydney lived at the time. Victoria Square displays the attributes of a residential London Square of the period - symmetrical in design with central reserve owned initially by the residents for their enjoyment, and accessed by residents facing Victoria Street and Prospect Road by central pathways. It was obviously pitched at the upper end of the real estate market in Ashfield. The idea was used by the same Building Society in Albert Parade, Ashfield, and appears to have influenced other residential developments such as at Graham Reserve (Palace Street), South Ashfield, The Parade in Enfield, and Prince Edward Parade in Woolwich.

The architect Thomas Rowe designed and built Nos. 83 and 85 Prospect Road in 1877 (these are possibly the earliest houses in the subdivision).

The architect Alexander Leckie Elpinstone Junior purchased 10 allotments of the original subdivision, designing and constructing large houses including the mirror image 2-storey Victorian Italianate style villas at Nos. 118 Victoria Street and 120 Victoria Street (both listed heritage items).

The substantial 2-storey Federation Arts & Crafts style house at 17 Victoria Square, is likely to have been designed by the architect Charles H. Slatyer, as he advertised a Tender notice in 1891 calling for builders for "Cottage Residence, Victoria-Square, Ashfield".[1]

By the 1890s Victoria Square was substantially developed as shown on Sheet 26 of the Ashfield Water Board Plan, however with some substantial houses built on double blocks and some blocks particularly at the southern end of the subdivision, still undeveloped. Prominent residents of the subdivision (Sands Directory, 1890) included Sir Alexander Stuart (1824-1886), merchant and politican (resident of "Arundel", 2 Victoria Square in 1886); James T. Allan (1831-1912) explorer and pastoralist (a resident in 1890 on the west side of Victoria Square); and Gustave Mario Ramciotti (1861-1927) law clerk, theatrical manager and soldier, a resident of "Arden" on the western side of Victoria Square in 1890).

During the 20th century a number of the original 37 generous allotments of uniform size were re-subdivided along their length to create extra lots for smaller houses. This process continued into the 1940s and is obvious in the current allotment layout and the current mix of houses, which includes houses built after 1900 up to the 1940s. Also in the early 20th century some earlier houses were demolished and replaced with new houses on the same sites (so the original allotment size did not alter) – this appears to have occurred at Nos. 4 & 6 Victoria Square which both contain 1940s houses.

Also some re-subdivisions involved demolition of earlier houses – an example of this process is Nos. 136 and 138 Victoria Street, the allotments of which are each half the size of the original allotment, and which are now occupied by two 2-storey Inter-war residential flat buildings, which replaced an earlier single house in this location shown on the 1890s Water Board Plan.

On the western side of Victoria Square of the six houses shown on the 1890s Water Board Plan, only four remain (Nos. 2, 12, 22 and 28). On the eastern side of Victoria Square, of the five houses shown on the 1890s Water Board plan, only two remain (Nos. 9

[1] Sydney Morning Herald Tender notice, 22 October 1891, page 7 Accessed via National Library of Australia Trove online

and 13). In Prospect Road, on the western side, of the nine houses shown on the 1890s plan, five remain (Nos. 83, 85, 91, 93 and 97 Prospect Road). In Victoria Street, on the eastern side ,of the seven houses shown on the 1890s Water Board Plan, only three remain (Nos. 118, 120 and 128). In total there are 14 remaining late 19th century houses of various styles within the Victoria Square subdivision, which sit within a context of one and two storey Federation Queen Anne and Federation Arts & Crafts style houses, single storey Inter-war California Bungalow, one Inter-war Mediterranean style single storey house (No. 30 Victoria Square), 2-storey Inter-war residential flat buildings (for example Nos. 122, 136 and 138 Victoria Street), some 1930s and 1940s houses (for example No. 126 Victoria Street, Nos. 24 and 26 Victoria Square).

With the one exception of a pair of Federation Queen Anne style semi-detached houses at Nos.87-89 Prospect Road, all buildings within the Heritage Conservation Area are detached.

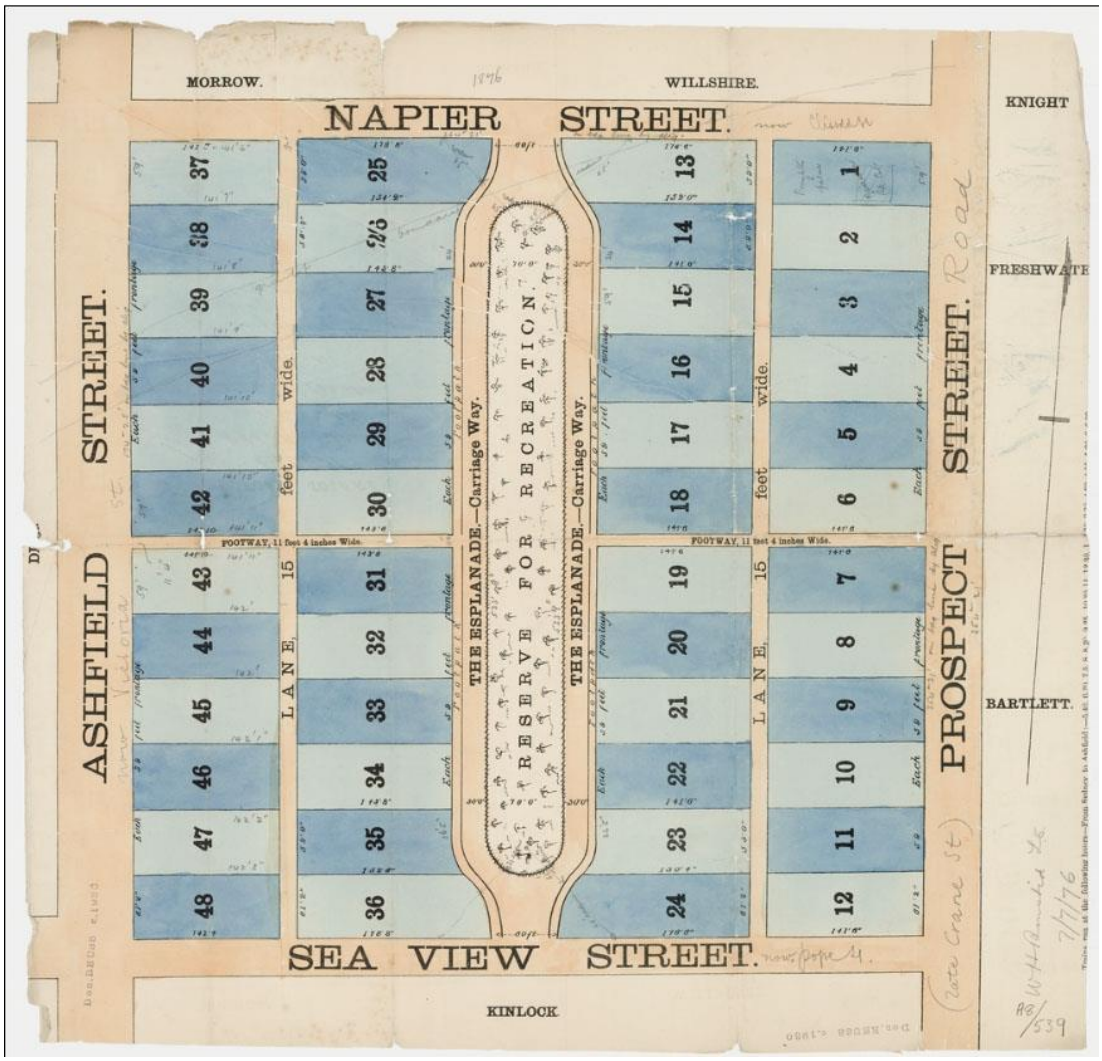
In the period 1950s-1970s two residential flat buildings were constructed at Nos. 116A and 132 Victoria Street, replacing earlier buildings on these allotments. No. 116A Victoria Street is part of a 1950s-1960s subdivision at the corner of Victoria Street and Clissold Street, where the subdivision resulted in the demolition of the grand mansion on a very large site shown on the 1890s Water Board Plan and on the 1943 aerial photo[2], and created four separate allotments (No. 2 Clissold Street and Nos. 116, 116A and 116B Victoria Street, now occupied by 1950s-1960s buildings (3 houses and the residential flat building at No. 116A). In all late 20th century buildings (houses and flats) occupy the sites: 11 Victoria Square; 116, 116A, 116B, 132, 134 Victoria Street; 95 Prospect Road

In total, late 20th century houses and residential flat buildings occupy the sites at Nos 5 and. 11 Victoria Square, Nos. 95 Prospect Road, Nos. 116, 116A, 116B, 132 and 134 Victoria Street.

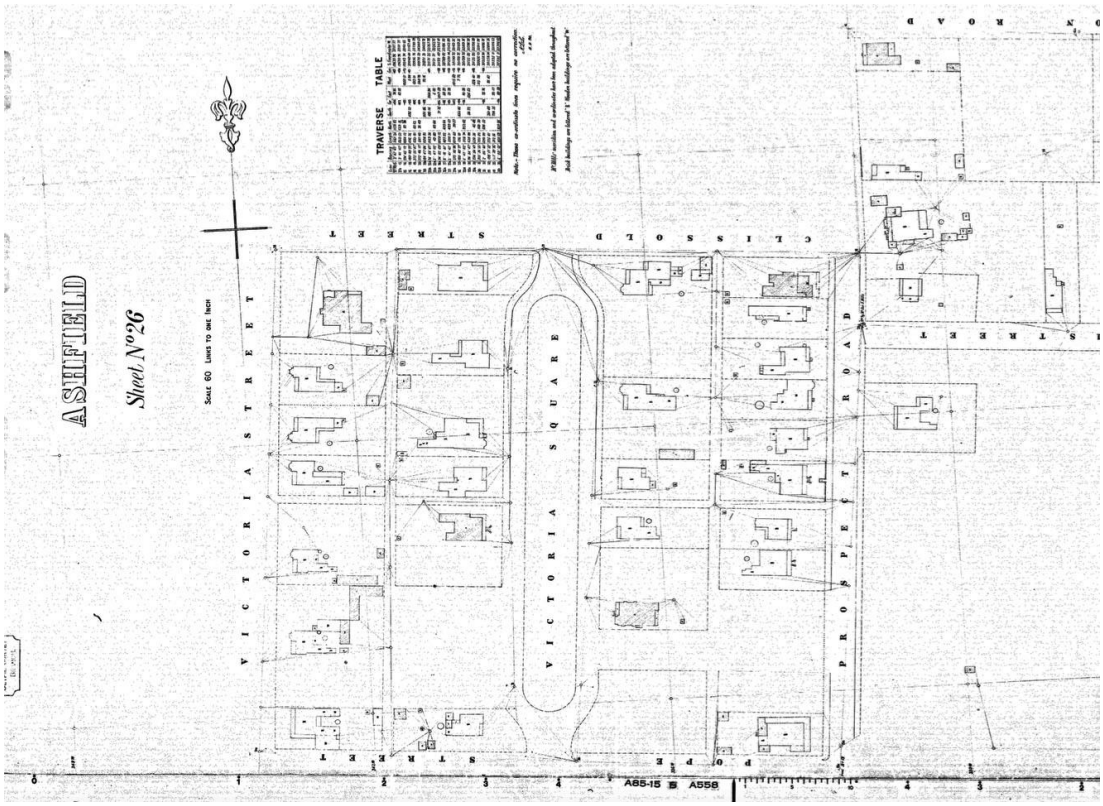
A former church meeting hall (now a residence) at No. 1A Seaview Street (an LEP listed heritage item) is on a site subdivided off the back of No. 21 Victoria Square (which is occupied by a Federation Queen Anne style house) in 1952.

A modern 2-storey house was under construction in 2015 at No. 15A Victoria Square.

[2] 1943 aerial photo accessed through NSW Land & Property Information Six Maps online



Above: Plan of the 1876 Victoria Square subdivision. Note that Ashfield Street (left) is now Victoria Street and Napier Street (top) is now Clissold Street. The narrower east-west lane (across the centre of the subdivision) is now a grassed pedestrian pathway. Source: Ashfield Subdivision plans, digitised, NSW State Library



Above: Sheet 26 of the 1890s Ashfield Water Board block plans showing Victoria Square at this time.

BUILDING RANKING DEFINITIONS

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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

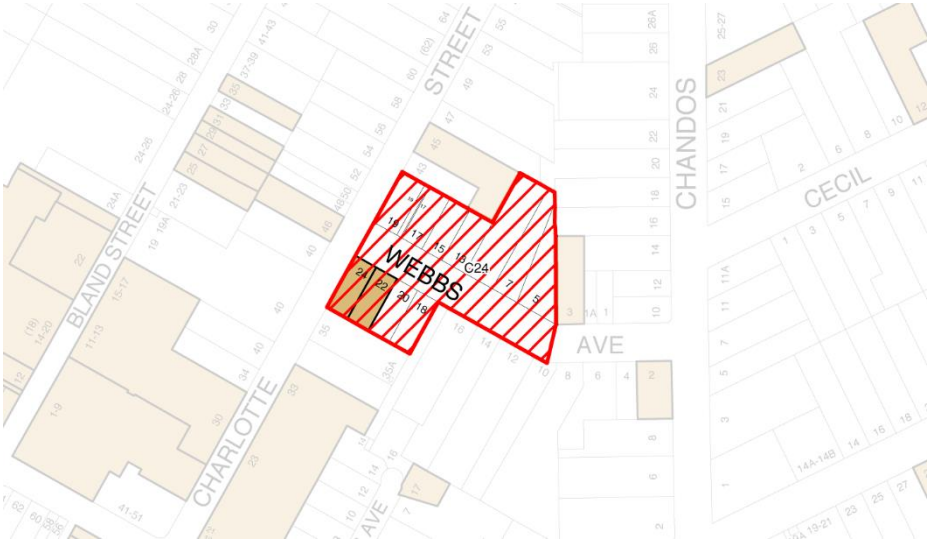
Victoria Square

Street	Side	No	Rating	Name	Style/Observations
Clissold Street		2	*		Post-war Sydney Bungalow
Prospect Road		107	1		Californian Bungalow
Prospect Road		105	2		Californian Bungalow
Prospect Road		103	1		Inter-war Bungalow
Prospect Road		101	1		Inter-war Bungalow
Prospect Road		99	1		Federation/Inter-war Bungalow
Prospect Road		97	*		Victorian Filigree
Prospect Road		95	3		Late 20th Century Australian Nostalgic
Prospect Road		93	2		Victorian
Prospect Road		91	1		Victorian Italianate Cottage
Prospect Road		89	1		Queen Anne/Arts & Crafts Semi
Prospect Road		87	1		Queen Anne/Arts & Crafts Semi
Prospect Road		85	*		Victorian Gothic
Prospect Road		83	1		Victorian Italianate
Prospect Road		81	1		Federation Bungalow
Seaview Street		1a	*		Post-war Sydney Bungalow
Victoria Square		2	1		Victorian "International"
Victoria Square		4	1		Inter-war/Post-war Sydney Bungalow
Victoria Square		6	1		Inter-war/post-war Sydney Bungalow
Victoria Square		12	1		-
Victoria Square		14	1		Californian Bungalow
Victoria Square		16	1		Californian Bungalow
Victoria Square		18	1		Inter-war/Post-war/Sydney Bungalow
Victoria Square		20	1		Californian Bungalow
Victoria Square		22	1		Victorian Italianate/Rustic
Victoria Square		24	1		Inter-war Bungalow
Victoria Square		26	1		Inter-war Bungalow
Victoria Square		28	1		Victorian Italianate
Victoria Square		30	1		Inter-war Georgian Revival
Victoria Square		32	1		Californian Bungalow

Street	Side	No	Rating	Name	Style/Observations
Victoria Square		34	1		Federation Bungalow
Victoria Square		21	1		Victorian Rustic/Queen Anne
Victoria Square		19	1		Californian Bungalow
Victoria Square		17	*		Arts & Crafts/freestyle
Victoria Square		15a	3		Late 20th Century International
Victoria Square		15	1		Queen Anne/Arts & Crafts
Victoria Square		13	*		Victorian Regency
Victoria Square		11	1		Late 20th Century Australian Nostalgic
Victoria Square		9	2		Bastardised Victorian Italianate
Victoria Square		7	1		Inter-war Mediterranean
Victoria Square		5	3		Late 20th Century Australian Nostalgic
Victoria Square		3	1		Inter-war Mediterranean Bungalow
Victoria Square		1	1		Federation Queen Anne
Victoria Street		116	1		Post-war Bungalow
Victoria Street		116a	1		Post-war Residential Flats
Victoria Street		116b	1		Post-war Bungalow
Victoria Street		118	*		Victorian Italianate
Victoria Street		120	*		Victorian Italianate
Victoria Street		122	1		Inter-war Residential Flats
Victoria Street		126	1		Post-war Bungalow
Victoria Street		128	1		Victorian
Victoria Street		130	1		Post-war Bungalow
Victoria Street		132	1		Post-war Residential Flats
Victoria Street		134	1		Post-war Bungalow
Victoria Street		136	1		Post-war Residential Flats
Victoria Street		138	1		Post-war Residential Flats

C24 Webbs Avenue, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1900-1933

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance for its development in the early 20th century from at least two separate subdivisions.

The area has *historical association* with early landowner Frederick W. Webb, after whom the street is reportedly named, who was Clerk of the NSW Legislative Assembly.

The area has *aesthetic* significance as a streetscape of single storey detached Federation to Inter-war period housing along a wide Brush box lined street, with Federation Queen Anne and Inter-war California Bungalow style housing reflecting this development period

Key Character Elements

Subdivision and public domain elements:

- Remnant pre-1943 street tree planting of Brush box within carriageway in Webbs Avenue
- Relatively wide carriageway in Webbs Avenue

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

- Detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow style housing
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or, unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
    - Face brickwork (Federation, Inter war periods)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Circa 1960s-1970s 3-storey residential flat building at No. 9 Webbs Avenue
- Changes to materials: changes to roof cladding (eg concrete tiles) and loss of chimneys
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The bent alignment of Webbs Avenue reflects its complicated historical origins. The west of Charlotte Street end was part of a grant of 280 acres made to Augustus Alt in 1810. The east or Chandos Street end (the section now mostly zoned Residential 2[c]) was part of an adjoining 100-acre grant made in 1795 jointly to Thomas Rowdon, John Jones, Francis McKewen and John Butcher.1 However some of the allotments on the south side of Webbs Avenue are in the corner of an adjacent grant of 25 acres made to William Faithful (or Faithfull) on May 27, 1799.2 In other words, Webbs Avenue happens to be located at the junction of three historic land grants.

As a result of a similar quirk of history, by about 1820 Alt's grant became part of Joseph Underwood's Ashfield Park Estate, that of Rowdon et al became part of Henry Kable's farm, and Faithful's grant was incorporated into Robert Campbell's Canterbury Park Estate.3

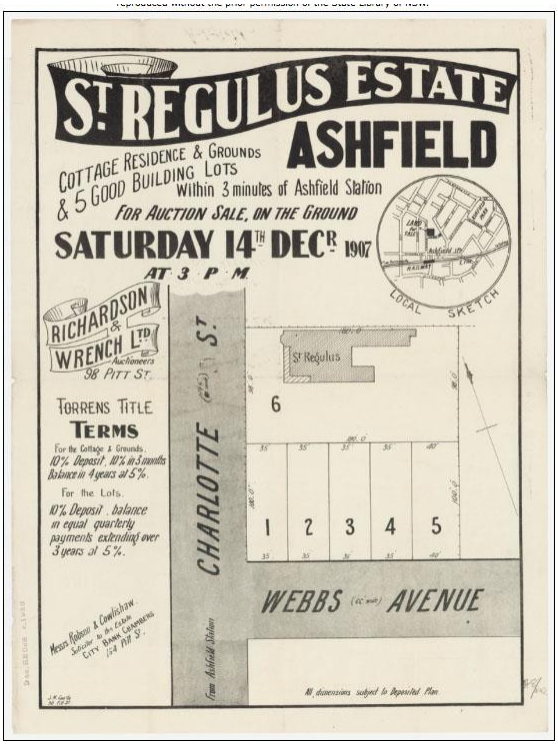
The landowner Frederick W. Webb, after whom the street is reportedly named, was Clerk of the NSW Legislative Assembly.4 Webbs Avenue is shown on a subdivision plan of 1879 prepared for the estate agents Richardson & Wrench.5 In the 1883 map prepared by Higginbotham & Robinson, most of the Webbs Avenue allotments are shown to have faced Charlotte and Chandos Streets, and only the five lots between these addressed Webbs Avenue. A subdivision plan prepared for the auctioneers Hardie & Gorman shows the land now occupied by Nos 18 to 24 subdivided into lots facing Charlotte Street, with their rear boundaries to a lane where the one exists now.6 It seems that some of these allotments, and others on the opposite side, were re-oriented to face Webbs Avenue before World War I.7

Few details are available of the subsequent re-subdivisions which produced the balance of the 11 allotments in the Heritage Conservation Area. The St Regulus Estate subdivision of 1907 showed 5 allotments extending along Webbs Avenue on the northern side from the corner of Charlotte Street, however these five allotments in the 1907 plan appear to now be four allotments (At Nos.13, 15, 17, & 19 Webbs Avenue), so that 1907 subdivision was clearly subject to later resubdivision to create larger lots. It appears that the earliest houses to be erected in this area were those at No 5 ('Edgeroi') and No 7.

The Water Board map charted in 1933 shows the footprints of all the buildings in Webbs Avenue, including the block of flats at the north-west corner, now No 10 Chandos Street, which must have been very new when that map was compiled.8

In the 1960s-1970s a block of home units replaced the houses at Nos. 9-11 Webbs Avenue.

[1] Higginbothan & Robinson map of Ashfield, 1883; Ashfield Hertage Study , 1993, vol 1, p 32; Keith Johnson & Malcolm Sainty, Land Grants 1788-1809, 1974, pp 56, 249. The Heritage Study does not mention Rowdon.
[2] Keith Johnson & Malcolm Sainty, Land Grants 1788-1809, 1974, pp 98, 114; Ashfield Heritage Study 1993, vol 1, p 32.
[3] Ashfield Heritage Study 1993, p 36. See also the 1883 Higginbotham & Robinson map
[4] Ashfield Heritage Study 1993, vol 1, appendix G. This claims that the street was formed in 1882.
[5] By W H Binstead, licensed surveyor (Ashfield Council Archives). Interestingly, Ashfield Park is shown on this plan as subdivided for residential allotments. Residents successfully lobbied Henry Parkes to acquire it for a park
[6] This subdivision plan, No A8/342, is in Ashfield Council Archives. See also No A8/2, ibid.
[7] H E C Robinson map of North Ward, undated but about 1912, in Ashfield Council Archives
[8] The Water Board detail survey maps are at Ashfield Council Archives and in the collections of Ashfield &District Historical Society.



Left: 1907 Subdivision plan of part of the northern side of Webbs Avenue, which has been later modified to 4 lots where 5 lots are shown on this plan. Source: Ashfield subdivision plans, digital, NSW State Library

BUILDING RANKING DEFINITIONS

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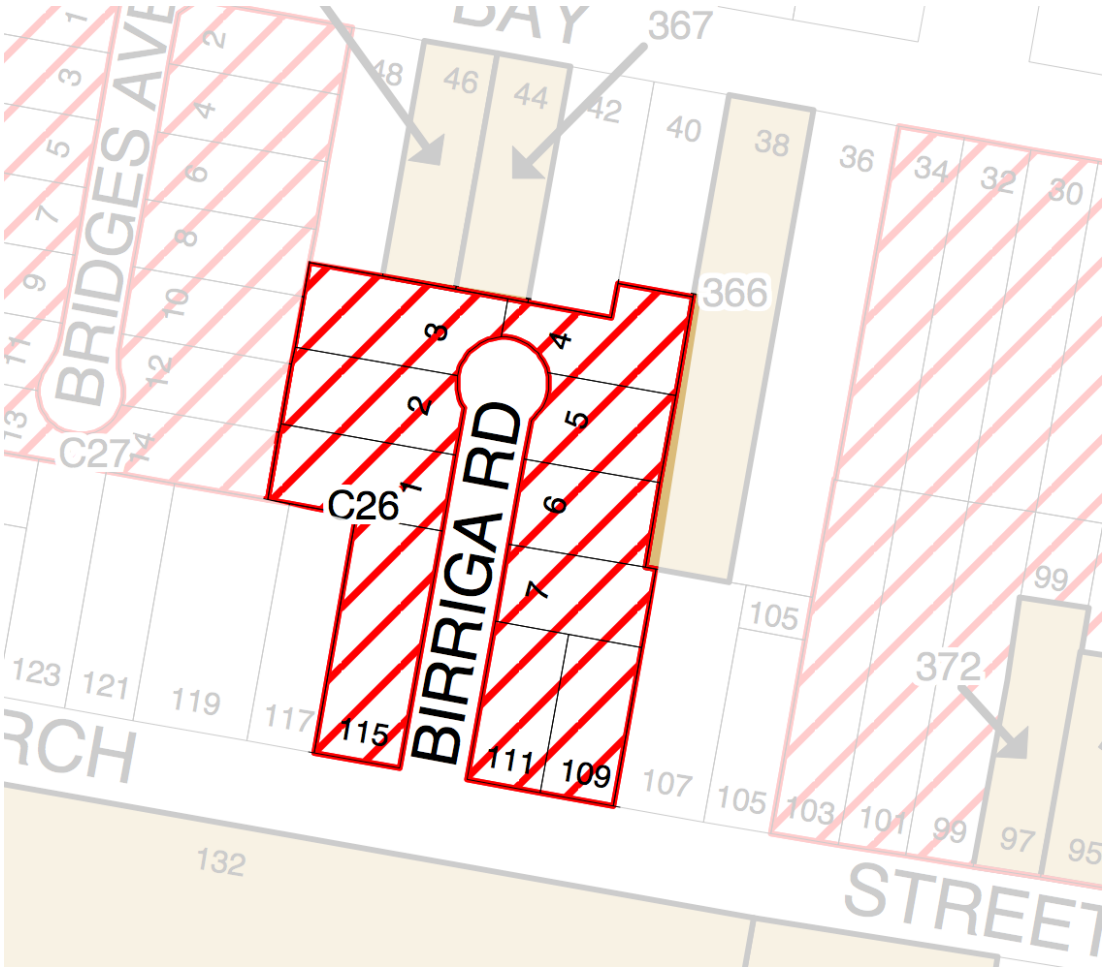
Webbs Avenue

Street	Side	No	Rating	Name	Style/Observations
Webbs Avenue	N	19	2		Queen Anne, severely
Webbs Avenue	N	17	1		Arts-&-Crafts/California 2
Webbs Avenue	N	15	1	Urana	Inter-War Arts-&-Crafts California Bungalow
Webbs Avenue	N	13	1		Queen Anne/Arts-&-Crafts
Webbs Avenue	N	9/11	4		Post-War International
Webbs Avenue	N	7	1		Federation Queen Anne
Webbs Avenue	N	5	1	Edgeroi	Federation Queen Anne
Webbs Avenue	S	18	1		Queen Anne/California Bungalow
Webbs Avenue	S	20	1		Queen Anne/California Bungalow
Webbs Avenue	S	22	*		Queen Anne/California Bungalow
Webbs Avenue	S	24	*		Federation Italianate

C26 Birriga Road, Croydon

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1926-1930s

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
STATEMENT OF SIGNIFICANCE

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

The area is of *historical* significance as a consistent high quality subdivision of part of the Ashfield Park Estate developed in 1926-early 1940s by a single builder in adherence to a covenant.

The area has *historical association* with the local builder/developer, Stanley T Grimson, who was responsible for the subdivision with its convenant ensuring high quality housing, and the construction of at least some of the housing in the subdivision.

The area is of *aesthetic* significance as a consistent 1936-early 1940s development of single storey detached brick Inter-war California Bungalow style housing within a distinctive cul-de- sac subdivision pattern.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Distinctive cul-de-sac subdivision pattern of Birriga Road

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

- Single storey detached brick Inter-war California Bungalow style houses with hipped and gabled terracotta tile roofs and other intact detailing from the period including to verandahs and gable ends.
- Consistent street setbacks
- Consistent inter-war period brick front fences
- Original tessellated tiled front paths
- Rear placement of garages

NON-CONTRIBUTORY ELEMENTS

There are no non-contributory elements within this Heritage Conservation Area.

HISTORICAL DEVELOPMENT

The Birriga Road Heritage Conservation Area was once part of the Ashfield Park Estate fronting Church Street, one of the earliest streets in the area which led east towards St Johns Anglican Church Ashfield, the earliest church in the area. Most of the area was purchased, subdivided and sold for residential development in late 1926 by the builder, Stanley T. Grimson. No 115 Church Street (Corner Birriga Road), part of an earlier subdivision, has been included due to its importance in defining the entry point into Birriga Road.

Grimson imposed a covenant on his subdivision requiring that the main building should be erected in brick and/or stone, with slate or tile roof, and be no less than 600 pounds in value. There was a setback of at least 6 feet from the eastern side of Birriga Road. Grimson had the power to release or vary the covenant, and was probably the builder of most of the cottages.

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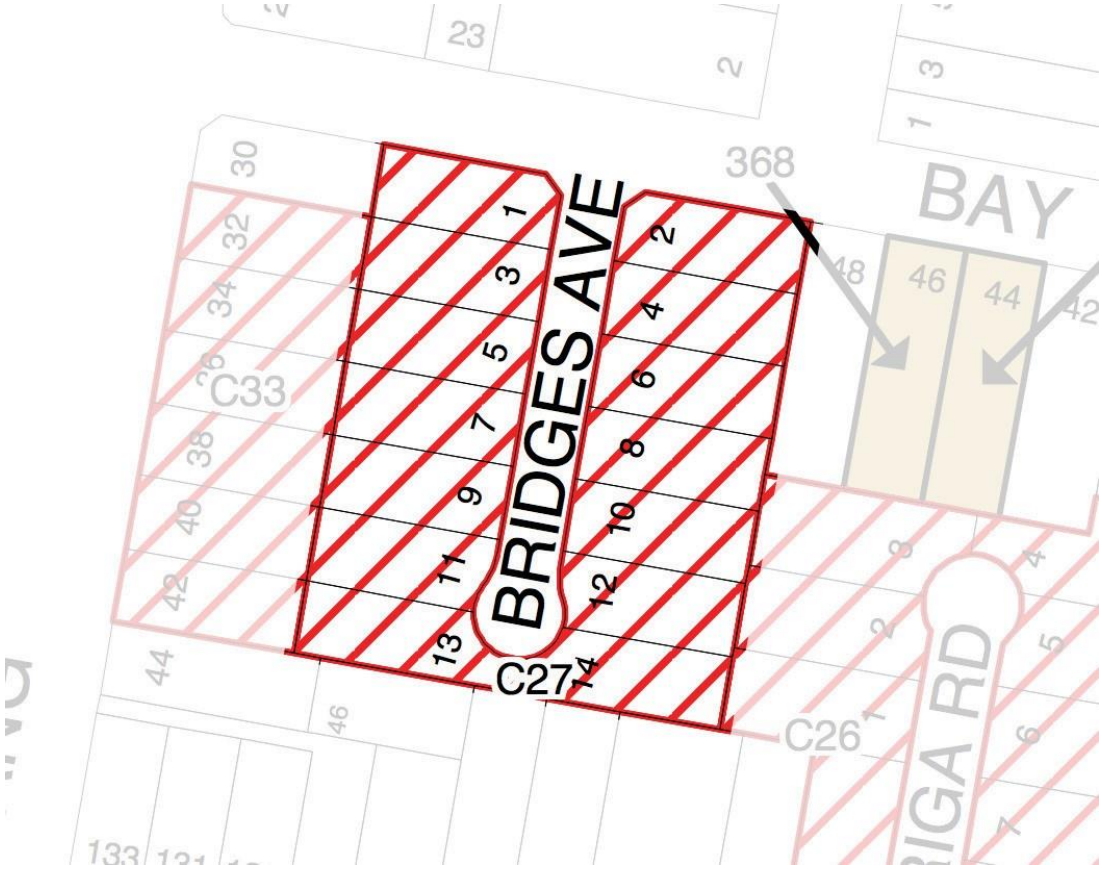
Birriga Road

Street	Side	No	Rating	Name	Style/Observations
Birriga Road		1	1		
Birriga Road		2	1		
Birriga Road		3	1		
Birriga Road		4	1		
Birriga Road		5	1		
Birriga Road		6	1		
Birriga Road		7	1		
Church Street		115	1		Queen Anne
Church Street		111	1		
Church Street		109	1		

C27 Bridges Avenue, Croydon

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1936-1940S

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
STATEMENT OF SIGNIFICANCE

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

The area is of *historical* significance as a 1936 subdivision of part of the Ashfield Park Estate, developed by a single builder/developer.

The area has *historical association* with the local builder/developer William Henly, responsible for the 1936 subdivision.

The area is of *aesthetic* significance as a consistent 1936-early 1940s development of single storey detached brick single storey Inter-war California Bungalow style housing within a distinctive cul-de-sac subdivision pattern.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Distinctive cul-de-sac subdivision pattern of Bridges Avenue
- Narrow concrete footpaths without grassed verges or street tree planting

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

- Single storey detached brick Inter-war California Bungalow style houses with hipped and gabled terracotta tile roofs and other intact detailing from the period including to verandahs and gable ends.
- Consistent street setbacks
- Consistent inter-war period brick front fences
- Rear placement of garages (except for pair of garages to Nos. 13 and 14 at the end of the cul-de-sac)

NON-CONTRIBUTORY ELEMENTS

- Carports in front garden (at No. 3)
- Metal awnings over windows (No. 2)
- Later window alterations

HISTORICAL DEVELOPMENT

The Bridges Avenue Heritage Conservation Area was once part of the Ashfield Park Estate fronting Church Street, one of the earliest streets in the area which led east towards St Johns Anglican Church Ashfield, the earliest church in the area.

This area was purchased for subdivision in 1936 by a Gladesville builder, William Henley, who presumably demolished the house 'Ecreap' which stood there. Bridges Avenue was formed and the land around it subdivided for suburban housing.

Henley's Bridges Avenue subdivision sold more slowly than the Lang Street development, the last building allotment being disposed of in 1940-41. By 1943 all 14 allotments in Bridges Avenue except for No. 13 Bridges Avenue had been built on with detached brick houses.

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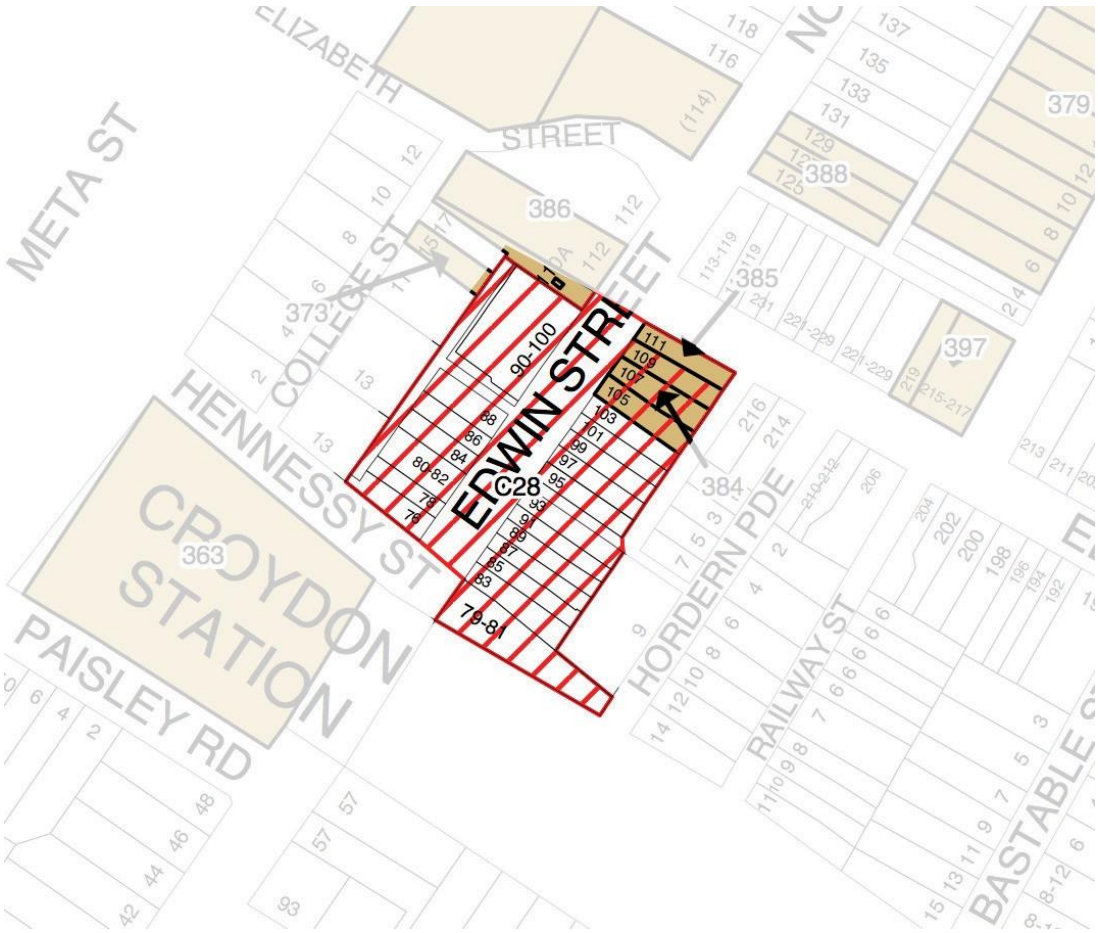
Bridges Avenue

Street	Side	No	Rating	Name	Style/Observations
Bridges Avenue		2	2		
Bridges Avenue		4	1		
Bridges Avenue		6	1		
Bridges Avenue		8	1		
Bridges Avenue		10	1		
Bridges Avenue		12	1		
Bridges Avenue		14	1		
Bridges Avenue		13	1		
Bridges Avenue		11	1		
Bridges Avenue		9	1		
Bridges Avenue		7	1		
Bridges Avenue		5	1		
Bridges Avenue		3	1		
Bridges Avenue		1	2		

C28 Edwin Street North, Croydon

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1880s to 1920S

HCA TYPE 1: RETAIL
STATEMENT OF SIGNIFICANCE

The Edwin Street North Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a retail area developed from the 1880s to the 1920s on part of the Highbury Estate 1858 subdivision, with the impetus for development being the new Croydon Railway Station opened in 1875 with pedestrian access from Edwin Street to the railway station provided in 1883.

The area has aesthetic significance as a discrete retail area of predominantly two-storey Victorian Italianate and Federation Arts & Crafts style shops within a narrow streetscape dominated by the awnings, shop façade detailing and elaborate shop parapets.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Awnings over footpaths
- Narrow width of street
- Narrow pedestrian and vehicular laneways between and behind shop groups.
- Recent footpath widening, paving and street tree plantings.

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

- Retail buildings, predominantly 2 storey terrace shops, rendered brick (Victorian period) or brick (Federation period), built to the street alignment with awnings over footpaths
- Mix of late Victorian period (1880s) to circa 1910s retail building styles including Victorian Italianate style (Nos. 76-78, Nos. 105-111 Edwin St North (heritage item)); Federation Free Style (Nos. 84-88 and 93 Edwin St North) and two groups of Victorian Filigree style terraces later modified with Federation Free style shopfronts (Nos. 85-91 and 95-101 Edwin Street North)
- Parapets to the street facades including detailing such as urns and corbelling, roughcast stucco panels
- Detailing to street facades at first floor level including corbelling, drip moulds and entablatures over windows, bay windows and recessed balconies.
- Original timber framed windows to street facades at first floor level
- Reproduction ground floor shopfronts which match the style of the building (example at 76 Edwin Street North, corner Hennessy Street)

NON-CONTRIBUTORY ELEMENTS

- Late 20th century 3-storey building on the western side at Nos. 90-100 Edwin Street North
- Circa 1970s 3-storey building on the eastern side at No. 79-81 Edwin Street North (adjacent to the railway line)
- Modern ground floor shopfronts
- Modern (generally aluminium) framed windows to first floor facades including those enclosing recessed balconies

HISTORICAL DEVELOPMENT

The land within this area was part of a land grant of 100 acres made in 1794 to Augustus Alt, Australia's first surveyor of lands. This extended roughly from the present-day John Street in the north to Thomas Street in the south, and to what is now Frederick Street on the east. Alt called his grant 'Hermitage Farm' and built a house there, which was burnt down in 1798. In 1802 he sold the property to John Palmer. It seems not to have been cultivated very extensively, though there was an orchard on the site of the present Croydon Station and there was also grazing for cattle, horses, goats and pigs[1].

By about 1820 all this area had been subsumed by Joseph Underwood's large Ashfield Park Estate, which remained largely intact for more than 40 years, until it was finally subdivided into big blocks after the death of

[1] Australian Dictionary of Biography, vo.l 1, pp 11, 12; Speed the Plough, pp 25, 26

Elizabeth Underwood in 1858. By this time its proximity to the railway made it a most desirable area[2]. One of these subdivisions was the Highbury Estate, on part of which Anthony Hordern, son of the founder of the great retail firm, built his house 'Shubra Hall', Croydon, just beyond the west border of Ashfield. It later became part of the Presbyterian Ladies' College, the boundaries of which give an idea of the extent of the Hordern property. The land within the Edwin Street North Heritage Conservation Area was another part of Highbury Estate.

Edwin Street was named in 1859 for Edwin Hollinworth, son-in-law of Elizabeth Underwood[3]. It was extended to the north a little beyond Anthony Street as a wider street, which was shown as Croydon Avenue on the Higinbotham & Robinson Map of Ashfield, made in 1883. This map also shows a further northward extension marked as a private road, similarly wider, leading to a large parcel of land facing Croydon Road, which was owned by George Ekins Crane[4]. In the 1860s Crane was proprietor of the substantial metalwork industry known as G E Crane & Sons, manufacturers and importers. Crane senior was one of the six aldermen who were elected to the first Ashfield Council at the beginning of 1872. Later Alfred Crane, one of his sons, served as Mayor for two terms, 1911 and 1912[5]. In 1876 George Ekins Crane built a large house, named 'Ekinville', on his Croydon Road land[6]. He sold it in 1881, and the new owner, Joseph Abbott, changed its name to 'Ivanhoe'. In the early twentieth century the house became a local landmark as the home of the Japanese consul[7].

Hennessy Street was formed in 1890 and named for John F. Hennessy, the well-known Sydney architect who was elected Mayor of Burwood in 1892.

Croydon Railway Station was opened as Five dock on 7 January 1875 and renamed Croydon in August 1876. In 1883 a vertically curved footbridge was erected at the Sydney end of the Platforms, near Edwin Street[8].

The two 2-storey shops at Nos. 76-78 Edwin Street North (corner Hennessy Street) were originally part of the Highbury Estate. The site was subdivided in 1883 and the shops were constructed in 1889 for C.R. Scoular and occupied that year by Grace Scoular (No. 76) and Mrs. Elizabeth Scoular, a grocer, (No. 78).

The single storey pair of shops at 80-82 Edwin Street North, "Lerian House" are Federation period (circa 1910). The three 2-storey shops at Nos. 84-88 Edwin Street North were constructed in 1917.

The St Christophoros Church at 112 Edwin Street North adjacent to the heritage conservation area was originally a Congregational Church constructed in 1884-1885 (the foundation stone laid in October 1884), built to a design by architect Herbert Thompson. The building contractor was Mr. F. Tucker[9].

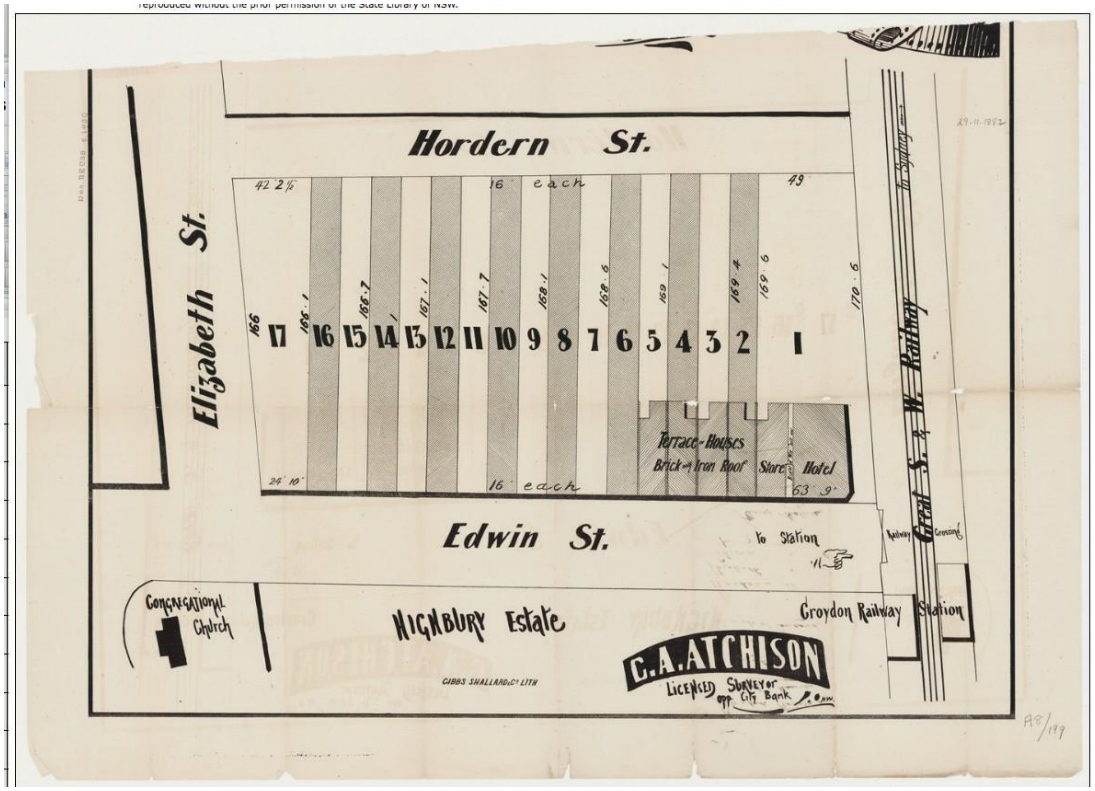
Nos. 85-91 Edwin Street North were constructed between 1884 and 1886 when the land was in the ownership of Martin Connor and Thomas Bartlett (by 1886 solely owned by Thomas Bartlett). These have since been altered with the addition of Federation period shopfronts.

Nos. 95-101 Edwin Street North were built on land sold in 1886 by Thomas Bartlett to G. Bygraves, and were completed by 1888. These have since been altered with the addition of Federation period shopfronts.

The four 2-storey shops at 105-111 Edwin Street North (with No. 111 on the corner of Elizabeth Street), formed part of the Anthony Hordern estate purchased in 1886 by James Mackay, a butcher who was also an Ashfield Council alderman. The shops were built for him and completed in 1888 (date on corner parapet).

In recent years the footpaths in Edwin Street North have been widened and paved and street trees planted outside the line of the shop awning widths.

[2] Speed the Plough, p 34.
[3] Ashfield Heritage Study 1993, vol. 1, appendix G
[4] Higinbotham & Robinson map, 1883, Ashfield Council Archives.
[5] Ashfield at Federation, pp 239, 240.
[6] Ashfield at Federation, p 239.
[7] Speed the Plough, p 99
[8] Information on history of Croydon Railway Station from State Heritage Inventory form for Croydon Railway Station Group
[9] Details from "New Church at Croydon" article, The Sydney Morning Herald, 9 December 1885 p.12



Above: Subdivision map (undated) showing the eastern side of Edwin Street north between the railway to the south and Elizabeth Street to the north, with the Croydon Railway Station and access point to the railway station marked. Source: Ashfield Subdivision plans online, NSW State Library Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

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

Bridges Avenue

Street	Side	No	Rating	Name	Style/Observations
Edwin Street	E	109-111	*		
Edwin Street	E	105-107	*		Victorian Free Classical
Edwin Street	E	103	1		
Edwin Street	E	97-101	1		
Edwin Street	E	95	1		Free Classical
Edwin Street	E	91-93	1		
Edwin Street	E	87-89	1		
Edwin Street	E	83-85	1		Free Classical
Edwin Street	E	79-81	3		International
Edwin Street	W	76	1		Victorian Free Classical
Edwin Street	W	78	1		Victorian Free Classical
Edwin Street	W	80-82	1		Simplified Arts & Crafts
Edwin Street	W	84	1		Arts & Crafts
Edwin Street	W	86-88	1		Arts & Crafts
Edwin Street	W	90-100	4		Late 20th Century Late Modern

C29 Gads Hill, Croydon

Heritage Conservation area

KEY PERIOD OF SIGNIFICANCE: 1909 to 1920s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Gads Hill Heritage Conservation Area is of local heritage significance.

The area is of historical significance as the Inner West Council area portion of the Malvern Hill Estate subdivision of 1909, a quintessential early 20th century "garden suburb" high quality residential subdivision which illustrates the operation of a building covenant to ensure high quality housing development and the implementation of changes to local government building regulations in the first NSW Local Government Act of 1906.

The area is of aesthetic significance for its unified pattern of development with wide streets, regular large

allotments with single storey high quality brick and stone detached housing with slate or terracotta tile roofs dating from 1909 to the 1920s. The area contains housing in the Federation Queen Anne and Inter war California Bungalow styles, reflecting the period of development.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of palms in Edwin Street South
- Relatively wide carriageway in both Dickinson Avenue and Edwin Street South
- Uniform large lot sizes

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

- Detached face brick single storey housing - Federation Queen Anne and Inter-war California bungalow styles – on large garden sites
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork walls (Federation, Inter-war periods)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, for Federation and Inter-war period houses
- Driveways to the side and garages to the rear of houses
- Large gardens

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 14 Dickinson Avenue, 28 Edwin Street South) ; modern roof cladding and loss of chimneys (examples concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This area was known as Gads Hill in the 19th century when Mayor Daniel Holborow lived in Gads Hill Villa close to St James' Church. Almost opposite the church in Edwin Street were the entrance gates to another villa "The Hall", built circa 1860 by Woodhouse and later the residence of Samuel Dickinson who lived there from 1873 until his death in 1904.

In 1909 the Intercolonial Investment Land and Building Co Ltd (responsible for other subdivisions in Ashfield and Croydon) purchased a large area in the neighbouring Burwood Council area section of Croydon, extending into the Ashfield Council area section of Croydon as far as Edwin Street South. "The Hall" was demolished, its gates moved to Ashfield Park, and the land offered for sale as the Malvern Hill Estate.

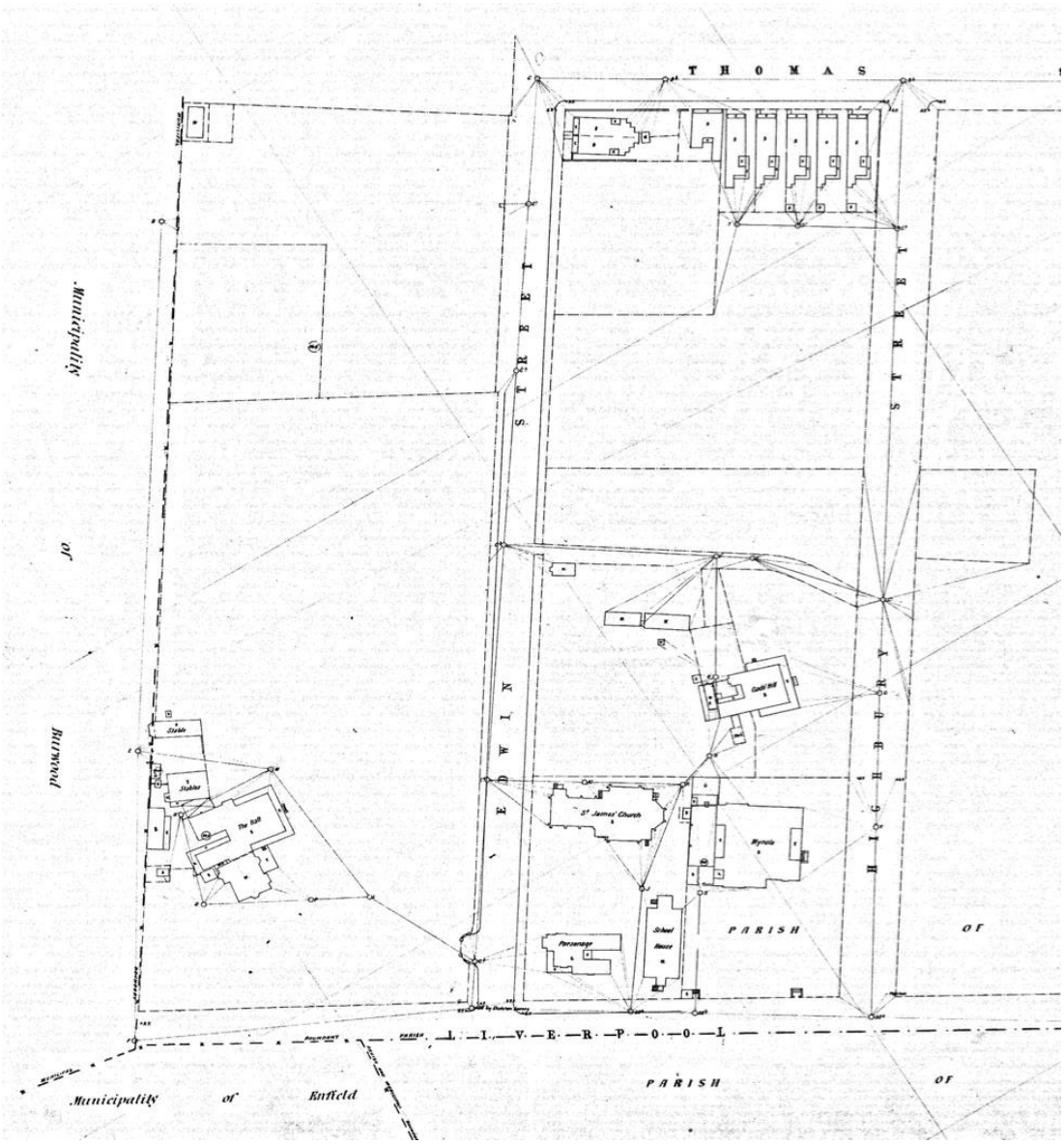
Before 1906 there was no regulation of subdivision or urban development in Sydney. In 1906 a new Local Government Act was passed in NSW, which provided local governments with the power to lay down strict conditions about standards for both planning and building in all new developments. Strict regulations were placed upon the Intercolonial Investment Land and Building Company, for the local councils wanted this area to be a salubrious residential suburb free from the threat of commercial activity springing up among the houses and in direct contrast to the pattern of development that had occurred earlier. The Councils approved the final plan of the new suburb in March 1909, subject to the conditions that the streets be at least 66 feet (20 metres) wide and metalled and that the company pay for all drainage work.

A covenant was placed on the subdivision requiring all buildings to be of brick or stone or both, roofed with slate or terracotta tile, and with a minimum value of £400 or £500. No semi-detached or terrace houses were allowed, and commercial activity was restricted to The Strand. The streets were planted with Canary Island date palms (Phoenix canariensis), however few of these remain today1.

Malvern Hill Estate was developed and planned as a quintessential Federation period "garden suburb", developed from 1909, shortly after Stanton's development of Haberfield as a "garden suburb". Malvern Hill estate allotments sold quickly due to proximity to Croydon Railway Station.

The major portion of the Malvern Hill Estate subdivision is within Burwood Council area where it now forms that Council's Malvern Hill Conservation Area.

[1] Dictionary of Sydney online entry "Malvern Hill" by John Johnson 2008



Above: 1890s Ashfield Water Board sheet 79 showing "The Hall" located between Edwin Street (centre) and what became the eastern side of Dickinson Avenue. Source: Ashfield Library Local Studies Collection online resources

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

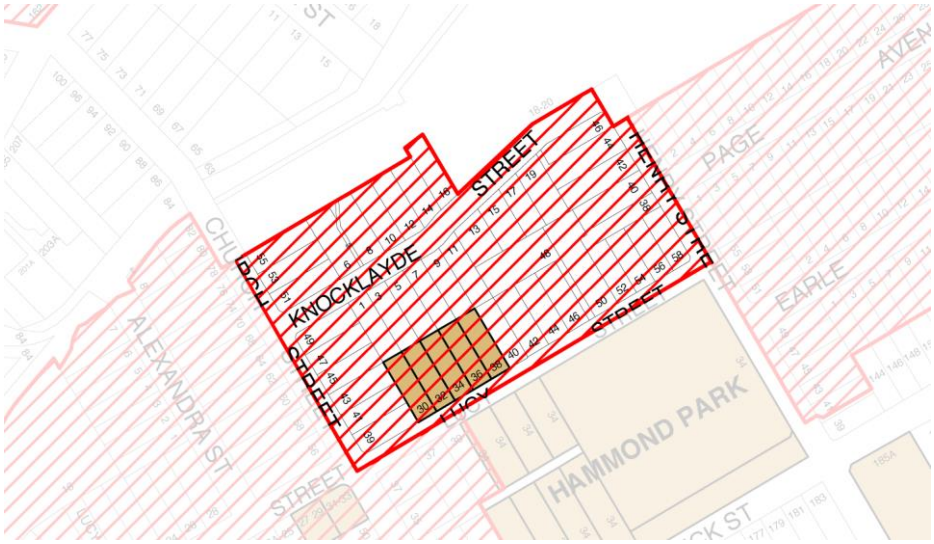
Gads Hill

Street	Side	No	Rating	Name	Style/Observations
Dickinson Avenue		2	1		Queen Anne
Dickinson Avenue		4	1		Arts & Crafts
Dickinson Avenue		6	1		Arts & Crafts
Dickinson Avenue		8	1		Arts & Crafts
Dickinson Avenue		10	1		Queen Anne
Dickinson Avenue		12	2		Arts & Crafts
Dickinson Avenue		14	1		Arts & Crafts
Dickinson Avenue		16	1		Queen Anne
Dickinson Avenue		18	1		Queen Anne / Arts & Crafts
Dickinson Avenue		20	1		Queen Anne / Arts & Crafts
Dickinson Avenue		22	1		Californian Bungalow
Dickinson Avenue		24	1		Queen Anne
Dickinson Avenue		26	1		Arts & Crafts
Dickinson Avenue		28	1		Arts & Crafts / Californian Bungalow
Edwin Street		2	1		Queen Anne
Edwin Street		4	1		Queen Anne
Edwin Street		8	1		Queen Anne
Edwin Street		10	1		Queen Anne
Edwin Street		12	1		Queen Anne
Edwin Street		14	1		Arts & Crafts
Edwin Street		16	1		Arts & Crafts
Edwin Street		18	3		Immigrants Nostalgic
Edwin Street		20	2		Australian Nostalgic
Edwin Street		22	1		Californian Bungalow
Edwin Street		24	1		Queen Anne
Edwin Street		26	1		Queen Anne
Edwin Street		28	1		Queen Anne
Edwin Street		30	1		Inter-war Free Classical
Edwin Street		32	2		Queen Anne / Arts & Crafts

Street	Side	No	Rating	Name	Style/Observations
Edwin Street		34	1		Queen Anne / Arts & Crafts
Edwin Street		36	1		Queen Anne / Arts & Crafts
Thomas Street		85	1		Arts & Crafts
Thomas Street		83	1		Queen Anne
Thomas Street		81	1		Queen Anne
Thomas Street		108	1		Arts & Crafts
Thomas Street		110	1		Arts & Crafts
Thomas Street		112	1		Arts & Crafts
Thomas Street		114	1		Arts & Crafts
Thomas Street		116	1		Arts & Crafts
Thomas Street		118	1		Queen Anne / Arts & Crafts

C30 Hammond Park Estate Ashfield

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1925 to 1940s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Hammond Park Estate Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a 1925 subdivision of the Ashfield Park Estate.

The area has aesthetic significance for its unusual (for the time) 1925 subdivision pattern of narrow streets, with (expected for the time) rectangular allotments, small front gardens, side driveways, detached single storey predominantly 1920s Inter-war California Bungalow style housing of brickwork with unglazed terracotta tiled roofs, decorative front verandahs and gable ends facing the street.

The area includes some 1930s and 1940s houses which add to the aesthetic significance of the area.

Key Character Elements

Subdivision and public domain elements:

- Relatively narrow carriageways in Henry, Knocklayde and Lucy Streets, unusual for a 1925 subdivision

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

- Predominantly detached brick single storey housing in Inter-war California bungalow style
- Some detached 1930s or 1940s houses (example 6 Knocklayde Street)
- Original details such as:
    - Front verandahs with original detailing
    - Original gabled and hipped roof forms with original cladding of unglazed terracotta and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
    - Face brickwork walls (Inter-war period brickwork)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, for Inter-war period to 1940s houses.

NON-CONTRIBUTORY ELEMENTS

Recent houses (examples 46 Lucy Street, 42 & 46 Henry Street) or heavily altered houses with difficult to reverse uncharacteristic alterations (example 8 Knocklayde Street circa 1970s house, No. 43 Church Street, heavily altered Inter-war California Bungalow)

Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples cement rendering of walls at 7,15 & 16 Knocklayde Street, 51 Church Street, 40 Henry Street); modern roof cladding and loss of chimneys

Alterations to windows (example front of 10 Knocklayde Street); Front verandah enclosures (example 40 Lucy Street).

Modern front fences of unsympathetic design and materials (example 8 Knocklayde Street), concrete breezeblock front fences (examples 9 & 7 Knocklayde Street)

Historical Development

Named because of its proximity to what is now Hammond Park, this area began, as did all the land nearby, as a grant to Augustus Alt in 1810, which became part of the Ashfield Park Estate. It is shown on the map of Ashfield by Higginbotham & Robinson, published in 1883, as two holdings between Church Street on the west and Henry Street on the east, south of Iron Cove Creek.1

The allotment of about four acres facing Church Street and Lucy Street (then called Leila Street) had been bought in 1870-72 by Joseph Davenport, a Marrickville bootmaker and tanner, who erected a house variously known as "Hercules Villa" or "Merivale".

The other, also about four acres in extent, facing Henry Street, was owned by Mrs Potter, widow of Henry. It was sold to the brickmaker Thomas West, who set up his brick works there.2 Both of these allotments backed on to Iron Cove Creek. Henry Potter also owned the contiguous block facing Frederick Street that was leased for Ashfield Cricket Ground and later became Hammond Park.3

The Davenport land, purchased by Robert and Adam McCook in 1921, became Section 1 of the Hammond Park Estate, subdivided in Deposited Plan 13384. Mrs Potter's land became Section 2, subdivided in Deposited Plan 13385. The subdivision plan was prepared for Richardson & Wrench Ltd for the sale of the allotments which began in September 1925.4 Section 1 contained 27 allotments including one larger block presumably intended for industrial use. Section 2 contained 12 allotments and left some of Potter's land undeveloped.

The insertion of Knocklayde Street, linking Church and Henry Streets and bent slightly to echo the alignment of Iron Cove Creek, facilitated street frontages to all the residential allotments. It is believed that this street was named after a town in Ireland.5 The other allotments faced Lucy, Church and Henry Streets.

The estate was named, like the Park, for Mark Hammond, one of the most innovative and ingenious of Ashfield's citizens, who was Mayor of Ashfield from 1882-84.6

One of Hammond's claims was that he pioneered in Australia the system, now universally accepted, of rating properties according to the unimproved capital valuation of the land.7 Hammond also instituted what is believed to have been the first map of the whole of Ashfield that showed every piece of land numbered consecutively in each street, with corresponding numbers entered on the margin of the rate book. This facilitated comprehensive collection of rates.8 This marvellous map, 'the first complete map of a borough, that has been produced in the colony outside of Sydney',9 was prepared by Higginbotham & Robinson in 1883. It is the document referred to in the first paragraph of this section.

The Hammond Park Estate was one of several developments around its namesake Hammond Park which produced dense and unified housing in the years between the two world wars. As mentioned above, the estate contained not only residential lots but also another, larger block. Some of the residue of the Potter land, later subdivided and built upon, is also included in this Heritage Conservation Area. Part of this, facing Lucy Street, now has the houses Nos 42 to 58. Another part, outside the Heritage Conservation Area, contains the large development of townhouses named "Green Trees" at 18-20 Knocklayde Street, which replaced the former AWA complex that fronted Parramatta Road.

[1] Copies of the Higinbotham & Robinson map are held in the collection of the Ashfield & District Historical Society and in Ashfield Council Archives.
[2] Chris Pratten, Working the Clays (ADHS, 1996) p 36
[3] Ashfield Heritage Study 1992, vol 2, Items No 093 and 178.
[4] A copy of the subdivision plan is held in Ashfield Council Archives.
[5] Ashfield Heritage Study 1992, vol 1, Appendix G.
[6] Chris Pratten, 'The Mayors of Ashfield', in Ashfield at Federation, pp 197-99.
[7] Sheena and Robert Coupe, Speed the Plough, pp 83,84.
[8] Mark J Hammond (Brian Hodge, ed), Remembered with Pride , p 204
[9] The Evening News, 19 April 1893, quoted in Remembered with Pride , op cit.

Above: Hammond Park Estate subdivision plan, 1925

BUILDING RANKING DEFINITIONS

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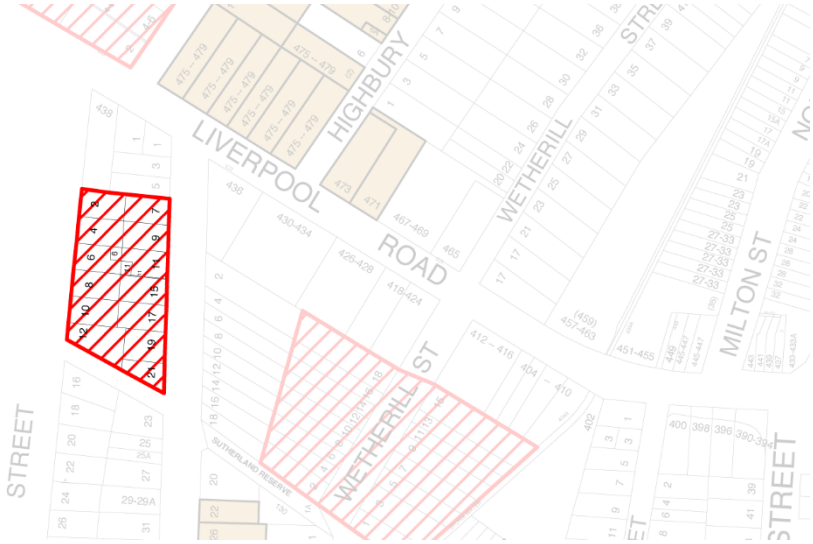
Hammond Park

Street	Side	No	Rating	Name	Style/Observations
Church Street	E	55	1		California Bungalow
Church Street	E	53	1		California Bungalow
Church Street	E	51	1		California Bungalow
Church Street	E	49	2		California Bungalow
Church Street	E	47	1		California Bungalow
Church Street	E	45	1		California Bungalow
Church Street	E	43	2		Arts-&-Crafts
Church Street	E	41	1		Arts-&-Crafts
Church Street	E	39	1		Arts-&-Crafts
Henry Street	E	38	1		California Bungalow
Henry Street	E	40	1		California Bungalow
Henry Street	E	42	3		California Bungalow
Henry Street	E	44	1		California Bungalow
Henry Street	E	46-46A	3		Late 20th-Century Australian Nostalgic
Knocklayde Street	N	6	2		Post-war bungalow
Knocklayde Street	N	8	3		Post-war bungalow
Knocklayde Street	N	10	2		California Bungalow
Knocklayde Street	N	12	1		California Bungalow
Knocklayde Street	N	14	1		California Bungalow
Knocklayde Street	N	16	2		California Bungalow
Knocklayde Street	S	19	1		
Knocklayde Street	S	17	1		California Bungalow
Knocklayde Street	S	15	1		California Bungalow,
Knocklayde Street	S	13	1		
Knocklayde Street	S	11	1		California Bungalow
Knocklayde Street	S	9	1		California Bungalow
Knocklayde Street	S	7	2		California Bungalow
Knocklayde Street	S	5	1		California Bungalow
Knocklayde Street	S	3	1		California Bungalow
Knocklayde Street	S	1	1		California Bungalow

Street	Side	No	Rating	Name	Style/Observations
Lucy Street		30	*		California Bungalow
Lucy Street		32	*		California Bungalow
Lucy Street		34	*		California Bungalow
Lucy Street		36	*		California Bungalow
Lucy Street		38	*		California Bungalow
Lucy Street		40	1		California Bungalow
Lucy Street		42	1		California Bungalow,
Lucy Street		44	1		California Bungalow
Lucy Street		46	3		Australian Nostalgic
Lucy Street		48	3		
Lucy Street		50	1		California Bungalow
Lucy Street		52	1		California Bungalow
Lucy Street		54	1		California Bungalow
Lucy Street		56	1		California Bungalow
Lucy Street		58	1		California Bungalow
Church Street	E	55	1		California Bungalow
Church Street	E	53	1		California Bungalow
Church Street	E	51	1		California Bungalow
Church Street	E	49	2		California Bungalow

C31 Howes Estate, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1910-1930s

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
Statement of Significance

The Howe's Estate Heritage Conservation Area is of local heritage significance.

The Howe's Estate area is of historical significance as a 1918 subdivision which reflects in its subdivision pattern the boundaries of early land grants and the activities of builder/entrepreneurs in the Ashfield area in the inter-war period.

The area has historical associations with local builder/developers including Frederick William Swales and A. James. The area includes Swales' own house at No. 1 Holborow Street.

The area is of aesthetic significance for its consistent development of detached brick single storey Inter-war California Bungalows.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of brush box within street carriageway in Holborow Street
- Relatively wide carriageways in Holborow and Greehills Streets

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

- Predominantly detached face brick single storey housing Inter-war California bungalow style houses
- One pair of Federation period semi-detached 2-storey houses (Nos. 19-21 Holborow Street), predating the 1918 subdivision, now altered and extended
- Original details such as:
    - Front verandahs or balconies with original detailing
    - Original roof forms with original cladding of unglazed terracotta tiles
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
    - Face brickwork (Inter-war period houses)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick, or brick & timber picket, to Inter-war period houses.

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 storey house at 8 Greenhills Street)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; aluminium framed windows; changes to verandah detailing; modern cladding to gable ends (examples 12 Greenhills Street; 2-storey semi-detached houses at Nos. 19-21 Holborow Street)
- Roller shutters over windows (example 17 Holborow Street)
- Carports in front gardens (example)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials (example metal front fencing to No. 9 Holborow Street), particularly high solid masonry front fences.

Historical Development

This land crossed the historic boundary of two early Ashfield land grants: the 100-acre land grant made in 1794 to John Piper and part of Augustus Alt;s 1810 land grant of 280 acres. Alt's land was acquired by Joseph Underwood and became part of the Ashfield Park Estate, while Piper's land was subsumed by Robert Campbell's Canterbury Park Estate.1

The Howe's Estate subdivision was advertised for sale by real estate agents Hardie & Gorman in October 1918, described as having "13 splendid building sites" however the subdivision plan actually showed 15 allotments. Later re-subdivision occurred: the three lots facing Liverpool Road were later reconfigured to four lots and the lot at the Holborow-Norton St corner was divided into two, also dividing the earlier building on it. The line between these land grant boundaries is perpetuated today by the south boundaries of No. 3 Holborow Street and No. 438 Liverpool Road.

By the 1880s the land was in two strips, the one facing Greenhills Street owned by Watkin, the other facing Holborow Street owned by A. Howe as shown in the 1883 map in the Figure below. The Watkin shown as the owner of the Greenhills Street is likely to have been one of the partners of the local Watkin & Watkin real estate firm.

The distinctive features of the Howe's Estate subdivision of 1918 are:

- the survival of a short length of the early land grant boundary, which marked the rear alignment of three allotments facing Liverpool Road
- the staggering of the rear boundaries of the ten allotments that faced Holborow and Greenhills Streets, which remains in the rear alignments of Nos. 11 and 6 Holborow Streets (Lots 5 and 13 of the original 1918 subdivision).

Lots 1 & 2 of the 1918 subdivision facing Liverpool Road were reconfigured to create three east-west oriented lots at Nos. 1-5 Holborrow Street, created shortly after the 1918 sale. The purchaser was builder/developer Frederick William Swales, responsible for building many houses in Ashfield. Swales built the house at No. 1 Holborow Street in 1919, as his own residence, naming it "Linga Longa". Swales most likely also built Nos. 3 and 5 Holborow Street and also lodged the 1919 Building Applications for Nos. 7 and 9 Holborow Street.

Another entrepreneur builder involved in the development of this area was A. James, who built "Maroona" at 17 Holborow Street and "Ceramic" at 10 Greenhills Street, identical houses with adjacent rear boundaries (Lots 7 and 11 of the 1918 subdivision).

[1] Ashfield Heritage Study 1993, vol 1, pp 32, 36. The boundary between the two grants is shown in detail on the Higinbotham & Robinson map, 1883, a copy of which is in Ashfield Council Archives.

Above: Extract of 1883 Higginbotham & Robinson map of Ashfield showing Mooney and Howe's land south of Liverpool Road prior to subdivision, south of Liverpool Road and north of Norton Street. Howes and Watkin's land is bounded by Greenhills Street to the west and Holborow Street to the east.

Above: The 1918 subdivision plan of Howes Estate (sic) from Hardie & Gorman's journal in which the auction sale was announced. Note the site of Nos. 19-21 Holborow Street is shown in the 1918 plan as already having a building on it. This building, a pair of Federation period semi-detached 2-storey houses, remains, however has been altered and extended.

BUILDING RANKING DEFINITIONS

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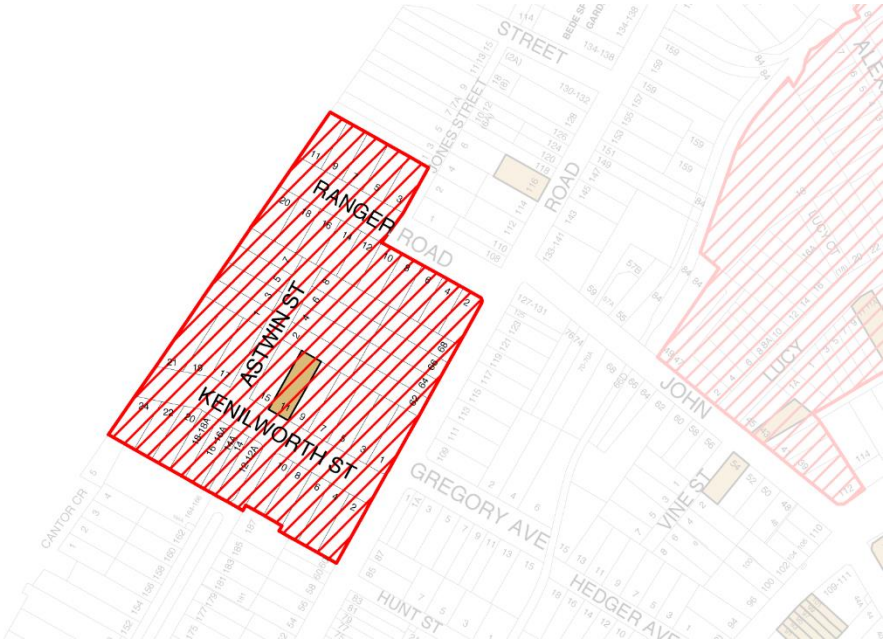
Howes Estate

Street	Side	No	Rating	Name	Style/Observations
Greenhills Street	E	2	1		Arts-&-Crafts
Greenhills Street	E	4	1	Roscoe	Arts-&-Crafts
Greenhills Street	E	6	1		Arts-&-Crafts
Greenhills Street	E	8	2		Arts-&-Crafts (?)
Greenhills Street	E	10	1	Ceramic	California Bungalow
Greenhills Street	E	12	2		
Holborow Street	W	21	2		
Holborow Street	W	19	2		
Holborow Street	W	17	1		California Bungalow
Holborow Street	W	15	1		Arts-&-Crafts.
Holborow Street	W	11	1		Arts-&-Crafts
Holborow Street	W	9	1		Arts-&-Crafts
Holborow Street	W	7	1		Arts-&-Crafts

C32 Ivanhoe Estate, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1919 to 1930s

HCA TYPE: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a 1919 subdivision of land associated with "Ekinville", the 1876 house (since demolished) built for George Ekin Crane, manufacturer, later the residence of Joseph Abbott (1843-1903), woolbroker and politician, who renamed the house 'Ivanhoe'.

The Astwin Street portion of the subdivision also has *historical association* with local builders Basil Cook and George James Lindfield, who purchased a portion of the land in 1923, subdivided it and named Astwin Street, and constructed all the Astwin Street houses and four facing Croydon Road between 1923 and 1925.

The area is of *aesthetic* significance for its distinctive 1919 subdivision pattern of relatively narrow street carriageways with wide grassed verges, and street plantings of palms and Brush box. The area includes houses built from 1919 to the 1930s, predominantly detached brick single storey Inter-war California bungalow style houses with small front gardens and narrow side driveways with rear garages. The area adjoins a heritage conservation area in the Burwood Council area covering another portion of the same subdivision.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree plantings of palms in Kenilworth Street and at the eastern end of Ranger Road, and Brush box in Ivanhoe Road
- Grassed verges in
- Relatively wide carriageways in Kenilworth Street?

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

- Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- Original house details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding unglazed terracotta tiles
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
    - Face brickwork walls
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Inter-war period houses; timber pickets

NON-CONTRIBUTORY ELEMENTS

- Recent houses
- heavily altered houses with difficult to reverse uncharacteristic alterations (examples)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)
- Changes to materials: Cement rendering of face brickwork to Inter-war period houses; modern roof cladding (examples concrete roof tiles)
- Carports in front gardens (example)
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The Ivanhoe Heritage Conservation Area takes its name from the house 'Ivanhoe', which once stood in this area. The area was originally part of a land grant made to Augustus Alt in 1794.

All the land in this area was acquired from Augustus Alt and the other original grantees including Robert Campbell Senior, by Joseph Underwood (1779-1833) merchant and sealing master, and by about 1820 had become the Ashfield Park Estate1. The Underwood homestead, Ashfield Park House, was built in the north-west corner of the estate. Following Underwood's death at Ashfield Park on 30 August 1833, aged 54, the 59-acre strip of land east of the present-day municipal boundary and to the south of the homestead was intended by his widow Elizabeth to go her daughter, Elizabeth Henrietta Halloran. But that bequest did not occur;2 instead the land was subdivided into large allotments and acquired by several entrepreneurs.

One of these entrepreneurs was George Ekin Crane, founder of the well-known manufacturing firm of G E Crane Pty Ltd.

Crane came to Sydney in 1852 and a few years later bought part of Underwood's estate, where he first built a cottage named 'Goswell' in Elizabeth Street. He added to his land holding by acquiring Lot 39 of the Ashfield Park Estate, on the west side of Croydon Road (which was then called Underwood Street), from its owner Wiliam Hemmings, the NSW Commissioner for Stamp Duties. This block was a little over three acres, or about 1.4 hectares in area. On the southern half of Lot 39 he built a large house, which he called 'Ekinville', in 1876. The residence faced both north and east and its carriage entrance was from a gateway in Croydon Road. A rear carriageway led along a private road from the end of what was then called Croydon Avenue; this survives today as the narrow pedestrian link between the north end of Edwin Street and Kenilworth Street.3

In 1881 Crane retired to 'Stanway', a smaller house which he built in Orpington Street. 'Ekinville' was then bought by Joseph Abbott (1843-1903), woolbroker and politician, who renamed the house 'Ivanhoe'.

Abbott was no stranger to the district—as auctioneer for the famous firm of Mort & Company he inaugurated the Sydney stud sheep sales at the Quarantine Ground in Summer Hill. These sales began in 1875 and Abbott is believed to have personally conducted the first of them, in which 46 sheep were sold for a total of £621. Sales continued in Summer Hill until 1880, after which they were transferred to the company's big wool store at Circular Quay. Joseph Abbott held many senior positions in business, and became a partner and Managing Director of Mort & Company in 1883, and later went on to enter the NSW Legislative Assembly.4 Abbott resided in the house in Croydon with his wife and family until his death on 15 June 1903, survived by his widow, six sons and three daughters.

'Ivanhoe' was a local landmark and was for a time after 1902 the residence of the Consul for Japan until the Consulate moved to premises in Castlereagh Street, Sydney in 1922.5 The substantial footprint of the house can be seen on the Water Board's Detail Survey of the area circa 1890.

In 1919 the grounds around the house began to be subdivided as part of the Ivanhoe Estate. By that time the subdivider had also acquired land to the north and, across the boundary into Burwood Council area, to the west. The Subdivision Plan done in that year shows the creation of three new, wide streets—Ranger Road, Ivanhoe Road and Kenilworth Street (then called Thomas Street) – which, along with the existing Queen Street, provided access to the subdivision's 79 new building allotments.6 Lot 6, the equivalent of three residential allotments facing Kenilworth Street, was the greatly reduced curtilage of 'Ivanhoe'.

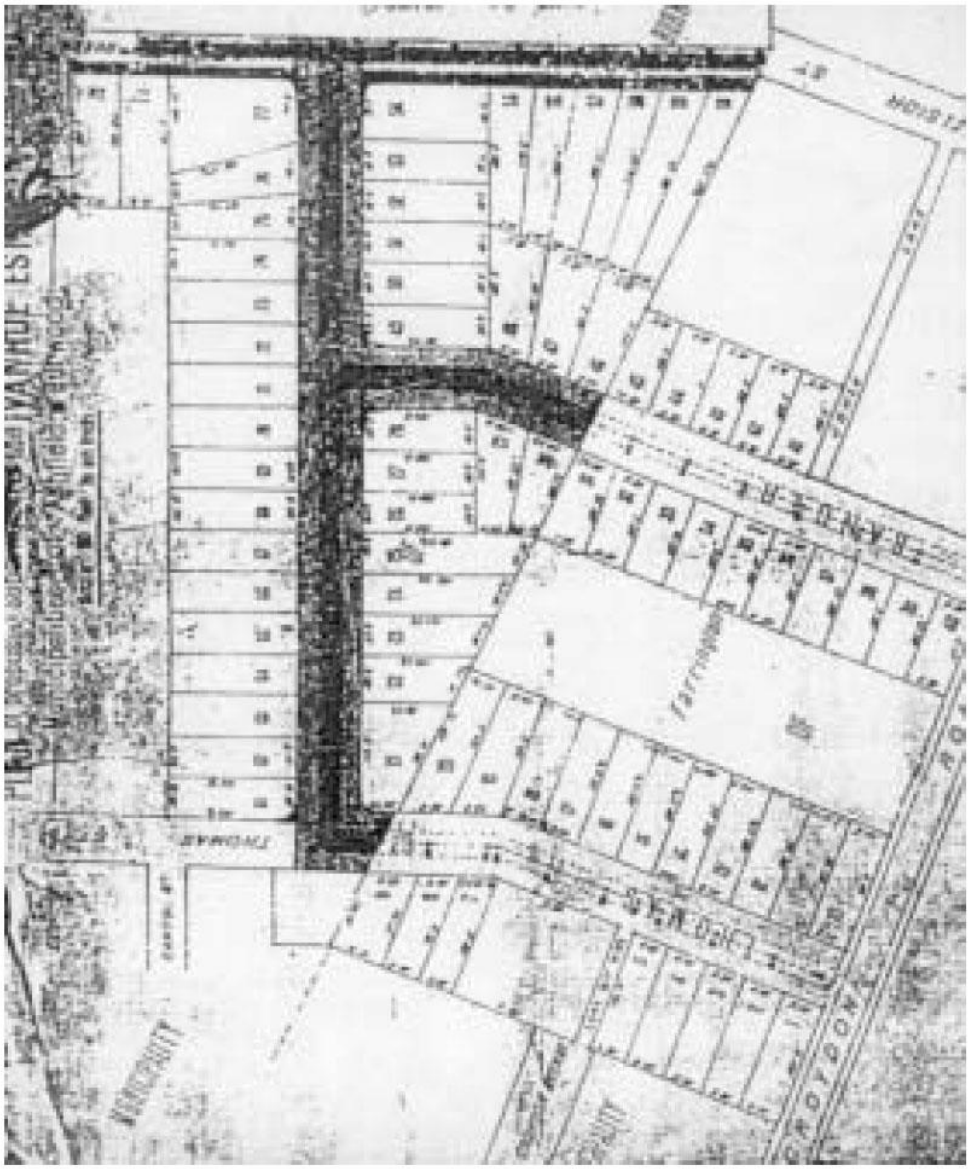
There was a large unnumbered allotment within this subdivision but evidently not forming part of it. This comprised about half of the area of the original Lot 38, north of G E Crane's Lot 39. It had been purchased from the Ashfield Park Estate in about 1867 by Patrick Farrington, who lived in Hunter's Hill and was described as a labourer. Farrington then operated a dairy on the site, and built a five-roomed house there, constructed of timber with an iron roof.7 Farrington married Nora Kain in 1866 and their large family included at least three sons, Michael, James and William, who all lived nearby from 1900 on.8

[1] Australian Dictionary of Biography online entry on Underwood, Joseph (1779-1833) by D.R. Hainsworth
[2] Information from research by Nora Peek, of Ashfield & District Historical Society. See also the early maps of Ashfield in the ADHS collection.
[3] E W Dunlop, Between the Highways, passim; Sheena and Robert Coupe, Speed the Plough, p 99; the Water Board Detail Survey map of c 1890 shows the footprint of the Crane house and its relationship to Croydon Road.
[4] Nora Peek, 'Potter's Paddock' Part 2, in the Journal of the Ashfield & District Historical Society, vol 10, p 35; Australian Dictionary of Biography, vol 3 (1968); Chris Pratten, 'An Introduction to Summer Hill', in Summer Hill, p 22 et seq (ADHS, 1999), also Australian Dicitonary of Biography online entry "Abbott, Joseph (1843-1903) by Ruth Teale
[5] Dunlop, op cit; Sands Directory volumes
[6] This Subdivision Plan is in the records at Burwood Council under the heading Ivanhoe Road.
[7] These are outlined on the Water Board Detail Survey map circa 1890.
[8] From Sands Directory, researched by Nora Peek.

The Farrington land was bought in 1923 by Basil Cook and George James Lindfield, both builders, who lived in Ashfield. They paid £2,500 for it. The land was subdivided into twelve residential allotments, four facing Croydon Road and eight facing Astwin Street, the cul-de-sac which was created to serve them. Access northwards from Kenilworth Street was provided by the acquisition of Lot 17 of the Ivanhoe Estate. Astwin Street was named by combining parts of the names of Basil Cook's daughter, Astley, and his wife, Winifred.[9] All twelve houses in the new subdivision were built by Cook and Lindfield. The Croydon Road houses became Nos 62 to 68. Astwin Street first appears in Sands Directory in 1925, suggesting that it was named in 1924. The first residents were also recorded in Sands in that year.

'Ivanhoe', the old mansion, finally succumbed to the development pressures that increased in the period between the two World Wars. It was demolished and on its site the eight semi-detached houses now at 12 to 18 Kenilworth Street were erected. These four pairs are shown on the Water Board Survey Plan compiled in about 1930 and later updated.[10]

In the 1919 subdivision of the estate Ivanhoe Road, Burwood, was made as wide as Ranger Road and Kenilworth Street, and, like the latter, was amply provided with street trees.



(Above) The 1919 Subdivision Plan of the Ivanhoe Estate, from an original in the Burwood Council Records. It has been inverted so that North faces the top of the page

[9] From the Register of Births, Deaths and Mariages, researched by Nora Peek.
[10] This is Sheet No 75, a copy of which is in the collection of Ashfield & District Historical Society.

BUILDING RANKING DEFINITIONS

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

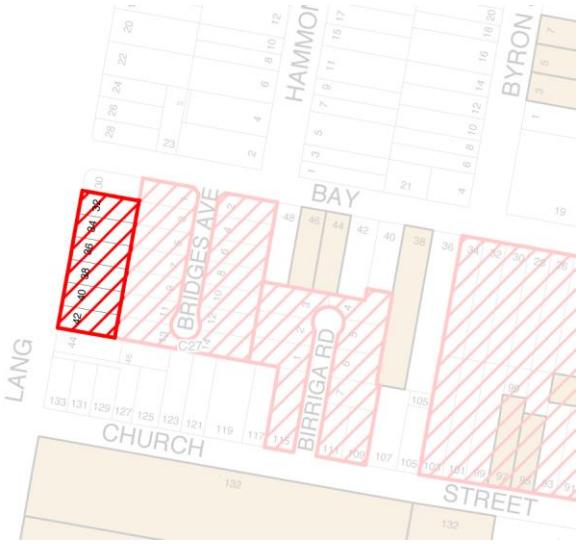
Ivanhoe Estate

Street	Side	No	Rating	Name	Style/Observations
Astwin Street	W	8	1		Arts-&-Crafts
Astwin Street	W	6	1		Arts-&-Crafts
Astwin Street	W	4	1		Arts-&-Crafts
Astwin Street	W	2	1		Arts-&-Crafts
Astwin Street	W	1	3		Arts-&-Crafts (?)
Astwin Street	W	3	1		Arts-&-Crafts
Astwin Street	W	5	1		Arts-&-Crafts
Astwin Street	W	7	1		Arts-&-Crafts
Croydon Road	W	62	1		California Bungalow
Croydon Road	W	64	3		Late 20th-Century Nostalgic
Croydon Road	W	66	1		California Bungalow
Croydon Road	W	68	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	N	21	1		California Bungalow
Kenilworth Street	N	19	1		California Bungalow/Arts-&-Crafts
Kenilworth Street	N	17	1		Arts-&-Crafts
Kenilworth Street	N	15	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	N	11	*		California Bungalow
Kenilworth Street	N	9	3		Late 20th-Century Mediterranean
Kenilworth Street	N	7	3		Late 20th-Century Mediterranean
Kenilworth Street	N	5	3		
Kenilworth Street	N	3	2		Arts-&-Crafts
Kenilworth Street	N	1	1		Arts-&-Crafts
Kenilworth Street	S	2	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	4	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	6	1		Arts-&-Crafts/California Bungalow
Kenilworth Street	S	8	2		
Kenilworth Street	S	10	2		
Kenilworth Street	S	12/12A	1		Functionalist
Kenilworth Street	S	14/14A	1		Functionalist
Kenilworth Street	S	16/16A	1		Functionalist

Street	Side	No	Rating	Name	Style/Observations
Kenilworth Street	S	18/18A	1		Functionalist
Kenilworth Street	S	20	1		California Bungalow
Kenilworth Street	S	22	3		Arts-&-Craft
Kenilworth Street	S	24	1		California Bungalow
Ranger Road	N	11	1		California Bungalow (?)
Ranger Road	N	9	3	Mediterranean	Late 20th-Century
Ranger Road	N	7	1		Arts-&-Crafts
Ranger Road	N	5	1		California Bungalow
Ranger Road	N	3	1		Arts-&-Crafts
Ranger Road	S	2	1		Post War Sydney Bungalow
Ranger Road	S	4	2		Queen Anne/Arts-&-Crafts
Ranger Road	S	6	1		Queen Anne/Arts-&-Crafts
Ranger Road	S	8	1		Queen Anne/Arts-&-Crafts
Ranger Road	S	10	2		Queen Anne/Art5s-Crafts.
Ranger Road	S	12	1		California Bungalow
Ranger Road	S	14	1		California Bungalow
Ranger Road	S	16	1		California Bungalow
Ranger Road	S	18	1		California Bungalow
Ranger Road	S	20	1		California Bungalow

C33 Lang Street, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1936 to 1940s

HCA TYPE: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a 1936 subdivision of part of the Ashfield Park Estate, developed by a single builder/developer in a brief period of the late 1930s to the early 1940s.

The area has *historical* association with local builder/developer William Henley, responsible for the subdivision.

The area is of *aesthetic* significance for its consistent group of single storey detached brick single storey Inter-war California Bungalow style housing built 1936-early 1940s.

Key Character Elements

Subdivision and public domain elements:

- Grassed verges in Lang Street
- Relatively wide carriageway in Lang Street

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

- A group of detached face brick single storey Inter-war California bungalow style houses
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding unglazed terracotta
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
    - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- Original front fences, low brick

NON-CONTRIBUTORY ELEMENTS

There are no non-contributory elements in this heritage conservation area.

Historical Development

The Lang Street Heritage Conservation Area was formerly part of the Ashfield Park Estate. The area was purchased in 1936 by a Gladesville builder, William Henley, who subdivided the land and presumably built the houses, the first block being sold in April 1936. The remaining allotments sold soon after, and all the houses were constructed in a short time frame. Later in that year Henley purchased land on the corner of Lang and Bay Streets, on which stood the house known as Ecreap. This building was presumably demolished by Henley, Bridges Avenue was formed and the land subdivided. Henley's Bridges Avenue subdivision, also a Heritage Conservation Area, sold more slowly than the Lang Street development.

BUILDING RANKING DEFINITIONS

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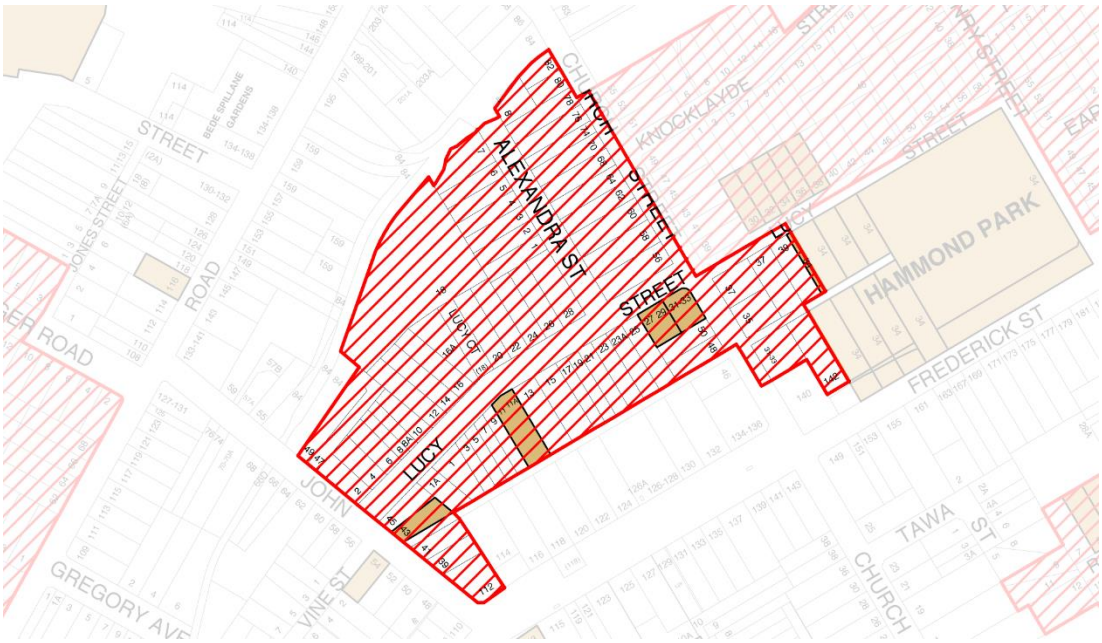
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Lang Street

Street	Side	No	Rating	Name	Style/Observations
Lang Street		32	1		
Lang Street		34	1		
Lang Street		36	1		
Lang Street		38	1		
Lang Street		40	1		
Lang Street		42	1		

C34 Lucy Street, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1877 to 1930s

HCA TYPE 3: Mixed Residential
Statement of Significance

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

The Lucy Street area is of *historical* significance as an area developed following a series of subdivisions dating from the Alexandra Crescents Subdivision of 1877, followed by further subdivisions in 1878, 1880 and later. The area contains development from a long period dating from the late Victorian period and extending into the inter-war period, reflecting this varied development history. The alignment of Lucy Street reflects the early alignment of Iron Cove Creek (now a storm water channel).

The area is of *aesthetic* significance for its varied collection of late Victorian, Federation and Inter-war period housing, with differing setbacks reflecting different periods of subdivision.

Key Character Elements

Subdivision and public domain elements:

- Narrow footpaths reflecting Victorian period subdivision pattern
- The kink in Lucy Street appears to have been influenced by the original alignment of Iron Cove Creek (now a stormwater channel)

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

- Varied housing setbacks, though usually allowing for small front gardens (example Nos. 12, 24, 16 & 16A Lucy Street have large front gardens)
- Predominantly detached face brick single storey housing
- A mix of Victorian, Federation and Inter-war styles of housing. Victorian period houses include 37 Lucy Street (2 storey freestanding Victorian Filigree terrace style house, Nos.
- Some weatherboard houses (example Victorian Rustic Gothic style house at 43 John St (listed heritage item)
- One 2-storey Victorian Filigree style terrace house (No. 23 Lucy Street)
- Single storey circa 1870s terrace house group at 74-76 Church Street (originally a matching pair, No. 76 has been extended to the west since 1943)
- Original details such as:
    - Front verandahs or balconies with original detailing
    - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork or weatherboard walls (Federation, Inter-war periods)
    - Rendered brickwork or weatherboard walls (Victorian period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket fences for Victorian period houses; timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses

NON-CONTRIBUTORY ELEMENTS

- Modern or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 Lucy Street, 47 & 49 John Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (for example concrete roof tiles)
- Carports in front gardens
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The land in this vicinity was part of the Ashfield Park Estate, which incorporated a grant made in 1810 to Augustus Alt. By 1883 the streets had been laid out and residential allotments in Lucy, Alexandra, John, Church and Frederick Streets surveyed, as shown on the map of Ashfield, produced by Higinbotham & Robinson in 1883.[1]

There were several historic subdivisions in this area. They are illustrated in estate plans. One is the Alexandra Crescents subdivision, which was put up for auction sale in September 1877 by the Sydney Permanent Freehold Land and Building Society.

On this plan Lucy Street east of Church Street was called Leila Street and did not go as far as Henry Street. The Alexandra Crescents themselves were the narrow curvilinear garden areas that can be seen on the subdivision plan along the Frederick Street frontages. The origin of the subdivision name is uncertain, but it seems likely that the crescents were named for Princess Alexandra of Denmark, whose marriage to the Prince of Wales (later to become King Edward VII) took place in 1863. Edward and Alexandra were popular royal figures and their names were given to many places and features in Australia.

The subdivision was in two sections, respectively west and east of Church Street. Adjoining the east boundary of Section 2 there was a block owned by Henry Potter, leased by Ashfield Cricket Ground. It later became Hammond Park, which was subsequently enlarged by taking in some of the Section 2 allotments.

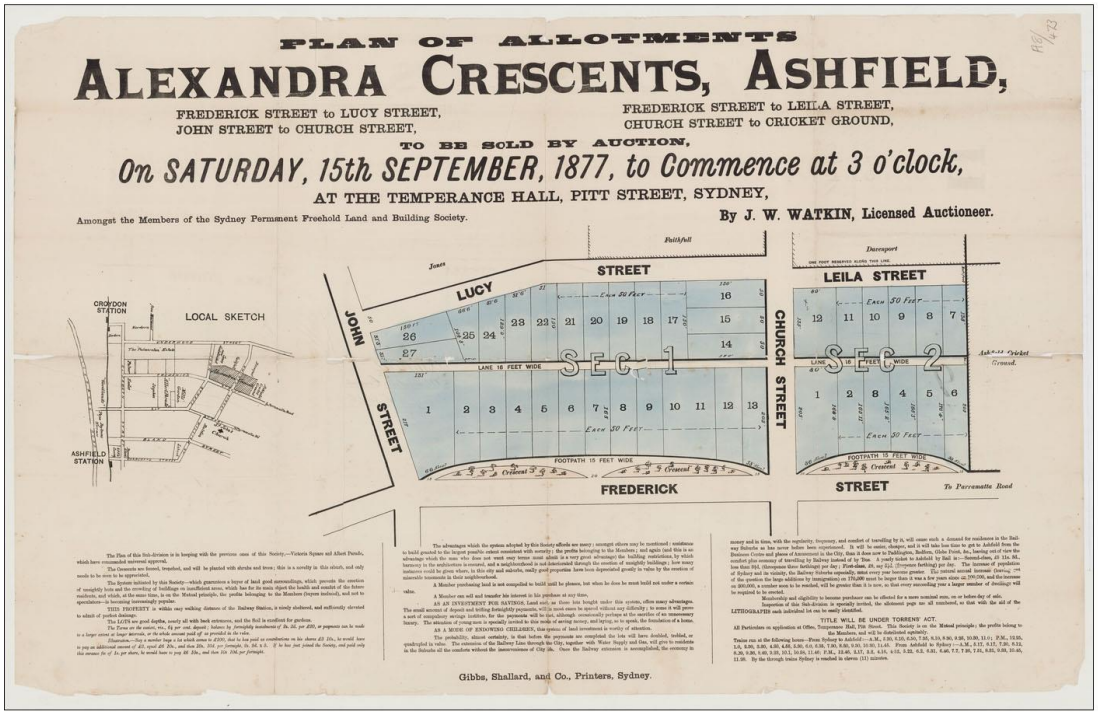
There was a further subdivision of part of the southern section of Lucy Street and allotments in John Street sold in 1878.

Another subdivision, which was not given a name, was offered for sale by Richardson & Wrench in December 1880. Its land was part of a large allotment formerly owned by a man named Smithson but acquired by an entrepreneur named Jones, and later by his widow Florence Jones. Alexandra Street was created to serve the allotments on its south-west side, those on the other side being accessible from both Church and Alexandra Streets. The remainder of the Jones land was later subdivided to incorporate what are now Nos 2 to 22 Lucy Street and Nos 47 and 49 John Street. It includes the 'Lucy Court' development of home units that are now behind No 18 Lucy Street.[2]

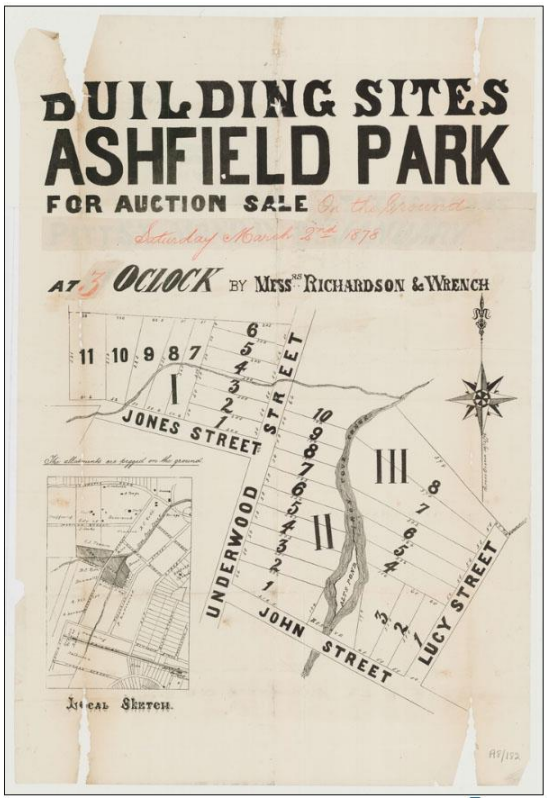
The unusual feature of the residential lots shown on the 1878 subdivision facing Frederick Street, was that their frontages were set back behind curved footpaths. Each of the areas between these footways and Frederick Street was designated as a reserve for shrubbery. It appears to have been a recognition that Frederick Street would eventually become a busy thoroughfare. Late Victorian period housing developed in the area following the 1878 subdivision include Nos. 140 and 142 Frederick Street and No. 37 Lucy Street.

Inevitably there were later re-subdivisions providing denser development, as may be seen by comparing the earlier subdivision plans with today's layout of allotments. Seven of the allotments of Section 2 of Alexandra Crescents were re-allocated to Hammond Park.

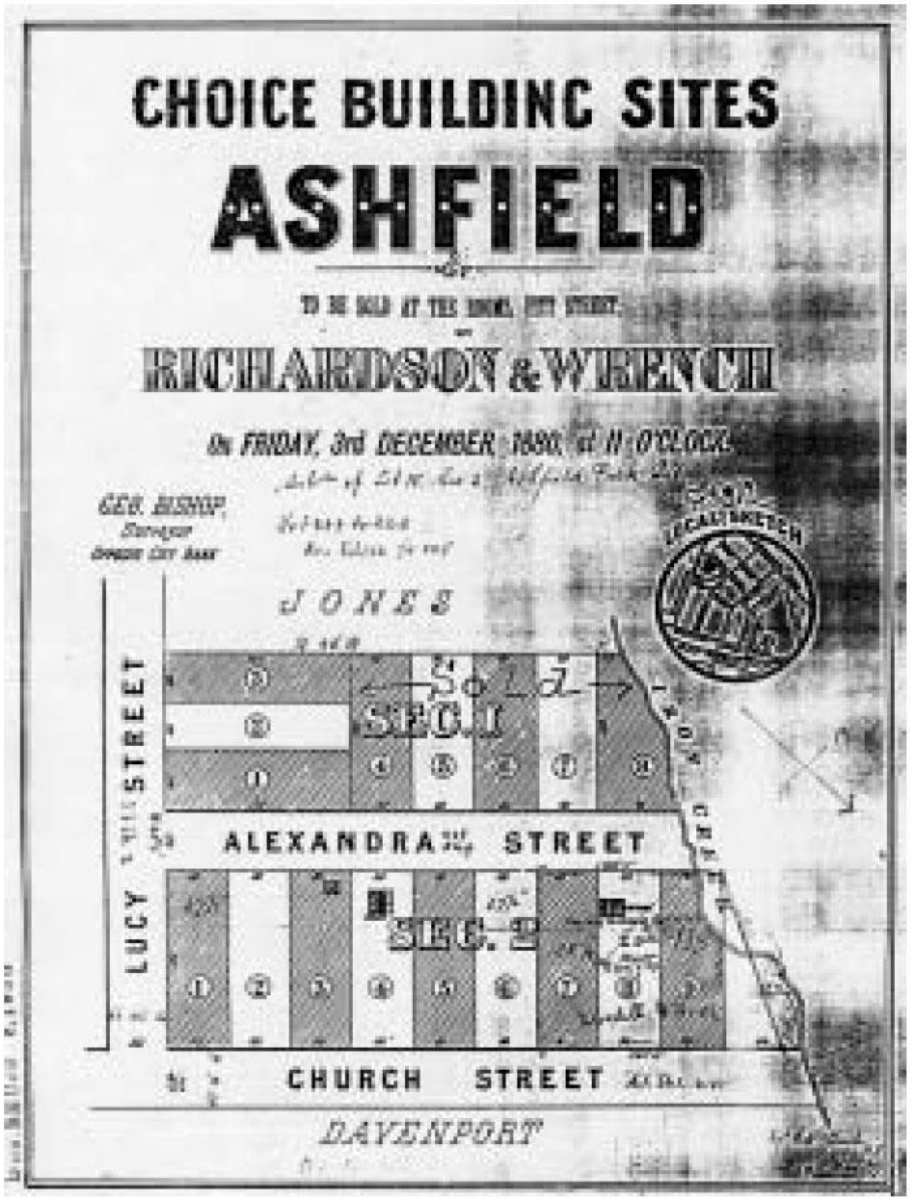
[1] copy of the 1883 Higinbotham & Robinson map held in Ashfield Library
[2] Copies of these subdivision plans are held at the Mitchell Library and in Ashfield Council Archives



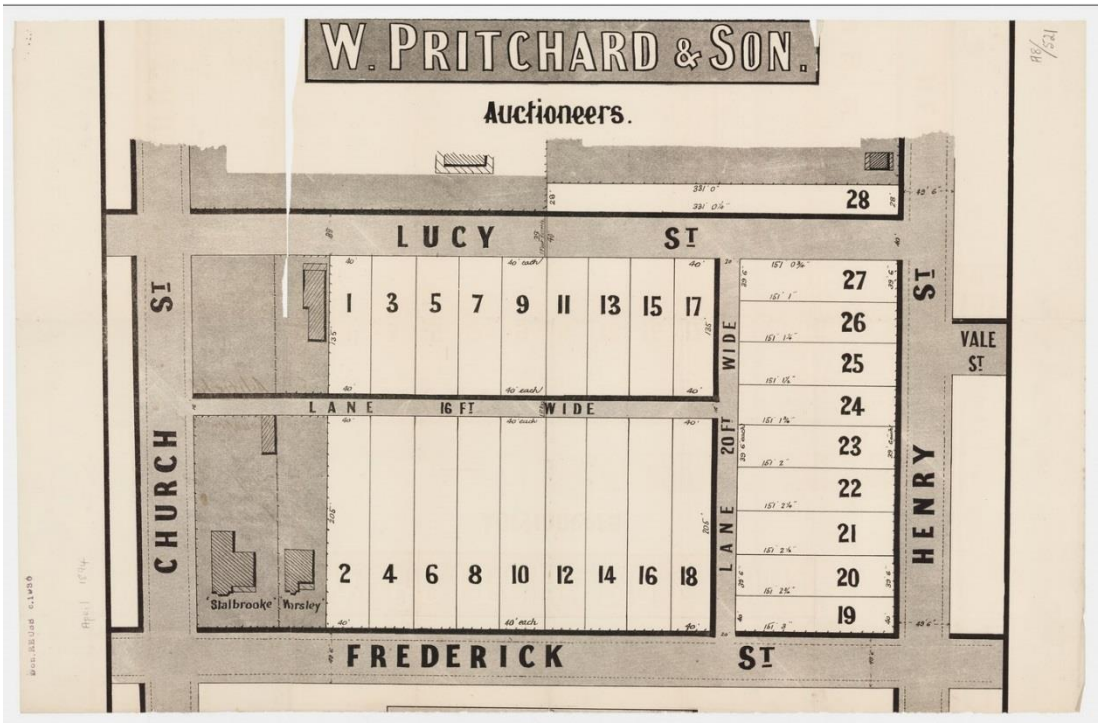
Above: The 1877 subdivision (north is right). Note the section of Lucy Street north of Church Street was known as Leila Street. Source: State Library of NSW online digital Ashfield subdivision plans



Left: An 1878 subdivision with allotments in Lucy Street and on the northern side of John Street. Source: State Library of NSW digital Ashfield Subdivison plans



Above: The 1880 subdivision plan which resulted in the creation of Alexandra Street. Note Church Street is to the north (plan should be orientated 180 degrees) Source: Ashfield Library



Above : An undated subdivision plan showing some buildings constructed, including "Stalbrooke" at 140 and "Worsley" 142 Frederick Street, 37 Lucy Street. Source: State Library of NSW digital Ashfield Subdivison plans. Note north is to the right on this plan. Source: NSW State Library digital Ashfield subdivision plans.

BUILDING RANKING DEFINITIONS

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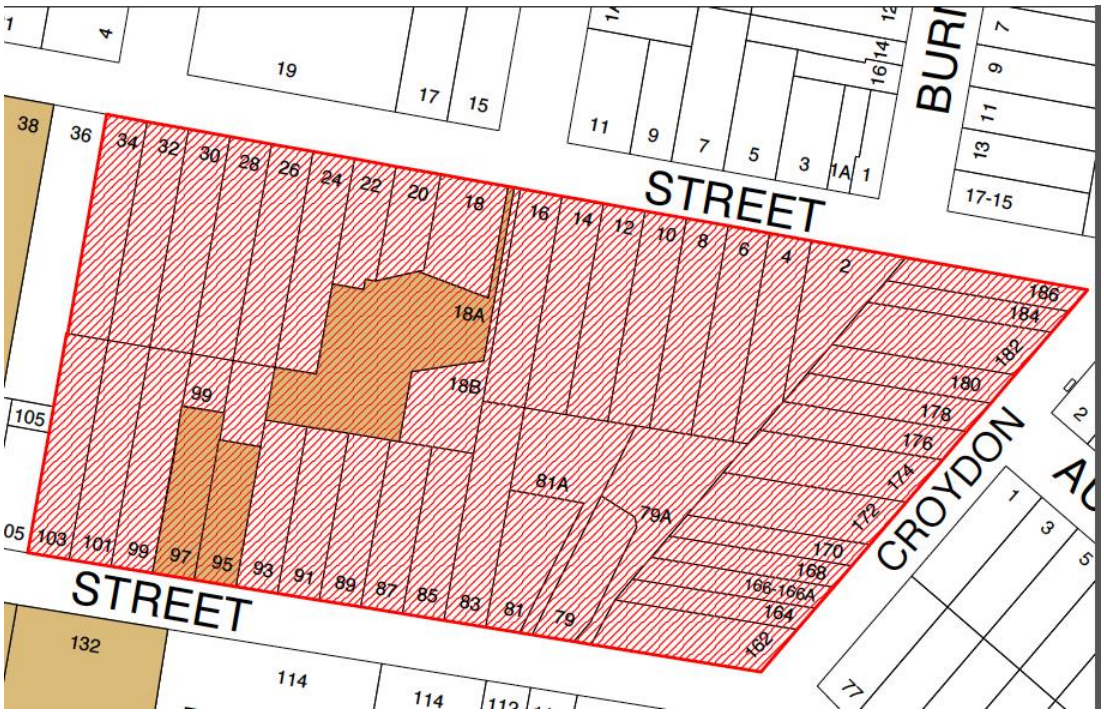
Lucy Street

Street	Side	No	Rating	Name	Style/Observations
Alexandra Street	W	1-2	1		Arts-&-Crafts
Alexandra Street	W	3-4	1		Arts-&-Crafts
Alexandra Street	W	5-6	1		Arts-&-Crafts
Alexandra Street	W	7	3		
Alexandra Street	W	8	3		
Church Street	E	37	1		Arts-&-Crafts
Church Street	E	35	3		
Church Street	E	33-31	1		Functionalist
Church Street	W	48	1		Arts-&-Crafts/California Bungalow
Church Street	W	50	1		Arts-&-Crafts Bungalow/California
Church Street	W	56	2		Arts-&-Crafts
Church Street	W	58	2		Arts-&-Crafts
Church Street	W	60	3		
Church Street	W	62	3		Arts-&-Crafts
Church Street	W	64	1		Arts-&-Crafts
Church Street	W	68	1		Arts-&-Crafts
Church Street	W	70	1		Arts-&-Crafts
Church Street	W	74	1		Victorian Regency
Church Street	W	76	1		Victorian Regency
Church Street	W	78	1		California Bungalow
Church Street	W	80	3		
Church Street	W	82	3		Late 20th-Century Australian Nostalgic
John Street	E	49	2		Late 20th-Century Mediterranean
John Street	E	47	2		Late 20th-Century Mediterranean
John Street	E	45	1		Queen Anne
John Street	E	43	1		Victorian Eclectic
John Street	E	41			Sydney Bungalow
John Street	E	39			Sydney Bungalow
Lucy Street	N	2	3		
Lucy Street	N	4	1		Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Lucy Street	N	6	1		Arts-&-Crafts
Lucy Street	N	8-8A	2		Sydney Bungalow
Lucy Street	N	10	2		Arts-&-Crafts
Lucy Street	N	12	2		Arts-&-Crafts
Lucy Street	N	14	2		Arts-&-Crafts
Lucy Street	N	16	2		Arts-&-Crafts
Lucy Street	N	16A	2		Arts-&-Crafts (?)
Lucy Street	N	18	3	Lucy Court	International
Lucy Street	N	20	2		Arts-&-Crafts
Lucy Street	N	22	2		Arts-&-Crafts
Lucy Street	N	24	1		Arts-&-Crafts
Lucy Street	N	26	2		Arts-&-Crafts
Lucy Street	N	28	1		Arts-&-Crafts
Lucy Street	S	31-33	*		Art Deco
Lucy Street	S	27-29	*		Art Deco
Lucy Street	S	25	1		California Bungalow
Lucy Street	S	23A	2		Arts-&-Crafts
Lucy Street	S	23	1		Victorian Filigree
Lucy Street	S	21	1		Arts-&-Crafts (?)
Lucy Street	S	17-19	1		Late Victorian
Lucy Street	S	15	2		
Lucy Street	S	13	3		
Lucy Street	S	11-11A	*		Art Deco
Lucy Street	S	7-9	1		Arts-&-Crafts
Lucy Street	S	5	1		Arts-&-Crafts
Lucy Street	S	3	1		Arts-&-Crafts
Lucy Street	S	1	1		California Bungalow
Lucy Street	S	1A	1		Sydney Bungalow

C35 Rathgael Estate, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1859 to 1930s

HCA TYPE 2: Single storey residential (ii) Uniform single period subdivision around a retained earlier house
Statement of Significance

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

The area is of *historical* significance as the 1910 "Rathgael Estate" subdivision around Rathgael house (1870) and a stone cottage (circa 1859-1869) which remain in the centre of the subdivision (heritage listed, located on a battleaxe allotment at 18A Bay Street).

The area has *historical* association with prominent figures associated with the history of Rathgael house including James Sandy, one of the first aldermen to be elected to Ashfield Borough Council, responsible for the construction of Rathgael house in 1870.

The area is of *aesthetic* significance for its 1910 subdivision pattern (with some 1920s and later re-subdivision) around the Victorian period Rathgael house and its remaining grounds. The area is of aesthetic significance for its consistent streetscapes of detached and semi-detached Federation Queen Anne style face brick single storey houses, single storey detached Federation Queen Anne syle weatherboard houses; and single storey detached brick Inter-war California Bungalow style houses.

The Rathgael Estate Heritage Conservation Area is rare as a 1910 subdivision of Victorian period house estate where the Victorian period house – Rathgael, built 1870 - remains in the centre of the subdivision, and is additionally rare for the circa 1859-1869 stone cottage which remains as part of the Rathgael house site.

Key Character Elements

Subdivision and public domain elements:

- 1910 subdivision pattern around heritage item "Rathgael" (1870) and stone cottage (circa 1859-1869) in the centre
- Relatively narrow carriageways in Bay Street, Church Street and Croydon Road reflecting Victorian period road formation
- Small setbacks of housing from streets allowing for small front gardens
- Lack of nature strips in Bay Street, Church Street and Croydon Road reflecting Victorian road formation

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

- "Rathgael" house and stone cottage, heritage item at 18A Bay Street
- Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Detached single storey weatherboard Federation Queen Anne style houses
- Detached brick single storey Inter-war California Bungalow style houses
- Brick 3-storey 1920s Residential flat buildings at Nos. 18 and 18B Bay Street, resulting from a 1920s re-subdivision of the Rathgael house grounds.
- Original details such as:
    - Front verandahs with original detailing
    - Original main roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys (Federation period brick houses), or corrugated iron (Federation period weatherboard houses), or terracotta tiles (Inter-war California Bungalow style houses
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork (Federation, Inter-war periods)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- 1970s and more recent houses (for example 1970s housing at Nos. 79, 79A, 81A and 81 Church Street)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures.
- Changes to materials and details – for example aluminium framed windows
- Carports or garaging in front gardens
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This Heritage Conservation Area is named for the property 'Rathgael'. This land was part of a 100-acre grant made to Captain John Townson in 1793. By 1818 it had been absorbed into the large holding of the Ashfield pioneer Joseph Underwood called Ashfield Park Estate.1 The Ashfield Park property was established by Underwood on the part of his estate between what is now Bay Street and Parramatta Road and between Byron and Scott Streets. The Ashfield Park house itself, however, was not built until the 1870s, by Samuel Smyth, who purchased the land from the Underwood estate. Its large curtilage was subdivided in 1904. Ashfield Park house was demolished by about 1910 and its site further subdivided.

In the meantime, the part of Underwood's estate between the present Bay Street and Church Street was purchased by H C Brooks, of Hunter's Hill, in 1859. He sold his holding to Mrs Catherine Bowen in 1867 and Mrs Bowen transferred it in trust to her daughter Elizabeth Sandy, whose husband James was one of the first aldermen to be elected to Ashfield Borough Council. By 1870 James Sandy had built 'Rathgael', an eleven-roomed 2-storey house with a shingle roof, facing east towards Croydon Road. A single storey stone cottage in the Old Colonial Georgian style, located immediately to the south of 'Rathgael' house was there already, having been built between 1859 and 1870 on part of the Ashfield Park Estate, perhaps as an outbuilding of Ashfield Park House.2

Both the Rathgael house and the stone cottage remain in the centre of the present Rathgael Heritage Conservation Area on a battleaxe allotment at 18A Bay Street as a local heritage item.

James Sandy died at "Rathgael, Croydon Road Ashfield" aged 58, on May 20 1883.3 By February 1885 the trustees of his estate were engaged in selling the "elegant household furniture and effects" of Rathgael.4 After this sale of the Rathgael contents in 1883, it appears the house was rented for a time.5

In September 1887 the Rathgael house and its land was advertised for sale as a "Capital residence" which would "prove profitable to speculators, Building Societies and others for subdivision.." (see 1887 sale advertisement below). It appears that subdividers were not interested, and it was purchased as a home and occupied in the period

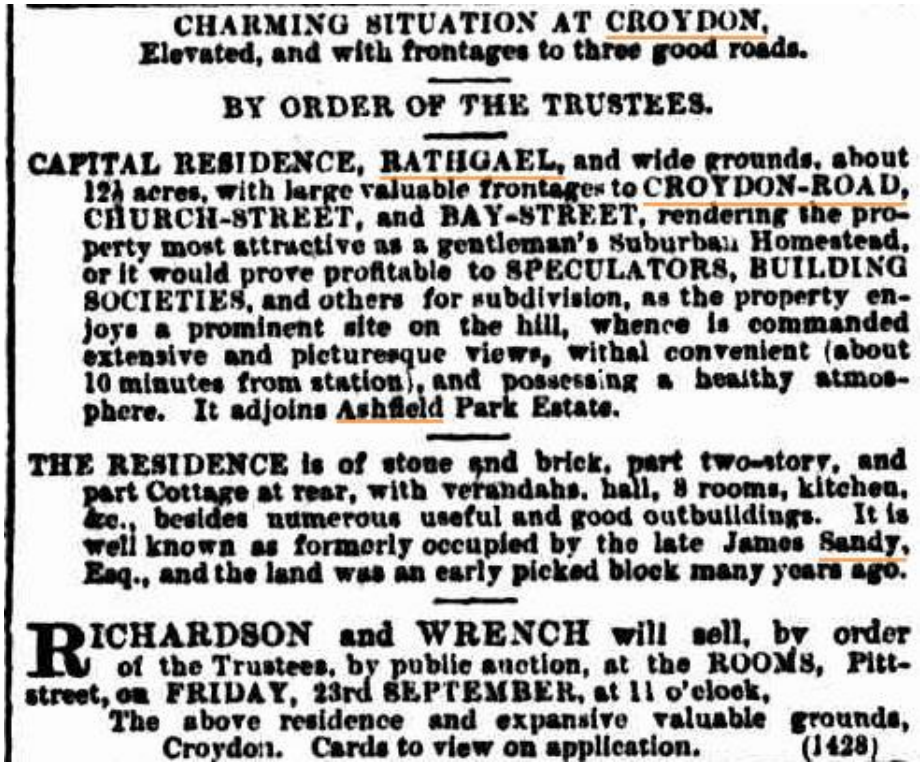
In February 1910, the Rathgael Estate was advertised for sale as a subdivision of 54 lots around "Rathgael" house, which was also offered for sale with about an acre of grounds (see advertisement below).

The Rathgael Estate subdivision is shown and identified as Deposited Plan No 5974, on the H E C Robinson map of Ashfield North Ward, which was first compiled in about 1912.6 There were 40 allotments shown on this plan—three and a half of them, Lots 8, 9 10 and half of 7, containing 'Rathgael' and its appendages. The allotments are mostly deep, those addressing Bay and Church Streets generally having frontages of 40 feet, while those facing Croydon Road are parallelogram-shaped, three of them oddly shaped to reconcile the different angles of the layout.

Allotment 19 was later divided into two (now Nos 184-186 Croydon Road) and Lots 21 and 22 were re-subdivided as three lots

[1] Ashfield Heritage Study 1992, vol 1, pp 32, 36; vol 2, Reference No 239.
[2] Ashfield Heritage Study 1992, vol 2, Reference No 032; Ena Harper & Nora Peek, A Triangle of Land (ADHS, 1988) p 107
[3] Advertisement, The Sydney Morning Herald, 3 February 1885
[4] Death announced in Family notices, The Sydney Morning Herald, 21 May 1883, page 1
[5] Advertisement for letting of Rathgael was published in the Sydney Morning Herald, 21 Febraury 1885, p.23
[6] Copies of the H E C Robinson map are held in Ashfield Council Archives and in the collection of the Ashfield & District Historical Society.

(now Nos 176-180 Croydon Road). Later, Lots 25 and 26 were each likewise divided into two (now Nos 164-170 Croydon Road). The 'Rathgael' site was further subdivided in the 1920s as "The Bay Estate" creating further allotments including 18A Bay Street containing Rathgael house, 18 and 18B Bay Street developed with a 3-storey brick residential flat buildings, and Nos. 24, 26 and 28 Bay Street. In the 1970s the two irregular allotments 28 and 29 were further subdivided as four allotments - Nos 79, 79A, 81 and 81A Church Street and redeveloped with 1970s housing.7 The 'A' numbers are battle-axe lots.



CHARMING SITUATION AT CROYDON,
Elevated, and with frontages to three good roads.

BY ORDER OF THE TRUSTEES.

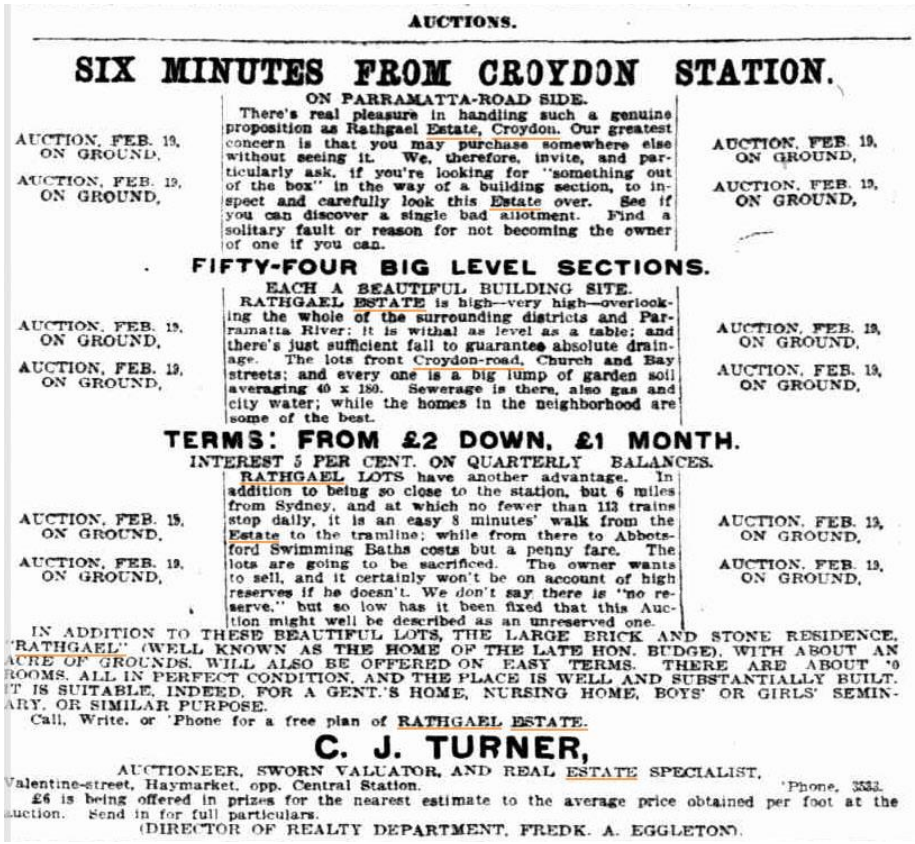
CAPITAL RESIDENCE, RATHGAEL, and wide grounds, about 12½ acres, with large valuable frontages to CROYDON-ROAD, CHURCH-STREET, and BAY-STREET, rendering the property most attractive as a gentleman's Suburban Homestead, or it would prove profitable to SPECULATORS, BUILDING SOCIETIES, and others for subdivision, as the property enjoys a prominent site on the hill, whence is commanded extensive and picturesque views, withal convenient (about 10 minutes from station), and possessing a healthy atmosphere. It adjoins Ashfield Park Estate.

THE RESIDENCE is of stone and brick, part two-story, and part Cottage at rear, with verandahs, hall, 8 rooms, kitchen, &c., besides numerous useful and good outbuildings. It is well known as formerly occupied by the late James Sandy, Esq., and the land was an early picked block many years ago.

RICHARDSON and WRENCH will sell, by order of the Trustees, by public auction, at the ROOMS, Pitt-street, on FRIDAY, 23rd SEPTEMBER, at 11 o'clock,
The above residence and expansive valuable grounds, Croydon. Cards to view on application. (1428)

Above: Advertisement for the sale of "Rathgael" published in the Sydney Morning Herald, 19 Sept 1887 p11

[7] Ashfield Council Planning Scheme map compiled in October 1974.



AUCTIONS.

SIX MINUTES FROM CROYDON STATION.

ON PARRAMATTA-ROAD SIDE.

There's real pleasure in handling such a genuine proposition as Rathgael Estate, Croydon. Our greatest concern is that you may purchase somewhere else without seeing it. We, therefore, invite, and particularly ask, if you're looking for "something out of the box" in the way of a building section, to inspect and carefully look this Estate over. See if you can discover a single bad allotment. Find a solitary fault or reason for not becoming the owner of one if you can.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

FIFTY-FOUR BIG LEVEL SECTIONS.

EACH A BEAUTIFUL BUILDING SITE.

RATHGAEL ESTATE is high—very high—overlooking the whole of the surrounding districts and Parramatta River; it is withal as level as a table; and there's just sufficient fall to guarantee absolute drainage. The lots front Croydon-road, Church and Bay streets; and every one is a big lump of garden soil averaging 40 x 180. Sewerage is there, also gas and city water; while the homes in the neighborhood are some of the best.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

TERMS: FROM £2 DOWN, £1 MONTH.

INTEREST 5 PER CENT. ON QUARTERLY BALANCES.

RATHGAEL LOTS have another advantage. In addition to being so close to the station, but 6 miles from Sydney, and at which no fewer than 112 trains stop daily, it is an easy 8 minutes' walk from the Estate to the tramline; while from there to Abbotsford Swimming Baths costs but a penny fare. The lots are going to be sacrificed. The owner wants to sell, and it certainly won't be on account of high reserves if he doesn't. We *don't* say there is "no reserve," but so low has it been fixed that this Auction might well be described as an unreserved one.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

AUCTION, FEB. 19, ON GROUND.

IN ADDITION TO THESE BEAUTIFUL LOTS, THE LARGE BRICK AND STONE RESIDENCE, "RATHGAEL" (WELL KNOWN AS THE HOME OF THE LATE HON. BUDGE), WITH ABOUT AN ACRE OF GROUNDS, WILL ALSO BE OFFERED ON EASY TERMS. THERE ARE ABOUT 10 ROOMS, ALL IN PERFECT CONDITION, AND THE PLACE IS WELL AND SUBSTANTIALLY BUILT. IT IS SUITABLE, INDEED, FOR A GENT.'S HOME, NURSING HOME, BOYS' OR GIRLS' SEMINARY, OR SIMILAR PURPOSE.

Call, Write, or 'Phone for a free plan of RATHGAEL ESTATE.

C. J. TURNER,

AUCTIONEER, SWORN VALUATOR, AND REAL ESTATE SPECIALIST,
Valentine-street, Haymarket, opp. Central Station. 'Phone, 3533.

£6 is being offered in prizes for the nearest estimate to the average price obtained per foot at the auction. Send in for full particulars.

(DIRECTOR OF REALTY DEPARTMENT, FREDK. A. EGGLETON).

Above: Sale advertisement for the Rathgael Estate, The Sydney Morning Herald, 12 February 1910, page16

BUILDING RANKING DEFINITIONS

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

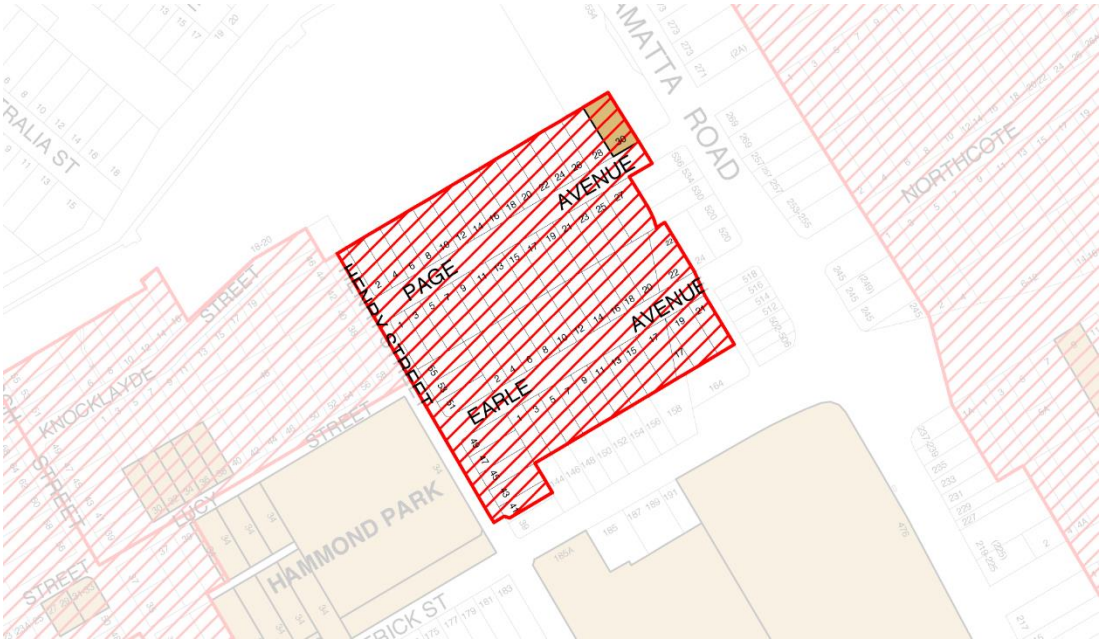
Rathgael Estate

Street	Side	No	Rating	Name	Style/Observations
Bay Street	E	2	1		Queen Anne
Bay Street	E	4	3		Simplified Classical Revival
Bay Street	E	6	1		Queen Anne/Arts-&-Crafts
Bay Street	E	8	2		
Bay Street	E	10	1		California Bungalow
Bay Street	E	12	3		Sydney Bungalow
Bay Street	E	14	3		
Bay Street	E	16	1		Queen Anne/Arts-&-Crafts
Bay Street	E	18	4	Loreley Court	Arts-&-Crafts (?)
Bay Street	E	20	1		Arts-&-Crafts
Bay Street	E	22	1		Queen Anne/Arts-&-Crafts
Bay Street	E	24	1	Roseville	Arts-&-Crafts/Queen Anne
Bay Street	E	26	1		Queen Anne/Arts-&-Crafts
Bay Street	E	28	1	Ivanhoe	Queen Anne
Bay Street	E	30	1		Federation Bungalow
Bay Street	E	32	1		Queen Anne (?)
Bay Street	E	34	2		
Church Street	N	103	1		Queen Anne
Church Street	N	101	1		Queen Anne
Church Street	N	99	3		
Church Street	N	97	3		Queen Anne (?)
Church Street	N	95	*	Wairoa	Queen Anne/Arts-&-Crafts
Church Street	N	93	*	Linghorne	Queen Anne
Church Street	N	91	1		Queen Anne
Church Street	N	89	3		
Church Street	N	87	1		Queen Anne
Church Street	N	85	1		California Bungalow
Church Street	N	83	1		Queen Anne
Church Street	N	81	3		
Church Street	N	79A-81A	3		Mediterranean

Street	Side	No	Rating	Name	Style/Observations
Croydon Road	S	162	1		Queen Anne
Croydon Road	S	164-166A	1		Queen Anne
Croydon Road	S	168-170	1		Queen Anne
Croydon Road	S	172	1		Queen Anne/Arts-&-Crafts
Croydon Road	S	174	1		Queen Anne
Croydon Road	S	176	1		California Bungalow
Croydon Road	S	178	1		California Bungalow
Croydon Road	S	180	1		California Bungalow
Croydon Road	S	182	1		Arts-&-Crafts/California Bungalow
Croydon Road	S	184-186	1		Arts-&-Crafts/California Bungalow

C37 The Ranch, Ashfield

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1923 to 1930s

HCA TYPE 2: SINGLE STOREY RESIDENTIAL (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as the development of a 1923 subdivision of the earlier Victorian period Ashfield Vale House aka The Ranch estate, with streets named for Sir Earle Christmas Page (1880-1961), prominent politician and surgeon, leader of the federal Country Party from 1921 and briefly Prime Minister in 1939.

The area is of *aesthetic* significance for its wide streets, regular subdivision pattern developed with single storey detached Inter-war California Bungalow style houses and a single 2-storey Inter-war Art Deco style residential flat building, which demonstrate the discrete historical period of the area's development.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide street carriageways
- Subdivision pattern of regular rectinlinear allotments

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

- Detached face brick single storey housing Inter-war California bungalow style
- 2-storey Inter War Art Deco residential flat building (No. 30 Page Avenue)
- Original details such as:
- Front verandahs with original detailing
- Original roof forms with original cladding of unglazed terracotta tiles
    - Gable ends facing the street with imitation half-timbered and timber shingled finishes
    - Face brickwork walls
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick in brickwork to match the house
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 20 Earle Avenue, 1 and 23 Page Avenue)

Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)

Changes to materials: Cement rendering of face brickwork (examples 3, 5, 19 Earle Avenue); modern roof cladding (eg concrete tiles) and loss of chimneys

Front verandah enclosures (examples 3, 5, 7, 15, 21 Earle Avenue)

Changes to windows (examples aluminium framed windows at 12, 20, 22 Page Avenue)

Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Carports in front of house (Example No. 20 Page Avenue

Historical Development

The subdivision described as 'The Ranch', a 10-acre area subdivided into 'choice bungalow sites and valuable business positions', was offered for sale by auction on 17 March 1923. The agents were Richardson & Wrench and the terms included a Building covenant to protect buyers.1

The land was part of a grant made to Augustus Alt in 1810, which was later absorbed into Joseph Underwood's Ashfield Park Estate.2 Following the death of Underwood's daughter Elizabeth in 1858, the 10 and a half-acre piece of the estate roughly bounded by the Great Western Highway, Iron Cove Creek, Frederick Street and Henry Street was purchased by Robert Murray, whose firm Robert Murray & Co was a well-known city grocery business. Here Murray started building his 'handsome villa residence'. Surprisingly, the property was advertised for sale in January 1861, before the house had been completed.

The property was bought by Dr Thomas Haylock, who completed the residence and named it 'Ashfield Vale'. The main entrance was from Parramatta Road, along a drive which crossed the creek. Haylock also bought more land, increasing his frontage along Parramatta Road and enlarging the estate to 16 and a half acres.3

In 1877 Haylock sold the property to Alfred Watt, for £2,500, and it was Watt who proposed the subdivision of the Ashfield Vale Estate. He employed Ferdinand Reuss, the eminent surveyor and architect, to produce the subdivision plan in 1880 and this arrangement appeared on the Higinbotham & Robinson map of Ashfield which was published in 1883. It shows 'Ashfield Vale House' on a block retaining its frontage to Parramatta Road, and the remaining land subdivided into 100 allotments fronting Henry Street, Frederick Street and four new internal streets.

As far as is known there was only one sale, the rest of the estate being purchased by Thomas Macgregor, who later bought back that single lot and did not go ahead with the subdivision. Macgregor and his brother Charles operated a large wholesale grocery and wine and spirit business in George Street, Sydney. Thomas's widowed mother Robina Macgregor lived in 'Ashfield Vale House' until her death in 1886. About that time Thomas MacGregor had financial trouble which forced him to sell his properties. 'Ashfield Vale' was offered for auction sale in 1887, but no new owner is known until it was registered in 1891 in the name of Michael McMahon, who was an alderman of Petersham and had been mayor in 1880-81. McMahon did not live in Ashfield but leased 'Ashfield Vale House' to the Salvation Army. Here the Salavation Army established the Prison Gate Brigade Home, an institution for the rehabilitation of released prisoners and their return to ordinary life.

Earlier documents showed the footprint of the "Ashfield Vale House' residence and its outbuildings, but the first image of the form of the house appeared during its occupation by the Salvation Army. It was a single-storey building, rectangular in plan and with a hipped roof from which projected the dormer windows of the attic rooms. Two single-storey wings extended westwards and there were several outbuildings, underground water tanks and a water hole. The house had accommodation for 30 men and the land around it was cultivated as a farm during its Salvation Army period. The Salvation Army operated the Home in Ashfield for only a little over two years, though staff members lived there for a time afterwards.4

Another tenant, R J Rixon, occupied the house in 1898 and it appears that it was he who renamed the property 'The Ranch'. The next tenant was Thomas West, of Five Dock, who leased the property from 1901. West had been a contractor, quarry owner, brickmaker, alderman, mayor and trotting and racehorse owner and it is likely that he decided that 'The Ranch' was an ideal place where he could spend his retirement indulging in his lifetime interest in horses and all the activities associated with them. By the time West came to occupy 'The Ranch', Iron Cove and Underwood Creeks would have been channeled, the land leveled and the waterholes filled, enabling him to make use of the full 16 acres. He added stable buildings near the house.

[1] Subdivision Plan No 118/89, in the collection of Ashfield & District Historical Society. It is also reproduced in the ADHS Journal No 13, June 2000, p 47.
[2] Ashfield Heritage Study 1992, vol 1, pp 32, 36.
[3] Most of the historical data in these and the next few paragraphs come from Nora Peek, 'Ashfield Vale House' , in the ADHS Journal, No 13, pp 29 et seq.
[4] Chris Pratten, 'The Salvation Army Prison Gate Brigade Home, Ashfield', in the ADHS Journal, No 13, pp 37 et seq.

The McMahon family sold the property in 1908 to Kezia Miller, the wife of a butcher, who paid £1,700 for it. She purchased the remaining blocks along Frederick Street that had not been part of the earlier estate. The lessee Thomas West died in 1912 and by 1913 the tenant was Mrs Amy Laws, who lived there with her family until 1916, to be followed by Edward Riggs and his family, who were tenants until 1919.

In 1919 Kezia Miller, by then a widow, sold the western section of the estate, just over six acres bordering Iron Cove Creek, to Australian Motors, for £3,200. In that year a building application was approved for the erection of two large workshops, where, soon afterwards, the assembly of the Australian Six motor car began. Eventually most of this land and the workshops were sold to Amalgamated Wireless (Australasia) Limited and the famous AWA factory operated there from 1931 until the early 1990s. In 1998-99 the home units that now cover part of that site were erected.5

The residual ten-acre site of 'The Ranch' was acquired by Percy Miller, a Leichhardt butcher, who rented the old house to Augustus Covell and his wife Lena.

On 28 August 1922 the property was transferred to Frederick Lane, solicitor, Ralph King, accountant and Hubert Moss, dentist, all of Sydney. The developers created the subdivision called The Ranch Estate, which included Page and Earle Avenues, serving 89 allotments. On one of these, just west of the Underwood Creek (which by then had been formed as a brick stormwater channel) 'Ashfield Vale House' still stood, its site very curtailed. It is not known when "Ashfield Vale House" aka "The Ranch" was demolished, but it must have been after the 1923 auction.

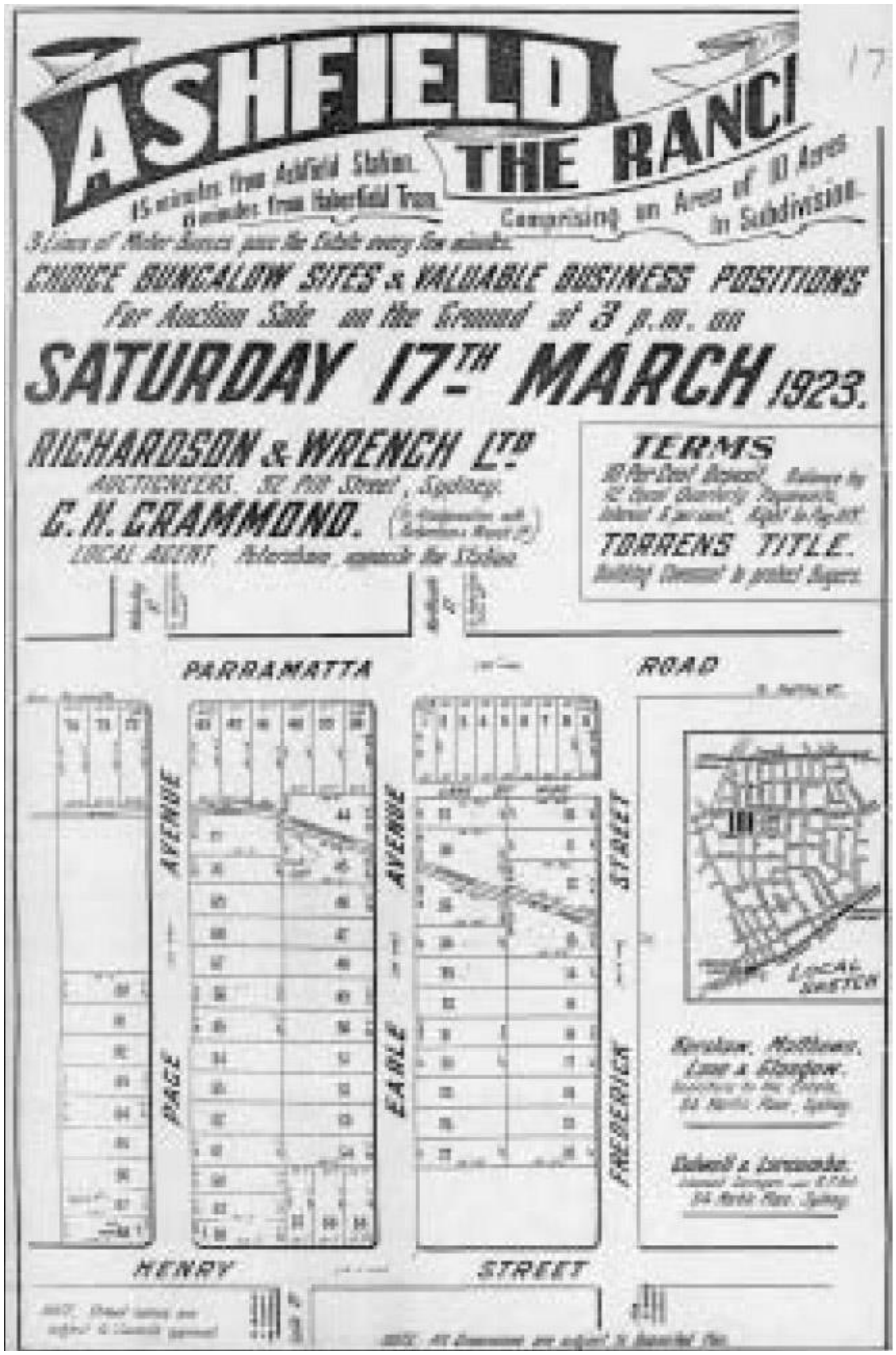
Afterwards that site was subdivided into the allotments that are now Nos 20-28 Page Avenue.

On the allotments facing Parramatta Road commercial premises were built. The area facing Henry Street between Earle Avenue and Frederick Street, which was not part of the 1923 subdivision, was subdivided into six residential sites.

All the residential sites were built on fairly quickly. Earle and Page Avenues first appear in Sands Directory in 1925, in which year nine houses were recorded in Earle Avenue (Sands called it 'Earl's Avenue') and 10 houses were recorded in Page Avenue, indicating that these buildings had been erected in 1924. A year later there were 23 houses in Page Avenue. Only one allotment contains a building not erected for a single-family, being the block of flats now on No 30 Page Avenue, which was erected in 1941.

The reason for the naming of the internal streets after Sir Earle Christmas Page (1880-1961), prominent politician and surgeon, who was instrumental in the removal of Billy Hughes as Prime Minister in 1922, is not known, however may be due to his wife Ethel Esther nee Blunt's connections to the Ashfield area. Ethel met Page in 1902 while she was a nurse at Royal Prince Alfred Hospital in Newtown, and after a long courtship, the couple married at Ashfield on 18 September 1906. Dr Earle Page was leader of the federal Country Party from 1921 and Deputy Prime Minister and Treasurer from 1923 to 1929. He became PM in 1939, for the very short period of 19 days.6 He was later knighted.

[5] Ann O'Connell, 'Ashfield's Australian Six', in the ADHS Journal, No 13, pp 1 et seq.
[6] Brian Costar & Peter Vlahos, 'Sir Earle Page', in Michelle Grattan, ed, Australian Prime Ministers (New Holland Press, 2000), p 168 et seq.



Above: "The Ranch" subdivision of 1923. Source: NSW State Library

BUILDING RANKING DEFINITIONS

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

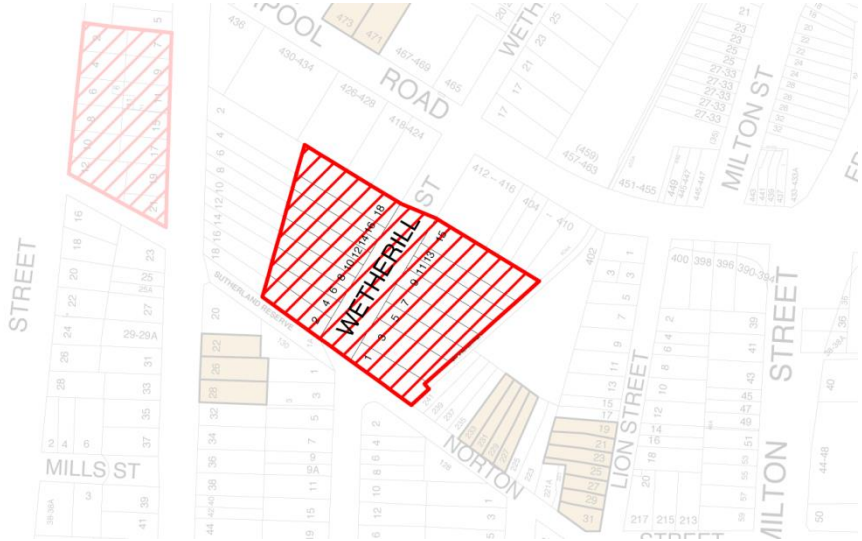
The Ranch

Street	Side	No	Rating	Name	Style/Observations
Earle Avenue	N	2	1		California Bungalow
Earle Avenue	N	4	1		California Bungalow
Earle Avenue	N	6	1		California Bungalow
Earle Avenue	N	8	1		California Bungalow
Earle Avenue	N	10	1		California Bungalow
Earle Avenue	N	12	2		California Bungalow
Earle Avenue	N	14	1		California Bungalow
Earle Avenue	N	16	1		California Bungalow
Earle Avenue	N	18	1		California Bungalow
Earle Avenue	N	20	3		
Earle Avenue	N	22	1		California Bungalow/Art Deco
Earle Avenue	S	21	1		California Bungalow
Earle Avenue	S	19	2		California Bungalow
Earle Avenue	S	17	1		Arts-&-Crafts Bungalow
Earle Avenue	S	15	2		California Bungalow
Earle Avenue	S	13	1		California Bungalow
Earle Avenue	S	11	1		California Bungalow
Earle Avenue	S	9	2		California Bungalow
Earle Avenue	S	7	2		California Bungalow
Earle Avenue	S	5	2		California Bungalow
Earle Avenue	S	3	2		California Bungalow
Earle Avenue	S	1	1		California Bungalow
Henry Street	E	55	1		California Bungalow
Henry Street	E	53	1		California Bungalow
Henry Street	E	51	1		California Bungalow
Henry Street	E	49	1		California Bungalow
Henry Street	E	47	1		California Bungalow
Henry Street	E	45	1		California Bungalow
Henry Street	E	43	1		California Bungalow
Henry Street	E	41	1		California Bungalow

Street	Side	No	Rating	Name	Style/Observations
Page Avenue	N	2	2		California Bungalow
Page Avenue	N	4	1		California Bungalow
Page Avenue	N	6	1		California Bungalow
Page Avenue	N	8	2		California Bungalow
Page Avenue	N	10	1		California Bungalow
Page Avenue	N	12	2		California Bungalow
Page Avenue	N	14	1		California Bungalow
Page Avenue	N	16	1		California Bungalow
Page Avenue	N	18	1		California Bungalow
Page Avenue	N	20	1		California Bungalow
Page Avenue	N	22	1		California Bungalow
Page Avenue	N	24	1		California Bungalow
Page Avenue	N	26	1		California Bungalow
Page Avenue	N	28	1		California Bungalow
Page Avenue	N	30	*		Art Deco
Page Avenue	S	27	1		California Bungalow
Page Avenue	S	25	1		California Bungalow
Page Avenue	S	23	2		California Bungalow
Page Avenue	S	21	1		California Bungalow
Page Avenue	S	19	1		California Bungalow
Page Avenue	S	17	1		California Bungalow
Page Avenue	S	15	1		California Bungalow
Page Avenue	S	13	2		California Bungalow
Page Avenue	S	11	2		California Bungalow
Page Avenue	S	9	1		California Bungalow
Page Avenue	S	7	1		California Bungalow
Page Avenue	S	5	1		California Bungalow
Page Avenue	S	3	2		California Bungalow
Page Avenue	S	1	3		

C38 Wetherill Street, Croydon

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1913-1920s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The Wetherill Street Heritage Conservation Area is of *historical* significance as an area developed in the period 1913 to the 1920s under a building covenant which ensured the building of higher quality detached and semi-detached brick houses within a subdivision of relatively large allotments.

The Wetherill Street Heritage Conservation Area has *historical associations* with the Intercolonial Investment Land and Building Company Ltd (responsible for the subdivision) and local builders Augustus James and Alfred Pearson (responsible for the design and construction of a number of houses in the street).

The area is of *aesthetic* significance for its wide brush-box lined street with grassed verges with uniformly single storey detached and semi-detached brick housing built in Federation Queen Anne or Inter-war California Bungalow styles, reflecting the development of the area in accordance with the original building covenant on the subdivision.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Wetherill Street
- Relatively wide carriageway in Wetherill Street with grassed verges
- On the eastern side, the lots back onto the stormwater channel which was once Iron Cove Creek.
- Long roughly rectangular lots of various sizes
- Cul-de-sac nature of the street due to the small reserve at the Liverpool Road (north) end of the street, and the Sutherland Reserve at the south-western end of the street ensuring Norton Street at the south end of Wetherill Street does not extend through to Holborrow Street (as it originally did). Though these are late 20th century changes to the street, these changes have preserved the quiet residential nature of the street.

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

- Detached and semi-detached face brick single storey housing - Federation Queen Anne style and Inter-war California bungalow style
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys (Federation period) or unglazed terracotta tiles (Inter-war period)
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork (Federation, Inter-war periods)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Modern or heavily altered house at No. 15 Wetherill Street
- Changes to materials: modern roof cladding (eg concrete tiles) and loss of chimneys; alumininium framed windows (examples Nos. 4 & 6 Wetherill Street)
- Carports in front gardens (example No. 8 Wetherill Street)
- Modern front fences of unsympathetic design and materials.

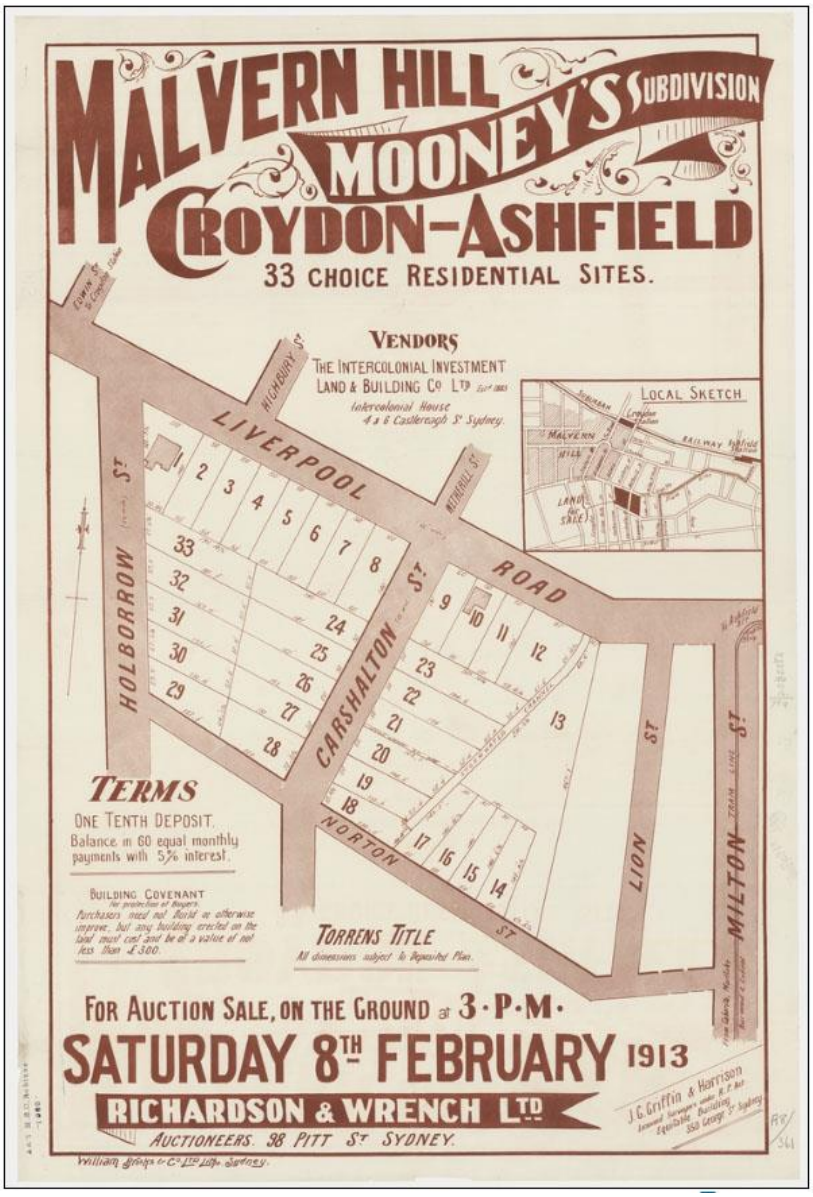
Historical Development

The land which comprises the Wetherill Street Heritage Conservation Area was formerly that part of the Canterbury Estate known as Alexander's subdivision, and was purchased by John Mooney circa 1870.

Following Mooney's death the land was bought by the Intercolonial Investment Land and Building Company Ltd, who created the present subdivision in 1913, marketed as "Malvern Hill Mooney's Subdivision Croydon-Ashfield" with "33 Choice Residential sites" on which they placed a covenant which stated that 'any building or dwelling house erected on [the land] within 20 years from February 8th, 1913 shall cost and be of value of not less than 300 pounds' (see illustration below). At the time of the subdivision the street was named Carshalton Street (as a northern extension of Carshalton Street to the south), however was renamed Wetherill Street at a later date.

Croydon builder Augustus James and his wife Rebecca purchased four lots in Wetherill Street in the years 1917-19 on which five houses (presently nos. 1-9) were progressively constructed. By 1921, nos. 11-13 were built on another lot by the builder Alfred Pearson.

It is clear from comparison of the 1913 subdivision pattern of Mooney's Estate and the current subdivision pattern that much later re-subdivison has occurred during the initial development of the HCA.



Above: Map of the 1913 Mooney's Subdivision Source: Ashfield subdivision plans, NSW State Library online

Above: Extract of 1883 Higginbotham & Robinson map of Ashfield showing Mooney's and Howe's land prior to subdivision

BUILDING RANKING DEFINITIONS

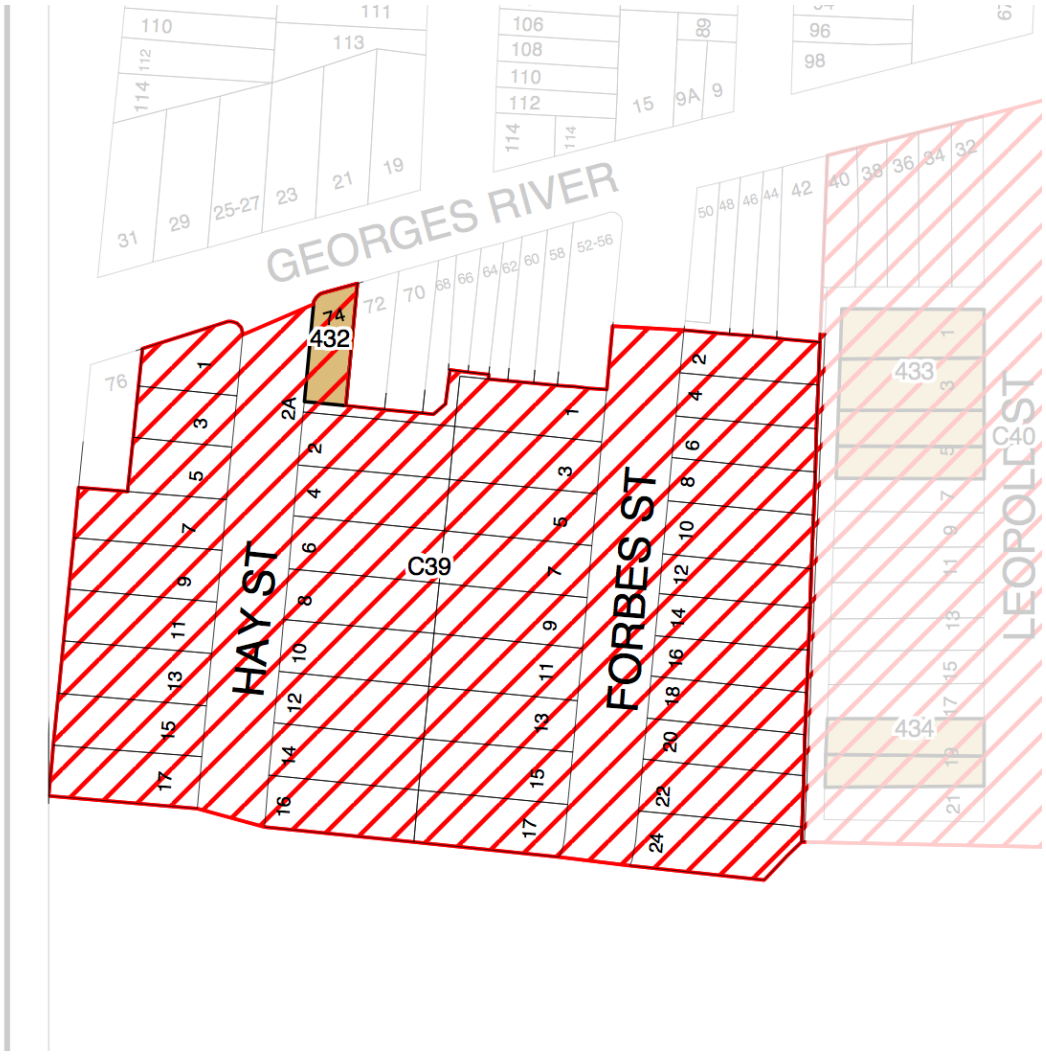
Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have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

Wetherill Street

Street	Side	No	Rating	Name	Style/Observations
Wetherill Street	E	15	3		
Wetherill Street	E	13	1		
Wetherill Street	E	11	1		
Wetherill Street	E	9	1		
Wetherill Street	E	7	1		
Wetherill Street	E	5	1		
Wetherill Street	E	3	1		
Wetherill Street	E	1	1		
Wetherill Street	W	2	1		
Wetherill Street	W	4	1		
Wetherill Street	W	6-9	1		
Wetherill Street	W	10-12	1		
Wetherill Street	W	14-16	1		
Wetherill Street	W	18	1		

C39 Goodlet, Croydon Park

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1919 to 1930s

HCA TYPE 2: Single storey RESIDENTIAL (i) uniform single period subdivision
Statement of Significance

The Goodlet Heritage Conservation Area is of local heritage significance.

The area is of historical significance as the 1st subdivision in 1919 of John Hay Goodlet's Canterbury Farm Estate. The subdivision, developed under a convenant to ensure high quality development, reflects changes resulting from the passing of the earliest NSW Local Government Act in 1906.

The area has historical association with John Hay Goodlet (1835-1914), timber merchant and philanthropist, with street names relating to Goodlet and his family.

The area is of aesthetic significance as an area uniformly developed with detached single storey brick Inter-war California bungalows with terracotta tile roofs on wide streets with grass verges. The palm tree street planting in Hay Street adds to the aesthetic significance of this streetscape.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of palms in Hay Street
- Relatively wide carriageways with grass verges in Hay Street and Forbes Street

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

- Uniformly detached face brick single storey housing in Inter-war California bungalow styles
- Original details such as:
    - Front verandahs or balconies with original detailing
    - Original roof forms with original cladding of unglazed terracotta tiles
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
    - Uniform materials: face brickwork, terracotta tiled roofs
    - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
    - Original front fences - low brick, brick & timber picket, or timber framed wire mesh, (Inter-war period houses)
- Side driveways with garaging to the rear of houses.

NON-CONTRIBUTORY ELEMENTS

- Recent houses or heavily altered houses with difficult to reverse uncharacteristic alterations (example 2 Hay Street)
- Modern detailing inappropriate to house style (example 4 Hay street verandah detailing)
- Changes to materials: Cement rendering of face brickwork (example 4 Forbes Street); modern roof cladding (example concrete roof tiles)
- Modern front fences of unsympathetic design and materials, particularly powder-coated aluminium front fences (for example at No. 2 Forbes Street).

Historical Development

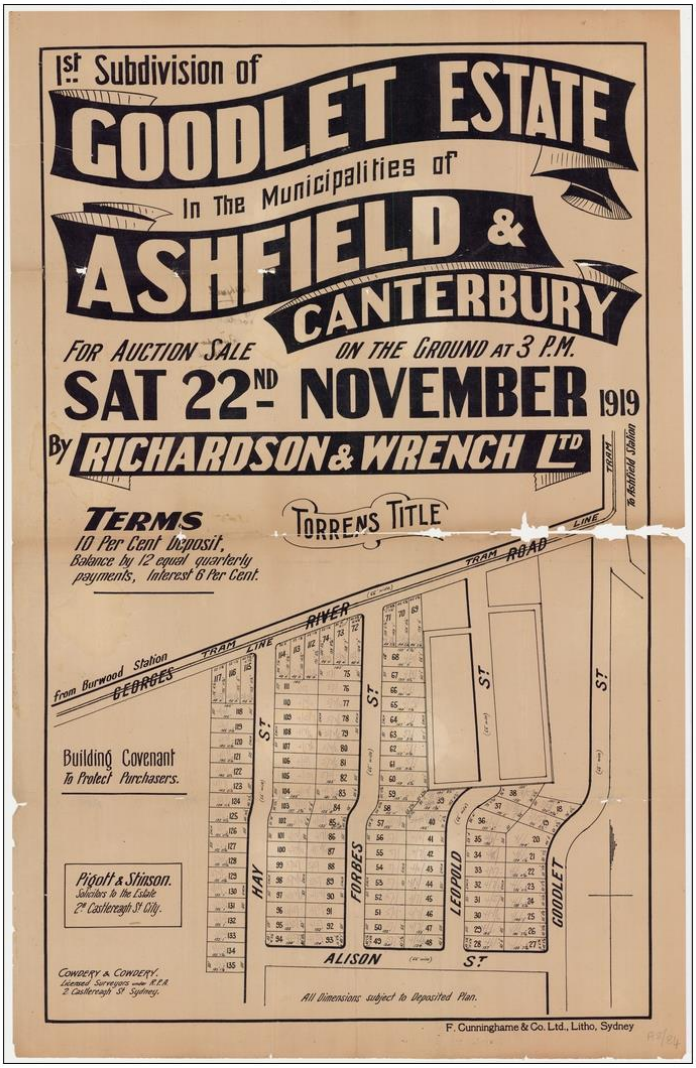
This area is on land once part of the Canterbury Farm Estate, owned by John Hay Goodlet (1835-1914)[1], timber merchant and philanthropist, one of Ashfield's most prominent citizens in the late 19th and early 20th century.

Following Goodlet's death in 1914, the area was subdivided as The Goodlet Estate. As Goodlet had no children, he left most of his estate to the Presbyterian Church.

The street names within the subdivision relate to Goodlet: Goodlet's first wife (married 1860) was Ann Alison Dickson (1827-1903); Goodlet's second wife (married 1904) was Elizabeth Mary Forbes (1865-1926), it is presumed that Forbes Street and Alison Street within the subdivision were named for these two, and Hay Street after Goodlet's middle name.

This area comprises of a portion of residential allotments from the 1919 sale of 51 building sites south of Georges River Road. The unsold lots were transferred to the Presbyterian Church in 1926 when Goodlet's widow died. All lots were sold with a covenant which provided that the value of the houses to be built should exceed £500, and that the main building should be of brick or stone and roofed with slates or tiles, or such other material approved by the vendors. The convenant and the period of development ensured the area was uniformly developed with detached single storey brick Inter-war California bungalows with terracotta tile roofs.

[1] Australian Dictionary of Biography online entry for Goodlet, John Hay (1835-1914) by Ruth Teale



Above: Map of the 1919 1st subdivision of the Goodlet Estate, which includes the area covered by the Goodlet Heritage Conservation Area Source: Ashfield Subdivision plans online NSW State Library, Call No. Z/SP/A8

BUILDING RANKING DEFINITIONS

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

Goodlet

Street	Side	No	Rating	Name	Style/Observations
Forbes Street	E	2	1		
Forbes Street	E	4	2		
Forbes Street	E	6	1		
Forbes Street	E	8	1		
Forbes Street	E	10	1		
Forbes Street	E	12	1		
Forbes Street	E	14	1		
Forbes Street	E	16	1		
Forbes Street	E	18	1		
Forbes Street	E	20	1		
Forbes Street	E	22	1		
Forbes Street	E	24	1		
Forbes Street	W	17	1		
Forbes Street	W	15	1		
Forbes Street	W	13	1		
Forbes Street	W	11	1		
Forbes Street	W	9	1		
Forbes Street	W	7	1		
Forbes Street	W	5	1		
Forbes Street	W	3	1		
Forbes Street	W	1	1		
Georges River Road		74	*		
Hay Street	E	2	3		
Hay Street	E	4	1		
Hay Street	E	6	1		
Hay Street	E	8	1		
Hay Street	E	10	1		
Hay Street	E	12	2		
Hay Street	E	14	1		
Hay Street	E	16	1		

Street	Side	No	Rating	Name	Style/Observations
Hay Street	W	17	1		
Hay Street	W	15	1		
Hay Street	W	13	1		
Hay Street	W	11	1		
Hay Street	W	9	1		
Hay Street	W	7	1		
Hay Street	W	5	1		

C40 Hillside, Croydon Park

Heritage Conservation Area

KEY PERIOD OF SIGNIFICANCE: 1882 to 1940s

HCA TYPE 3: Mixed Residential
Statement of Significance

The Hillside Heritage Conservation Area is of local heritage significance.

The area is of historical significance for its distinctive late Victorian period (1882) subdivision pattern and as a subdivision of Goodlet's Canterbury House estate.

The area has historical association with John Hay Goodlet (1835-1914), timber merchant and philanthropist.

The area is of aesthetic significance for its distinctive subdivision pattern with rear laneways and wide principal street (Leopold Street) with grass verges and early Brush box street tree planting, and for its predominantly single storey brick detached housing developed in the Federation to Inter-war period (1910s to 1920s) with a few exceptions.

The area also features rare early outbuildings off rear laneways.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within the carriageway in Leopold Street
- Relatively wide carriageway in Leopold Street
- Distinctive 1882 subdivision pattern featuring rear rights-of-way

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

- Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- Victorian period single storey detached houses (Nos. 21 and 30 Leopold Street)
- 1910s-1920s single storey semi-detached shops at Nos 22-24 Georges River Road
- Single storey detached weatherboard cottage (10 Leopold Street)
- Single storey semi-detached brick houses circa 1940s at Nos. 2A & 2B Leopold Street
- Original details such as:
    - Front verandahs or balconies with original detailing
    - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
    - Face brickwork or weatherboard walls (Federation, Inter-war periods)
    - Rendered brickwork walls (Victorian period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets for Victorian period houses
- Early brick outhouses or stables off rear rights-of-way (examples brick outhouse at rear of 30 Leopold Street, brick stables at rear of No. 19 Leopold Street)

NON-CONTRIBUTORY ELEMENTS

- Modern commercial building at No. 26 Georges River Road
- Recent houses (examples 14, 20 Leopold St) or heavily altered houses with difficult to reverse uncharacteristic alterations
- Uncharacteristic first floor additions to single storey houses which are visible from the street (example 15 Leopold Street)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses (example 36 & 38 Georges River Road, 11, 4, 24,26 Leopold Street);
- modern roof cladding and loss of chimeys (example concrete roof tiles to 11, 13 Leopold Street, 36 & 38 Georges River Road)
- Aluminium framed windows (example 36 Georges River Road,11, 6, 28 Leopold St) and roller shutters (9 & 11 Leopold Street)
- Front and/or side verandah enclosures (examples Nos. 1 & 17 Leopold Street) or loss of verandah detail (11 Leopold Street)
- Modern front fences of unsympathetic design and materials (example powder-coated aluminium front fence at 16 Leopold Street, concrete front fence at 24 Leopold Street, brick and concrete front fence at 21 Leopold Street), particularly high solid masonry front fences.

Historical Development

The first land grant in this corner of Ashfield was a grant of 100 acres in 1794 to Lieutenant James Lucas. By 1820 this grant, like many other early ones, had been absorbed into Robert Campbell's very large Canterbury Park Estate.1

When the break-up of that estate occurred, John Hay Goodlet (1835-1914)2, timber merchant and philanthropist, one of Ashfield's most prominent citizens in the late 19th and early 20th centuries, acquired several parcels in the area south of Georges River Road. His famous Canterbury House and garden were created just south of the Ashfield Council area boundary, adjacent to his Ashfield holdings.

This Ashfield land was later gradually subdivided for residential development, some of the streets bearing names associated with Goodlet, including Hay and Forbes. Later, the alignment of Watson Avenue was influenced by one of the carriage drives leading from Milton Road to Canterbury House.

Hillside was the first of these Goodlet holdings to be subdivided. It appeared with that name in Ashfield's first municipal map, prepared by Higinbotham & Robinson in 1883.3 Leopold Street, one chain (66 feet) wide, leading south from Georges River Road, was created to provide access to 42 residential allotments, all of them serviced also by 20-foot wide rear rights-of-way. There were also ten allotments facing Georges River Road.

The lots were offered for sale by auction in June 1882, by Watkin & Watkin, the real estate firm that appears to have been the first in Ashfield. Their subdivision plan described it as 'Hillside, Ashfield Heights'.

Like the other north-south streets nearby, Leopold Street was extended, a little out of alignment, across the municipal boundary into Canterbury following the break-up of Goodlet's Canterbury House property after his death in 1914.

On a later map of Ashfield, the properties facing Georges River Road in this and a nearby subdivision were shown outside the area described as Residential District No 6. Within the 'residential districts' it was prohibited to erect buildings for trade, industry, public amusement or residential flats.4 The corollary was that the Georges River Road properties might be so used, though these

[1] Ashfield Heritage Study 1993, vol 1, pp 32, 36.
[2] Australian Dictionary of Biography online entry for Goodlet, John Hay (1835-1914) by Ruth Teale
[3] Copies of the Higinbotham & Robinson map of 1883 are held in Ashfield Council Archives and in the collection of the Ashfield & District Historical Society.
[4] This restriction was eventually enshrined in the Government Gazette of 16 February 1939, ie. long

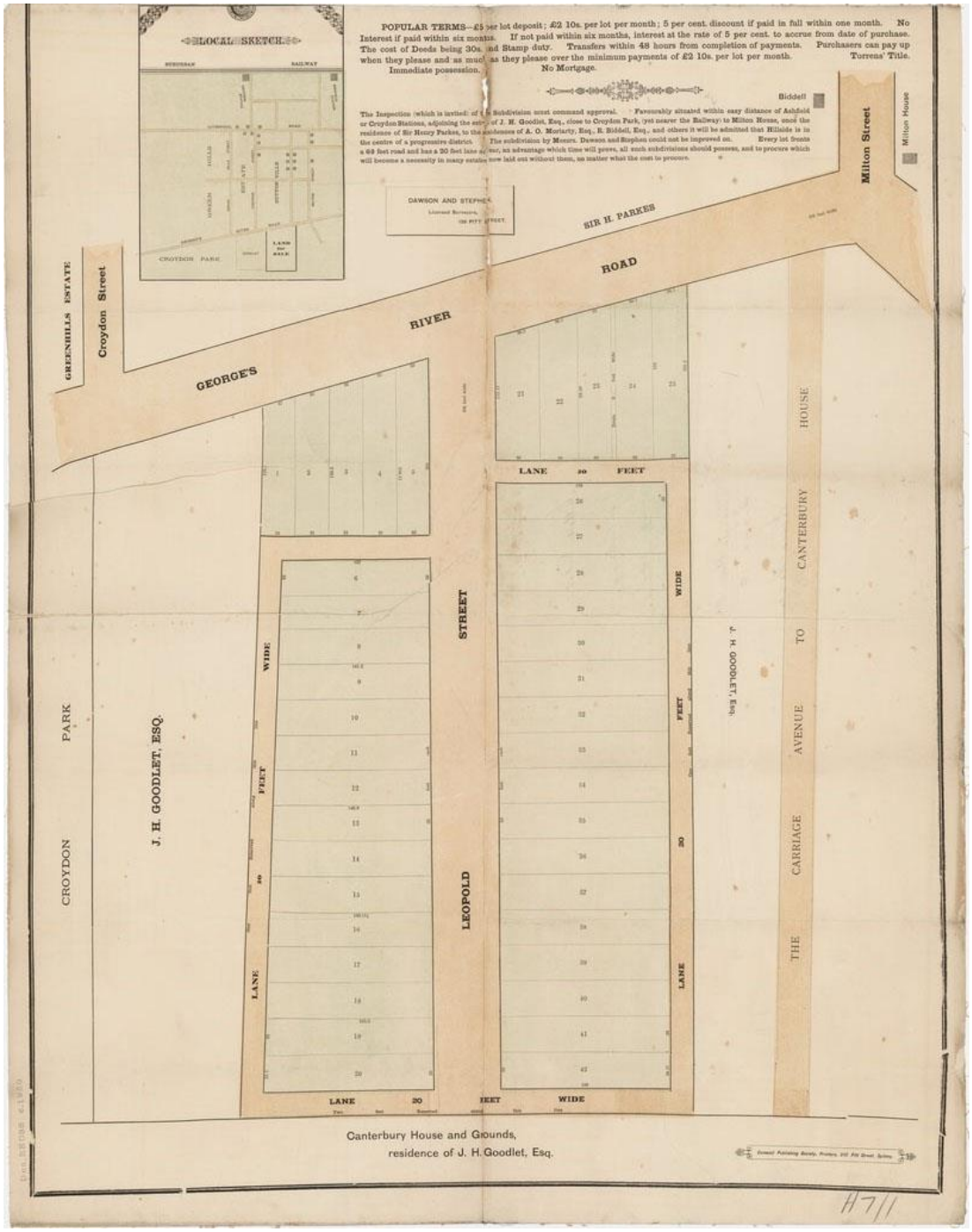
lots were initially zoned for residential purposes.

Re-subdivisions occurred after the initial sales. For example the houses at Nos 1 and 3 Leopold Street were built by James Wilson in 1908, on three allotments divided into two. The house at No 5 Leopold Street was built across two allotments in 1910. No 19 Leopold Street, built in 1907 by Walter Greenfield and named 'Arun', also occupies two allotments; at the rear of the site, accessed by the right-of-way, it has a stable building, now a rare thing in Ashfield.[5] These four properties were recognised as heritage items by the Council in 1993. No 14 Leopold Street also occupies two allotments, while Nos 18, 20 and 22 occupy sites that were widened by re-subdivision from four allotments. Even though the first allotments were sold in 1882, only two houses were built during those early years. These are numbers 21 and 30, at the south end of Leopold Street. Nos. 2A & 2B Leopold Street appear to be a pair of single storey circa 1940s brick semi-detached houses.

The majority of the houses in the HCA were built in the Federation or Inter-War period.

before land zoning became the norm.

[5] Ashfield Heritage Study 1993, vol 2, reference No 161



Above: The Hillside Estate subdivision of 1882. Source: NSW State Library historical subdivision maps Call No. Z/SP/A7

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Hillside

Street	Side	No	Rating	Name	Style/Observations
Georges River Road	S	18	1		Arts-&-Crafts
Georges River Road	S	20	1		Arts-&-Crafts
Georges River Road	S	22-24	1		
Georges River Road	S	26	3		
Georges River Road	S	30	1		Simplified Art Deco
Georges River Road	S	32	1		Queen Anne/Arts-&-Crafts
Georges River Road	S	34	1		Queen Anne/Arts-&-Crafts,
Georges River Road	S	36	2		Arts-&-Crafts
Georges River Road	S	38	1		Arts-&-Crafts
Georges River Road	S	40	1		Arts-&-Crafts
Leopold Street	E	2A-2B	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	2	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	4	1		Arts-&-Crafts/California modified
Leopold Street	E	6	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	8	1		Arts-&-Crafts/California Bungalow
Leopold Street	E	10	1		Queen Anne
Leopold Street	E	12	1		California Bungalow
Leopold Street	E	14	3		Mock 'Federation'
Leopold Street	E	16	1		Queen Anne/Arts-&-Crafts
Leopold Street	E	18	1	Newmills	Queen Anne/Arts-&-Crafts
Leopold Street	E	20	2		Sydney Bungalow
Leopold Street	E	22	1		Queen Anne/Arts-&-Crafts
Leopold Street	E	24	?		Mediterranean
Leopold Street	E	26	2		Victorian (?) indeterminate
Leopold Street	E	28	1		California Bungalow
Leopold Street	E	30	2		Victorian (?) indeterminate
Leopold Street	W	21	1		Victorian Italianate
Leopold Street	W	19	*		Queen Anne, sympathetically
Leopold Street	W	17	1		Queen Anne/Arts-&-Crafts
Leopold Street	W	15	2		Queen Anne/Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Leopold Street	W	13	1		Queen Anne (?)
Leopold Street	W	11	1		Federation
Leopold Street	W	9	2		
Leopold Street	W	7	1		Arts-&-Crafts/Art Deco
Leopold Street	W	5	*	Levondale	Queen Anne/Arts-&-Crafts
Leopold Street	W	3	*		Queen Anne/Arts-&-Crafts
Leopold Street	W	1	*	Woongarra	QueenAnne/Arts-&-Crafts,

C43 Clover Hill, Summer Hill

Heritage Conservation area

KEY PERIOD OF SIGNIFICANCE: 1877-1930s

HCA TYPE 3: MIXED RESIDENTIAL
STATEMENT OF SIGNIFICANCE

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

The area is of *historical* significance as an area subdivided and developed from 1877 as the Clover Hill Estate.

The area has *historical association* with local entrepreneur James Bartlett (who had the nearby "Prospect Hall" built as his residence).

The area is of *aesthetic* significance arising from its 1877 subdivision and subsequent development with a mix of detached and semi-detached late Victorian, Federation and Inter- war housing styles, one and two storeys, with generally consistent setbacks allowing for small front gardens. The area is of aesthetic significance for its mix of buildings with architectural styles reflecting the period of development, including Victorian Filigree, Victorian Georgian, Victorian Italianate, Federation Queen Anne, Inter-war California Bungalow, 1930s bungalows, Inter-war Art Deco residential flat buildings.

While predominantly brick (Federation, Inter-war period housing) or rendered brick (Victorian period housing) the area's housing also includes weatherboard houses constructed during the area's key period of significance, which are part of the historic mix of housing.

The pre-1943 brush box street tree plantings in Herbert Street add to the aesthetic significance of the Herbert Street streetscape.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Varied allotment sizes and shapes
- Pre-1943 Brush box street tree plantings within the road verge in Herbert Street

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

- Mix of one and two-storey detached and semi-detached housing (with the exception of 52 Henson St (2 storey Inter-war period block of units) & 220-222 Old Canterbury Road (2-storey Victorian Italianate style former retail building)
- Variety of architectural styles and periods within the key period of significance including Victorian Filigree, Victorian Georgian, Victorian Italianate, Federation Queen Anne, Inter-war California Bungalow, 1930s bungalows, Inter-war Art Deco residential flat buildings
- Predominantly brick housing (Federation, Inter-war period) mixed with (Victorian period) rendered brick and weatherboard housing
- Original roof forms and cladding (slate, unglazed terracotta, corrugated steel)
- Generally consistent setbacks from the street which allow for small front gardens
- Details and elements consistent with period and styles of housing including verandah detailing
- Front fences, generally low brick or timber picket, consistent with periods and styles of housing.

NON-CONTRIBUTORY ELEMENTS

- Cement rendering or painting of brickwork to Federation and Inter-war period housing (examples No. 50 Henson Street, 224-224A Old Canterbury Road, 258 Old Canterbury Road)
- Removal of original detailing including windows (for example 50 Henson Street)
- Unsympathetic alterations to front verandahs (example 50 Henson Street)
- Over-large dormer windows (6 Herbert Street)
- Modern roof claddings (eg. concrete roof tiles to 18 Herbert Street) and sometimes loss of separate verandah or balcony roofs (eg No. 30 and 32 Herbert St)
- Industrial area in James Street and New Canterbury Road (recommended for excision from the HCA)

HISTORICAL DEVELOPMENT

Edward Haven was granted 25 acres of land covering this area in 1794. He sold the land to John Palmer, who sold on to Robert Campbell, and Campbell incorporated it into his large Canterbury Park Estate. Part of it was later sold to James Bartlett, the Summer Hill entrepreneur, in 1869.

Bartlett created the Clover Hill Estate, comprising 28 numbered allotments and one unnumbered one. Their sale, arranged by Richardson & Wrench on behalf of Bartlett, began on 26 May 1877.

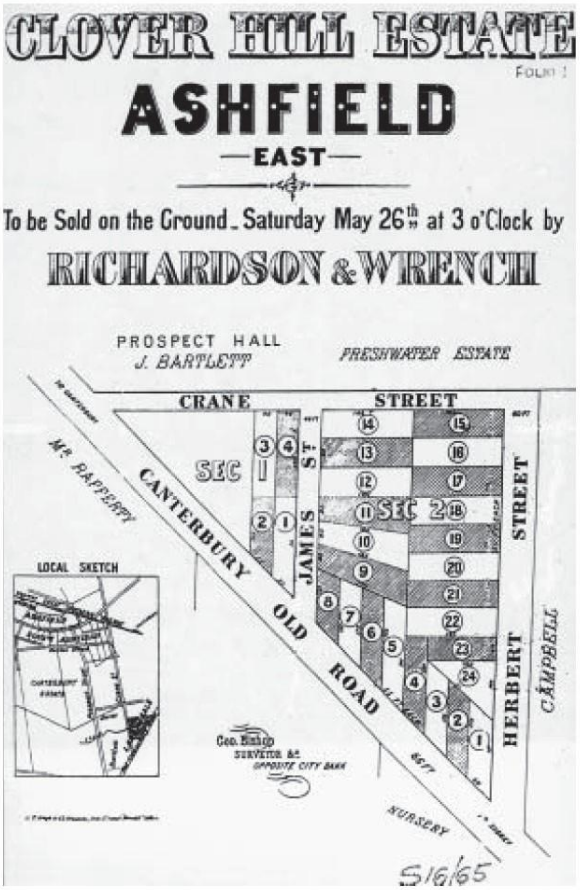
James Bartlett's entrepreneurial activities in Ashfield were numerous and interesting. Born in England, probably in London, he came to Summer Hill as a widower in 1869 and later remarried. James Bartlett died in April 1904 survived by two married daughters, leaving an estate of "under 45,000 pounds"[1].

Among other developments including this one he was responsible for the Tavistock Estate (centred on the north end of Morris Street), the Fleet Street Estate, and the Trafalgar Square Estate, The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned and built houses, was named after him.

He must have been a little sentimental too, for he named Fleet Street, Tavistock and Trafalgar Square after London places[2]. Bartlett lived in his house 'Prospect Hall', which was located in what is now the Prospect Hall Conservation Area, across the other side of Henson Street from Clover Hill.

The smaller triangle of land south of James Street (Section 1 of the 1877 subdivision, containing four numbered allotments and the unnumbered one) was re-subdivided as the 'St Andrews Estate, Summer Hill Heights', comprising 13 allotments. They were advertised for sale by auction on 23 September 1905, by Raine & Horne, in conjunction with C H Crammond. The 1905 layout of that corner is substantially the one that exists today[3].

[1] Late Mr. J. Bartlett's Will, article in the Evening News, Sydney, 1 June 1904 page 6
[2] Information from Ashfield & District Historical Society; Ashfield Heritage Study 1993, vol 1, p 164; Sheena and Robert Coupe, Speed the Plough, p 111. Ann O'Connell, 'Branxton'—Still Hedging Along', in Chris Pratten (ed) Summer Hill, pp 143-150. See also the Higinbotham & Robinson map of Ashfield, 1883. The Richardson & Wrench subdivision plan is No S16/65, held in Ashfield Council Archives.
[3] Subdivision Plan No S16/75 in Ashfield Council Archives; H E C Robinson map of Ashfield, east ward, undated but about 1912



Left: Reproduction of the 1877 plan of subdivision of the Clover Hill Estate for sale in 1877. Section 1, in the left corner, was re-subdivided in 1905 and remains essentially in that arrangement today

BUILDING RANKING DEFINITIONS

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

Clover Hill

Street	Side	No	Rating	Name	Style/Observations
Henson Street	E	50	2		Queen Anne
Henson Street	E	52A/52B	1		Art Deco/Tudor
Henson Street	E	52	1		Functionalist
Henson Street	E	54	1	Leamington	Queen Anne
Henson Street	E	56	1		Queen Anne
Henson Street	E	58	1		Queen Anne
Herbert Street	S	2	1		Victorian Georgian
Herbert Street	S	4	1		Victorian Filigree
Herbert Street	S	6	1		
Herbert Street	S	8	1		Victorian indeterminate
Herbert Street	S	10	1	Branxton	Victorian Regency
Herbert Street	S	12	1		Victorian indeterminate
Herbert Street	S	14	1		Victorian indeterminate
Herbert Street	S	16-18	1		Queen Anne/Arts - & - Crafts
Herbert Street	S	20-22	*		Queen Anne/Arts - & - Crafts
Herbert Street	S	24-26	1		Queen Anne/California Bungalow
Herbert Street	S	28	1		Victorian Georgian
Herbert Street	S	30	1		Victorian Filigree
Herbert Street	S	32	1		Victorian Filigree
Herbert Street	S	34	1		Victorian Italianate
Herbert Street	S	36	1		Victorian Italianate
James Street	N	4	3		Australian Nostalgic
James Street	N	6	3		
James Street	N	8	1		California Bungalow
James Street	N	10	1		California Bungalow
James Street	N	14	3		
Old Canterbury Road	NW	272	1		Queen Anne
Old Canterbury Road	NW	270	1		Queen Anne
Old Canterbury Road	NW	268	1	Cumbrae	Queen Anne
Old Canterbury Road	NW	266	1		Queen Anne
Old Canterbury Road	NW	264	2		Queen Anne
Old Canterbury Road	NW	262	1	Dunrobin	Queen Anne
Old Canterbury Road	NW	260	1		Queen Anne
Old Canterbury Road	NW	258	2		Queen Anne
Old Canterbury Road	NW	256	1		Queen Anne/Arts - & - Crafts
Old Canterbury Road	NW	254	1		Queen Anne/Arts - & - Crafts
Old Canterbury Road	NW	238/240	3		Sydney Bungalow eclectic
Old Canterbury Road	NW	230	4		International
Old Canterbury Road	NW	228/228A	1		Queen Anne/California Bungalow
Old Canterbury Road	NW	226	1		Queen Anne
Old Canterbury Road	NW	224/224A	2		Sydney Bungalow
Old Canterbury Road	NW	220-222	1		Victorian Free Classica

C44 Fleet Street, Summer Hill

Heritage Conservation area

KEY PERIOD OF SIGNIFICANCE: 1878 to 1920s

HCA TYPE 3: MIXED RESIDENTIAL
STATEMENT OF SIGNIFICANCE

The Fleet Street Summer Hill Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area subdivided in the late 19th century, illustrated by the small narrow rectangular allotments of varying sizes and the narrow carriageway of Fleet Street.

The area has historical association with local developer and entrepreneur James Bartlett who laid out the subdivision and named Fleet Street.

The area is of aesthetic significance for its predominantly late Victorian period development of mixed detached, semi-detached and terraced modest 1 and 2 storey housing, largely in the Victorian Filigree style. The area includes some modest weatherboard cottages and modest single storey Federation Queen Anne style and Inter-war period houses including some semi-detached Federation period pairs. The small setbacks of the houses from the street alignments, with some verandahs built to the street alignment in Fleet Street, provides a Victorian period street character.

KEY CHARACTER ELEMENTS

Subdivision and public domain elements:

- Relatively narrow carriageway in Fleet Street reflecting Victorian period subdivision.

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

- Small setbacks with small front gardens or verandahs built to the street alignment
- Predominantly a mix of Victorian Filigree style single storey terraces and semi- detached pairs (examples single storey terraces at 25-29 Carlton Crescent, 4-6 Fleet Street) and some Victorian Filigree style two storey detached houses and semi- detached pairs
- Some Federation Queen Anne style single storey semi-detached pairs (example 7-9 Fleet St)
- Some freestanding Federation Queen Anne style
- Single storey detached weatherboard cottages (example 2 Fleet Street)
- Original details such as:
    - Front verandahs or balconies with original detailing
    - Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
    - Face brickwork or weatherboard walls (Federation, Inter-war periods)
    - Rendered brickwork or weatherboard walls (Victorian period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket, for Federation and Inter-war period houses; timber picket or cast iron palisade fences for Victorian period houses

NON-CONTRIBUTORY ELEMENTS

- Recent buildings (example 41-43 Smith St)
- Changes to materials: Cement rendering of face brickwork to Federation, Inter-war period houses; modern roof cladding and loss of chimneys (example concrete roof tiles to 47 Smith St)
- Loss of original separate verandah roofs (example 10-12 Fleet Street semi-detached
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

HISTORICAL DEVELOPMENT

This area was part of a 1794 grant to Captain Joseph Foveaux, who came to Sydney in 1792. By 1800 Foveaux was the largest landholder and stock-owner in the colony[1]. A little prior to 1820 his Ashfield grant had become part of Robert Campbell's Canterbury Park Estate.

The Fleet Street parcel is shown on the 1883 Higinbotham & Robinson map of Ashfield as part of Section 8 of the Underwood Estate, located between Henson's Creek and what later became the railway line, just north of the Sheep Quarantine Ground[2].

The allotments in this conservation area were put up for private sale by James Bartlett, of "Prospect Hall", Summer Hill, whose undated poster advertised "How to get a home of your own on the best terms ever known!" The subdivision plans advertise "24 charming villa sites fronting the railway, one minute from Summer Hill platform . . . Choice blocks of LAND for Sale at a low price, by 36 Easy Monthly Instalments, *WITHOUT ANY INTEREST* whatever or Expense."[3]

The land in the Underwood Estate was auctioned in 1878 and Bartlett evidently began to buy from Section 8, beginning with lots 56 to 58, in 1880. He created and named Fleet Street as part of the subdivision he made. Bartlett was an Englishman and it seems likely that he named the street after London's Fleet Street[4].

Six of the 24 blocks were on the west side of Fleet Street and six on the east; six more faced Carlton Crescent and six faced Smith Street. The layout of the allotments, identical with Bartlett's plan, appears on the Higginbotham & Robinson map mentioned above.

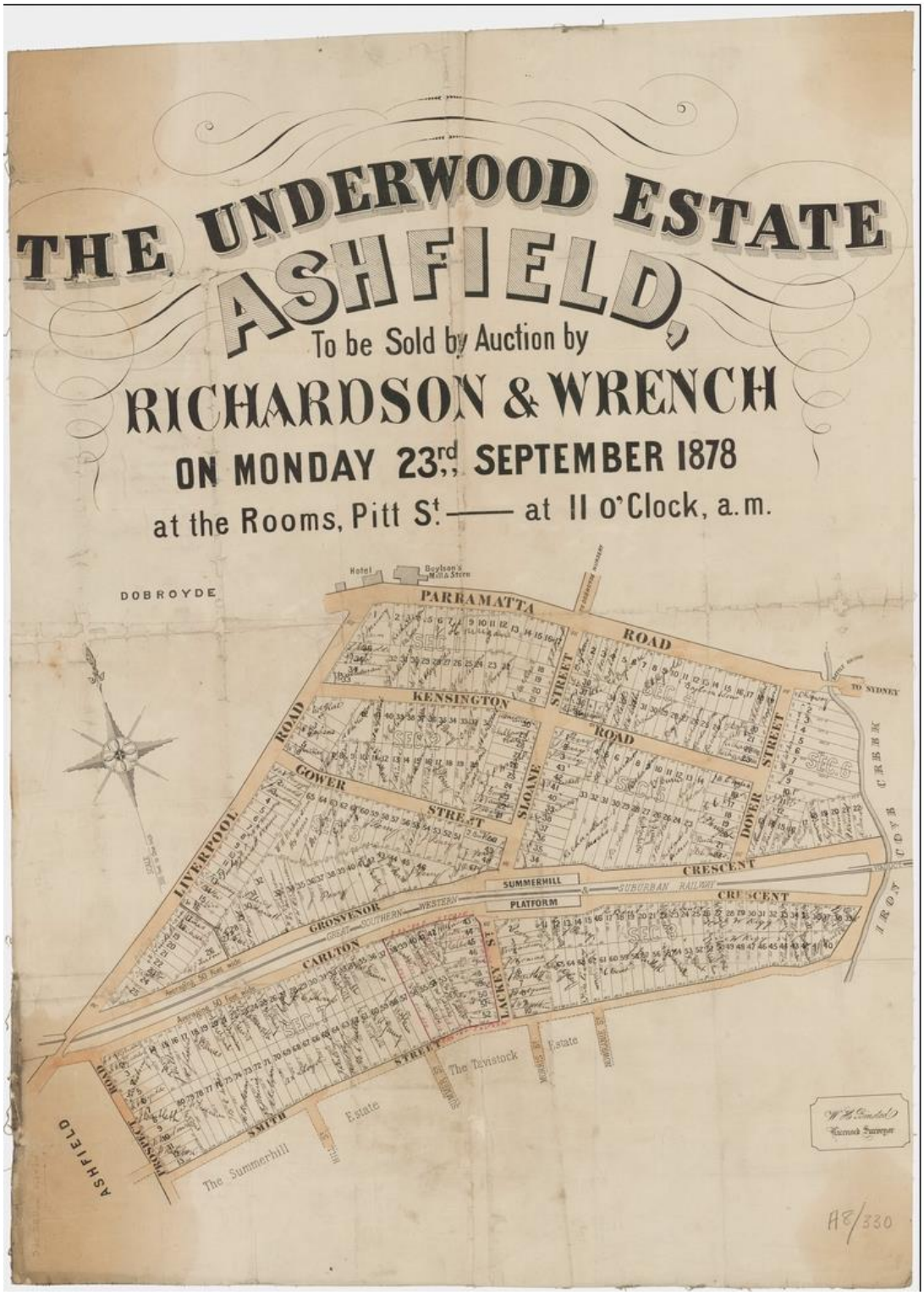
By the late 19th century, there had been a slight enlargement and some re-subdivision. The part on the west side of Fleet Street became Section 1 and that on the east Section 2 of Deposited Plan No 560, and the original 24 allotments had increased to 38. There were now 9 allotments on the west side and 9 on the east side of Fleet Street, 12 in Carlton Crescent and 8 in Smith Street. Several properties in the subdivision were named, indicating that houses already existed on them. These included 'Wynslade' (its site is now 35 Carlton Crescent), 'Bristol Cottage' (now 55 Smith Street, part of a factory/warehouse), 'Ernest Villa' (now 51 Smith Street) and 'Cresswell' (now 39 Smith Street).[5]

The present conservation area has approximately the same extent as the original Bartlett subdivision, meaning that some of the sites of the above named properties are not included, however it incorporates the additional allotments resulting from the later subdivision, making a present total of 37 properties.

The houses themselves first began to appear in the rate book in 1883, including the two fine two-storeyed pairs of Victorian Filigree houses at 13-19 Fleet Street, which are LEP listed heritage items[6]. Other dwellings among the 17 characterising the Victorian period are the five cottages at 25-29 Carlton Crescent and the two small pairs at 30-33 Carlton Crescent. Of the others, at least four appear to have been built in the Federation or early Inter-War years.

All in all, this little piece of Summer Hill reflects the influence of the entrepreneur James Bartlett, whose activities in the area were numerous and interesting. Bartlett came to Summer Hill in 1869, as a widower. He later remarried and lived in 'Prospect Hall', a house he built in 1874 and which stood in Seaview Street, between Prospect Road and Old Canterbury Road, until it was demolished to allow the subdivision which now comprises the Prospect Hall Conservation Area[7]. Bartlett was a builder who was responsible for or a player in many Ashfield developments, including the Prospect Hall area and the Clover Hill and Tavistock Estates. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street was named after him. He died in 1904[8].

[1] Australian Dictionary of Biography, vol 1, p 408.
[2] Ashfield Heritage Study 1993, vol 1, pp 32, 36, 170; Higinbotham & Robinson map of Ashfield, 1883
[3] Subdivision plan No 516/49; copy in Ashfield Council Archives. Undated, but probably late 1870s.
[4] Land Title and other information from Ashfield & District Historical Society. The Underwood Estate plan is shown in the Ashfield Heritage Study 1993, vol 2, p 63.
[5] H E C Robinson map of Ashfield East Ward, undated but about 1912; in Ashfield Council Archives
[6] Ashfield Heritage Study 1993, vol 2, item No 092.
[7] Ashfield Heritage Study 1993, vol 1, pp 163-69
[8] Sheena and Robert Coupe, Speed the Plough, p 111



Above: The 1878 Underwood Estate subdivision which covered the northern section of Summer Hill, with the approximate location of Fleet Street (subject to a later re-subdivision) circled in red (in Section 3). Source: Ashfield Subdivision plans online at NSW State Library Call No. SP/Z/A8

BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
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4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

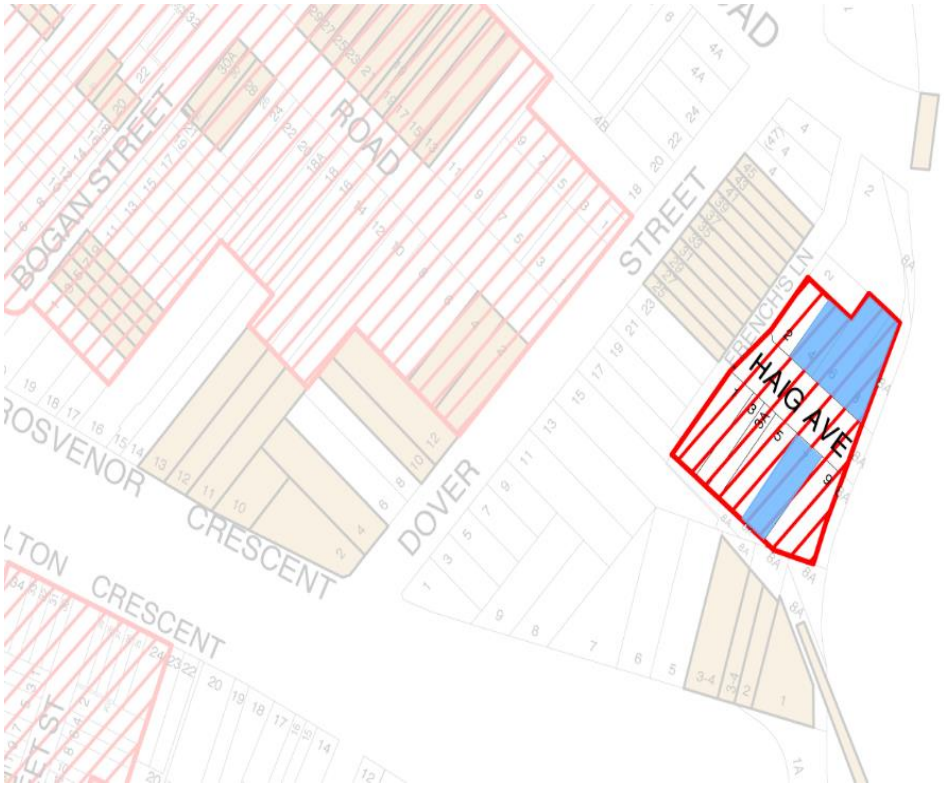
Fleet Street

Street	Side	No	Rating	Name	Style/Observations
Carlton Crescent	S	24	2	Carris-brook	Late Victorian/early Federation Queen Anne,
Carlton Crescent	S	25	1		Victorian Filigree
Carlton Crescent	S	26	1		Victorian Filigree
Carlton Crescent	S	27	1		Victorian Filigree
Carlton Crescent	S	28	1		Victorian Filigree
Carlton Crescent	S	29	1		Victorian Filigree
Carlton Crescent	S	30	2		Victorian Filigree
Carlton Crescent	S	31	1		Victorian Filigree
Carlton Crescent	S	32	1		Federation indeterminate
Carlton Crescent	S	33	1		Federation indeterminate
Carlton Crescent	S	34	1		Federation Queen Anne
Fleet Street	E	2	1		Victorian Regency (?)
Fleet Street	E	4	1		Simplified Free Classical
Fleet Street	E	6	1		Simplified Free Classical
Fleet Street	E	8	1		Federation indeterminate
Fleet Street	E	10	2		
Fleet Street	E	12	2		
Fleet Street	E	14	1		Federation indeterminate
Fleet Street	E	16	1		Simplified Victorian Regency
Fleet Street	E	18	1		
Fleet Street	W	19	*		Victorian Filigree
Fleet Street	W	17	*		Victorian Filigree
Fleet Street	W	15	*		Victorian Filigree
Fleet Street	W	13	*		Victorian Filigree
Fleet Street	W	11	1		Queen Anne
Fleet Street	W	9	1		Queen Anne
Fleet Street	W	7	1		Queen Anne
Fleet Street	W	5	1		Victorian Italianate/Filigree
Fleet Street	W	3	1		Victorian Free Classical

Street	Side	No	Rating	Name	Style/Observations
Fleet Street	W	1	1		Victorian Free Classical
Smith Street	N	51	2		Victorian Filigree
Smith Street	N	49	1	Blairmoor	Victorian Free Classical
Smith Street	N	47	2		
Smith Street	N	45	2		
Smith Street	N	41-43	3		Late 20th-Century Late Modern

C45 Haig Avenue, Summer Hill

Heritage Conservation area



KEY PERIOD OF SIGNIFICANCE: 1919-1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Heritage Conservation Area is of marginal local heritage significance.

The area is of some historical significance as the development of a 1919 re-subdivision.

The area originally comprised 9 allotments within a dead-end street one of which (No. 3-3A Haig Avenue) was purchased later and developed for a pair of 1930s semi-detached residences, and five of these dwellings (indicated in blue on the map above) are substantially altered (through cement rendering, addition of roller shutters, aluminium framed windows, altered roof forms), in a manner unlikely to be reversed. Given the small number of dwellings within this confined streetscape, and the predominance of altered dwellings on the north-eastern side of the street in particular, the aesthetic significance of the area has been substantially degraded. The original pre-1943 brush box street tree plantings have also been largely removed.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageway in Haig Avenue
- Remnant pre-1943 brush box tree near No. 6 Haig Avenue

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

- Detached and semi-detached face brick single storey Inter-war California bungalow style housing
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of unglazed terracotta tiles
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes
    - Face brickwork
    - Original timber-framed windows and timber panelled doors consistent with the period and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (example 6 Haig Avenue, altered roof form, cement rendered)
- Changes to materials: Cement rendering of face brickwork to houses (Nos. 7, 9, 4, 6 and 8 Haig Avenueo; modern roof cladding (eg concrete tiles)
- Front verandah alterations
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This corner of Summer Hill was part of a 30-acre grant made to Henry Kable in 1804. By about 1822 it had been purchased by James Underwood, who died in 1844. The part of the Underwood Estate now called North Summer Hill was offered for auction by Richardson & Wrench in September 1878. It included the section between Dover Street and Long Cove Creek (where Haig Avenue was later to be located) designated as Section 6.[1]

Haig Avenue and its access street, French's Lane, were created by re-subdivison of the rear portions of the deep allotments No 1 to 9 in Dover Street. The arrangement is shown in a subdivision plan prepared for the auction on 1 March 1919 of the sites so created. The drawing shows 12 allotments: lots 4 to 12 addressing Haig Avenue, lots 1 and 2 facing Dover Street at the Parramatta Road end, and lot 3 facing Frenchs Lane, also at Parramatta Road. Lots 1, 2 and 3 eventually became business and industrial sites, while dwellings were built — before World War II — on all nine Haig Avenue lots.

The name Haig Avenue was presumably bestowed as a patriotic gesture honouring Field Marshal Lord Haig, military Commander-in-Chief during the heroic battles on the Western Front, in which Australian troops played an important part, that brought about the conclusion of World War I.[2] On the subdivision plan the access street, off Parramatta Road, is named French Street, honouring Field Marshal Sir John French.[3] Haig Avenue is a short, wide cul-de-sac which slopes down to the east from Frenchs Lane to the Long Cove Creek stormwater channel. There is pedestrian access to a walkway alongside the channel.

French's Lane also provides rear access to the houses on the north-east end of Dover Street.

[1] Ashfield Heritage Study 1993, vol 1, pp 32, 63, 148
[2] Haig called the Villers-Bretonneux counter-offensive by Britons and Australians in April 1918 'an enterprise of great daring': Marjorie Barnard, A History of Australia (Angus & Robertson, 1976) p 488
[3] Ashfield Heritage Study 1993, vol 1, Appendix G. Copies of Ashfield subdivision plans can be found in Ashfield Council Archives and in the collection of ADHS. This one is No S16/37.

Above: The advertising leaflet which included the plan for the Haig Subdivision put up for auction on 1 March 1919. Haig Avenue is specifically marked '66 ft wide'. Note that Frenchs Lane is here called French Street. It also provided rear access to the properties in Dover Street.

BUILDING RANKING DEFINITIONS

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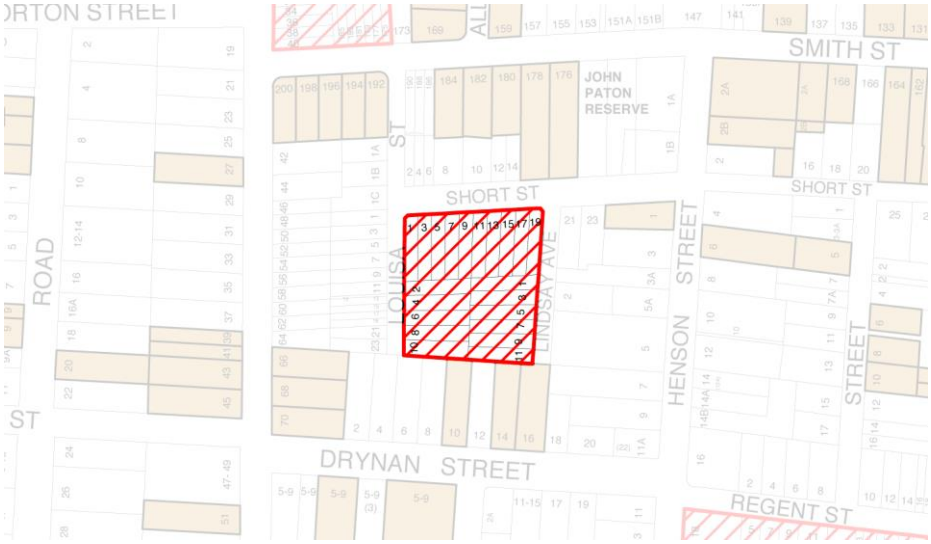
Haig Avenue

Street	Side	No	Rating	Name	Style/Observations
Haig Avenue	S	2	1		Inter-War Arts-&-Crafts/ California Bungalow
Haig Avenue	S	4	2		Inter-War Arts-&-Crafts
Haig Avenue	S	6	3		
Haig Avenue	S	8	2	Amos	Arts-&-Crafts
Haig Avenue	N	9	1		Inter-War Arts-&-Crafts
Haig Avenue	N	7	2		Inter-War Arts-&-Crafts
Haig Avenue	N	5	2		Inter-War Arts-&-Crafts
Haig Avenue	N	3-3A	1		Inter-War Functionalist/ Art Deco
Haig Avenue	N	1	1		Inter-War Arts-&-Crafts/ California Bungalow

C46 Lindsay-Louisa-Short, Summer Hill Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1935-1940

HCA TYPE 2: Single storey residential (i) uniform single period subdivision
Statement of Significance

The Lindsay-Louisa-Short Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as a 1934 subdivision of the site of an 1882 house "Kenilworth" (demolished for the subdivision), undertaken by local entrepreneur Sydney Daniel Baker, who submitted all the building applications (as owner-builder) for the semi-detached houses within the area in the period 1934-1937.

The area is of *aesthetic* significance as a distinctive secluded enclave of late 1930s semi-detached single storey brick houses illustrating in the unity of built form and detail - such as hipped terracotta tile roofs, side entries, recessed front verandahs, and decorative brickwork,- their design by a single builder.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageway in Short Street with narrow grass verges and post-1943 street tree plantings
- Narrow carriageways and street verges in Louisa Avenue and Lindsay Avenue reflecting the original 1880s subdivision.

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

- Semi-detached face brick single storey housing built 1934-1937 by the one builder
- Original details to houses such as:
    - Recessed open front verandahs
    - Recessed side entry porches
    - Decorative brickwork to the front of houses including tapestry brickwork panels, use of contrasting brick colours
    - Original hipped roof forms with original cladding unglazed terracotta tiles
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick to match houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: modern roof cladding (example concrete roof tiles)
- Recessed front verandah enclosures.
- Modern front fences of unsympathetic design and materials.

Historical Development

The land grant made in this part of Ashfield was a grant of 100 acres made to Captain Joseph Foveaux in 1794. That grant was absorbed into Robert Campbell's Canterbury Park Estate by about 1820. The particular block on which these houses now stand became part of the Summerhill Estate which was subdivided in 1876. At that time the land comprised five allotments addressing Short Street and located between what was then called Louise Street on the west and an unnamed road on the east. The latter was later called Little Short Street and, later still, Lindsay Avenue. It seems that Short Street was at first a 36-foot wide street intended mainly to serve as a back lane to properties in Smith Street. It was increased to 50 feet wide here as a frontage to these five allotments, remaining narrower between Henson and Moonbie Streets.

Louisa Street and the rather grandly-named Lindsay Avenue are 30 feet wide. The avenue was named after John Lindsay, who was an Ashfield Council alderman in 1929.1

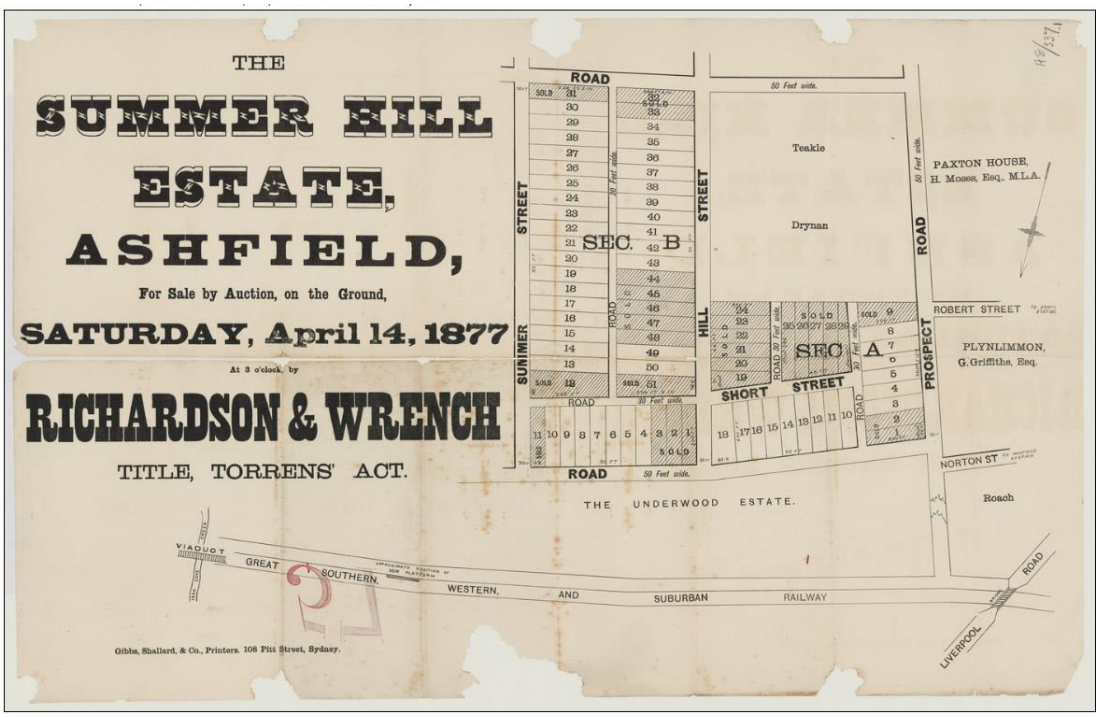
The five Short Street allotments were acquired by Mrs Rosina Teakle in about 1882 and on the block so formed she built a house, 'Kenilworth', where she lived for several years until after her husband's death. Charles Teakle was a city auctioneer who died in 1878, at only 33 years of age. 'Kenilworth' was sold in the late 1890s to Thomas Day, a boot manufacturer. After Day's death in 1913 his widow lived on in the house until her death at the age of 90 in 1930.2

In 1926 'Kenilworth' was described as a cottage, owned by the trustees of Thomas Day's estate. Its valuation was recorded as £1,570 unimproved and £2,150 improved. By 1934 the property had been acquired by Sydney Daniel Baker, butcher, of Oaklands Avenue, off Liverpool Road. In that year the Valuer-General's records show that as well as the cottage

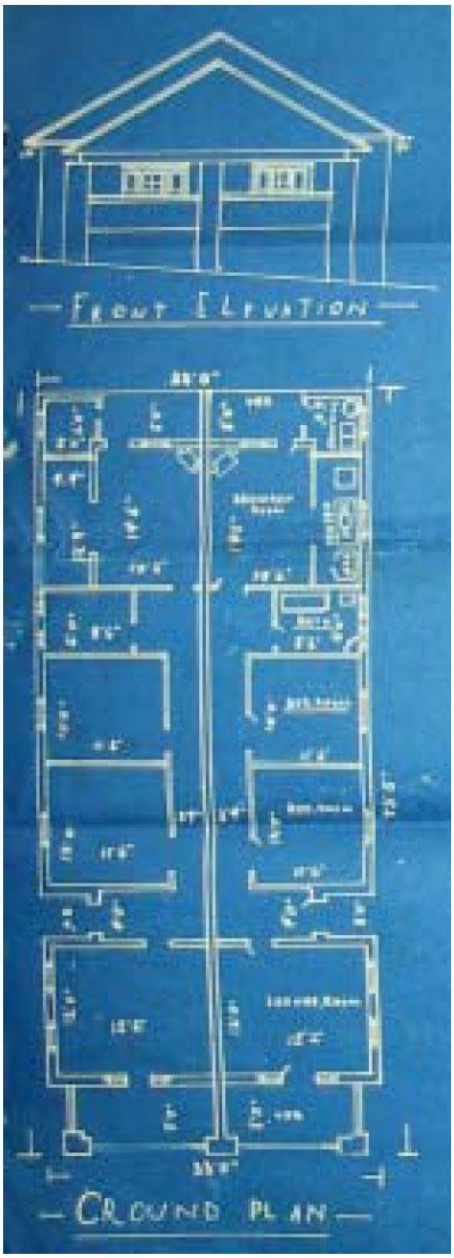
there were four tennis courts and three sheds on the site.3 Soon after that the land was cleared and the present subdivision of 21 allotments made. Building applications were made from 1935 to 1937, on behalf of S D Baker as owner-builder, for the erection of the first cottages. They were described in each BA as a pair of semi-detached cottages of brick, each one having four rooms, concrete footings, tiled roof and lead dampcourse. The estimated values of each pair varied from £1,000 to £1,200. The actual valuations in 1937 were given typically (but not identically) as £168 unimproved and £850 for each cottage in the pairs.4

In 1940 all of the properties were acquired by Mrs Annie Baker, of Liverpool Road, by will from the estate of Sydney Baker. In 1952 the records show that the Baker family started selling the cottages off separately. Three years later at least ten of the 21 houses were owned by their occupants. The others were owned by absentee landlords, three of them by later members of the Baker family.5

[1] Ashfield Heritage Study 1993, vol 1 pp 32, 36; ibid, vol 1, Appendix 'G'; Higinbotham & Robinsonmap of Ashfield, 1883; Chris Pratten (ed), Summer Hill, passim.
[2] Chris Pratten (ed), Summer Hill, p 190; H E C Robinson map of the east ward of Ashfield, undated,circa 1912.
[3] Valuer-General's records, east ward, 1926, No 1458; 1934, No 1538; in Ashfield Council Archives. ≈
[4] BA 1935, Nos 1460-1465; 1936, Nos 7671-7675, 7867 and 7938; 1937, Nos 8099, 8127; Valuer-General's records, east ward, 1937, Nos 841-844, 869-871, 873-874, 895-896, 1564-1571
[5] Valuer-General's records, east ward, 1955, Nos 878-883, 905-909, 1629-1638.



Above: sale map of the Short Street section of the 1877 Summer Hill Estate, showing the subdivision pattern prior to later re-subdivision. Note: south is at the top of this plan. The street marked "Hill Street" is now Henson Street. The street marked "Summer Street" is now Moonbile Street. The road dividing this area from the Underwood Estate at bottom is now Smith Street to the north. Source: NSW State Library digital Ashfield subdivision plans.



Left: A reproduction of the blueprint that accompanied Building Application 37/8127 for Nos 17-19 Short Street. It was lodged in 1937 on behalf of Sydney Daniel Baker, the butcher-entrepreneur. His other BAs for the precinct were the same.

BUILDING RANKING DEFINITIONS

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

Lindsay-Louisa-Short

Street	Side	No	Rating	Name	Style/Observations
Lindsay Avenue		11	1		
Lindsay Avenue		9	1		
Lindsay Avenue		7	1		
Lindsay Avenue		5	1		
Lindsay Avenue		3	1		
Lindsay Avenue		1	1		
Louisa Street		2	1		
Louisa Street		4	1		
Louisa Street		6	1		
Louisa Street		8	1		
Louisa Street		10	1		
Short Street		17-19	1		
Short Street		13-15	1		
Short Street		11	1		
Short Street		9	1		
Short Street		7	1		
Short Street		5	1		
Short Street		3	1		
Short Street		1	1		
Lindsay Avenue		11	1		
Lindsay Avenue		9	1		
Lindsay Avenue		7	1		

C47 North Summer Hill, Summer Hill Heritage Conservation Area

KEY PERIOD OF SIGNIFICANCE: 1878-1930s

HCA TYPE 3: Mixed Residential
Statement of Significance

The North Summer Hill Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as part of the 1878 Underwood Estate Subdivision, with an 1880 re-subdivision to create Bogan Street. The original subdivision, with its wide streets exemplified by Sloane Street, Kensington Road and Dover Street, was envisaged as an upmarket subdivision close to the Summer Hill railway station which opened in 1879.

The area is of *aesthetic* significance for its predominance of one and two storey Victorian Filigree detached, semi-detached and terrace housing and Victorian Italianate style one and two storey houses, mixed with diminutive Victorian period weatherboard cottages, Federation and Inter-war period single storey detached houses and two to three storey Inter-war Art Deco style residential flat buildings, reflecting the development period of the area. The brush box street tree plantings in Sloane Street and Kensington Road and the wide carriageways to the streets (with the exception of Bogan Street) reflect the originally upmarket nature of the 1878 subdivision. Buildings have predominantly small setbacks allowing for small front gardens, with exceptions being an Inter-war Art Deco style commercial building on Parramatta Road and a former shop at 28 Kensington Road, which are built to the street alignment.

Key Character Elements

- Subdivision and public domain elements:
- Pre-1943 street tree planting of Brush box within carriageways in Sloane Street and Kensington Road
- Relatively wide carriageways with grassed verges in Sloane Street, Kensington Road and Dover Street
- Narrow street carriageway with grassed verges in Bogan Street.
- Street tree plantings in Bogan Street and Dover Street circa 1970s.
- Rectangular allotments of varying sizes

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

- Victorian Filigree style and Victorian Italianate style houses, stuccoed brick predominantly, one and two storeys, detached, semi-detached and terraces from the first phase of development from 1878 to the end of the 19th century (numerous examples throughout the area)
- Nos. 2, 4, and 6 Kensington Road and 21 Sloane Street are freestanding 2-storey Victorian Italianate style villas now rare in the area.
- Victorian period single storey detached weatherboard cottages (examples 6, 20 Bogan Street, 38 Kensington Road)
- Single storey detached brick Federation Queen Anne style houses (example 14 Kensington Road, 17 Sloane Street)
- Rare 2-storey Federation period polychrome brick end terrace at No. 30A Kensington Road
- Single storey detached brick Inter-war California Bungalows
- Inter-war Art Deco style 2-3 storey residential flat buildings (example 12 Kensington Road, 51A and 58 Sloane Street)
- Inter-war Art Deco commercial buildings on Parramatta Road (example 48 Parramatta Road)
- Varied but consistently small setbacks of housing from the street allowing for small front gardens (exception former shop at 28 Kensington Road which is built to the street alignment with a setback weatherboard house attached)
- Original details such as:
    - Front verandahs and balconies with original detailing (Victorian, Federation and Inter-war periods)
    - Original hipped and gabled roof forms with original cladding of slate or corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period) or unglazed terracotta tiles (Inter-war period) and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)
    - Stuccoed brickwork or weatherboard walls (Victorian period)
    - Face brickwork (Federation, Inter-war periods)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences – timber picket or cast iron palisade for Victorian period houses; timber picket, low brick, brick & timber picket for Federation and Inter-war period houses and low brick for Inter-war period residential flat buildings. Occasionally cast iron palisade fences are the original fencing for Federation period houses (example 17 Sloane Street).
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent buildings including 2 & 3 storey 1960s & 1970s residential flat buildings (examples 19-21 Bogan Street modern 2 storey semi-detached houses, residential flat buildings at 11, 31, and 42 Kensington Road, 25-27 and 19 and 51 Sloane Street)
- Front verandah or balcony enclosures (examples 13 Kensington Road, 15 and 21 Sloane Street, 15 Sloane Street verandah and balcony enclosures) or loss of details (example loss of balcony roof at 13 Bogan Street)
- Aluminium framed windows, roller shutters, modern awnings (examples 3 and 9 Kensington Road)
- Reskinning of walls (example 3 Kensington Road Victorian period house with front wall reskinned in circa 1970s brickwork)
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern or inappropriate roof cladding (eg concrete tiles, terracotta roof tiles on a Victorian period house example 9 Kensington Road) and loss of chimneys
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.
- Carports in front gardens (example 4 Bogan Street, 38 Kensington Road)

Historical Development

Henry Kable's 1874 land grant and other early land grants in the Summer Hill area were all purchased by James Underwood in 1821 and 1822. Underwood died in 1844 and left a will so complicated that it required special legislation before it could be subdivided.[1]

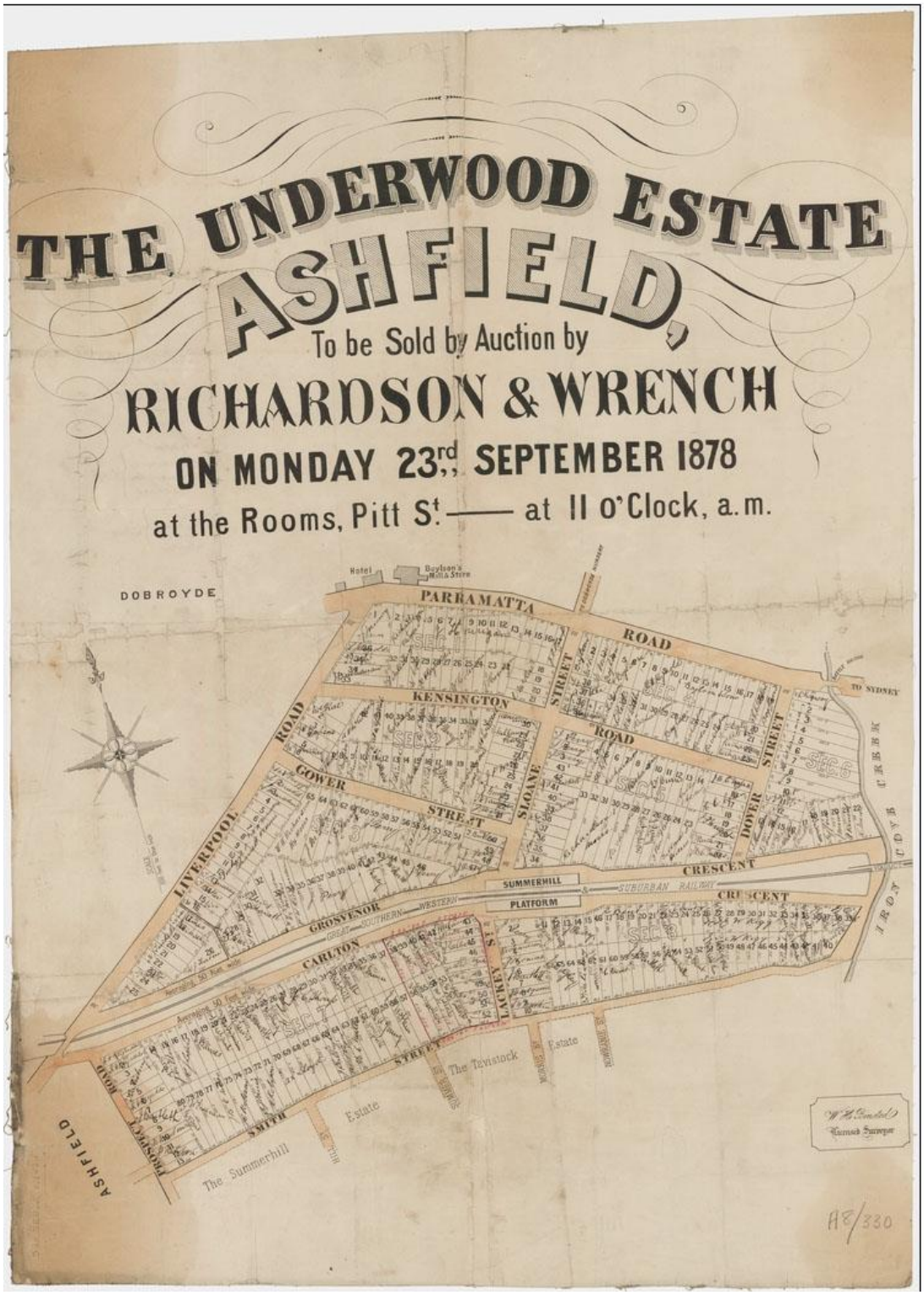
The earliest known use of the name "Summer Hill" was in 1876, for a land subdivision adjacent to the present-day St Andrew's Anglican Church.[2] In 1878 the first portion of Underwood's estate, covering all land between Parramatta Road, Liverpool Road, Smith Street (south of the railway line) and Iron Cove Creek, was subdivided and offered for auction. The estate was within walking distance of Summer Hill Station, and sales must have benefited enormously from the opening of the station in 1879.

The subdivision was of generous suburban allotments, but a re-subdivision occurred in 1880 to provide for denser housing. This re-subdivision created Bogan Street. Many of the allotments, particularly those close to the station, were soon occupied with houses of the period - Victorian free standing two storey 'villas' and paired terraces, and free standing and paired single and double fronted Victorian Italianate single storey dwellings.

Between 1878 and 1910, the area became an upper-class suburb, and was a popular choice for professionals in banking and insurance who worked in the city – Summer Hill was described in a newspaper article in May 1884 as "the place of residence of a large number of business and professional people who are for the most part engaged in town during the day..".[3]

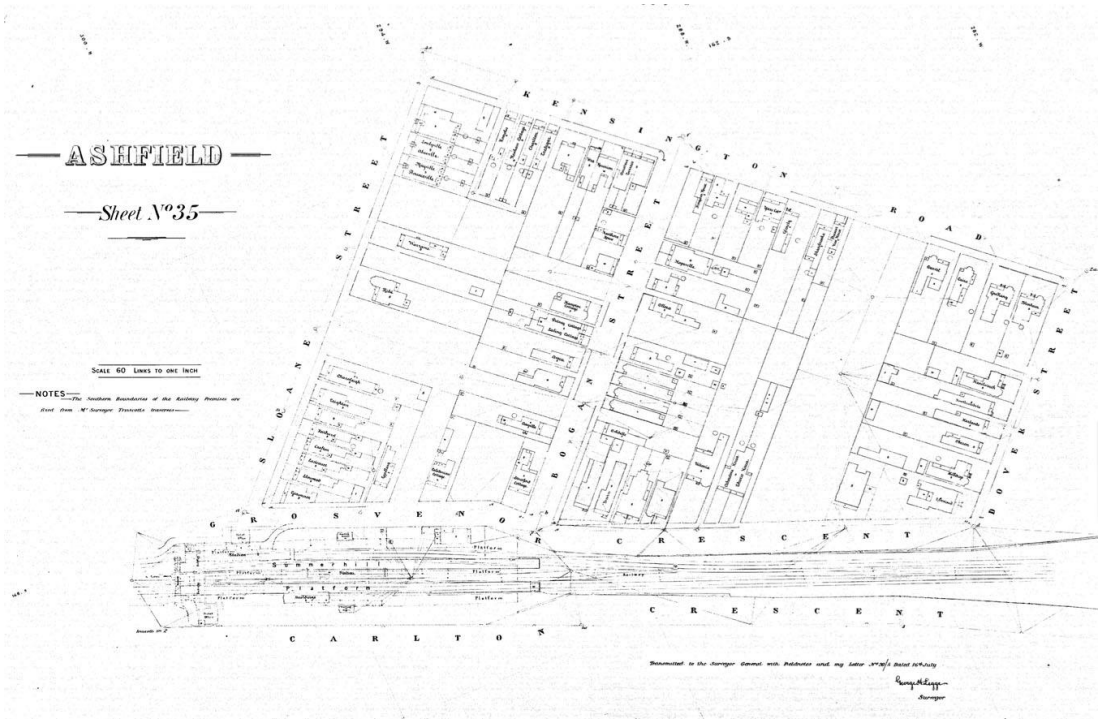
Subdivision of gardens for housing continued in the 1920s and 1930s, and socioeconomically the suburb changed as some of the wealthier inhabitants moved to the North Shore. In the period 1930s to 1970s processes such as demolition of surviving Victorian period mansions, conversion of the mansions to flats (for example at No. 2 Bogan Street), or amalgamation of allotments, allowed erection of home units, especially within walking distance of the railway station.[4]

[1] Pratten, Chris, *Summer Hill*. Ashfield & District Historical Society: Australia, 1999. ISBN 0-949842-11-7.
[2] Wikipedia page on Summer Hill, NSW
[3] Pratten, Chris, *Summer Hill*. Ashfield & District Historical Society: Australia, 1999. ISBN 0-949842-11-7. And Australian Town and Country Journal, Saturday 17 May 1884, page 28
[4] Pratten, Chris



Above: The 1878 Underwood Estate subdivision plan Source: NSW State Library online subdivision maps for Ashfield

Above: An 1880 Underwood Estate resubdivison which created Bogan Street, as well as resubdividing some allotments in Grosvenor Crescent and Kensington Road. Source: NSW State Library online subdivision maps for Ashfield



Above: Sheet 35 of the circa 1890 Water Board block plans of Ashfield, showing many of the Summer Hill lots developed by this time. Sloane Street is at left, and Dover Street at right on this plan. Source: Ashfiled Library online historical Water Board plans

BUILDING RANKING DEFINITIONS

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North Summer Hill

Street	Side	No	Rating	Name	Style/Observations
Bogan Street		2	2		Victorian Italianate
Bogan Street		4	1		Arts & Crafts
Bogan Street		6	1		Victorian Rustic Gothic
Bogan Street		8	1		Victorian Filigree
Bogan Street		10	1		Victorian Filigree
Bogan Street		12	2		Victorian Italianate / Rustic Gothic
Bogan Street		16	1		Victorian Italianate
Bogan Street		18	1		Victorian Italianate
Bogan Street		20	*		Victorian Georgian
Bogan Street		22	1		Victorian Filigree
Bogan Street		19-21	3		Late 20th C Australian Nostalgic
Bogan Street		17	1		Victorian Filigree
Bogan Street		15	1		Italianate
Bogan Street		13	1		Federation Queen Anne
Bogan Street		11	1		Italianate
Bogan Street		9	1		Victorian Italianate
Bogan Street		7	1		Victorian Italianate
Bogan Street		5	1		Victorian Italianate
Bogan Street		3	1		Victorian Italianate
Bogan Street		1	1		Victorian Filigree
Kensington Road		57	1		Victorian Rustic Gothic
Kensington Road		55	1		Victorian Rustic Gothic
Kensington Road		53	1		Victorian Italianate
Kensington Road		51	1		Victorian Free Classical
Kensington Road		49	1		Victorian Rustic Gothic
Kensington Road		47	1		Victorian Rustic Gothic
Kensington Road		45	3		Late 20th C Italianate
Kensington Road		43	1		Inter-war Bungalow
Kensington Road		41	1		Victorian free Classical
Kensington Road		39	1		Victorian Filigree

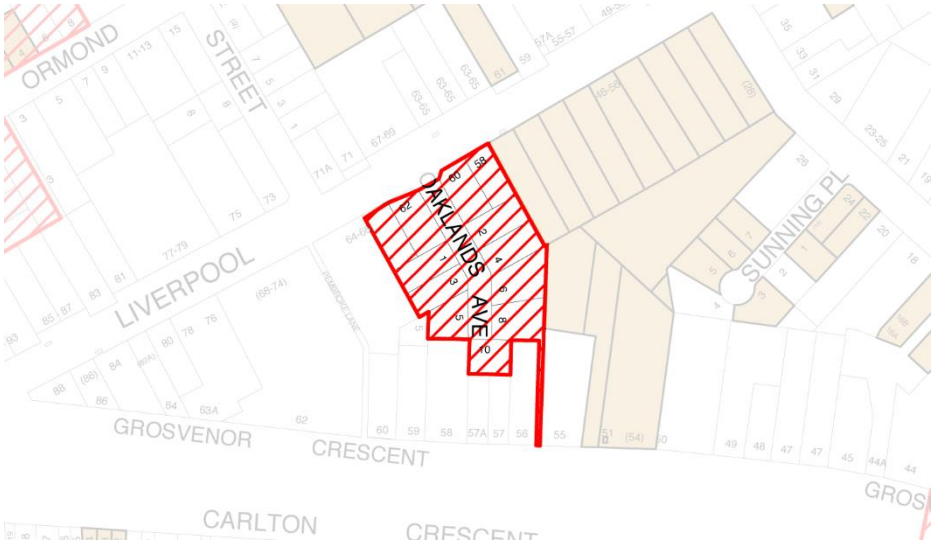
Street	Side	No	Rating	Name	Style/Observations
Kensington Road		37	1		Victorian Filigree
Kensington Road		33-35	2		Victorian / Inter-war Med.
Kensington Road		31	3		Late 20th C International
Kensington Road		29	*		Victorian Filigree
Kensington Road		27	*		Victorian Filigree
Kensington Road		25	*		Victorian Filigree
Kensington Road		23	*		Victorian Filigree
Kensington Road		21	*		Victorian Filigree
Kensington Road		19	*		Victorian Filigree
Kensington Road		17	*		Victorian Filigree
Kensington Road		15	*		Victorian Filigree
Kensington Road		13	*		Victorian Filigree
Kensington Road		11	3		Inter-war / Post-war Sydney Bungalow
Kensington Road		9	2		Victorian Italianate
Kensington Road		7	1		Victorian Italianate
Kensington Road		5	1		Victorian Italianate
Kensington Road		3	2		Victorian Italianate
Kensington Road		1	1		Victorian Italianate
Kensington Road		2	*		Victorian Italianate
Kensington Road		4	*		Victorian Italianate
Kensington Road		6	1		Victorian Italianate
Kensington Road		8	2		Inter-war Functionalist
Kensington Road		10	1		Queen Anne / Arts & Crafts
Kensington Road		12	1		Inter-war / Post-war Sydney Bungalow
Kensington Road		14	1		Queen Anne / Arts & Crafts
Kensington Road		16	1		Victorian Filigree
Kensington Road		18	1		Victorian Rustic Gothic
Kensington Road		18a	1		Inter-war Art Deco
Kensington Road		20	1		Victorian Filigree
Kensington Road		22	1		Victorian Georgian
Kensington Road		24-26	1		Victorian Filigree

Street	Side	No	Rating	Name	Style/Observations
Kensington Road		28	*		Victorian Filigree
Kensington Road		30	1		Victorian Regency
Kensington Road		30a	*		Victorian Filigree
Kensington Road		32	1		Victorian Filigree
Kensington Road		34	1		Victorian Filigree
Kensington Road		36	1		Victorian Filigree
Kensington Road		38	1		Federation Bungalow
Kensington Road		40	1		Victorian Filigree
Kensington Road		42	3		Late 20th C International
Kensington Road		44	1		Victorian Filigree
Kensington Road		46	1		Victorian Italianate
Kensington Road		48	1		Victorian Italianate
Kensington Road		50	1		Victorian Italianate
Kensington Road		52	2		
Parramatta Road		46-48	*		Inter-war Deco / Functionalist
Sloane Street		51a	1		Inter-war Free Classical
Sloane Street		51b	1		Substation
Sloane Street		51	3		Post-war International
Sloane Street		49	1		Victorian Filigree
Sloane Street		47	1		Victorian Filigree
Sloane Street		43	*		Federation Arts & Crafts
Sloane Street		41	2		Destroyed Federation Queen Anne
Sloane Street		39	1		Victorian Italianate
Sloane Street		37	1		Victorian Italianate
Sloane Street		33-35	2		Victorian Italianate
Sloane Street		29/31	*		Victorian / Federation Filigree
Sloane Street		25/27	3		Late 20th C Int.
Sloane Street		23	1		Queen Anne / Arts & Crafts
Sloane Street		21	2		Italianate
Sloane Street		19	3		Late 20th C International
Sloane Street		17	1		Queen Anne

Street	Side	No	Rating	Name	Style/Observations
Sloane Street		15	1		Victorian Filigree
Sloane Street		13	2		Victorian Filigree
Sloane Street		11	1		Victorian Filigree
Sloane Street		10	4		Post-war, no style
Sloane Street		12	*		Queen Anne
Sloane Street		14-16	*		Victorian Filigree
Sloane Street		18-20	1		Victorian Filigree
Sloane Street		22-24	1		Victorian Filigree
Sloane Street		26-28	1		Victorian Filigree
Sloane Street		30	1		Victorian Italianate
Sloane Street		32	3		Victorian Italianate
Sloane Street		34	1		Californian Bungalow
Sloane Street		36			Post-war International
Sloane Street		40	1		Victorian Filigree
Sloane Street		42			Victorian Filigree
Sloane Street		44	*		Federation Queen Anne
Sloane Street		46	2		Queen Anne
Sloane Street		48	3		Late 20th C International
Sloane Street		50	1		Federation Queen Anne
Sloane Street		52	*		Federation Anglo – Dutch
Sloane Street		54	1		Queen Anne
Sloane Street		56	1		Post-war International
Sloane Street		58	1		Inter-war Georgian Revival

C48 Oaklands Avenue, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1925-1940s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a 1925 cul-de-sac subdivision undertaken by local builder Henry Holland, who also built all the houses in the subdivision.

The area is of *aesthetic* significance as a consistent Inter-war period subdivision reflecting its design history by a single builder and for its consistent streetscape of Inter-war California Bungalows. The circa 1940 2-storey duplex at the dead end of the avenue contributes to the streetscape character, terminating the southern end of the avenue.

Key Character Elements

- Subdivision and public domain elements:
- Kinked street alignment of Oaklands Avenue
- Cul-de-sac nature of Oaklands Avenue
- Narrow carriageway in Oaklands Avenue with narrow grass verges, no early street tree plantings

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

- Detached face brick single storey Inter-war California bungalow style housing
- Circa 1940 two-storey duplex at dead end of the street (No. 10 Oaklands Avenue)
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of unglazed terracotta tiles
    - Gable ends facing the street with original imitation half-timbered finishes (Inter war period)
    - Dark face brickwork (Inter war period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - low brick with metal pipe rails, brickwork to match Inter-war period houses or the 1940s duplex building (10 Oaklands Ave)
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Changes to materials: Cement rendering of face brickwork to Inter-war period houses (examples 5 Oaklands Avenue, 58 Liverpool Road); modern roof cladding (eg concrete tiles)
- Front verandah enclosures (example 59 Liverpool Road)
- Modern front fences or front gates of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

The Oaklands Avenue Heritage Conservation Area comprises about nine allotments of land purchased by Thomas Fisher from Underwood's 1878 subdivision of North Summer Hill. Fisher built the house 'Oaklands' on the amalgamated lots in the early 1880s. In 1925 a Petersham builder, Henry Holland, purchased 'Oaklands', demolished the house and re-subdivided the property into eleven suburban allotments. The eleven houses were built soon after, each on its own allotment, Holland living in one of them himself (No 62 Liverpool Rd).

Re-subdivision of the residue of Nos 57 & 57A Grosvenor Crescent created another allotment at the southern end of Oaklands Ave on which a two storey duplex was built circa 1940. The house at No 64 Liverpool Road was demolished in recent years and the property used as a church car park.

BUILDING RANKING DEFINITIONS

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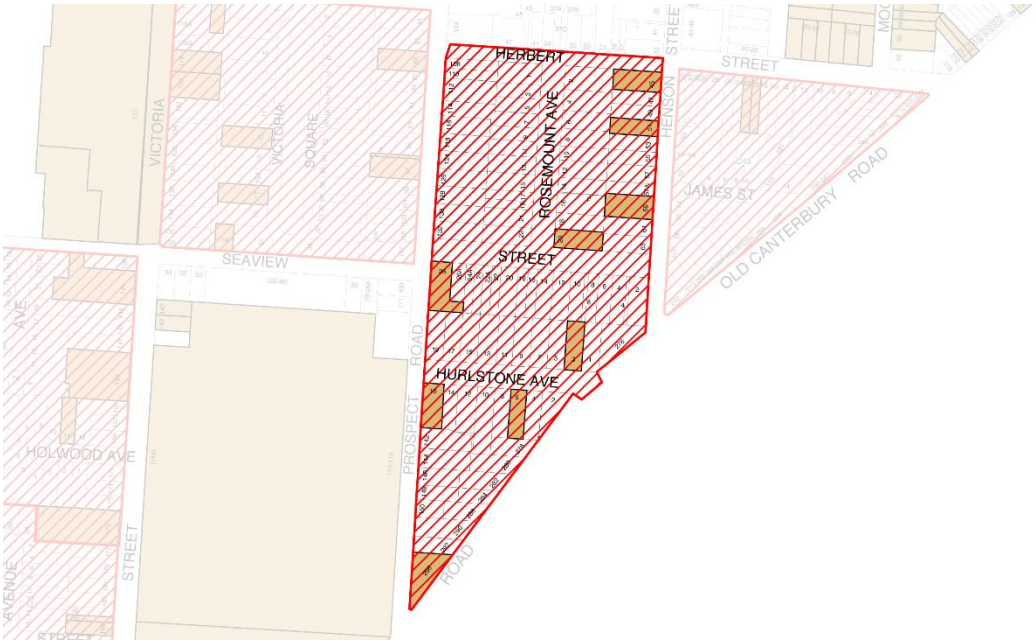
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area

Oaklands Avenue

Street	Side	No	Rating	Name	Style/Observations
Liverpool Road		58	1		Californian Bungalow
Liverpool Road		60	1		Californian Bungalow
Liverpool Road		62	1		Californian Bungalow
Liverpool Road		64	4		Californian Bungalow
Oaklands Avenue		2	1		Californian Bungalow
Oaklands Avenue		4	1		
Oaklands Avenue		6	1		Art Deco/Functionalise
Oaklands Avenue		8	1		Californian Bungalow
Oaklands Avenue		10	1		Californian Bungalow
Oaklands Avenue		5	2		Californian Bungalow
Oaklands Avenue		3	1		
Oaklands Avenue		1	1		

C49 Prospect Hall Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1908-1910 - 1940s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a 1908-1910 subdivision of the Prospect Hall Estate developed by Dr Henry Hinder (1908-1910) and after 1910 by Stanton & Son.

The area has strong *historical* association with Stanton & Son, who were responsible for building of much of the housing in the area.

The area has *aesthetic* significance deriving from the 1908 subdivision pattern with little re-subdivision since, and the original building covenants applying to the subdivision, resulting in an aesthetically consistent subdivision of wide streets with grass verges, pre-1943 brush box street tree plantings, and a consistent pattern of predominantly brick single storey detached housing in the Federation Queen Anne and Inter-war California Bungalow styles built with setbacks allowing for small front gardens.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Rosemount Avenue, and Hurlstone Avenue, and scattered pre-1943 brush box plantings on the grass verge on the southern side of Seaview Street.
- Wide grass verges on the southern side of Seaview Street, in Rosemount Avenue
- Relatively wide carriagewaya in Prospect Road, Hurlstone Avenue, Henson Street
- Narrow grass verges in Hurlstone Avenue

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

- Front setbacks allowing for small front gardens
- Most allotments have no allowance in width for driveways, with some exceptions (for example the early 1940s house at No. 20 Seaview Street has a side driveway and rear garage).
- Very consistent streetscapes of predominantly detached face brick single storey Federation Queen Anne and Inter-war California bungalow style houses
- Unusual (heritage listed) 2-storey Federation Arts & Crafts style house at 296 Old Canterbury Road (corner Prospect Road) constructed 1909
- Late 1930s-early 1940s (pre-1943) group in Seaview Street including Inter-war Functionalist style house at 20 Seaview Street, and two pairs of semi-detached 1930s-1940s houses at Nos. 22-22A and 24-24A Seaview Street
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
    - Face brickwork (Federation period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent infill house (resulting from a post-1943 subdivision) at No. 26A Seaview Street
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples 11, 12 Rosemount Avenue)
- Changes to materials: Cement rendering or painting of face brickwork to Federation period houses (example 47 Henson St, 130, 148 Prospect Road, 9 Rosemount Avenue); modern roof cladding (e.g. concrete roof tiles) and loss of chimneys
- Changes to windows (example aluminium framed windows at 11 Rosemount Avenue, altered windows at 9 Rosemount Avenue)
- Carports or garages in front gardens (example 10 Seaview Street)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This area was part of a land grant made to Edward Haven in 1794, which was acquired by Robert Campbell for his Canterbury Park Estate. The area was bought from Sophia Campbell after Robert Campbell's death by prominent Summer Hill builder, James Bartlett in 1869. Here he built a large house "Rosemount". By 1874 he had built another large house "Prospect Hall" and sold "Rosemount" and six acres to Dr Richard Bowker, only to buy it back in 1888. Both houses stood on the south side of Seaview Street between Prospect Road and Old Canterbury Road. Bartlett died in 1904, and part of his estate was acquired in 1908 by Dr Henry Hinder. Hinder subdivided the land and commenced selling the allotments. Both Rosemount and Prospect Hall were demolished sometime after the initial subdivision of 1908.

All allotments were subject to covenants attached to the titles requiring that each residence be built of brick or stone, with slate, tiles or shingles to the front elevation; that only one residence or two semi detached residences be built per allotment; and that no residence be used as a shop or business premises. There was a building line of 15 feet from the street.

About half the allotments had been sold by Hinder by 1910, and the balance was bought by Dr Arthur Mills of Strathfield, and Richard Stanton (also the designer and developer of Haberfield, Australia's first Garden Suburb). Whether John Spencer Stansfield, who designed many of the houses in Haberfield, designed any in the Prospect Hall area is not known, but architectural similarities suggest this possibility. Certainly by 1912 properties in the Prospect Hall Estate were being sold with the promise of "brick cottage to be erected".1 A 1914 article stated that "Summer Hill in the Prospect Hall Estate, Messrs Stanton & Son sold 50ft in Rosemount Avenue, and undertook to erect a brick cottage from 845 pounds."2

The allotments were sold as the Prospect Hall Estate Summer Hill.

[1] See advertisement, The Sydney Morning Herald, 26 September 1912, page 9, accessed online via Trove
[2] Sunday Times, 7 June 1914, page 4 accessed online via Trove

HOUSES AND LAND FOR SALE.

"PROSPECT HALL" ESTATE.

This great SUBDIVISION in the heart of SUMMER HILL, within 8 minutes of the Railway Station, and within 10 minutes of the Dulwich Hill Tram Terminus, and in the direct route of the proposed tramway from Dulwich Hill to Ashfield via Constitution-road. This valuable property was the residence of the late James Bartlett, Esq., and "Rosemount," also on the property, was occupied for many years by both Dr. Bowker and Phillip Sheridan, Esq. The

LAND IS WONDERFULLY ELEVATED

and from the highest points the coast from the Lighthouse at Sydney Heads right to Botany Bay lends a beautiful panoramic view.

On one side of the property is the residence of Hugh Dixson, Esq., and on the other "Hurlstone" Training College.

There is no more valuable land to be had within easy distance of the City.

PRICES EXCEEDINGLY LOW,

ranging from £3 up to £5 per foot, according to position. We are prepared to accept exceedingly low terms.

10 PER CENT. DEPOSIT, BALANCE EXTENDING OVER 5 YEARS,

Interest 5 per cent. This is the only large area of land at present available, and for sale in this HIGHLY-FAVORED SUBURB, and is situated on the south side of the rail-way line.

GAS, WATER, AND SEWERAGE AVAILABLE.

FOR SALE, "PROSPECT HALL." The old residence, contg. 8 large rooms, wide entrance hall, verandahs and balconies all round, large stables, coachhouse, loose box, small ballroom, etc. We are prepared to dispose of this property at a very low figure, indeed.

Also "ROSEMOUNT," fine roomy cottage, contg. 8 rooms, kitchen, etc.

This Estate is considered one of the finest in the Western Suburbs.

Plans, all particulars, may be had from

STANTON AND SON.

109 PITT-STREET; AND AT STATION, SUMMER HILL.

Above: Prospect Hall Estate subdivision sales advertisement, Evening News 14 October 1908 p2 Source: accessed online via Trove

BUILDING RANKING DEFINITIONS

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

Prospect Hall

Street	Side	No	Rating	Name	Style/Observations
Henson Street		63	1		
Henson Street		61	1		
Henson Street		59	*		
Henson Street		57A	1		
Henson Street		57	1		
Henson Street		55	1		
Henson Street		53	1		
Henson Street		51	*		
Henson Street		49	1		
Henson Street		47	1		
Henson Street		45	*		
Hurlstone Avenue	N	19	1		Queen Anne
Hurlstone Avenue	N	17	1		Queen Anne/Arts & Crafts
Hurlstone Avenue	N	15	1		Arts & Crafts
Hurlstone Avenue	N	13	1		Arts & Crafts
Hurlstone Avenue	N	11	1		Queen Anne
Hurlstone Avenue	N	9	2		Queen Anne
Hurlstone Avenue	N	7	1		Arts & Crafts
Hurlstone Avenue	N	5	1		Queen Anne
Hurlstone Avenue	N	3	*		Federation Bungalow
Hurlstone Avenue	N	1	1		Arts & Crafts
Hurlstone Avenue	S	2	1		Queen Anne
Hurlstone Avenue	S	4	1		Queen Anne
Hurlstone Avenue	S	6	*		Queen Anne/Arts & Crafts
Hurlstone Avenue	S	8	1		Queen Anne
Hurlstone Avenue	S	10	1		Arts & Crafts
Hurlstone Avenue	S	12	1		Queen Anne
Hurlstone Avenue	S	14	1		Californian Bungalow
Hurlstone Avenue	S	16	*		Queen Anne/Arts & Crafts
Old Canterbury Road		296a	*		

Street	Side	No	Rating	Name	Style/Observations
Old Canterbury Road		296	1		Arts & Crafts
Old Canterbury Road		292	1		Queen Anne
Old Canterbury Road		290	1		Queen Anne
Old Canterbury Road		288	1		Californian Bungalow
Old Canterbury Road		284	1		Arts & Crafts
Old Canterbury Road		282	1		Federation Bungalow
Old Canterbury Road		280	1		Arts & Crafts/Californian Bungalow
Old Canterbury Road		278	1		Arts & Crafts
Old Canterbury Road					
Old Canterbury Road		276	1		Arts & Crafts
Prospect Road		110	1		Queen Anne
Prospect Road		112	1		Queen Anne
Prospect Road		114	1		Queen Anne
Prospect Road		116	1		Queen Anne
Prospect Road		118	1		Arts & Crafts
Prospect Road		124	1		Queen Anne
Prospect Road		126	1		Arts & Crafts
Prospect Road		128	1		Queen Anne
Prospect Road		130	1		Queen Anne
Prospect Road		132	1		Queen Anne/Arts & Crafts
Prospect Road		142	1		Arts & Crafts
Prospect Road		144	1		Arts & Crafts/Californian Bungalow
Prospect Road		146	1		Arts & Crafts
Prospect Road		148	2		Bastardised Queen Anne
Prospect Road		150	1		Arts & Crafts
Rosemount Avenue	E	2	1		Federation Bungalow
Rosemount Avenue	E	4	1		Queen Anne
Rosemount Avenue	E	6	1		Queen Anne/Arts & Crafts
Rosemount Avenue	E	8	1		Queen Anne/Arts & Crafts
Rosemount Avenue	E	10	1		Arts & Crafts
Rosemount Avenue	E	12	2		Arts & Crafts/Adds

Street	Side	No	Rating	Name	Style/Observations
Rosemount Avenue	E	14	1		Californian Bungalow
Rosemount Avenue	E	16	1		Queen Anne
Rosemount Avenue	E	18	1		Californian Bungalow
Rosemount Avenue	E	20	*		Queen Anne
Rosemount Avenue	W	23	1		Californian Bungalow
Rosemount Avenue	W	21	1		Arts & Crafts
Rosemount Avenue	W	19	1		Queen Anne
Rosemount Avenue	W	17	1		Queen Anne
Rosemount Avenue	W	15	2		Arts & Crafts
Rosemount Avenue	W	13	1		Arts & Crafts
Rosemount Avenue	W	11	2		Arts & Crafts/Adds
Rosemount Avenue	W	9	2		Queen Anne
Rosemount Avenue	W	7	1		Queen Anne
Rosemount Avenue	W	5	1		Queen Anne
Rosemount Avenue	W	3	1		Arts & Crafts
Rosemount Avenue	W	1	1		Arts & Crafts
Seaview Street		2	1		Californian Bungalow
Seaview Street		4	1		Arts & Crafts
Seaview Street		6	1		Queen Anne
Seaview Street		8	1		Queen Anne
Seaview Street		10	1		Queen Anne
Seaview Street		12	1		Queen Anne
Seaview Street		14	1		Queen Anne
Seaview Street		16/18	1		Arts & Crafts/Californian Bungalow
Seaview Street		20	1		Functionalist
Seaview Street		22/22a	1		Inter-war Old English
Seaview Street		24/24a	1		Inter-war Mediterranean
Seaview Street		26a	3		Post-war International
Seaview Street		26	*		Federation/Inter-war Bungalow

C50 Prospect Road-Smith Street, Summer Hill Heritage Conservation Area

KEY PERIOD OF SIGNIFICANCE: 1884-1888

HCA TYPE 2: Single storey residential (iii) late Victorian period working class housing subdivision
Statement of Significance

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

The area is of *historical* significance as an 1880s re-subdivision of the 1878 Underwood Estate for terrace housing.

The area is of *aesthetic* significance as a distinctive precinct of single storey stuccoed brick terrace housing with gabled roofs built on long narrow allotments, with small setbacks from the streets allowing for small front gardens. All houses in the area are diminutive Victorian Filigree style terraces.

Key Character Elements

Subdivision and public domain elements:

- U-shaped nightsoil lane which is attached to the No. 175 Smith Street allotment (Lot 6, DP443129) and which runs around the Smith Street terrace group at Nos. 175-185 Smith Street, separating No. 185 Smith Street from the corner site at No. 40 Prospect Road.
- Long narrow allotments at Nos. 22-28 Prospect Road
- Shorter narrow allotments for the remaining terrace house sites
- In Smith Street, terraces step down from Prospect Road and feature unusual central chimneys to roofs

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

- Diminutive Victorian Filigree style single storey face brick terrace houses with front verandahs and small setbacks
- Original details such as:
    - Front verandahs with original verandah roofs and original detailing including iron lacework freizes
    - Original gabled roof forms with cladding of slate or corrugated steel and original chimneys
    - Original timber-framed windows and timber panelled doors consistent with the periods and style of houses
    - Original façade detailing including drip moulds over windows and doors, pilasters dividing front windows, decorative stucco mouldings to fin walls
- Victorian style timber picket or cast iron palisade front fences
- Terrace houses built close to street alignments with small front gardens

NON-CONTRIBUTORY ELEMENTS

- Changes to materials and roof forms: eg. concrete or terracotta tile roofs extending down over front verandahs (loss of separate front verandah roofs); painting or rendering of brickwork walls
- Loss of chimneys (example Nos. 30-32 Prospect Road)
- Loss of front verandah detailing
- Modern masonry front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This land was part of the Underwood Estate, having originally been included in Henry Kable's 1795 grant of fifteen and a half acres. The Underwood Estate was first put up for auction by Richardson & Wrench in 1878 and the site of these groups of houses then comprised five blocks, Lots 9 to 13 of Section 7 of the subdivision.1

The owner of the land in 1883 was Mrs J H Beale who, as was common in those times, purchased on behalf of her husband. It seems that it was Beale who re-subdivided the five original blocks into the 16 narrower allotments evident today. Beale commenced building the houses in Prospect Road in 1884 and they were completed in 1885. The Smith Street blocks were still vacant in 1887 but the dwellings were erected on them in 1888, also in Beale's name. In 1892, J H Beale began to sell the properties. The pair at Nos 38-40 Prospect Road was purchased by Henry W Webb, who sold them in 1903 to Mrs H Foy. Then Mrs Beale sold the rest of the Prospect Road group to the AMP Society.2 The six Smith Street terraces were acquired by the E S & A Bank in 1892 and then in 1895 by G H McDonald, who, it seems, mortgaged them in 1904 to the E S & A again.3

By 1908 the Smith Street houses were owned by William Benjamin Bull, laundry proprietor. He sold the terrace of six to William and Caroline Jones, of Murrurrundi, for £1,356. The list of occupants at that time included a stonemason (at No. 177 Smith St) , a bread carter (at No. 175 Smith St), a tailor (at No. 183 Smith St) and a traveller (at No. 185 Smith St).4

In 1908 The AMP Society was still recorded as the owner of Nos 22-36 Prospect Road. The pair at Nos 38-40 had been acquired by Mrs Harriett Foy, of Croydon. The occupants of these terraces at the time includes a telegraphist (at No. 22 Prospect Rd), a carpenter (at No. 24), a coachman (at No. 28), a line repairman (at No. 32), a machinist (at No. 34, a watchmaker (at No. 38) and a grocer at No. 40 Prospect Rd (corner Smith Street).5

By 1912 most of the Prospect Road houses had been named as follows6:

No 22, 'Victoria Villa'

No 24, 'Derwent'

No 26, 'Ernest Villa'

No 28, 'Bertie Villa'

No 30, 'Avaliah'

No 32, 'Sophocles'

No 36, 'Wesleyville'

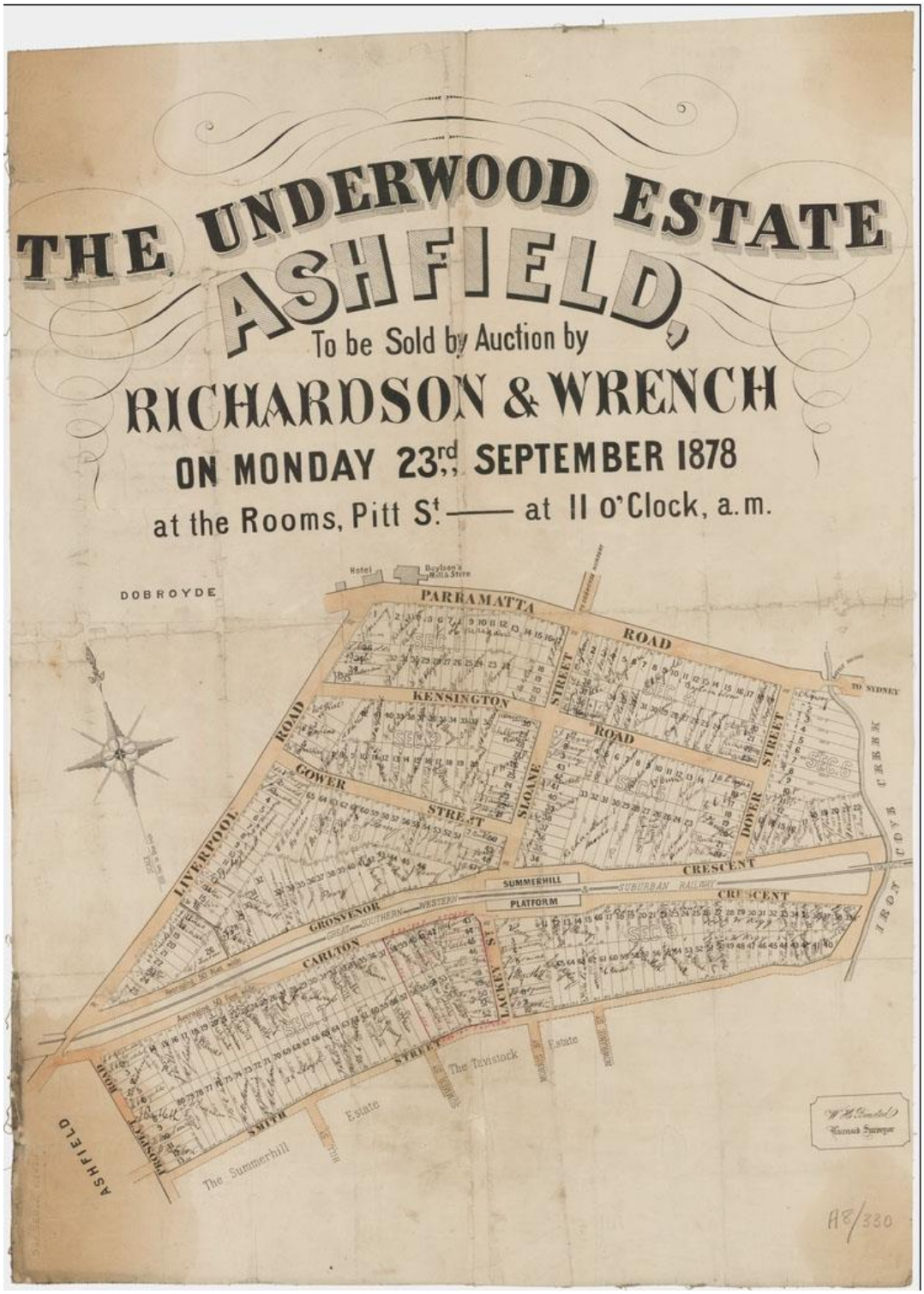
[1] Ashfield Heritage Study 1993, vol 1, pp 32, 36; Higinbotham & Robinson map of Ashfield, 1883; Subdivision Plan No A8/330, in Ashfield Council Archives
[2] Rate Books, East Ward, 1892, Nos 130-135 and 581-590; 1895, Nos 136-141; 1896, Nos 597-606.
[3] Rate Books, East Ward, 1883, Nos 421-424; 1884, Nos 570-576; 1885, Nos 368-377; 1887, No 121; 1888, Nos 134-139 and 564-573; 1891, Nos 127-132 and 576-585; 1892, Nos 130-135 and 581-590; 1895, Nos 136-141; 1896, Nos 597-606; 1903, Nos 603-612; 1904, Nos 302-307. All in Ashfield Council Archives.
[4] Valuer-General's records, east ward, 1908, Nos 171-175, in Ashfield Council Archives.
[5] Valuer-General's records, east ward, 1908, Nos 171-175, in Ashfield Council Archives
[6] H E C Robinson map of Ashfield East Ward, undated but about 1912, in Ashfield Council Archives

The houses on the six allotments addressing Smith Street at this time were described simply as 'brick cottages'.7

William and Caroline Jones continued as absentee landlords of the Smith Street terrace group until at least 1928. In 1922 the end cottage at No 175 was named 'Artgwen'. Its unimproved valuation was given in 1928 as £168 and the improved valuation was £330. Each of the other cottages was valued at £157 unimproved and £330 improved.8 There is no record of other house names in this period.

In 1922 the ownership of the Prospect Road pairs separated further and from then on the property market appears to have become more volatile. By 1928 there were further changes in ownership, with most of the owners still being absentee landlords, however the pair of terraces at Nos. 22-24 Prospect Road were purchased by one of the occupiers, a Stewart Gill.9

[7] ibid
[8] Valuer-General's records, east ward, 1922, Nos 1496-1501; 1928, Nos 1562-1567.
[9] Valuer-General's records, east ward, 1922, Nos 1201-1210; 1928, Nos 1255-1264.



Above: The 1878 Underwood Estate subdivision, Summer Hill. Lots 9-13 are in the far left corner of the estate, corner of Smith Street and Prospect Road. Source: NSW State Library online subdivision maps of Ashfield

BUILDING RANKING DEFINITIONS

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

Prospect Road-Smith Street

Street	Side	No	Rating	Name	Style/Observations
Prospect Road		22	1	Wilma	Eclectic
Prospect Road		24	1		Eclectic
Prospect Road		26	1	Bantry	Eclectic
Prospect Road		28	1		Eclectic
Prospect Road		30	1		Eclectic
Prospect Road		32	1		Eclectic
Prospect Road		34	1		Eclectic
Prospect Road		36	1		Eclectic
Prospect Road		38	1		Eclectic
Prospect Road		40	1		Eclectic
Smith Street		185	1		Eclectic
Smith Street		183	1		Eclectic
Smith Street		181	1		Eclectic
Smith Street		179	1		Eclectic
Smith Street		177	1		Eclectic
Smith Street		175	1		Eclectic

C51 Quarantine Ground, Summer Hill

Heritage Conservation Area

KEY PERIOD OF SIGNIFICANCE: 1885 to 1930s

HCA TYPE 3: Mixed Residential
Statement of Significance

The Quarantine Ground, Summer Hill, Heritage Conservation Area is of *local* heritage significance.

The area is of *historical* significance as an area used for sheep quarantine purposes and initially subdivided for housing in 1885, and as area where the Victorian period subdivision pattern was later altered to accommodate the emerging trend for larger allotments and development of detached housing the Federation and Inter-war periods.

The area is of *aesthetic* significance for its mix of Victorian, Federation and Inter-war period housing reflecting its history of subdivision and re-subdivision from 1885 into the inter-war period. The pre-1943 street tree plantings in Spencer and Carrington Streets enhance the aesthetic significance of the area.

Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Spencer Street and Carrington Street
- Subdivision pattern of generally narrow long allotments with rear laneways (except for area east side of Spencer Street to Edward Street). Some outhouses and early outbuildings remain off the rear laneways.
- Relatively wide carriageways in Smith Street, Edward Street, Spencer Street, Carrington Street, Nowranie Street
- Narrower street width in Wellesley Street and Edward Street
- Narrow grass verges (except in Wellesley Street, Edward Street and sections of Smith Street)

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

- Narrow-fronted detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- Single storey narrow fronted detached, semi-detached and terrace Victorian housing
- 2-storey terrace and semi-detached Victorian Filigree style terraces
- All houses will small setbacks from the streets allowing for small front gardens
- Inter-war period residential flat buildings (example No. 6, 32 Nowranie Street, 52 Smith St)
- Former retail buildings (56, 102 Smith Street, 18 Spencer St) or halls (No. 60 Smith St)
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)
    - Face brickwork (Federation, Inter-war periods) or stuccoed brickwork (Victorian period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses; timber picket or cast iron palisade for Victorian period houses
- Vehicle access off rear laneways.

NON-CONTRIBUTORY ELEMENTS

- Later infill buildings (No. 5A, 17 Wellesley St)
- Carports in front gardens (5A Wellesley St)
- Loss of original detailing (example 13 Edward Street, 10, 10A Nowranie Street)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)
- Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah or balcony enclosures (example No. 42 Nowranie St)
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.
- Later industrial buildings (example 94-98 Smith St)

Historical Development

This area was part of the land granted to Joseph Foveaux in 1794 and later incorporated into Robert Campbell's Canterbury Park Estate. After Robert Campbell's death his heir Sophia Campbell leased all the land to the NSW Government as a quarantine station for sheep in the early 1880s. Ashfield Council minutes of 1883 to 1885 record a number of attempts by the Council to convince the Government to acquire the Quarantine Ground as a recreation reserve, but in 1885 it was subdivided into 183 x 20 foot wide allotments and sold. It was developed for housing and for some shops between 1885 and 1930.

In 1885 most of Sydney's population lived in terrace housing, and the twenty foot frontage, a common terrace size, with long narrow rear laneways, suggest that was intended here. This translation of inner city housing to the suburbs did not continue however, for while there is one terrace of six two-storey dwellings, and a number of terraces of single storey dwellings, the majority of the buildings within the area are free standing on long narrow allotments.

By the early years of the 20th century a number of houses in Spencer and Edward Streets were being built over two allotments resulting in double fronted houses with garden space to all sides, and two houses in Wellesley Street were built over three allotments.

BUILDING RANKING DEFINITIONS

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Quarantine Ground

Street	Side	No	Rating	Name	Style/Observations
Carrington Street	E	2	1		
Carrington Street	E	4	1		Queen Anne/Arts & Crafts
Carrington Street	E	6	1		Queen Anne/Arts & Crafts
Carrington Street	E	6a	1		Californian Bungalow
Carrington Street	E	6b	1		Californian Bungalow
Carrington Street	E	8	1		Arts & Crafts
Carrington Street	E	10	1		Californian Bungalow/Arts & Crafts
Carrington Street	E	12	1		Queen Anne
Carrington Street	E	14	2		Victorian Italianate
Carrington Street	E	16	1		Victorian Italianate
Carrington Street	E	18	1		Victorian Italianate
Carrington Street	E	20	1		Victorian Filigree
Carrington Street	E	22	2		
Carrington Street	E	24	2		Modified Queen Anne
Carrington Street	E	26	1		Victorian Filigree
Carrington Street	E	28	1		Queen Anne
Carrington Street	E	30	*		Arts & Crafts
Carrington Street	W	43	1		Victorian Italianate
Carrington Street	W	41	*		Queen Anne
Carrington Street	W	39	1		Queen Anne
Carrington Street	W	37	1		Queen Anne
Carrington Street	W	35	1		
Carrington Street	W	33	1		Queen Anne
Carrington Street	W	31	1		Victorian Regency
Carrington Street	W	29	1		Queen Anne
Carrington Street	W	27	1		Californian Bungalow
Carrington Street	W	25	1		
Carrington Street	W	23	1		Queen Anne
Carrington Street	W	21	1		Victorian Italianate
Carrington Street	W	19	1		Victorian Italianate

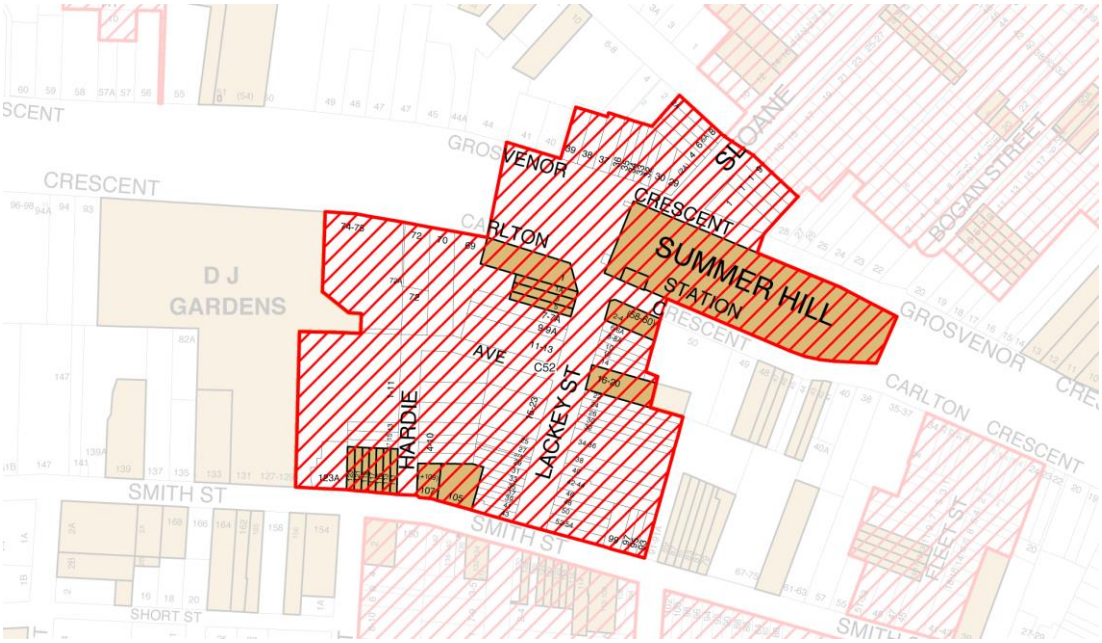
Street	Side	No	Rating	Name	Style/Observations
Carrington Street	W	17	1		Victorian Italianate
Carrington Street	W	15	2		Victorian Italianate
Carrington Street	W	13	1		Queen Anne
Carrington Street	W	11	1		Queen Anne
Carrington Street	W	9	2		
Carrington Street	W	7	2		
Carrington Street	W	5	1		
Carrington Street	W	3	1		Victorian Italianate
Carrington Street	W	1	1		Victorian Italianate
Edward Street		17	*		Queen Anne
Edward Street		15	1		Victorian Italianate
Edward Street		13	2		Victorian Italianate
Edward Street		11	1		Victorian Italianate
Edward Street		9	1		Victorian Italianate
Edward Street		5	1		Queen Anne
Edward Street		3	1		Victorian Filigree
Edward Street		1	1		Queen Anne
Nowranie Street		2	1		Queen Anne
Nowranie Street		2a	1		Queen Anne
Nowranie Street		4	1		Victorian Italianate
Nowranie Street		6	1		Inter-war Art Deco/Functionalist
Nowranie Street		8	1		Victorian Filigree
Nowranie Street		10	2		Victorian Filigree
Nowranie Street		10a	2		Victorian Filigree
Nowranie Street		12	1		Victorian Italianate
Nowranie Street		14	1		Queen Anne/Arts & Crafts
Nowranie Street		16	1		Queen Anne/Arts & Crafts
Nowranie Street		18	1		Victorian Regency
Nowranie Street		20	?		Post-war Style Indeterminate
Nowranie Street		20a	2		
Nowranie Street		22	1		Queen Anne

Street	Side	No	Rating	Name	Style/Observations
Nowranie Street		24	1		Victorian Italianate
Nowranie Street		26	1		Queen Anne
Nowranie Street		28	1		Queen Anne
Nowranie Street		30	1		Modified Queen Anne
Nowranie Street		32	1		Inter-war Art Deco/Functionalist
Nowranie Street		34	1		Victorian Italianate
Nowranie Street		36	1		
Nowranie Street		38	1		Victorian Italianate
Nowranie Street		40	1		Victorian Italianate
Nowranie Street		42	1		Victorian Filigree
Nowranie Street		44	*		Federation Freestyle
Nowranie Street		46	*		Federation Freestyle
Nowranie Street		48	*		Federation Freestyle
Nowranie Street		50	1		Victorian Italianate
Nowranie Street		52	1		Victorian Italianate
Smith Street		34	1		Victorian Regency
Smith Street		40	1		Federation Italianate Semi
Smith Street		42	1		Federation Italianate Semi
Smith Street		44	1		Federation Italianate Semi
Smith Street		46	1		Federation Italianate Semi
Smith Street		48	1		Federation Italianate Semi
Smith Street		50	1		Federation Italianate Semi
Smith Street		52	1		Inter-war Functionalist
Smith Street		56			
Smith Street		58	1		Federation Freestyle
Smith Street		60	1		Victorian Style Indeterminate
Smith Street		62	1		Federation Italianate
Smith Street		64	1		Federation Italianate
Smith Street		66	1		Federation Italianate
Smith Street		68	1		Federation Italianate
Smith Street		70	1		Federation Italianate

Street	Side	No	Rating	Name	Style/Observations
Smith Street		72	1		Federation Italianate
Smith Street		74	1		Federation Italianate
Smith Street		76/78	1		Federation Italianate
Smith Street		80			Victorian Free Classica
Smith Street		82	1		Victorian Italianate
Smith Street		84	1		Federation Italianate Semi
Smith Street		86	1		Federation Italianate Semi
Smith Street		88	1		Federation Italianate Semi
Smith Street		90	1		Federation Italianate Semi
Smith Street		92	1		Victorian Filigree
Smith Street		94/98	1		
Smith Street		100	3		Victorian Filigree
Smith Street		102	1		Federation Arts & Crafts
Spencer Street	E	2			Arts & Crafts/Californian Bungalow
Spencer Street	E	4	1		Californian Bungalow
Spencer Street	E	6	1		Californian Bungalow
Spencer Street	E	8	1		Californian Bungalow
Spencer Street	E	10	1		Arts & Crafts/Californian Bungalow
Spencer Street	E	10a	1		Arts & Crafts/Californian Bungalow
Spencer Street	E	12	1		Inter-war Californian Bungalow
Spencer Street	E	14	1		Victorian Filigree
Spencer Street	E	16	1		Victorian Italianate
Spencer Street	E	18	1		Victorian Regency
Spencer Street	W	33			
Spencer Street	W	31	1		
Spencer Street	W	29	1		
Spencer Street	W	27	1		
Spencer Street	W	25	1		
Spencer Street	W	23	1		Victorian Filigree
Spencer Street	W	21	1		Queen Anne
Spencer Street	W	19	1		Queen Anne

Street	Side	No	Rating	Name	Style/Observations
Spencer Street	W	17	1		Queen Anne Eclectic
Spencer Street	W	15	1		Queen Anne Eclectic
Spencer Street	W	13	2		Victorian Italianate
Spencer Street	W	11a	1		Inter-war Californian Bungalow
Spencer Street	W	11	1		Queen Anne/Arts & Crafts
Spencer Street	W	9	1		Queen Anne/Arts & Crafts
Spencer Street	W	7	1		Queen Anne/Arts & Crafts
Wellesley Street		49			Victorian Italianate
Wellesley Street		47	1		Victorian Italianate
Wellesley Street		45	1		Victorian Italianate
Wellesley Street		43	1		Victorian Italianate
Wellesley Street		41	1		Victorian Filigree
Wellesley Street		39	1		Victorian Regency
Wellesley Street		37			Victorian Italianate
Wellesley Street		35	1		Inter-war Californian Bungalow/Arts & Crafts
Wellesley Street		33	1		Federation Queen Anne
Wellesley Street		31	1		Victorian Italianate
Wellesley Street		29	1		Victorian Italianate/Rustic Gothic
Wellesley Street		27	1		Victorian Italianate/Rustic Gothic
Wellesley Street		25	1		Federation Queen Anne
Wellesley Street		21	1		Federation Queen Anne
Wellesley Street		19	2		Queen Anne
Wellesley Street		17	3		Post-war Sydney Bungalow
Wellesley Street		15	1		Victorian Italianate
Wellesley Street		11	1		Victorian Filigree
Wellesley Street		9	1		Federation Queen Anne
Wellesley Street		7	1		Federation Queen Anne
Wellesley Street		5a	3		Post-war Bungalow
Wellesley Street		5	1		Inter-war Californian Bungalow
Wellesley Street		3	1		Inter-war Californian Bungalow
Wellesley Street		1	1		Federation Queen Anne

C52 Summer Hill Central Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1878 to 1940s

HCA TYPE 1: Retail
Statement of Significance

The Summer Hill Central Heritage Conservation Area is of *local* heritage significance.

The Summer Hill Central area is of *historical* significance as an area of retail streetscapes developed in the period from 1878 through to the 1940s, in response to lobbying for and the actual opening of the Summer Hill Railway Station in 1879.

The area is of *aesthetic* significance for its varied mix of predominantly retail buildings dating from 1878 to the 1940s, illustrating architectural styles including Victorian Italianate, Victorian Filigree, Federation Free Classical and Inter-war Functionalist, unified by building alignments to the street frontage and awnings over the street, and predominantly 2 storey building heights.

Key Character Elements

Subdivision and public domain elements:

- Summer Hill Railway Station (heritage item)
- Relatively wide footpaths in Lackey Street with recent street tree plantings
- Plaza with wall mural and fountain in Lackey Street
- Enclosed views at either end of Lackey Street
- Pedestrian pathways

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

- Predominantly 2-storey Victorian and Federation period retail buildings built to the street alignment, in Victorian Italianate (e.g 9 Lackey St, 22-26 Lackey St, 38-50 Lackey Street), Victorian Free Classical, Federation Free and Federation Free Classical (Nos. 1A-7 Lackey Street) styles
- Inter-war Functionalist (e.g. 2-4 Lackey St) and Inter-war Old English (16-20 Lackey Street) style retail buildings, and one Inter-war Mediterranean style residential flat building (No. 105 Smith Street)
- Victorian Filigree style terraces (13-15 Hardie St)
- Original details to retail buildings such as:
    - Parapets with elaborate detailing including urns, pediments
    - recessed balconies, often with arched openings, to Federation period 2-storey terrace shops
    - awnings over footpaths
    - original windows or doors to 1st floor level
    - rendered brickwork (Victorian period) or face brickwork (Federation, Inter-war period)
    - original balconies (recessed or otherwise)

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered buildings with difficult to reverse uncharacteristic alterations (example 34-36 Lackey St)
- Enclosed balconies
- Modernised ground floor shopfronts

Historical Development

The land in this part of Summer Hill was part of land grants made to Henry Kable (or Cable) and Captain Joseph Foveaux, important settlers in early Sydney. The boundary separating their grants crossed the present-day Lackey Street at about the line of Hardie Avenue, with Kable's on the north and Foveaux's on the south. Kable received several grants in addition to this parcel of 30 acres. Foveaux's was a single grant of 100 acres. The two grants were made in 1794, during the interregnum between the departure of Governor Phillip and the arrival of the second Governor, John Hunter.

Both Kable and Foveaux established farms on their properties. Foveaux sold his, known as Long Cove Farm, to Charles Grimes in 1799. Grimes owned it for only two years, selling on to John Palmer in 1801. By 1820 Palmer's property had been acquired by Robert Campbell the elder and incorporated into his Canterbury Park Estate. Kable sold his land in 1821 to Thomas Winder, who in turn sold a year or so later to James Underwood. Because of sales and amalgamations such as these, the outlines of those first grants bore little relationship to the later uses of the land.

Underwood died in 1844 but his will was so complicated that it was many years before any subdivision occurred and sales made. Eventually the part of his land that became known as the Underwood Estate was put up for auction in September 1878. It was bounded by Parramatta Road on the north, Prospect Road on the west, Smith Street on the south and Iron Cove Creek on the east. The railway line ran through the estate, and the plan, prepared for real estate agents Richardson & Wrench, showed a station flanked by Carlton and Grosvenor Crescents.

On the south, the streets running between Carlton Crescent and Smith Street were Prospect Road (on the west) and Lackey Street (in the centre), while Smith Street itself continued eastwards and curved around to meet the Crescent, as it does today. Fleet Street and Chapman Street had not then been created. On the north, Sloane Street and Dover Street led into the allotments between the railway and Liverpool and Parramatta Roads. Bogan Street had not then been created.

Clearly, Lackey Street was intended to provide a strategic link from the station to the subdivisions opening up south of Smith Street, including Summerhill Estate (sic) and Tavistock Estate, which are marked on the subdivision plan. In the same way, Sloane Street was to link the area north of the line as far as Parramatta Road to the station. But in fact it was not to happen just then, for the station did not exist.

Many of Summer Hill's streets have names that evoke an image of fashionable London of the 1870s — names such as Kensington, Sloane Square, Grosvenor Square and Gower Street, as the developers of the Underwood Estate sought to create an impression of a beautiful suburb and a gracious lifestyle on the edge of the city of Sydney. But among these reminders of 'home' and civilised society, one street name stands out. The short street that was to become the symbol of Summer Hill, its main street leading to the railway station, was named after John Lackey, a native-born politician, the son and grandson of convicts.1 Lackey was not a resident of Ashfield, however he was elected as the member of the State seat of Central Cumberland in 1867 and, in 1875, became Minister for Public Works in the new State government of John Robertson.

When Richardson & Wrench advertised the Underwood Estate they promised that there would be a new platform beside the estate almost immediately. The 1878 subdivision plan showed 'Summerhill Platform'; but at that time it was entirely imaginary. The new street leading to the station was named 'Lackey Street' as a gamble that the Minister for Public Works would support the idea. This he did, but only after he became Minister again following a change of government. After a deputation which included local citizens Daniel Holborow and Frederick Clissold, Lackey promised them not only their platform, but a 'more expensive erection' as soon as a few houses appeared. The auction in 1878 had resulted in the sale of only 12 of the 392 allotments. But after the new station was opened in 1879, sales accelerated.2

In the 1878 subdivision plan reproduced above it can be seen that Lackey Street separated Section 7 from Section 8. Addressing Lackey Street on its west side there were ten lots (Lots 43 to 52) of Section 7, and on the east, nine lots (Lots 2 to 10) of Section 8. In a characteristic expression of the land and financial boom of this time, a purchaser acquired Lots 40 and 47 to 56 (11 lots) and re-subdivided so as to provide 24 allotments. Seven of these (Lots 1 to 7) faced Lackey Street, three (Lots 15 to 17) faced Smith Street, one (Lot 24) faced Carlton Crescent, and the other 12 (Lots 8 to 14 and 18 to 23) faced Hardie Avenue, the narrow street which the developer created to facilitate the re-subdivision.[3]

Entries in Sands Directories are generally a reliable indication of the occupation and use of buildings. The Directory was published in Sydney annually from the 1850s until 1933. It records the first resident of Lackey Street as John Thomas, a builder, in 1880. Five

[1] Lesley Muir, 'John Lackey and Summer Hill', in Chris Pratten (ed) Summer Hill, p 53 et seq.
[2] *Summer Hill*, p 53 et seq. See also Don Hagarty, 'The Railway at Summer Hill', pp 39-52 in the same Journal.
[3] Higinbotham & Robinson map of Ashfield, 1883

years later there were seven occupants on the east side of Lackey Street and six on the west, none of them with premises north of Hardie Avenue. At that time the buildings had no street numbers. The listed occupations suggest that Lackey Street was well into its commercial development. There were a hairdresser, a furniture dealer, a plumber, a builder, four storekeepers, two bootmakers, a 'fancy repository', an engineer and a baker. The Summer Hill Hotel was not yet in Sands, though it does appear, newly-built, in an illustration published in the Town and Country Journal in 1884.[4]

The 1890 Water Board Detail Survey map[5] shows the outlines of the buildings erected by that year. The Summer Hill Hotel and the Australian Joint Stock Bank occupied the north corners of Carlton Crescent, while at south end there were already five shops on the east side and eight on the west. The building with the largest footprint became Hodgson & Co's store at the south corner of Hardie Avenue. Other prominent occupiers were the Stanton group, with premises for their real estate, auctioneering, financial agency and furniture warehouse operations, and Hammill & Co, printers and publishers of the Weekly Review. Most of the buildings are shown as brick-built, while the remainder were weatherboard and corrugated iron. As this is the time before reticulated sewerage, many outside privies are shown on the plan.

The 1895 issue of Sands Directory records that by then in Lackey Street there were three more estate agents, another furniture warehouse, three hairdresser-tobacconists, two plumbers, two fruiterers, a greengrocer, a harnessmaker, a blindmaker, two bootmakers and a 'boot palace', a billiard saloon, a confectioner, a tailor, three butchers, two grocers, a provision dealer, a watchmaker/jeweller, a newsagency, a chemist-dentist, a baker, a baker-confectioner, a painting firm and a drapery firm. There were still no street numbers given in 1895. Soon Lackey Street acquired an appearance similar to today's, with a definite turn-of-the-19th-century architectural flavour. Nearly all the shops lining the street had awnings above the footpaths, with posts at the kerb line and many with verandahs above. The single Summer Hill tram line, opened in 1915, ran from Wattle Hill via Prospect Road to Smith Street and then up Lackey Street to Carlton Crescent. Until the onset of car traffic, the street seemed more spacious with fewer vehicles. As seen in many early photographs, people stood in the street to talk.

The shops on the southern side of Smith Street were part of James Bartlett's late 1870s Tavistock Estate subdivision, later re-subdivided to create these small retail sites.

James Bartlett, Ashfield builder and entrepreneur, came to Summer Hill as a widower in 1869 and later re-married.[6] He lived in 'Prospect Hall', a house he built in 1874 and which stood in Seaview Street, between Prospect Road and Old Canterbury Road, until it was demolished to allow the subdivision which now comprises the Prospect Hall Heritage Conservation Area. Bartlett was responsible for or associated with many Ashfield subdivisions, including the Prospect Hall, Clover Hill Estate and Fleet Street subdivisions.

The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned land and built houses, was named after him. Bartlett died in 1904.[7]

The Tavistock Estate allotments along Smith Street were re-subdivided for retail development (now Nos. 104-152 Smith Street, including the former Summer Hill Post Office).

[4] Town & Country Journal, 1884
[5] Ashfield Library Local Studies collection, now available online
[6] Information from Ashfield & District Historical Society.
[7] The Prospect Hall conservation area is described in the Ashfield Heritage Study 1993, vol 1, pp 163-69.
See also Sheena and Robert Coupe, Speed the Plough, p 111.

Significant components of the streetscapes within the HCA include:

Lackey Street:

No. 1 Lackey Street (Heritage item), – Summer Hill Hotel originally built in the 1880s, refurbished in 1925 and again in 1938 radically changing its appearance from Victorian Filigree to Inter-war Georgian revival style.

Nos. 1A, 3 & 5 Lackey Street (Heritage item) – The Stanton Building, designed by Ellis & Slatyer architects for Richard Stanton, well known Real Estate Agent in 1889. Federation Free Classical style building

Nos. 7-9A Lackey Street – constructed in 1882 for storekeepers Woodhill & Murray as a single storey structure, later altered to 2 storeys. Federation Free Style.

11-13 Lackey Street – No. 11 is a 2-storey Victorian Italianate style terrace shop; No. 13 is a 2-storey building of indeterminate period.

Nos. 15-23 Lackey Street – formerly Hodgson's Store site, now a plaza

Nos. 27-43 Lackey Street – group of 2-storey terrace shops built prior to 1890, Victorian Italianate style

Nos. 2-4 Lackey Street (Heritage Item)– Weir's building, a brick 3-storey Inter-war Functionalist style building designed by architect Corry B. Wilson in 1939, who graduated in Architecture from the Sydney Technical College that year and registered as an architect in 1944. The Building Application was lodged with Ashfield Council on 18 April 1939.

Nos. 10-14 Lackey Street – group of three 2-storey Federation Free style terrace shops

Nos. 16-20 Lackey Street (Heritage item) – a 2-storey Inter-war Old English style retail building built in 1934.[8]

Nos. 22-26 Lackey Street – Group of three 2-storey Victorian Italianate style terrace shops with elaborate parapet capped with urns and a central lion statue.

Nos. 30-32 Lackey Street – Pair of 2-storey Victorian Italianate style terrace shops

36 Lackey Street – 2-storey Federation Free style shop with parapet

No. 40 Lackey Street - 2-storey terrace shop with the date "1882" on the parapet, simplified Victorian Free Classical style

No. 42-44 Lackey Street – 2-storey terrace shop with the date "1899" on the parapet, simplified Victorian Free Classical style

Nos. 46, 48 & 50 Lackey Street – Group of three 2-storey Victorian Italianate style terrace shops with decorative parapets with urns.

[8] Ashfield Heritage Study 1993, vol 2, Item No 159; Kevin Cork, 'The Cinemas of Summer Hill', in Pratten (ed), Summer Hill, p 177 et seq.

Hardie Avenue

Nos. 13-15 Hardie Avenue – pair of 2-storey Victorian Filigree style semi-detached houses built prior to 1890.

Grosvenor Crescent

Grosvenor Crescent was realigned on the northern side when land was resumed for railway purposes in 1926. As a result, "Athesley" at No. 37 Grosvenor Crescent lost its front garden (though it appears the original cast iron palisade front fence was relocated to the new front boundary), and 'Restameer', No 38 Grosvenor Crescent lost its front verandah as well as it's front garden. The buildings at Nos. 39 and 40 Grosvenor Crescent were demolished

Sloane Street

Group of 2-storey shops at Nos. 4-8 Sloane Street including Victorian Italianate corner shop at No. 8

Smith Street

Group of four 2-storey Federation Free style shops at Nos. 93-99 Smith Street

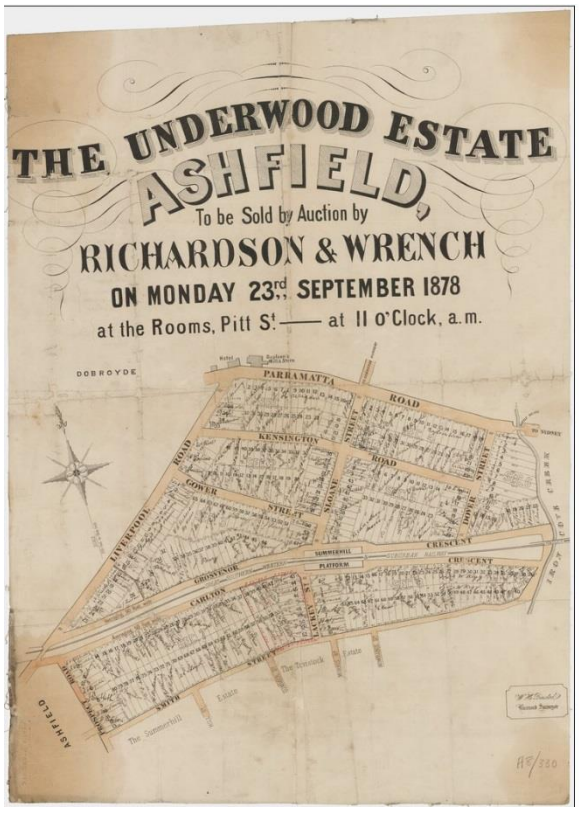
"Glenleigh", a 2-storey inter-war Mediterranean style residential flat building at No. 105 Smith Street (heritage item)

2-storey Victorian Filigree corner shop and terrace at Nos. 107-109 Smith Street, corner Hardie Street (heritage item)

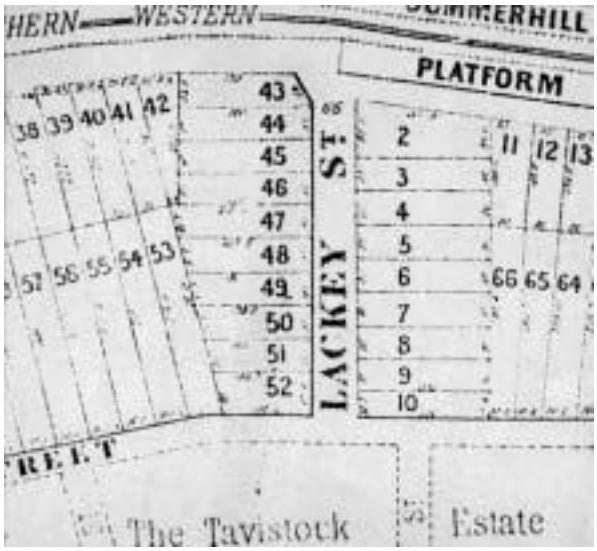
"Post Office Buildings" (name on corner pediment) - group of 2-storey Federation Free style terrace shops at Nos. 111-117 Smith Street (heritage item)

Nos. 119-123 Smith Street – group of three 2-storey Victorian Italianate style terrace shops (heritage item)

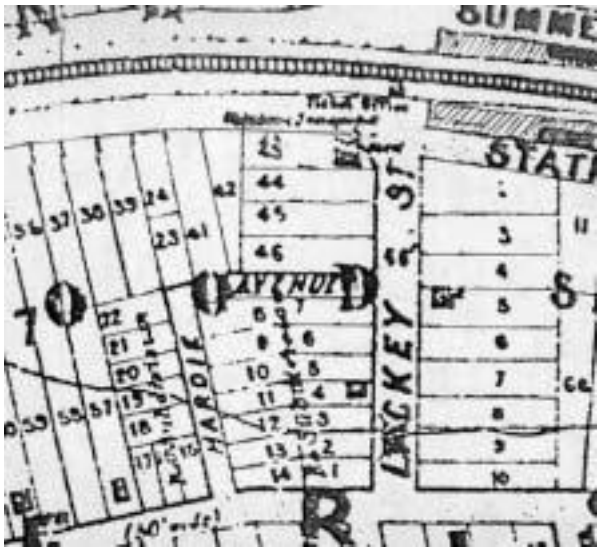
No. 123A Smith Street – 2-storey free-standing Victorian Italianate style house.



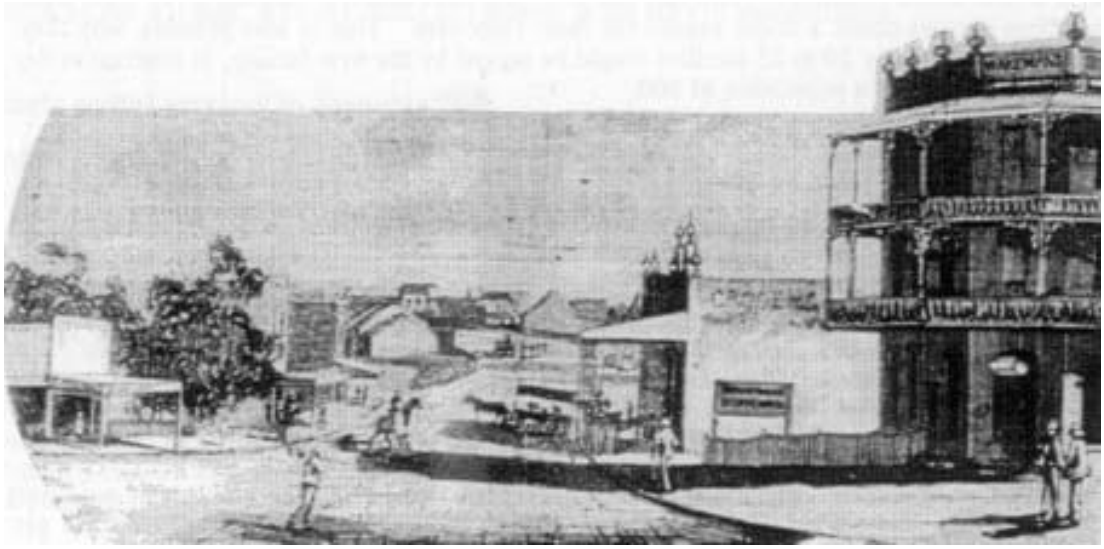
Left: The 1878 Underwood Estate subdivision covering much of Summer Hill Source: Ashfield subdivision plans online at NSW State Library



Above: Detail of the 1878 Underwood Estate subdivision plan showing Lackey Street with its original subdivision layout

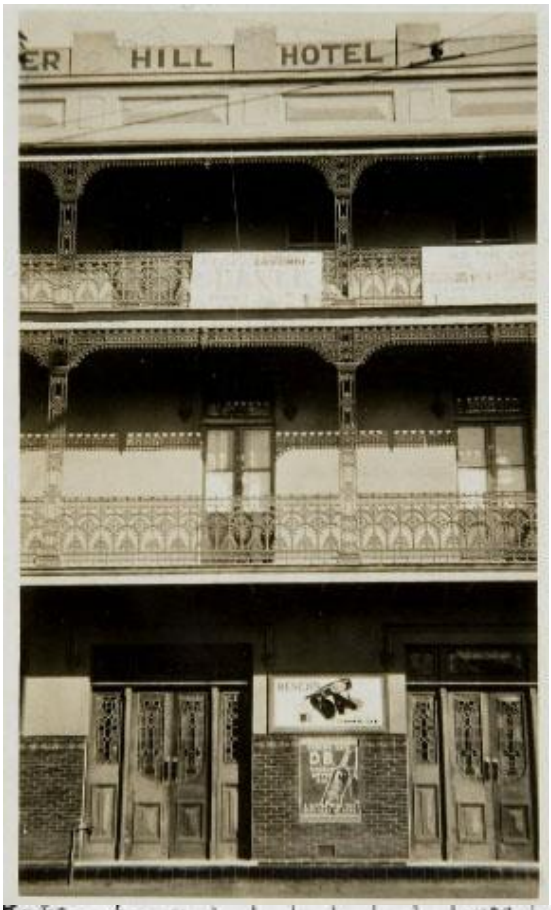


Above: A detail of the 1883 Higginbotham & Robinson map of Ashfield showing re-subdivision which occurred around Lackey Street, creating Hardie Avenue and doubling the number of allotments



'The main street ... as it is presented to the view on leaving the railway station. At the right hand corner an elegant and commodious hotel, kept by Mr Wakeman [sic], has been erected. Several new buildings are being erected in this street, which may be regarded as the main business centre of this little community. There are a good many shops in the street, and the proprietors all appear contented looking ...'

This is one of the earliest views and descriptions of Summer Hill, from the Australian Town and Country Journal in 1884.



Left: The Summer Hill Hotel, No. 1 Lackey Street (corner Carlton Crescent), prior to its refurbishment in 1934

Above: Detail of the HEC Robinson map showing the realignment of Grosvenor Crescent when land was resumed for railway purposes in 1926

BUILDING RANKING DEFINITIONS

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

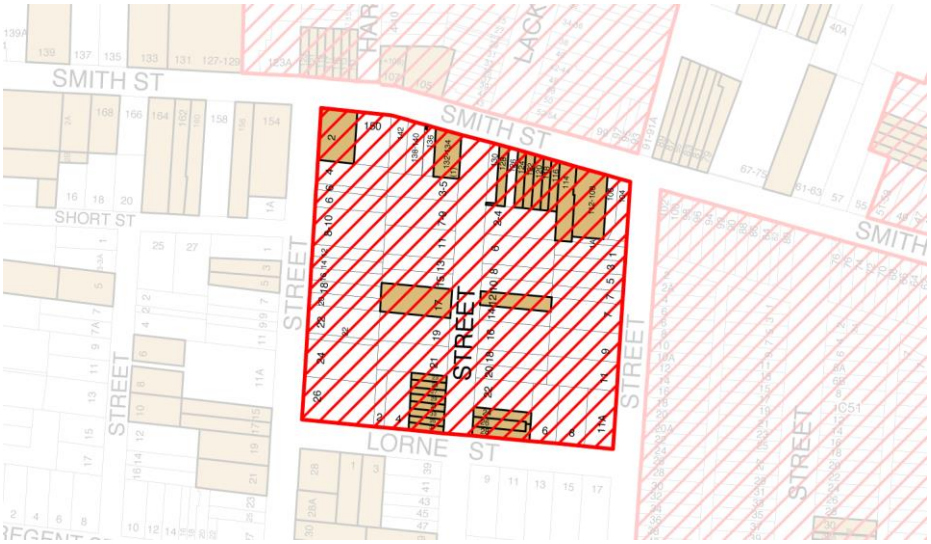
Summer Hill Central

Street	Side	No	Rating	Name	Style/Observations
Carlton Crescent	S	69	1		Post-War International
Carlton Crescent	S	70	1		Inter-War indeterminate
Carlton Crescent	S	72	1		Inter-War Functionalist
Carlton Crescent	S	74	2		Post-War International
Carlton Crescent	S	75	1		Inter-War Mediterranean
Grosvenor Crescent	N	39	2		Inter-War indeterminate
Grosvenor Crescent	N	38	2		Victorian indeterminate
Grosvenor Crescent	N	37	2		Victorian indeterminate
Grosvenor Crescent	N	35-36	2		Inter-War Arts-&-Crafts
Grosvenor Crescent	N	33-34	1		Inter-War Arts-&-Crafts
Grosvenor Crescent	N	29-32	1		Federation Arts-&-Crafts
Hardie Avenue		17	1		Victorian indeterminate
Hardie Avenue		13-15	1		Victorian Filigree
Hardie Avenue		1-11	4		Post-War International
Lackey Street	E	2-4A	*		Inter-War Functionalist
Lackey Street	E	6	3		Inter-War Simplified Art Deco.
Lackey Street	E	8	3		Inter-War Art Deco
Lackey Street	E	10-14	1		Inter-War Arts-&-Crafts
Lackey Street	E	16-20	*		Inter-War Tudor
Lackey Street	E	22-26	1		Victorian Free Classical
Lackey Street	E	30-32	1		Victorian Free Classical
Lackey Street	E	34-36	3		Federation as Late 20th-Century Modern
Lackey Street	E	38	1		Arts-&-Crafts
Lackey Street	E	40	1		Victorian Free Classical
Lackey Street	E	42-44	1		Victorian Free Classical
Lackey Street	E	46-48	1		Victorian Free Classical
Lackey Street	E	50	1		Victorian Free Classical
Lackey Street	E	52-54	3		
Lackey Street	W	39-43	1		Victorian Free Classical
Lackey Street	W	33-37	1		Victorian Free Classical

Street	Side	No	Rating	Name	Style/Observations
Lackey Street	W	27-31	1		Simplified Victorian Free Classical
Lackey Street	W	25	3		Post-War International
Lackey Street	W	15-23	3		Plaza
Lackey Street	W	13	3		Post-War International
Lackey Street	W	11	1		Victorian Free Classical
Lackey Street	W	7-7A-9-9A	1		Arts-&-Crafts
Lackey Street	W	1A 3-5	*		Victorian Free Classical
Lackey Street	W	1	*	Summer Hill Hotel	Georgian Revival
Sloane Street	E	9	1		Late 20th Century International
Sloane Street	E	1	4		Late 20th Century International
Sloane Street	W	2-2A	1		Federation Arts-&-Crafts
Sloane Street	W	4	2		Indeterminite
Sloane Street	W	6	2		Indeterminite
Sloane Street	W	6A	2		Indeterminite
Sloane Street	W	8	1		Victorian Free Classical
Smith Street	N	123A	1		Victorian Italianate-Filigree
Smith Street	N	123	*		Inter-War Arts-&-Crafts
Smith Street	N	121	*		Inter-War Arts-&-Crafts
Smith Street	N	119	*		Inter-War Arts-&-Crafts
Smith Street	N	117	*		Inter-War Arts-&-Crafts
Smith Street	N	115	*		Inter-War Arts-&-Crafts
Smith Street	N	113	*		Inter-War Arts-&-Crafts
Smith Street	N	111	*		Inter-War Arts-&-Crafts
Smith Street	N	107-109	*		Late Victorian Regency
Smith Street	N	105	*		Inter-War Mediterranean
Smith Street	N	97-99	1		Federation Arts-&-Crafts
Smith Street	N	93-95	1		Federation Arts-&-Crafts

C53 Tavistock Estate, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1870s to 1930s

HCA TYPE 3: Mixed Residential
Statement of Significance

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

The area is of *historical* significance as an 1870s subdivision which has been subject to later re-subdivision, the development of which illustrates the long 1870s to 1930s period of development.

The area has *historical* association with local entrepreneur James Bartlett, responsible for the original 1870s subdivision plan.

The area is of *aesthetic* significance for its generally wide streets and its mix of detached and semi-detached housing of one and two storeys built in the Victorian, Federation and Inter-war periods in Victorian Filigree, Victorian Italianate, Federation Queen Anne and Inter-war California Bungalow styles. The area also has aesthetic significance for its collection of Inter-war Art Deco style residential flat buildings and one and two-storey retail buildings from the late Victorian to Federation period.

Key Character Elements

Subdivision and public domain elements:

- Relatively wide carriageways in Lorne, Moonbie, Morris and Nowranie Streets
- Narrow concrete footpaths without any grassed verges in all streets
- Late 20th century street tree planting in street carriageways - east side of Morris Street; west side of Nowranie Street; west side of Moonbie Street
- Small front gardens, buildings set close to the street

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

- Victorian period (1870s-1890s) single storey detached and semi-detached rendered or painted brick houses (examples Nos. 13-15 Morris Street, 1, 3, 11A Nowranie St)
- Detached one and two storey face brick Federation period houses (examples: 4 Moonbie Street, 2 storey house); run of single storey narrow fronted houses at Nos. 12 to 20 Moonbie Street)
- Detached single storey face brick Inter-war California bungalows (example No. 6 Moonbie Street)
- 2-storey 1920s-1930s Inter-war Art Deco flat buildings (examples No. 22 Moonbie Street, Nos. 11, 17, 2-4 and 8 Morris Street, 5 Nowranie Street)
- 1 and 2-storey Late Victorian to Federation period retail buildings in Morris Street up to corner of Lorne Street (examples Nos. 3-5. 25-37 Morris Street and Nos. 12, 24-28 Morris Street)
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate, corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (Inter-war period); and original chimneys
    - Early shopfront details for retail buildings
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)
    - Rendered or painted brickwork (Victorian period)
    - Face brickwork (Federation period, Inter-war period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket (Victorian period); timber picket, low brick, brick & timber picket (Federation and Inter-war period)

NON-CONTRIBUTORY ELEMENTS

- 1960s to 1970s flats (examples No. 8-10 Moonbie Street, 6 Morris Street, 7 Nowranie St)
- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples Nos. 9 and 10 Morris Street)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples No. 10 Morris Street)
- Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences (example concrete breeze block front fence at No. 16 Morris Street)

Historical Development

The Ashfield builder and entrepreneur James Bartlett created several subdivisions in Ashfield including this one. Originally the area was part of a 100-acre grant made in 1794 to Captain Joseph Foveaux, who came to Sydney in 1792 as an officer in the NSW Corps. By 1800 Foveaux was the largest landholder and stock-owner in the colony.1 A little prior to 1820 his Ashfield grant was incorporated into Robert Campbell's Canterbury Park Estate.

This area is shown on the 1883 Higginbotham & Robinson map of Ashfield as the Tavistock Estate, located just to the south of Henson's Creek. By that time the subdivision consisted of Section A on the west side of Morris Street and Section B on the east side.2

The Estate as devised by James Bartlett in the late 1870s and shown in his flier, comprised '33 charming villa sites', 12 in Section A and 15 in Section B. In his poster depicting the subdivision plan, Bartlett advertised the blocks 'on the heights of Ashfield' for private sale – "apply to James Bartlett, Prospect Hall, Ashfield, near the land for sale".

Bartlett's activities in Ashfield were numerous and interesting. He came to Summer Hill as a widower in 1869 and later re-married.3 He lived in 'Prospect Hall', a house he built in 1874 and which stood in Seaview Street, between Prospect Road and Old Canterbury Road, until it was demolished to allow the subdivision which now comprises the Prospect Hall Heritage Conservation Area. Bartlett was responsible for or associated with many Ashfield subdivisions, including the Prospect Hall, Clover Hill Estate and Fleet Street subdivisions. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned land and built houses, was named after him. Bartlett died in 1904.4

The allotments along Smith Street were re-subdivided for retail development (now Nos. 104-152 Smith Street, including the former Summer Hill Post Office).

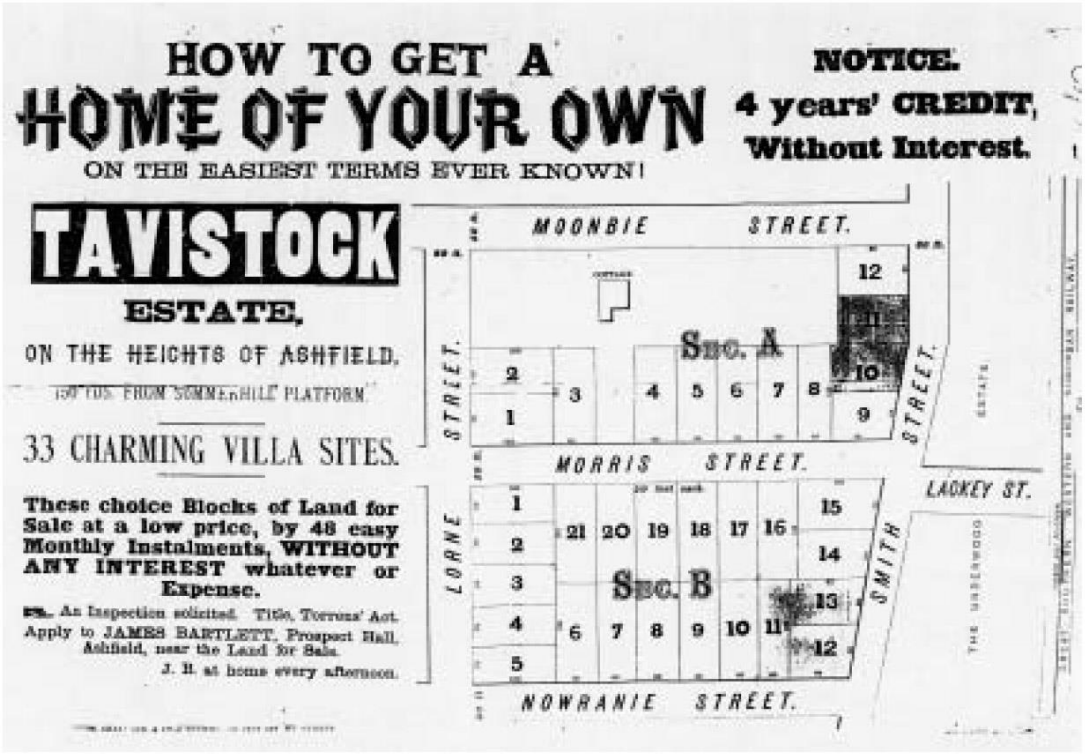
The lots facing Morris Street near the corner of Lorne Street were also re-subdivided for shops and dwellings (now Nos. 24-28 and Nos. 23-37 Morris Street). By the time of the HEC Robinson map of Ashfield East Ward5 published circa 1912, Bartlett's 33 villa sites had become 63 allotments.

The Water Board Detail Survey map,6 done in 1890 and updated in 1893, shows that by then 44 buildings had been erected on the Tavistock Estate subdivision.

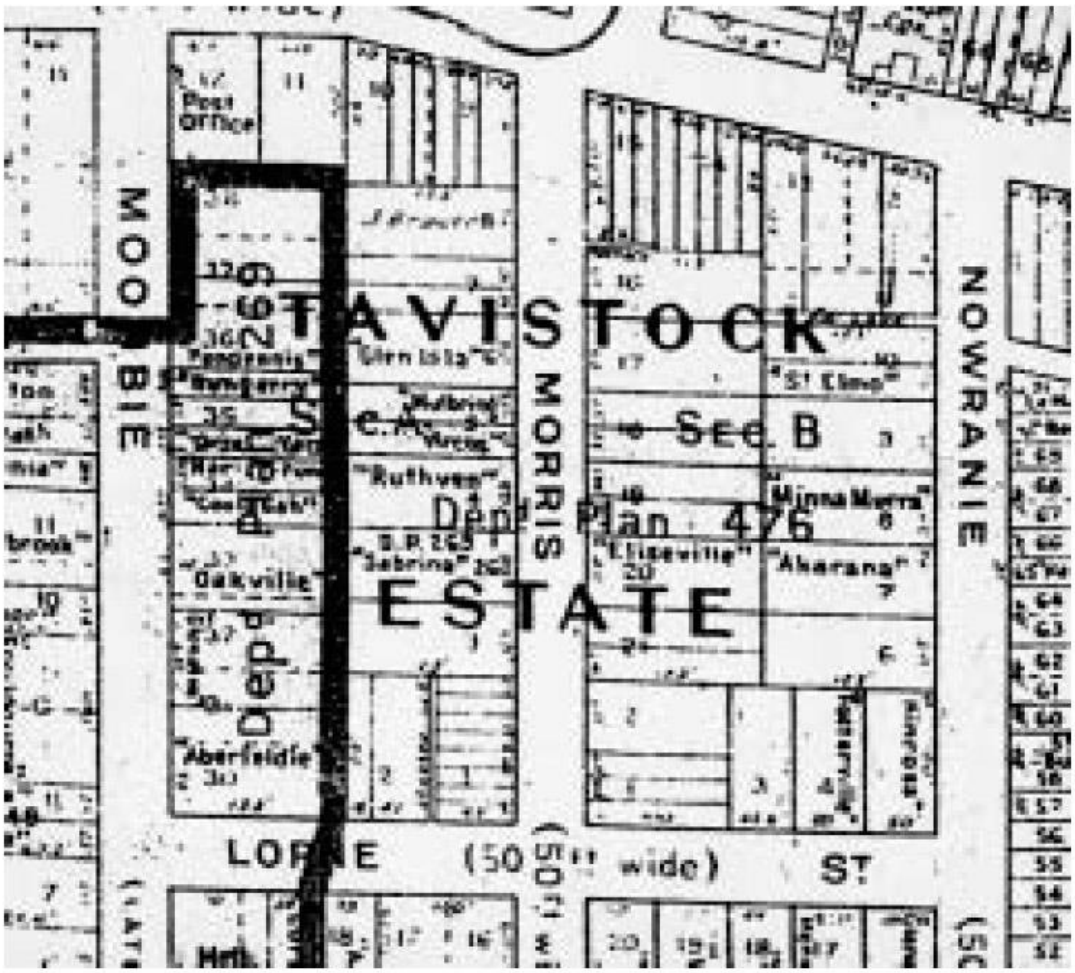
One parcel of land shown on Bartlett's plan was not included in his estate, presumably because he did not own it at that time. It

[1] Australian Dictionary of Biography, vol 1, p 408.
[2] Ashfield Heritage Study 1993, vol 1, pp 32, 36, 170; Higinbotham & Robinson map of Ashfield, 1883
[3] Information from Ashfield & District Historical Society.
[4] The Prospect Hall conservation area is described in the Ashfield Heritage Study 1993, vol 1, pp 163-69. See also Sheena and Robert Coupe, Speed the Plough, p 111.
[5] Copies of these ward maps, undated but compiled before 1912, are held in Ashfield Council Archives.
[6] Copies of these plans are also held in Ashfield Council Archives

was a block with a long frontage to Moonbie Street, containing a cottage outlined on the plan but not not named. It can be identified from the H E C Robinson map as a dwelling called 'Oakville'. By 1883 that block had been subdivided into nine allotments, leaving 'Oakville' on one of them. It was subsequently resubdivided, and on the part occupied by the cottage (now 22 Moonbie Street) a block of flats was built.



Above: The Tavistock Estate as devised by James Bartlett in the 1870s Source: Ashfield Council Archives



Above: Extract of the circa 1912 HEC Robinson map of Ashfield East Ward, showing re-subdivision within the estate by this date Source: Ashfield Council Archives

BUILDING RANKING DEFINITIONS

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

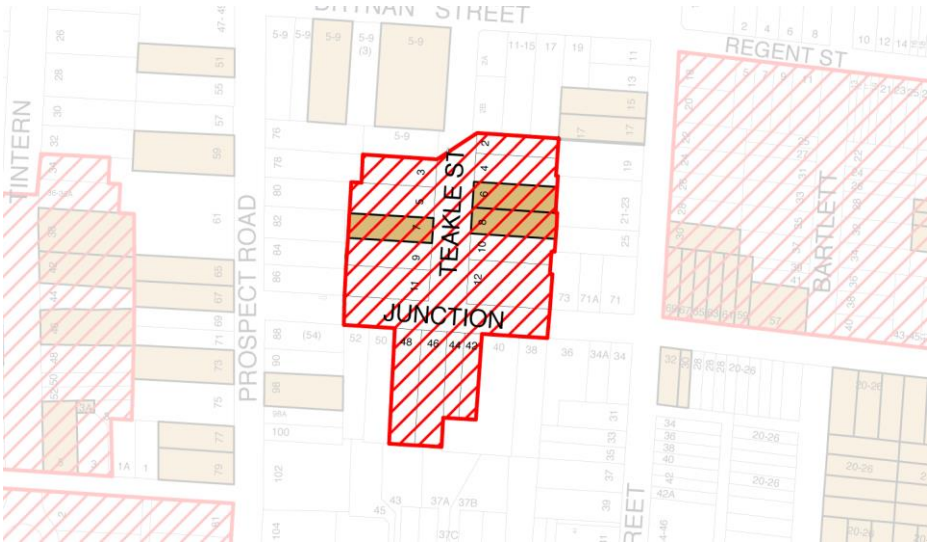
Tavistock Estate

Street	Side	No	Rating	Name	Style/Observations
Lorne Street	N	2	2		
Lorne Street	N	4	2		
Lorne Street	N	6	2		Victorian Regency
Lorne Street	N	8	2		Victorian Italianate
Moonbie Street	E	2	*		Federation Free Style
Moonbie Street	E	4	1		Queen Anne
Moonbie Street	E	6	1		Arts-&-Crafts/Californian Bungalow
Moonbie Street	E	8-10	3		Post-War International
Moonbie Street	E	12	1		Queen Anne
Moonbie Street	E	14	1		Queen Anne
Moonbie Street	E	16	1		Queen Anne
Moonbie Street	E	18	1		Queen Anne
Moonbie Street	E	20	1		Queen Anne
Moonbie Street	E	22	1		Art Deco
Moonbie Street	E	24	3		Post-War International
Moonbie Street	E	26	3		Post-War International
Morris Street	E	2-4	1		Inter War Free Classical/Art Deco
Morris Street	E	6	2		Post-War International
Morris Street	E	8	1		Inter-War Art Deco
Morris Street	E	10	2		Victorian Free Classical
Morris Street	E	12	*		Federation Queen Anne
Morris Street	E	14	1		Queen Anne
Morris Street	E	16	2		Arts-&-Crafts
Morris Street	E	18	1		Victorian Free Classical
Morris Street	E	20	1		Victorian Free Classical
Morris Street	E	22	1		Queen Anne
Morris Street	E	24	*		
Morris Street	E	26	*		
Morris Street	E	28	*		
Morris Street	W	35-37	*		Federation indeterminate

Street	Side	No	Rating	Name	Style/Observations
Morris Street	W	31-33	*		Federation indeterminate
Morris Street	W	27-29	*		Federation indeterminate
Morris Street	W	23-25	*		Federation indeterminate
Morris Street	W	21	1		Arts-&-Crafts/Californian Bungalow
Morris Street	W	19	1		Queen Anne
Morris Street	W	17	*		Inter War Free Classical/Art Deco
Morris Street	W	15	1	Vircos	Victorian Filigree
Morris Street	W	13	1	Mulbring	Victorian Filigree
Morris Street	W	11	1		Inter-War Art Deco
Morris Street	W	7-9	3		Post-War International
Morris Street	W	3-5	1		Victorian Free Classical
Nowranie Street	W	11A	1	Kinross	Victorian Free Classical
Nowranie Street	W	11	2		Arts-&-Crafts
Nowranie Street	W	9	2		Victorian Regency
Nowranie Street	W	7	3		Post-War International
Nowranie Street	W	5	1		Inter-War Art Deco
Nowranie Street	W	3	1		Victorian Italianate
Nowranie Street	W	1	1		Victorian Italianate
Smith Street	S	104-106	1		Arts-&-Crafts
Smith Street	S	108-110	1		
Smith Street	S	112-114	*		Victorian Free Classical
Smith Street	S	116-122	*		Federation Free Style
Smith Street	S	124	*		Federation Free Style
Smith Street	S	126	*		Federation Free Style
Smith Street	S	128	*		Federation Free Style
Smith Street	S	130	1		
Smith Street	S	132-134	*	Wilga	Inter-War Free Classical
Smith Street	S	136	1		Victorian indeterminate
Smith Street	S	138-138A	1		Federation Free Classical
Smith Street	S	140-142	1		Post-War International
Smith Street	S	150	1		Style-less

C54 Teakle Street, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1896 to 1930s

HCA TYPE 2: Single storey residential (i) uniform single period subdivision
Statement of Significance

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

The area is of *historical* significance as a subdivision of the grounds of the circa 1870s house "Charleville" (demolished for the subdivision), developed in the period 1896 to the 1930s. The area is of aesthetic significance for its buildings constructed in the period 1896 to the 1930s including Victorian Italianate and Federation Queen Anne style single storey houses and 2-storey Inter-war Art Deco style residential flat buildings.

Key Character Elements

Subdivision and public domain elements:

- Footpaths with grassed verges on the eastern side and approximately half the western side of Teakle Street
- Teakle Street is one chain (66 feet) wide, except at the north end, where it is attenuated to the standard width of 50 feet. Being also short, and also on account of the building setbacks, its spatial proportions endow it with an expansiveness of streetscape scale unusual in Ashfield.

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

- Predominantly detached face brick single storey Federation Queen Anne style houses (example Nos. 46, 48 Junction Road, 7 Teakle Street transitional from Victorian period styles)
- 2-storey Inter-war Residential flat buildings (example No. 2B Teakle Street)
- Original details such as:
    - Front verandahs with original detailing
    - Original roof forms with original cladding of slate or, unglazed terracotta tiles and original chimneys
    - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
    - Face brickwork (Federation period)
    - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

NON-CONTRIBUTORY ELEMENTS

- Recent or heavily altered houses with difficult to reverse uncharacteristic alterations (examples 42-44 Junction Road, pair of 2 storey Victorian period houses with modern brick façade, No. 5 Teakle Street Federation period house with modern brick facade)
- Uncharacteristic first floor additions to single storey houses which are visible from the street (examples)
- Changes to materials: Cement rendering of face brickwork to Federation period houses; modern roof cladding (eg concrete tiles) and loss of chimneys
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

Historical Development

This area was originally part of Captain Joseph Foveaux's 1794 grant of 100 acres. It was acquired by Robert Campbell and absorbed into his Canterbury Park Estate. Part of it was bought by Frederic King and subdivided by him into very large portions, six of which were bought by Mrs Jane Drynan and four by Charles Teakle. Mrs Drynan built her large house 'Kelvin Grove' (now part of St Patrick's church and school complex) on her land in 1875.7

Charles Teakle had his substantial residence 'Charleville' built on one of his four allotments. He was a city auctioneer, who died in 1878 at 33 years of age. Soon afterwards Mrs Rosina Teakle moved to 'Kenilworth', a house built for her in Short Street. 'Charleville' was demolished after 1896 and its site became Nos. 1, 3 and 5 Teakle Street and Nos 76, 78 and 80 Junction Road. The other Teakle blocks were also re-subdivided and sold, Teakle Street being created in the process.8 Teakle Street first appeared in Sand's Directory in 1897.

The first of Teakle's allotments to sell was the present No 7 Teakle Street, in 1902, and on this lot John Liddicoat built the residence 'Jura' (a LEP listed heritage item) which was sold in 1903 to Mrs Ann H McLardy, wife of Duncan McLardy.

The house at No 6 Teakle Street is 'Loloma' (a LEP listed heritage item). This allotment was bought by Clarence T. Gosper in 1896 and he is recorded in Sand's Directory in 1897 as living in a residence "Loloma" on the east side of Teakle Street. Gosper sold the property in 1907 to J G Leslie, who lived there until the 1930s. This house and 'Hurunui', the one at No 8 Teakle Street (also a LEP listed heritage item), are believed to have been built for Mrs Teakle, who took out a mortgage, presumably to finance the erection of both, in 1896. No 8 Teakle Street was occupied by J Gibbs and was sold by Mrs Teakle in 1912.

As far as is known, the allotments at Nos 2, 4 and 11 Teakle were still vacant and owned by Rosina Teakle in 1912. The houses at Nos 1, 3 and 5 were built after Mrs Teakle disposed of her residential lot after 1912 (the house at No. 2 demolished later). The house at No 9 was 'Cranbrook', which also appears on the 1912 map, as do the houses at Nos 10, 'Loloma' and 12, 'Thracia'. On the other side of Junction Road, the semi-detached houses at Nos 42 and 44, which were named 'Clifton Villa' and 'Huddersfield' respectively, were also built before 1912.9

Above: Part of the Higinbotham & Robinson map of the east Ward of Ashfield, compiled about 1912. It shows part of the Kelvin Grove Estate

[7] Ashfield Heritage Study 1993, vol 1, pp 32, 36 and Appendix 'G'; Inventory Item 77; Higinbotham & Robinson map of Ashfield, 1883; Chris Pratten (ed), Summer Hill, pp 140 et seq, 190.
[8] H E C Robinson map of Ashfield east ward, undated but about 1912, in Ashfield Council Archives; Ashfield Heritage Study 1993, vol 2, Inventory item No 77.
[9] As observed on the H E C Robinson map of Ashfield, east ward, c 1912

including the Drynan property 'Kelvin Grove', which still survives, and the Teakle properties including 'Charleville'. The eastern half of the 'Charleville' site is now Nos 1, 3 and 5 Teakle Street

BUILDING RANKING DEFINITIONS

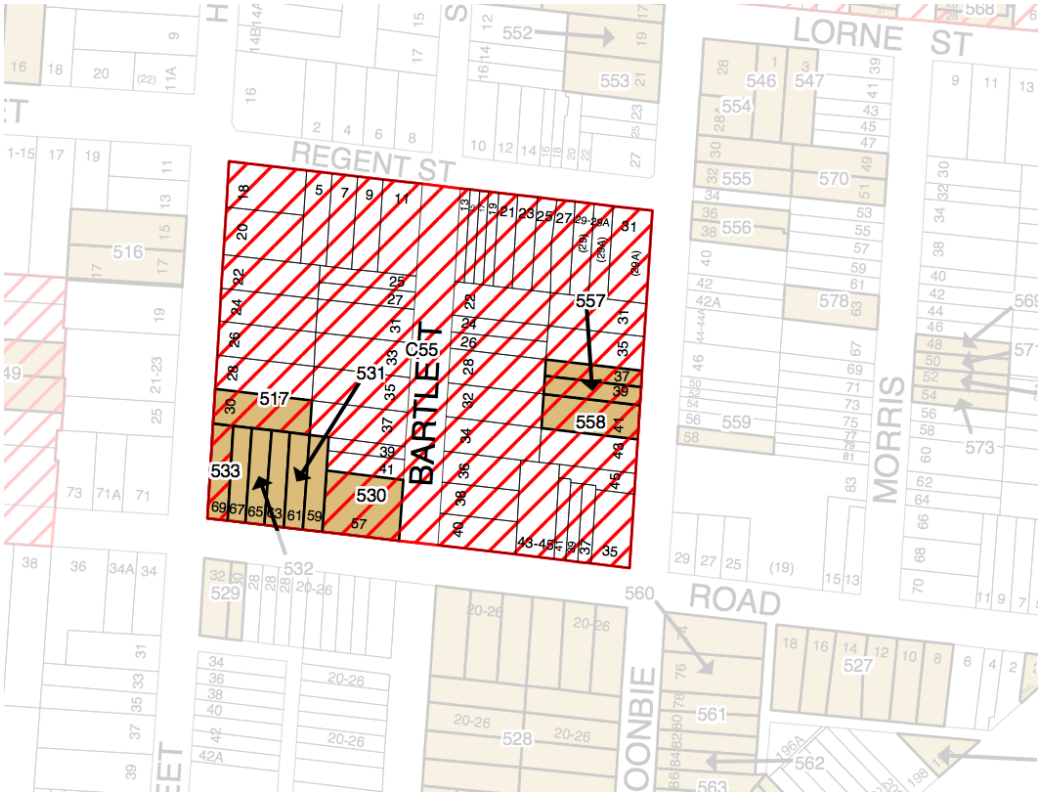
Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have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

Teakle Street

Street	Side	No	Rating	Name	Style/Observations
Junction Road		42-44	3		Victorian indeterminate
Junction Road		46	1		Queen Anne/Arts-&-Crafts
Junction Road		48	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	2B	2		
Teakle Street	E	2	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	4	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	6	*		Queen Anne/Arts-&-Crafts
Teakle Street	E	8	*	Hurunui	Queen Anne/Arts-&-Crafts
Teakle Street	E	10	1		Queen Anne/Arts-&-Crafts
Teakle Street	E	12	1		Queen Anne
Teakle Street	W	11	1		Queen Anne/Arts-&-Crafts
Teakle Street	W	9	1		Queen Anne/Arts-&-Crafts
Teakle Street	W	7	*		Transitional Victorian/Queen Anne
Teakle Street	W	5	3		Federation indeterminate
Teakle Street	W	3	3		Queen Anne/Arts-&-Crafts

C55 Trafalgar Square, Summer Hill

Heritage Conservation Area



KEY PERIOD OF SIGNIFICANCE: 1878 to 1940s

HCA TYPE 3: Mixed residential
Statement of Significance

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

The area is of *historical significance* as a circa 1878 re-subdivision of the 1877 Summerhill Estate developed by local developer and entrepreneur James Bartlett.

The area has *historical association* with James Bartlett, reflected in its central street name.

The area has *aesthetic* significance for its circa 1878 subdivision pattern with some 1912 re-subdivision, wide streets, rectangular allotments, small building setbacks, and varied streetscapes consisting of predominantly single storey detached and semi-detached housing, developed in the period 1870s to 1940s with some 2-storey Victorian period houses, Victorian to Federation period shops and Inter-war residential flat buildings. While predominantly of brick or rendered brick, the housing in the area includes a single weatherboard house at No. 35 Bartlett Street. The area includes buildings representing architectural styles from the period 1870s to the 1940s including Victorian Filigree, Victorian Italianate, Federation Queen Anne, Inter-war California bungalows, 1930s bungalows, and Inter-war Art Deco residential flat buildings.

The terrace house group within the area at Nos. 13-19 Regent Street is locally rare.

The area as a whole is representative of a varied residential subdivision predominantly developed in the period 1870s to the early 1940s.

Key Character Elements

Subdivision and Public Domain Elements:

- Street layout
- Relatively wide streets
- Varied allotment sizes, consistently rectangular in shape, representing the original subdivision and later re-subdivision pattern

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

- predominantly residential character consisting of buildings developed in the period 1878 to 1940s,
- predominantly single storey housing, detached and semi-detached, with one group of terrace houses (Nos. 13-19 Regent Street), and some 1930s-early 1940s two storey residential flat buildings (examples Nos. 33 Bartlett Street, No. 32 Bartlett Street)
- brick buildings (except for weatherboard cottage at No. 35 Bartlett Street) , with few rendered. Rendered buildings usually Victorian period with original rendered wall surfaces.
- varying architectural styles from Victorian period styles (Victorian Italianate, Victorian Filigree, Federation Queen Anne, Inter war California Bungalow, 1930s bungalows, 1940s 2-storey Inter War Art Deco style residential flat buildings.
- Hipped and gabled roofs with original roof cladding variously slate, unglazed terracotta tiled, or (occasionally) corrugated steel.
- Housing setbacks close to the street (except for shops set to street alignment in Junction Road)
- small scale shops at 35 to 37 and 43-45 Junction Road.
- Original front fences – timber picket (Victorian, Federation period housing); low brick front fences (Inter war period housing and 1930s-early 1940s flats)
- Original details such as:
    - front verandahs or balconies with original detailing such as original roofs and cast iron lacework (Victorian period) or timber fretwork (Federation, Inter war periods);
    - original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys
    - gable ends facing the street with roughcast stucco or imitation half-timbered finishes (Federation, inter-war);
    - decorative brickwork (Federation to Inter-war period);
    - original timber-framed windows and original doors consistent with the periods and styles of housing and shops;
    - awnings to shops.

NON-CONTRIBUTORY elements:

- modern front fences of unsympathetic design and materials, particularly high solid masonry front fences

- later roof claddings
- obvious unsympathetic modern additions to buildings which are visible from the street
- new buildings and heavily altered buildings (with difficult to reverse unsympathetic alterations)
- carports in front gardens

Historical Development

This land was part of a 100-acre land grant made to Captain Joseph Foveaux in 1794. By about 1820 the land was absorbed into Robert Campbell's Canterbury Park Estate. The map of Ashfield published in 1883 by Higginbotham & Robinson shows that the Trafalgar Square estate, though not so named on the map, was a re-subdivision of the 1877 Summerhill Estate. That map shows 40 allotments - 20 in Section A and 20 in Section B - and on eight of these 40 lots houses had been built.[1]

The re-subdivision was named Trafalgar Square on an undated subdivision plan which showed Henson Street as Crane Street and Junction Road as Junction Street. As Henson Street is believed to have got its name in 1875 (named after William Henson, an alderman on the first Ashfield Council, 1872). It appears to have been the creation of James Bartlett, of Prospect Hall, a house which he built in 1874 in Seaview Street, Summer Hill.

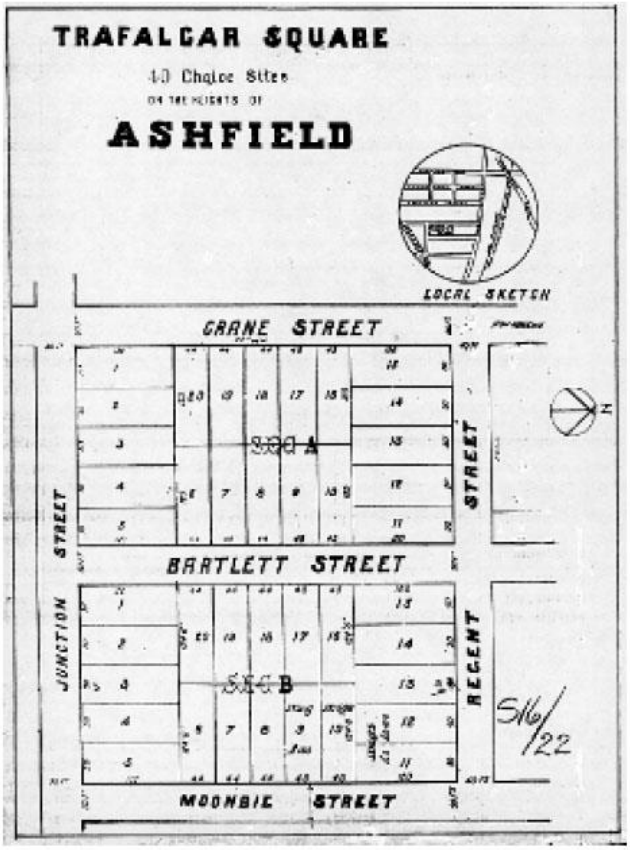
James Bartlett's entrepreneurial activities in Ashfield were numerous and interesting. Born in England, probably in London, he came to Summer Hill as a widower in 1869 and later remarried. His busy but largely unrecorded life ended with his death in 1904. Among other developments including this one he was responsible for the Tavistock Estate (centred on the north end of Morris Street), the Fleet Street Estate, and the Clover Hill Estate. The Summer Hill Primary School is built on land that was formerly his, while Bartlett Street, where he also owned and built houses, was named after him. He must have been a little sentimental too, for he named Fleet Street, Tavistock and Trafalgar Square after London places.[2]

The Trafalgar Square allotments facing Junction Road were 50 feet wide and 122 feet deep, those facing Regent Street were 50 feet wide and 120 feet deep, while the other allotments had frontages of 43 and 44 feet and depths of 124 feet 6 inches and 125 feet.[3]

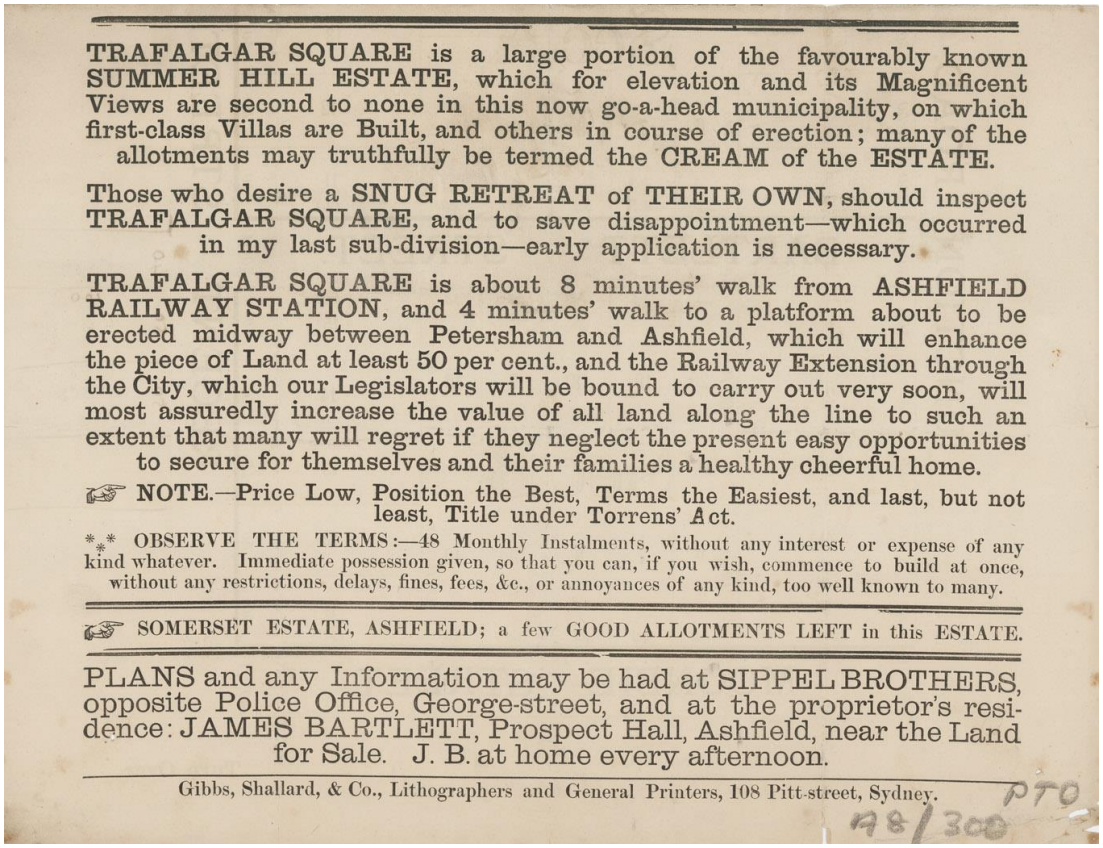
By about 1912 further re-subdivision had taken place, to give a total of 51 allotments, and by that year at least 16 named houses had been built. Even before that there were some non- residential buildings, including coach-building workshops along the Junction Road frontage, which eventually gave way to houses or shops.[4]

Heritage items within the HCA include a suite of seven houses in Junction Road between Bartlett and Henson Streets, which were built around 1908 by Ernest Agate, a coachbuilder who was also an entrepreneur. The items within the HCA are: 'Brundah', No. 57 Junction Road; Nos. 59-69 Junction Road. No 30 Henson Street, a two-storey Italianate house built about 1880 as a speculative venture for William Howden. Nos 37-39 Moonbie Street, a semi-detached, single-storey Victorian Italianate pair erected on an allotment owned by Samuel Benjamin; No 41 Moonbie Street, a very unusual example of the Victorian Italianate style, built about 1888 by Samuel Benjamin for his own occupation.[5]

[1] *Ashfield Heritage Study 1993*, vol 1, pp 32, 36; a copy of the Higinbotham map of Ashfield, 1883 sourced from Ashfield Council Archives.
[2] Information from Ashfield & District Historical Society; Ashfield Heritage Study 1993, vol 1, p 164;
Sheena and Robert Coupe, Speed the Plough, p 111.
[3] The Trafalgar Square subdivision plan is No S16/22 in the Ashfield Council Archives collection. See also the Ashfield Heritage Study 1993, vol 1, appendix 'G'.
[4] H E C Robinson map, east ward, undated but about 1912; Ann O'Connell, 'Henry Sweeney', in Summer
Hill, p 154
[5] Ashfield Heritage Study 1993, vol 2, Items No 145, 114, 187 and 188;



Left: A reduced reproduction of the subdivision plan of Trafalgar Square. Note that Crane Street, on the west side of the estate in this street layout, was re-named Henson Street in about 1875



TRAFALGAR SQUARE is a large portion of the favourably known SUMMER HILL ESTATE, which for elevation and its Magnificent Views are second to none in this now go-a-head municipality, on which first-class Villas are Built, and others in course of erection; many of the allotments may truthfully be termed the CREAM of the ESTATE.

Those who desire a SNUG RETREAT of THEIR OWN, should inspect TRAFALGAR SQUARE, and to save disappointment—which occurred in my last sub-division—early application is necessary.

TRAFALGAR SQUARE is about 8 minutes' walk from ASHFIELD RAILWAY STATION, and 4 minutes' walk to a platform about to be erected midway between Petersham and Ashfield, which will enhance the piece of Land at least 50 per cent., and the Railway Extension through the City, which our Legislators will be bound to carry out very soon, will most assuredly increase the value of all land along the line to such an extent that many will regret if they neglect the present easy opportunities to secure for themselves and their families a healthy cheerful home.

☞ NOTE.—Price Low, Position the Best, Terms the Easiest, and last, but not least, Title under Torrens' Act.

*** OBSERVE THE TERMS:—48 Monthly Instalments, without any interest or expense of any kind whatever. Immediate possession given, so that you can, if you wish, commence to build at once, without any restrictions, delays, fines, fees, &c., or annoyances of any kind, too well known to many.

☞ SOMERSET ESTATE, ASHFIELD; a few GOOD ALLOTMENTS LEFT in this ESTATE.

PLANS and any Information may be had at SIPPEL BROTHERS, opposite Police Office, George-street, and at the proprietor's residence: JAMES BARTLETT, Prospect Hall, Ashfield, near the Land for Sale. J. B. at home every afternoon.

Gibbs, Shallard, & Co., Lithographers and General Printers, 108 Pitt-street, Sydney.

PTO

98/300

Above: Advertisement for the sale of the Trafalgar Square re-subdivision of the Summer Hill Estate circa 1878. Source: NSW State Library digital Ashfield Subdivision plans

BUILDING RANKING DEFINITIONS

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

Trafalgar Square

Street	Side	No	Rating	Name	Style/Observations
Bartlett Street	E	22	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	24-26	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	28	1		Arts-&-Crafts/Californian Bungalow
Bartlett Street	E	32	1		Simplified Art Deco
Bartlett Street	E	34	3		
Bartlett Street	E	36	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	E	38	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	E	40	1		Inter-War Simplified Free Classical/Art Deco
Bartlett Street	W	41	1		Victorian Free Classical
Bartlett Street	W	39	1		Victorian Free Classical
Bartlett Street	W	37	3		International
Bartlett Street	W	35	2		Federation Free Classical
Bartlett Street	W	33	1		Art Deco
Bartlett Street	W	31	1		Art Deco
Bartlett Street	W	27	1		Queen Anne
Bartlett Street	W	25	1		Queen Anne
Henson Street		18	1		Arts-&-Crafts
Henson Street		20	1		Queen Anne
Henson Street		22	2		
Henson Street		24	2		
Henson Street		26	2		Victorian indeterminate
Henson Street		28	1		Queen Anne/Arts-&-Crafts
Henson Street		30	*		Victorian Italianate
Junction Road	N	69	*	Mulwaree/Warrawee	Queen Anne/Arts-&-Crafts
Junction Road	N	65	*	Korimal	Queen Anne/Arts-&-Crafts
Junction Road	N	63	*	Yarrawa	Queen Anne/Arts-&-Crafts
Junction Road	N	61	*	Kootra	Queen Anne/Arts-&-Crafts
Junction Road	N	59	*	Culwulla	Queen Anne/Arts-&-Crafts
Junction Road	N	57	*	Brundah	Queen Anne/Arts-&-Crafts
Junction Road	N	43/45	1		Arts-&-Crafts

Street	Side	No	Rating	Name	Style/Observations
Junction Road	N	41	1		Victorian Free Classical
Junction Road	N	39	1		Victorian Free Classical
Junction Road	N	37	2		
Junction Road	N	35	1		Arts-&-Crafts
Moonbie Street		45	2		Victorian indeterminate
Moonbie Street		43	3		
Moonbie Street		41	*	Glentworth	Victorian Italianate
Moonbie Street		39	*		Victorian Italianate
Moonbie Street		37	*		Victorian Italianate
Moonbie Street		35	2		victorian
Moonbie Street		31	2		Late 20th-Century Sydney Bungalow
Regent Street		31	2		
Regent Street		29A	3		
Regent Street		29	3		Post-War Sydney Bungalow
Regent Street		27	1		Victorian Italianate
Regent Street		25	1		Victorian Italianate
Regent Street		23	1		Transitional Victorian-Federation
Regent Street		21	1		Transitional Victorian-Federation
Regent Street		19	1		Simplified Victorian Italianate
Regent Street		17	1		Simplified Victorian Italianate
Regent Street		15	1		Simplified Victorian Italianate
Regent Street		13	1		Simplified Victorian Italianate
Regent Street		11	2		Queen Anne/Californian Bungalow
Regent Street		9	3		Post-War Sydney Bungalow
Regent Street		7	1		Transitional Victorian/Queen Anne
Regent Street		5	2		Queen Anne

Chapter E2

Haberfield Heritage Conservation Area

Table of Contents

NO TABLE OF CONTENTS ENTRIES FOUND.

Section 1 – Preliminary

Introduction

Chapter E2 supports the LEP by providing additional objectives and development standards for development within the Haberfield Heritage Conservation Area.

Chapter E2 applies to the Haberfield Heritage Conservation Area listed as C2 in Schedule 5 – Environmental Heritage of the Inner West LEP 2020.

Purpose

a) Augment the provisions of the Inner West LEP 2020 in respect of the Haberfield Heritage Conservation Area.

b) Provide residents, landowners, purchasers and developers with a document which sets out in detail the Inner West Council's policy on change within the Haberfield Heritage Conservation Area.

Objectives

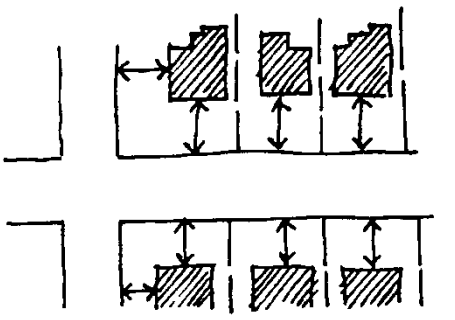
To keep the qualities which contribute to the heritage significance of the historic suburb of Haberfield;

To allow necessary change, but only where it will not remove or detract from those special qualities;

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;

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;

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

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 setback 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 estate 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

[1] Burke, Sheridan: The Garden Suburb in NSW & the Conservation of Haberfield. M. Sc. Thesis (Architecture & Conservaton), University of Sydney, 1985.

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 may 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 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 to 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.

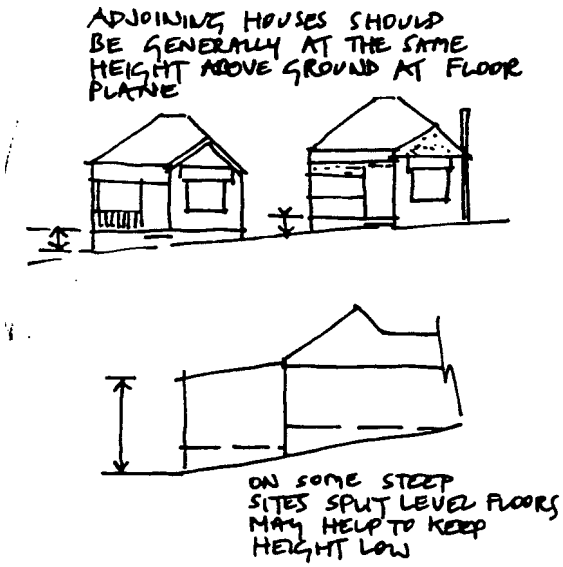
Within this common design, the architectural detail of the individual Federation houses (and later 1920s and 1930s bungalows) is richly varied and of great visual and architectural significance as a family of modest Federation designs.

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 that 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 these 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.

[2] Crow, Vincent: Haberfield - the Development of its Character Ashfield & District Historical Society, 1978.


ADJOINING HOUSES SHOULD BE GENERALLY AT THE SAME HEIGHT ABOVE GROUND AT FLOOR PLANE
ON SOME STEEP SITES SPLIT LEVEL FLOORS MAY HELP TO KEEP HEIGHT LOW

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 dwellings (whether attached or detached) on a single allotment or 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 that has replaced a building which was constructed in accordance with Stanton's 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 Inner West Municipality, which is more than 50 or more years.
Repair	Means the restoration or reconstruction of a place.
Modern technologies	This includes solar hot water/photo-voltaic systems, telecommunication structures, and other development of modern technology which are of recent invention.

Section 2 – Detailed Planning Measures for Residential Properties

Pattern of Development

2.1 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 to 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.

2.2 Significance

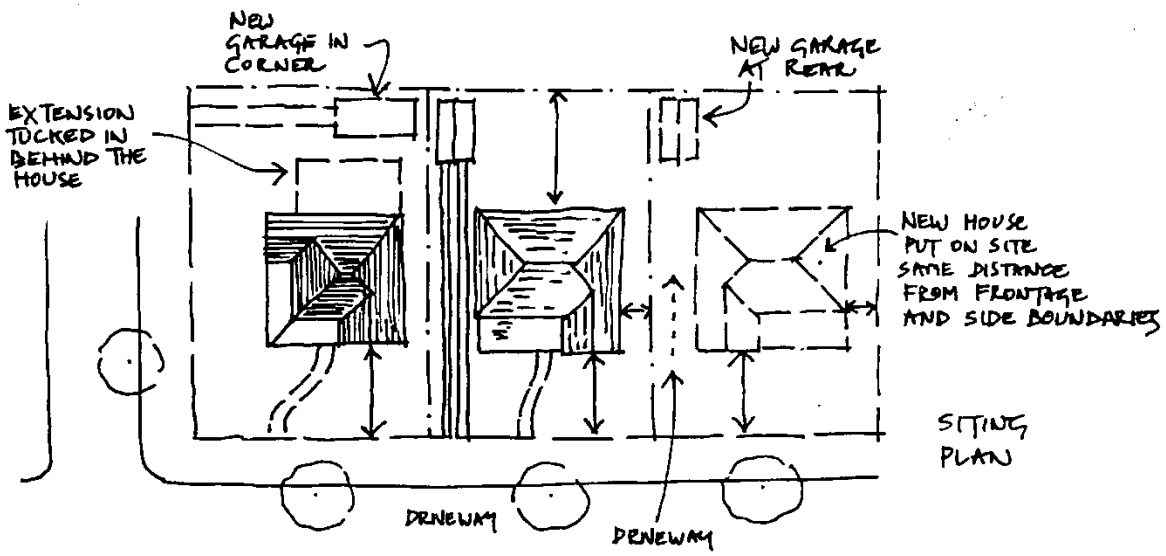
The patten of development demonstrates the Garden Suburb ideals of creating a healthy and pleasant living environment, espoused by Richard Stanton and his professional colleagues in the town planning and real estate institutes. At Haberfield these ideals were designed and developed, protected by covenants 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.

2.3 Controls

a) Subdivision of existing allotments would be detrimental to the heritage significance of the Garden Suburb and is not acceptable.

b) Any new development (new building or extension to an existing building) shall produce site coverage similar in pattern and size to the site coverage established by the original development of the suburb.

c) \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.



Building Form

2.4 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 a 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.

2.5 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 development history of the suburb.

2.6 Controls

a) Alterations to the original main part of a building (other than a non-conforming building), including front and side facades, verandahs and roof forms, are not permitted.

b) 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.

c) 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 the neighbouring or other original Haberfield houses is encouraged.

d) Extensions shall not conceal, dominate or otherwise compete with the original shape, height, proportion and scale of the existing buildings.

e) 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 façade or the presentation of the house from the street.

f) Where extensions are involved, new roofs are to be lower than the main roof form with a maximum height considerably less than the principal ridge point.

g) The overall length of any extension is to be less than, and secondary to, the original house.

h) 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.

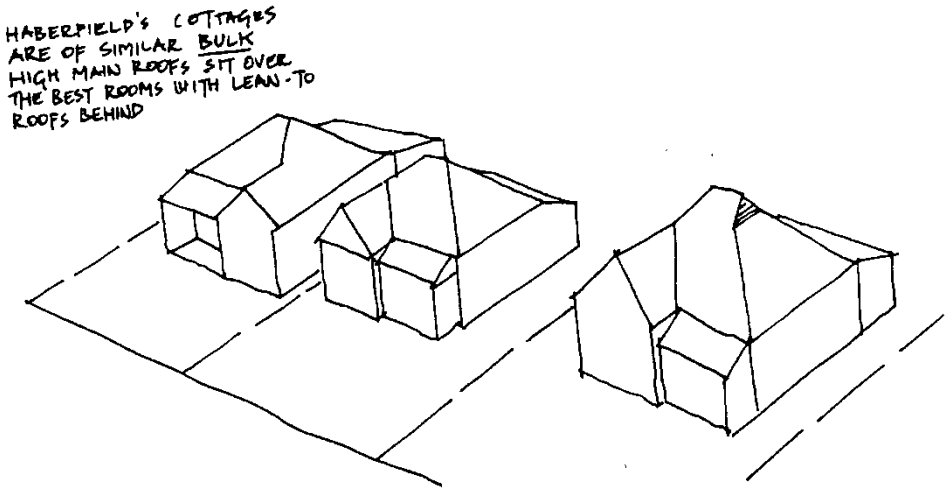
i) Attic rooms can be built within the main roof shape where they do not involve alteration of the roof shape. They are to be modest in scale and comprise one (1) or at the most two (2) rooms capable of habitation. Attic windows in the front or side faces of the main roof are not permitted

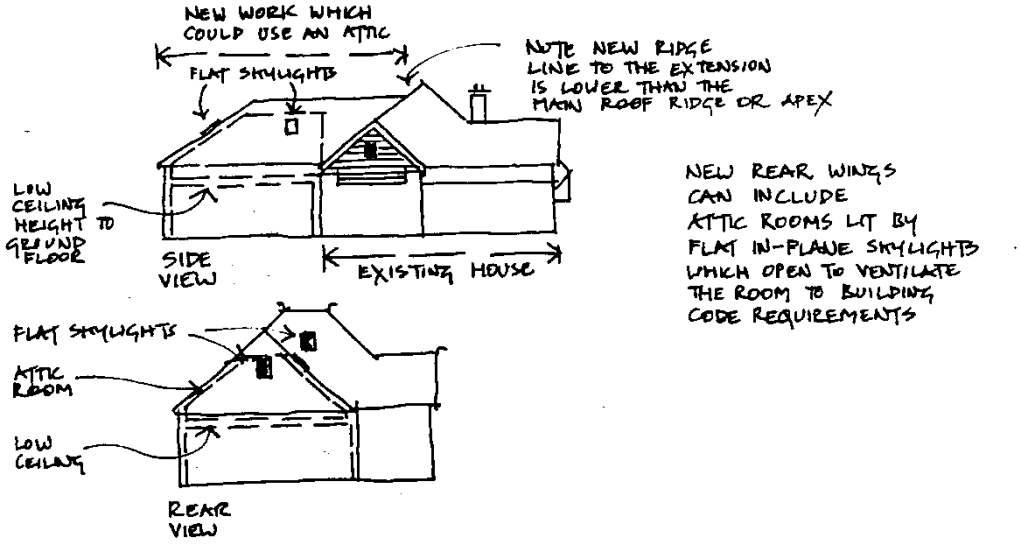
j) Rear extensions containing an attic may be considered where the attic does not cause the extension to compete with the scale and shape of the main roof and is not visible from a public place.

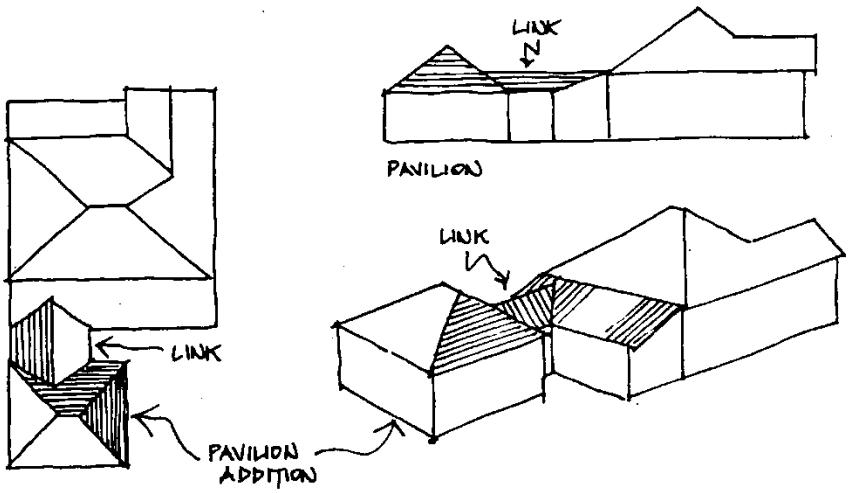
k) Where attics are permitted, their windows shall be located in rear gable ends or gablets. They shall be discreet in scale and appearance and cannot be visible from a public place. Where extensions to existing roofs are being undertaken, modest sized in-line skylights may be considered in the side and rear planes of the extension only, and limited to one

such window per roof plane.

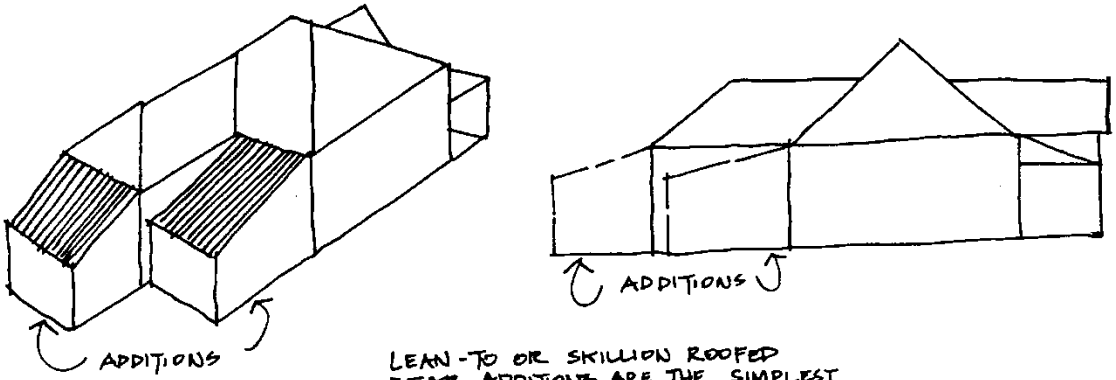
l) Extensions shall not employ any major or prominent design elements that compete with the architectural features of the existing building.



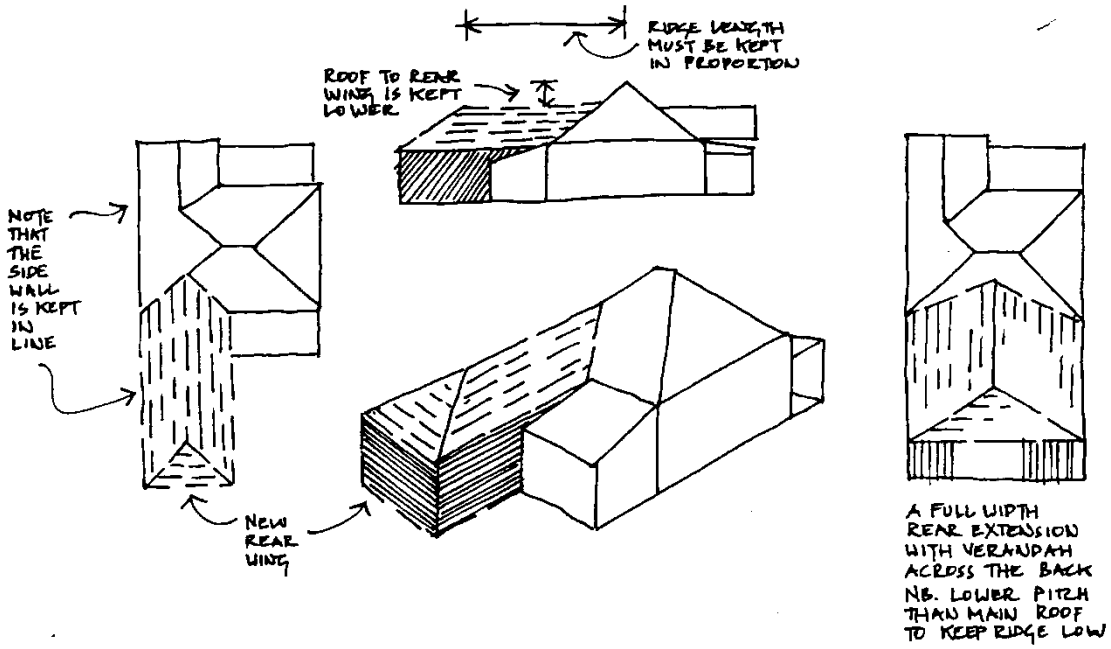




PAVILION EXTENSION CONCEPT



LEAN-TO OR SKILLION ROOFED REAR ADDITIONS ARE THE SIMPLEST WAY TO GAIN EXTRA SPACE. SKILLIONS ARE QUITE TRADITIONAL IN HABERFIELD



Roof Forms

2.7 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.

2.8 Significance

The roof shape and materials, as an integral part of the design of the house, help 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.

2.9 Controls

Since roof shapes are integral with building shape, this section should be read in conjunction with Clauses 2.4 - 2.6 of this Plan.

Roof extensions are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials.

New buildings are to have roofs that reflect the size, mass, shape and pitch of the neighbouring original roofs.

Roof extensions are to be considerably lower than the original roof and clearly differentiated between the original and the new section. (See Clause 2.6)

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 non-reflective galvanised steel sheeting (painted or natural).

Roof details such as finials, ridge capping, are to be maintained, repaired and reinstated where necessary.

Siting, Setbacks and Levels

2.10 Description

Haberfield is notable for the uniformity of its building site-coverage and siting. Most houses are free standing 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.

2.11 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.

2.12 Controls

The established pattern of front and side setbacks should be kept.

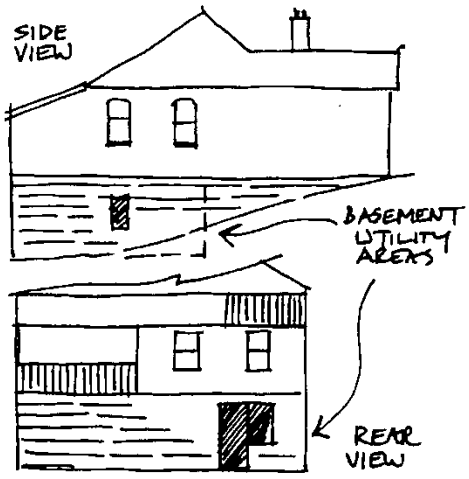
New residential buildings or extensions should not be built forward of existing front building lines.

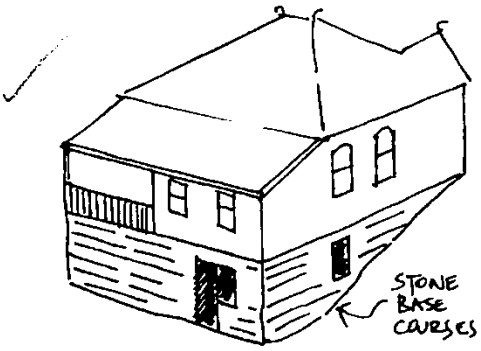
Site coverage should be similar to the traditional pattern of development, leaving generous green garden space to the front and back areas.

There should be no substantial or visible difference between the main floor levels of adjacent houses unless natural ground levels require this.

Where natural land slope allows, sub-floor and basement development is permitted for use as laundries, storerooms, workrooms or garages.

Where land slope or the existing plate height allows, split level development is permitted so long as the structure complies with Clauses 2.7 - 2.9 'Roof Forms' of this Plan, and does not result in visible of otherwise explicit two-storey development.





ON SITES SLOPING STEEPLY AWAY FROM THE STREET THE OPPORTUNITIES FOR BASEMENTS USUALLY SAW LAUNDRIES ETC PLACED UNDER THE HOUSE, WITH SMALL WINDOWS AND FEW DOORS

Walls

2.13 Description

Stanton's covenants required that the main wall 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 brickwork 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 tuck-pointed 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.

2.14 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.

2.15 Controls

a) The original shape and materials of the front and side walls shall not be altered.

b) 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.

c) Unpainted surfaces shall not be painted.

d) In repairing the fabric of external walls, matching materials shall be used.

e) Reconstruction of walls previously re-skinned is encouraged using machined smooth faced bricks similar in colour to those on original Haberfield houses.

Chimneys

2.16 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.

2.17 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.

2.18 Controls

a) Chimneys cannot be demolished, unless they are structurally unsound and only when followed by immediate reconstruction in the original design.

b) All chimneys are to be retained internally and externally. Where necessary chimneys should be repaired even if the fireplace is no longer in use.

c) Reconstruction of original chimneys is encouraged.

Joinery

2.19 Description

Decorative timber work is used on verandahs, gables, vents, bargeboards, windows, doors, screens and fences. It is used boldly and painted various colours.

2.20 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.

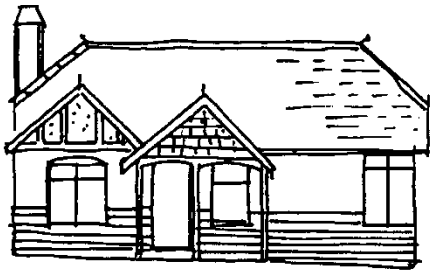
It provides a light and textured contrast to the solid brick walls of houses and shops and their slate and tiled roofs. The interplay of sun and shadow through the decorative timber creates ever changing patterns on the buildings.

2.21 Controls

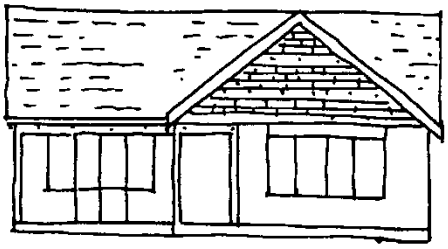
a) Existing joinery is to be kept, maintained and repaired where necessary.

b) Authentic reconstruction or reinstatement of missing joinery is encouraged.

c) 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 COTTAGE TYPES TO BE DEVISED.

Windows and Doors

2.22 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 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.

2.23 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.

2.24 Controls

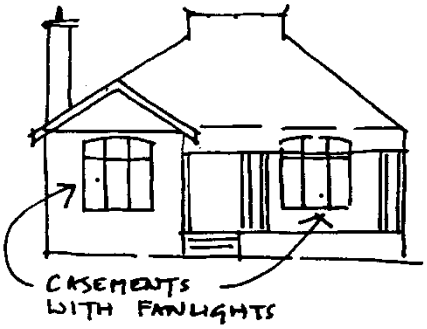
a) Original doors and windows are to be kept, maintained and repaired when necessary. Where necessary authentic reconstruction is encouraged.

b) Original leadlight and coloured glass panes are to be kept and restored, matched or reconstructed where necessary.

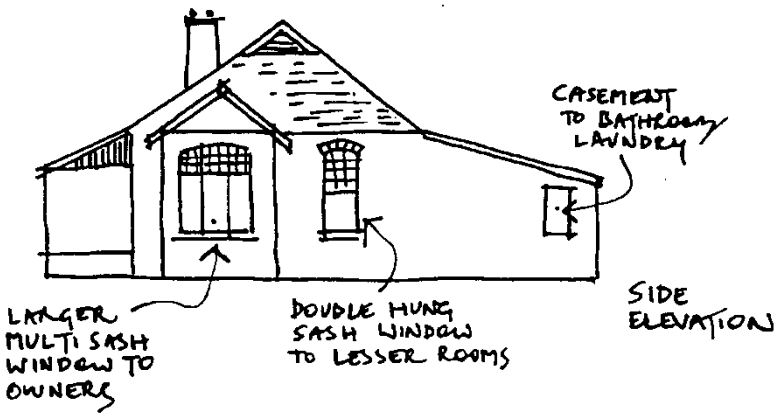
c) The size and style of new doors and windows should reflect the relative importance of the room to which they belong.

d) 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.

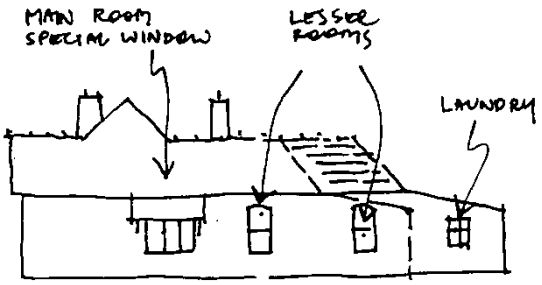
e) If no indication of original treatment is available, new doors or windows should be vertical and be kept simple.



WINDOW PATTERNS
(FENESTRATION)



THROUGH ITS WINDOWS AND DOORS AND OTHER DETAIL JOINERY, EACH HOUSE ASSUMES ITS OWN PERSONALITY



ALTERATIONS MUST NOT UPSET THE HEIRARCHY OF WINDOWS IN A JOB, OR THE ALLOCATION OF SPECIAL WINDOWS TO 'SPECIAL LOCATIONS'. TWO SMALL WINDOWS MIGHT BE BETTER THAN ONE VERY LARGE WINDOW.

Window Sunhoods, Blinds and Awnings

2.25 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

2.26 Significance

Sunscreening devices are part of the individualised decorative detailing on each house, and contribute to their architectural importance and visual interest.

2.27 Controls

a) Original sunhoods, blinds and awnings are to be retained and repaired where necessary.

b) Authentic restoration, reinstatement or reproduction is encouraged, based on evidence on the house itself, or on photos.

c) Modern-style security grilles, roll-up metal screens, metal window awnings, and non-characteristic shade treatments are not acceptable on the exterior of Haberfield cottages.

Verandahs

2.28 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 skillion 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 uses 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.

2.29 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.

2.30 Controls

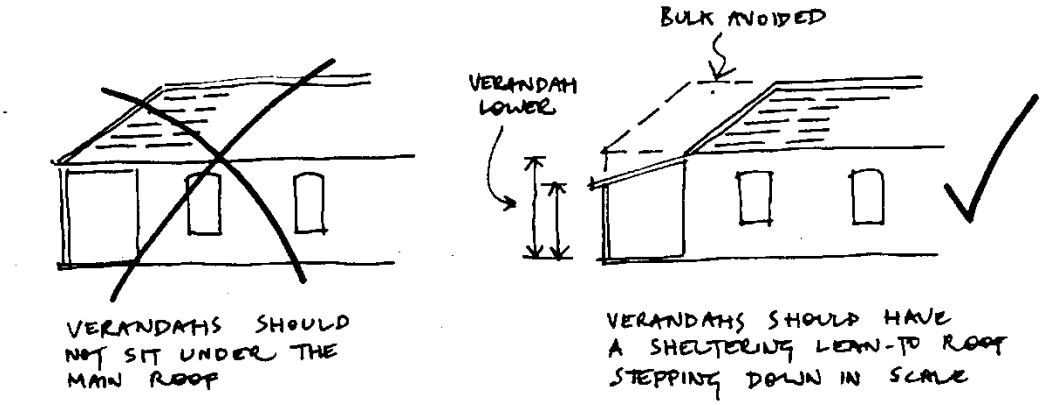
a) Existing original verandahs are to be kept and repaired or reinstated where necessary.

b) Removal, or infill of verandahs visible from a public place is not permitted.

c) 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.

d) The design of any new house shall take into account the architectural significance and design techniques of verandahs as used in Haberfield.

e) Authentic reconstruction of verandahs is encouraged.



Garages and Carports

2.31 Description

The freestanding houses in 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 of 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.

2.32 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.

2.33 Controls

a) The retention, repair and reconstruction of significant early garages, carports and sheds is encouraged.

b) New garages and carports are to be located at the back or at the side of the house.

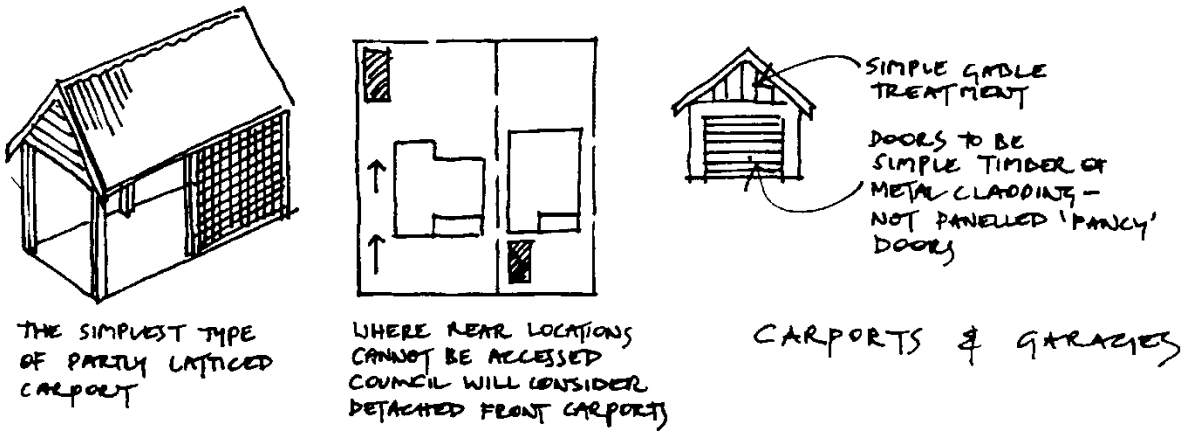
c) Where a garage or carport is at the side of the house it must be at least 1 metre back from the front wall of the house.

d) Carports but not garages forward of the building line may be permitted only in circumstances where access is not available to the rear.

e) Garages and carports shall be of simple utilitarian design. They shall not challenge the mass or bulk of the individual house.

f) Garages and carports are to be free standing.

g) 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.



Garden Sheds/Store Sheds, etc

2.34 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 place 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 fibro 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.

2.35 Significance

Early garden sheds and outhouses are important in demonstrating the way in which pre-1950s suburban residents used their allotments.

2.36 Controls

a) The retention, repair and reconstruction of significant early garden sheds and outhouses is encouraged.

b) New outbuildings shall be located at the rear of the allotment. The location shall respect boundaries, tree-planting and other site details.

c) New outbuilding shall be sited to minimise visibility from the street and from neighbouring properties.

d) New garden sheds, store sheds, and similar outbuildings shall be subordinate to the main house. They shall not challenge the shape, size, form or decoration.

e) The floor plan for new outbuildings shall be simple, not complex.

f) 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. Storerooms and outhouses attached to the main house or garage are encouraged where lean-to skillion roofs can shelter them.

g) Construction materials shall be brick, weatherboard or fibro with cover battens. Roofs shall be of terra cotta Marseilles tiles or corrugated metal. Kit garden sheds of metal construction are acceptable subject to screening from the street or a public place.

h) Windows to outbuildings shall be of vertical proportions and shall be timber-framed.

i) Merging outbuildings into the landscape by use of planting and screen elements is encouraged.

Colour Schemes

2.37 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.

2.38 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.

2.39 Controls

a) Paint shall not be applied to any brickwork, stonework, exposed bricks on chimneys, terra cotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps.

b) New exterior brickwork is to remain unpainted.

c) On an existing house Council encourages owners to identify and use the original colour scheme.

d) 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.

e) New buildings should use colours that harmonise with the traditional colour schemes.

Fences & Gates

2.40 Description

Fences to the front and sides of Haberfield houses define the garden allotment.

The front fence is of modest height (1m 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 feature 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 "colorbond" 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.

2.41 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 area very important part of the integrated design of house and front garden and of its presentation to the public view.

2.42 Controls

a) Original front fences and gates are to be kept and repaired.

b) 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.

c) 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.

d) New front fences of timber are encouraged. They should be between 1m to 1.4m in height. The timber should be painted and in an appropriate colour (see Clause 2.37 'Colour Scheme' of this Plan).

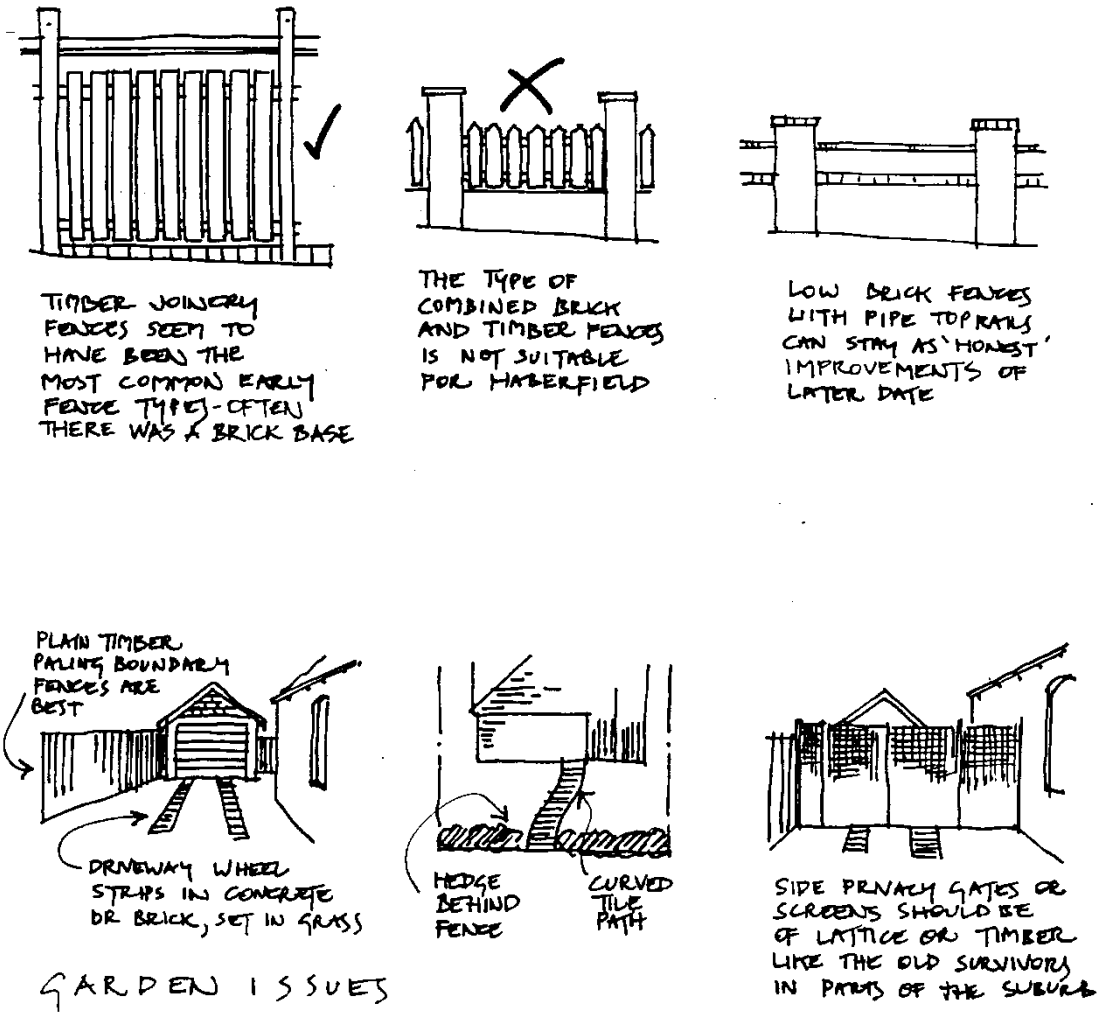
e) High brick fences on front alignments are not permitted in Haberfield.

f) Materials and designs inappropriate to the age of the house or to the character of Haberfield Conservation Area will not be considered.

g) Brick dividing fences are not permitted unless there are overriding environmental, safety or fire separation reasons for

such use.

h) Unobtrusive swimming pool safety fencing will be considered at the rear of properties, where it is not visible from a public place.



Garden Elements, Including Paving, Driveways, Pergolas And Pools

2.43 Description

Richard Stanton paid great attention to all aspects of this 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.

2.44 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.

2.45 Controls

a) The surviving original garden elements in Haberfield are to be kept and repaired where necessary.

b) Reconstruction of lost garden elements is encouraged where it can be based on documentary evidence (photos, plans).

c) Paving, hard surfacing and secondary outbuildings shall be kept to an absolute minimum on individual sites.

d) Materials for front path shall be only tessellated tiles or smooth-textured red-tinted concrete.

e) Driveways shall consist of two (2) strips of hard surface paving with grass, garden or gravel in between.

f) 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.

g) Swimming pools shall be at the rear of the property, and shall be small enough to retain an adequate garden setting.

Treatment Of Non-Conforming Houses

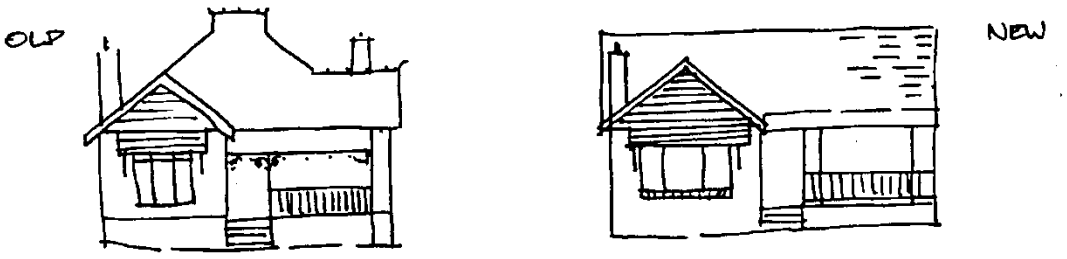
2.46 Description

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.

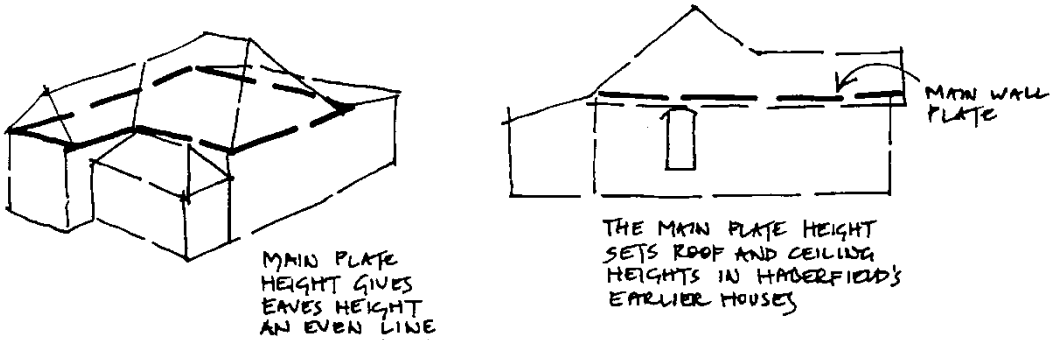
A small number of original houses have been demolished and replaced in recent years by two storey houses or by blocks of flats. These are non-conforming buildings and are out of character with the surrounding dwellings, and with the Conservation Area.

2.47 Controls

a) 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 HOUSE

THE MAIN PLATE HEIGHT SETS ROOF AND CEILING HEIGHTS IN HABERFIELD'S EARLIER HOUSES

Section 3 – Planning Measures for Commercial Properties

Commercial Buildings

3.1 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.

Shops have roofs of tiles or galvanised iron. These roofs are screened from view by the upstairs residence verandah facade that features a bold parapet skyline.

Commercial buildings in Haberfield feature exotic and varied window details. These enrich the building's character and its contribution to the street.

3.2 Significance

aberfield'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.

3.3 Controls

a) 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.

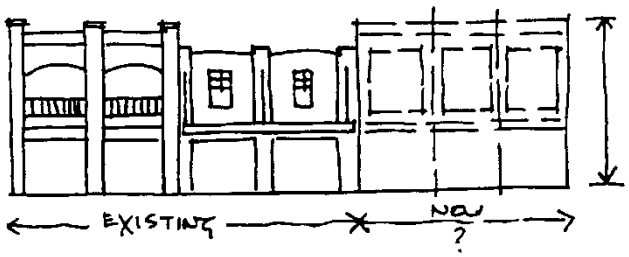
b) Removal of or alteration to original facades is not permitted.

c) Retention, repair and restoration of original above-awning facades is encouraged.

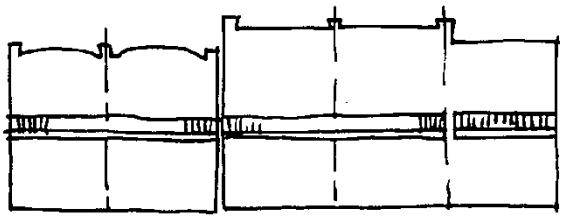
d) Below awning level, new work is to be in sympathy with, and not detract from, the style and character of the building and streetscape. Designs, including materials, colours, signage, etc should reflect the original facades of the commercial buildings of Haberfield.

e) Reinstatement of the original street-level facades is encouraged, including the reinstatement of posted verandahs.

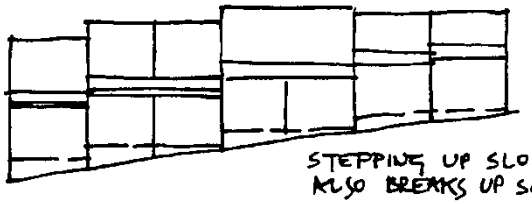
f) The design of any new commercial building may include verandah or awning facades to improve or consolidate streetscape and footpath shelter.



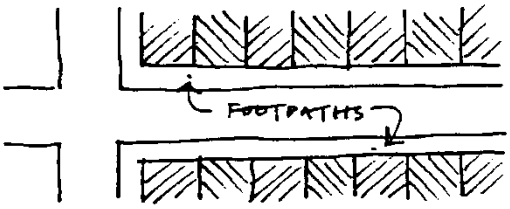
ANY NEW SHOPS SHOULD CAREFULLY REFLECT THE CHARACTER AND SCALE OF EXISTING, RELATING TO PARAPET & AWNING LINES TENANCY WIDTHS ETC.



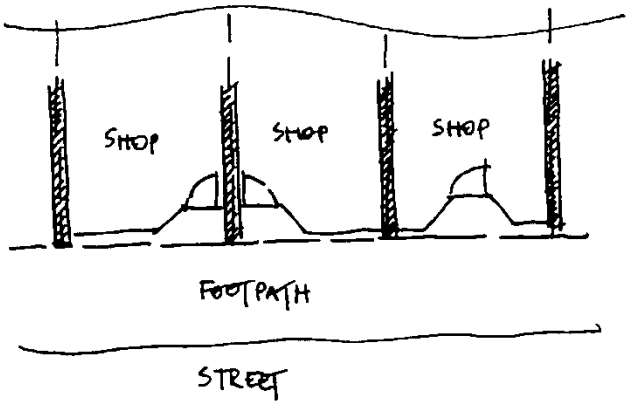
HABERFIELD'S SHOPS ARE MOSTLY NARROW UNITS IN RELATED GROUPS BUT OF INDIVIDUAL CHARACTER. NARROW WIDTH BREAKS UP THE FRONTAGES, BUT FEW OF THE SITES ARE REALLY SO FLAT, LIKE THIS.



STEPPING UP SLOPES ALSO BREAKS UP SCALE



IN THE COMMERCIAL BLOCKS SHOPS TOE 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.

Section 4 – Miscellaneous

Modern Technological Developments

4.1 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, photo-voltaic 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 environmental 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.

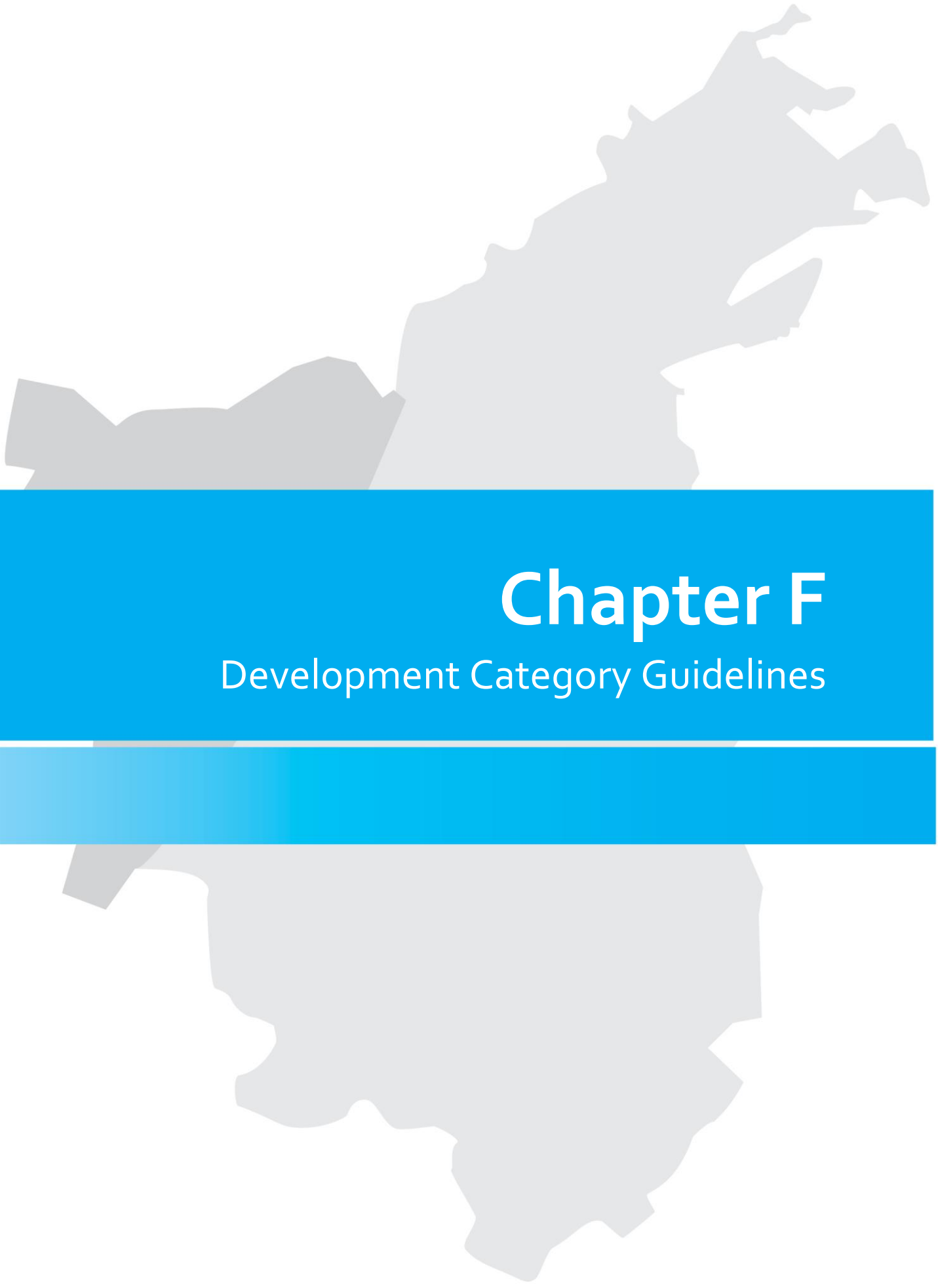
4.2 Controls

a) Solar collector/photovoltaic 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.

b) Hot water tanks should not be located externally on the roof but be within the roof space or within the building envelope.

c) 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.

d) 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



Chapter F

Development Category Guidelines

Table of Contents

Part 1

Dwelling Houses

Application

This Guideline applies to dwelling houses

This includes a new dwelling house such as a "knock down and rebuild" and alterations and additions to an existing dwelling houses.

This guideline applies to Heritage Items and Heritage Conservation areas only where specifically stated in this part. Primary controls for buildings which are Heritage Items or Heritage Conservation areas are in **Inner West LEP 2020** and **Chapter E – Heritage Conservation** part of the DCP. These include guidelines for building design, height and scale, pattern of development and site layout.

Using this Guideline

In using this Guideline reference should be made to **Section 1—Preliminary** at the front of this DCP.

Under the NSW planning system, development for a dwelling house that complies in full with the relevant provisions of **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008** (the Codes SEPP) can be approved under as Complying Development. In this situation, assessment and determination under this DCP is not required. However, development that does not comply in full with the Codes SEPP must make a development application to council, and this development application will be assessed and determined against the **Inner West LEP 2020** and this **DCP**.

Unlike the Codes SEPP, this DCP is performance based. In this role, apart from certain matters such as FSR and height, this DCP has minimal numerical, prescriptive controls. This is appropriate as a key outcome for a dwelling house is to be compatible with existing streetscape and neighbourhood context. In a setting as diverse and complex as the LGA, context is often highly varied, and as such it is not possible or desirable to reduce this complexity to numerical controls

Purpose

- To ensure development is well designed and appropriately considers context, scale, built form, density and resource, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics.

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Context			
PC1.	Development: • is sympathetic with development prevailing in the street • reinforces and enhances the cohesiveness and character of the streetscape • is sympathetic to the aesthetics of development prevailing in the street • implements aesthetics that have a high standard of architectural composition and create a visually attractive building • takes architectural cues from its surrounding context • enables flexibility in the style of development where the surrounding context is undesirable	**DS1.1**	Building style and form, proportion, façade composition of solid and void, materials, textures and colours are sympathetic with development prevailing in the street ***Note:*** *a sympathetic relationship may not be required if it can be demonstrated that the style of the context is inadequate or not worthwhile and that what is proposed is a better design outcome*
		DS1.2	Extensions to the upper parts of a dwelling house: • respect the scale and aesthetics of its context • are visually appropriate to the scale of the existing house **And** • are sympathetic or complementary in architectural style to the existing dwelling house ***Note****: Where the existing building has no discernible style, the addition may be approved if it achieves an appropriately high level of aesthetic design quality*
		DS1.3	Development that is inconsistent with the character of development prevailing in the street by employing present day forms, materials and detail may be considered if it exhibits a high level of architectural composition and is also sympathetic or appropriately complementary to its context
Heritage			
PC2.	Development does not detract from the heritage values of a heritage place or heritage conservation area	**DS2.1**	Development of a heritage item or within a heritage conservation area identified in the **Inner West LEP 2020** is consistent with, **Part E – Heritage** of this DCP ***Note****: reflecting the importance of heritage to the LGA, Part E– Heritage takes precedence in the case of inconsistency with this part of the DCP*
Scale			
PC3.	Development site cover, height, width and length: • is compatible with that prevailing in the street • is sympathetic to neighbouring development • has minimal impact on neighbouring properties in terms of overshadowing and overlooking ***Note****: where neighbouring development is inconsistent with that prevailing in the street, development is not to use this as a reason to justify greater scale* ***Note****: This performance criteria may be varied where it can be demonstrated that the scale prevailing in the street is not appropriate to the desired future character of the neighbourhood and what is proposed is more*	**DS3.1**	In the R2 Low Density Residential zone, development has the appearance of a single, detached dwelling ***Note****: outbuildings in accordance with this DCP are permitted, and attached pavilions may be considered at the rear of the dwelling house*
		DS3.2	Site cover is compatible with that of adjoining lots, provides for a domestic scale and enables the achievement of setbacks, landscaped open space and on-site carparking in accordance with this DCP ***Note:*** *unless a prevailing pattern within the neighbourhood, site cover over 65% of the site is not supported*
		DS3.3	Maximum building height: • complies with the **Inner West LEP 2020** • appears as 2 storeys

Performance Criteria	Design Solution	
consistent with this desired future character	**DS3.4**	Maximum external wall height of 6 metres measured from the existing ground level (Refer to **Figure 1**)
	DS3.5	Minor variation to the maximum external wall height may be considered where it will result in a better outcome for the streetscape and where: • dwellings have traditional elevated floors off the ground and high existing ceilings providing that streetscape outcomes are achieved **And** • site constraints that make compliance difficult and streetscape outcomes are achieved
	DS3.6	Maximum roof pitch (slope) does not exceed the predominant roof pitch of existing dwelling houses in the street
	DS3.7	Building width has a traditional domestic scale and provides for adequate separation to boundaries ***Note**: also refer to minimum side boundary setbacks in this DCP*
	DS3.8	Building length achieve a balance between providing a useable internal floorplate while providing for adequate landscaped open space and minimizing opportunities for overshadowing or overlooking of rear yards ***Note**: also refer to minimum rear boundary setbacks in this DCP*

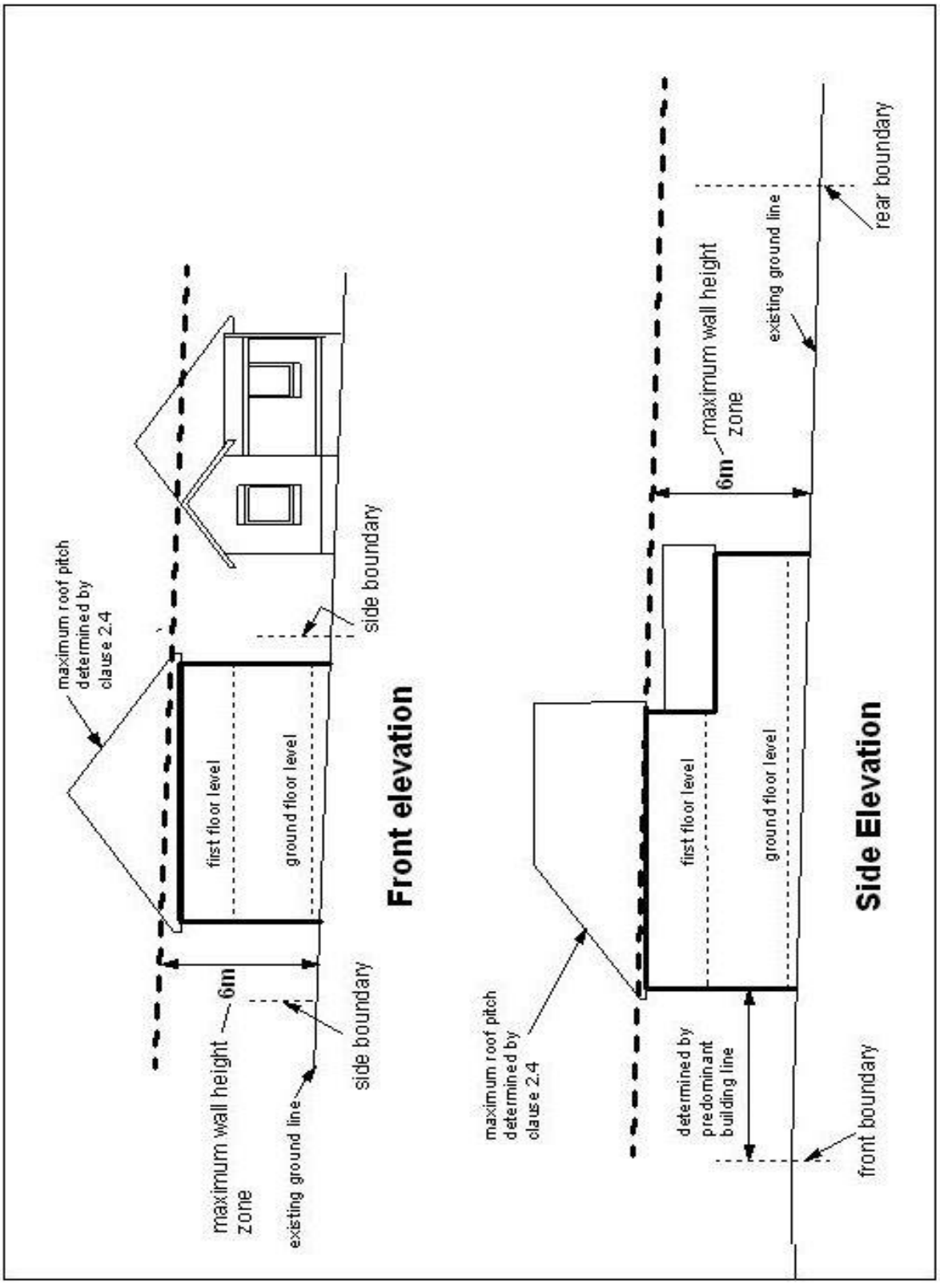


Figure 1 – Maximum wall height

Performance Criteria		Design Solution	
Building Setback			
PC4.	Building setbacks: • are consistent with that prevailing in the street • reduce the appearance of building bulk and scale • provide adequate open space and vegetation • provide adequate visual and acoustic privacy • provide adequate solar access • provide adequate penetration and circulation of desirable breezes • provide adequate access from the rear garden to the street for removal of garden waste, household waste and storage items	**DS4.1**	Front setbacks are consistent with the predominant building line established by adjoining and nearby houses ***Note**: Minor variations may be acceptable where the variation is sympathetic to the streetscape or enhances the architecture of a building*
		DS4.2	Front setbacks establish a front garden that has sufficient area and dimensions for ground cover vegetation and trees and have the location of pathways and driveways and their treatments in accordance with **DS8.2**
		DS4.3	Side setbacks are determined by compliance with the **Building Code of Australia**. Generally, Council requires a minimum side setback of 900mm for houses, and a minimum side setback of 450mm for outbuildings including garages and sheds.
		DS4.4	The minimum side setback is 900mm for the entire length of the building
		DS4.5	The minimum side setback for outbuildings, including garages and sheds, where not located between the main building and side boundary is 450mm
		DS4.6	Balconies, decks and other unenclosed, built recreation areas are setback sufficient distance from side and rear boundaries to minimise noise transmission and overlooking
Façade treatment			
PC5.	Facades: • are of high aesthetic design quality • engage with and activate the adjoining public domain • are sympathetic to their context • reduce the appearance of building bulk and provide visual interest	**DS5.1**	Facades that face a street include a transparent window to a habitable room
		DS5.2	The façade that faces the primary street includes a door to a habitable room
		DS5.3	Facades that face a street include decks, balconies, entry feature, sun shading device or other similar articulation feature
Garage, carports and driveway			
PC6.	Garages and carports: • Adequate car accommodation for residents of the site • Complement the design of the primary dwelling • Are sympathetic to the scale and character of the streetscape • Minimise the visual impact of garages and carports	**DS6.1**	A minimum of one carparking is required per dwelling
		DS6.2	Garages and carports complement the scale, form and style of the primary dwelling and streetscape
		DS6.3	Garages and carports are setback a minimum of 1 metre from the house's front building line
		DS6.4	A car space may be considered between the front boundary and the front building line where: • it has no roof • is not possible to locate elsewhere on site • its floor pavement surface is sympathetic to the context • a sufficient amount of front landscape garden

		area is provided
	DS6.5	Garages and carports which are accessed off a rear lane are setback a minimum of 1 metre from the rear boundary to allow sight lines that facilitate manoeuvring into and out of the garage
	DS6.6	Basement garages, and driveway ramps to access those garages, which are visible from the street are not supported
	DS6.7	Existing street trees are not removed to enable a driveway to a dwelling house
	DS6.8	Maximum driveway crossover width at the site boundary is in accordance with council engineering standards
Boundary fences and gates		
PC7. Boundary fences and gates: • achieve an appropriate balance between providing for visual privacy and enabling the dwelling to activate and engage with the street • minimise the visual dominance of fencing forward of the front building line • where forward of the front building line complements the building and its context	**DS7.1**	The maximum height of rear and a side boundary fence which does not extend forward of the predominant building line is 1.8m ***Note**: a maximum of 600 mm of lattice screening may be placed above 1.8m with the written agreement of all adjacent property owners*
	DS7.2	The maximum height of a font and side fence forward of the front building line is 1.2m
	DS7.3	New or replacement front fences and gates must be appropriate to the architecture of both the house and the streetscape.
	DS7.4	Driveway gates or pathways gates do not swing across council's footpath or driveway.
Landscaped area and site coverage		
PC8. Landscaped areas: • soften the visual impact of built form • are sympathetic to the existing character of the streetscape • reduces the bulk and scale of the dwelling	**DS8.1**	A Landscape Concept Plan is to be prepared and submitted with the development application

house

- provide adequate open space suitable for activities and recreation
- provide for adequate principal private open space and deep soil planting

DS8.2 Minimum landscaped area complies with the table below:

Site Area	Minimum Landscaped Area
601m² and over	35 percent of site area
501-600m²	35 percent of site area
401-500m²	32 percent of site area
301-400m²	28 percent of site area
201-300m²	25 percent of site area
0-200m²	Determined on merit subject to the principal private open space and front garden requirements of this DCP being achieved, and there being a minimum 20m² courtyard with a minimum 3.5m width.

This clause applies to Heritage Items and sites within Heritage Conservation Areas, but does not include the Haberfield Conservation Area which has its specific controls in the Inner West LEP 2020.

DS8.3 Maximum site coverage complies with the table below:

Site Area	Maximum Site Coverage
601m² and over	50 percent of site area
501-600m²	50 percent of site area
401-500m²	55 percent of site area
301-400m²	60 percent of site area
201-300m²	65 percent of site area
0-200m²	Determined on merit subject to compliance with minimum landscape area.

This clause applies to Heritage Items and sites within Heritage Conservation Areas, but does not include the Haberfield Conservation Area which has its specific controls in the Inner West LEP 2020.

DS8.4 Variations to the minimum landscaped area requirements may be accepted in cases where it is necessary to meet heritage conservation criterion

Principal private open space

PC9. Landscaped open space provide a contiguous area of principal private open space that is useable and has a high level of amenity

DS9.1 Principal private open space is:

- directly accessible from and at the same level as ground floor living area
- has a minimum area of 20 m²

			• has a minimum dimension of 3.5 m **And** • has an appropriate level of solar access, natural ventilation and privacy
Deep soil planting			
PC10.	Deep soil planting: • accommodates deep root plants and trees • allow sufficient area of deep soil to support infiltration purposes	**DS10.1**	All landscaped area is required to be capable of deep soil planting. This clause also applies to Heritage Items and sites within Heritage Conservation Areas.
Front gardens			
PC11.	Development provides for a front garden that: • has a sufficient landscaped area • provides a landscaped transition between the house and the street • enables the dwelling house to activate and engage with the street • is compatible with the character of the streetscape	DS11.1	Front gardens have an area and dimensions that provide sufficient soil area for ground cover, vegetation and trees
		DS11.2	Hard paved areas are minimised, and driveways have a maximum width of 3 metres. ***Note**: any increased width for the driveway only occurs behind the front building line*
		DS11.3	Front gardens for sites that have a maximum gradient fall of 500 mm across the site are level and do not contain any driveways which are excavated to access basement garages
Rear gardens			
PC12.	Rear gardens are provided that have sufficient landscaped area	**DS12.1**	Rear gardens have an area and dimensions that provide sufficient soil area for ground cover, vegetation and trees
Solar Access			
PC13.	Siting and design: • provides an adequate amount of desirable sunlight to main living areas and adjoining private open space of the development and adjoining properties • reduces the adverse impact of direct afternoon summer sun	**DS13.1**	Sunlight to at least 50% (or 35 m² with minimum dimension 2.5 m, whichever is the lesser area) of private open space areas of adjoining properties is not reduced to less than three (3) hours between 9 am and 3 pm on 21 June ***Note**: if existing solar access is already less than this standard it is not to be further reduced*
		DS13.2	Existing solar access is maintained to at least 40% of the glazed areas of any neighbouring north facing primary living area windows for a period of at least three (3) hours between 9 am and 3 pm on 21 June ***Note**: if existing solar access is already less than this standard it is not to be further reduced*
		DS13.3	Main living areas are located on the northern side of buildings where possible and subject to streetscape quality considerations
		DS13.4	Sun shading devices such as eaves, overhangs or recessed balconies minimise the amount of direct sunlight striking facades
Visual Privacy			
PC14.	Siting and design: • provides an adequate level of visual privacy	**DS14.1**	The number of windows to side elevations located above the ground floor is minimised

	for development and adjoining properties • ensures windows located above the ground floor are positioned to minimise the likelihood of overlooking adjoining properties	**DS14.2**	Where they are provided, windows on side elevations are: • located a sufficient distance away from windows on adjoining development • are positioned to not be in a direct line with windows on adjoining development • have a reduced size • include privacy devices such as fixed external screens, raised sill heights or opaque glazing
		DS14.3	Open space ground levels should match as closely as practicable neighbouring ground levels ***Note**: Where this is not practicable, boundary fences may incorporate 450mm double thickness lattice above the fence or advanced growth trees can be planted*
		DS14.4	For Heritage Items and Heritage Conservation Areas refer to **Part E1 - Heritage**
Tree Preservation			
PC15.	Significant trees are retained	**DS15.1**	Significant trees that make a contribution to the landscape character, amenity or environmental performance of the site are retained
		DS15.2	Where retention of trees is impractical due to site constraints, tree removal trees or planting of new or replacement trees is to be consistent with the Tree Preservation Order within **Part C4 – Tree Preservation and Management** of this DCP
Ecologically Sustainable Development			
PC16.	Sustainability measures are considered as part of the design of the proposal	**DS16.1**	Development complies with the Building Sustainability Index (BASIX) ***Note**: a BASIX Certificate is to be submitted with a development application* ***Note**: Information on environmentally sustainable design is given in **Part C- Sustainability** of this DCP and is to be considered when designing development. Council strongly encourages applicants to go beyond BASIX requirements and to take advantage of any available grant funding to install solar hot water systems, photovoltaic installations and rainwater tanks*
Telecommunications installations			
PC17.	The visual impact of telecommunications installations such as satellite dishes and television antennas on the streetscape is minimised	**DS17.1**	Telecommunications installations are located to the rear roof or side (rear roof) of a dwelling or in the rear garden
Solar heating and photovoltaic installations			
PC18.	The visual impact of solar heating and photovoltaic installation on the streetscape is minimised	**DS18.1**	Solar heating and photovoltaic installations are to be located to the rear roof or side/rear roof of a dwelling or in the rear garden of the building.

Stormwater disposal			
PC19.	Stormwater systems: • provide for the efficient and functional mitigation of stormwater impacts • do not adversely affect adjoining or other properties • do not detract from streetscape quality	**DS19.1**	Stormwater from roofs is discharged by gravity to street gutter system
		DS19.2	Where a site slopes away from the street, stormwater from roofs may be discharged to the street gutter system by charged lines subject to suitability
		DS19.3	Where stormwater from dwelling and associated structure is unable to use a charged line, alternatives such as easements through adjoining properties are considered ***Note**: the written consent of the affected adjoining landowner/s is required for this type of stormwater system*
		DS19.4	Pump out systems are not generally supported ***Note:** pump out systems can often cause maintenance issues*
		DS19.5	Rainwater that falls on to paved surfaces does not flow directly onto downstream properties ***Note**: garden beds, bunding or other measures to direct and mitigate excessive runoff are to be incorporated into the proposal*
Swimming pools			
PC20.	Swimming pools: • maintain an adequate level of visual privacy • limit impact of increased noise levels from water pumps	**DS20.1**	The requirements for swimming pool construction and various safety requirements are contained in the **Swimming Pools Act.**
		DS20.2	Finished ground level areas around swimming pools shall not be raised as a result of sloping sites. In exceptional circumstances some increase in natural ground level may be considered where adequate screening devices are proposed. This clause also applies to Heritage Items and sites within Heritage Conservation Areas.
		DS20.3	Pool pumps shall be either of a type that do not exceed 5dBA above average ambient noise levels, or provided within an acoustic enclosure. This clause also applies to heritage Items and sites within Heritage Conservation Areas.
Solid fuel heating			
PC21.	Heating devices do not contribute to air pollution	**DS21.1**	New solid fuel heating devices are not supported
		DS21.2	Existing solid fuel heating devices are replaced with a cleaner heating alternative ***Note**: Council is able make orders to control the use of solid fuel heating appliances where wood smoke pollution is a problem* This clause also applies to Heritage Items and sites within Heritage Conservation Areas
Laneway development			
PC23.1	To provide controls for dwellings located off laneways, such as above garages	**DS23.1**	The external wall height of a laneway development building shall not exceed 3.6m and a maximum ridge roof height of 6 m.

PC23.2	To ensure bulk and scale, and form of laneway development does not have a detrimental impact on the established character of an area	**DS23.2**	Laneway development should incorporate pitched roofs and have a design which enhances or improves the visual character of the laneway.
PC23.3	To activate rear laneways through improved passive surveillance	**DS23.3**	External stairs are not supportable.
PC23.4	To maintain and improve the key function of a lane being the provision of access to and from a site	**DS23.4**	Privacy and amenity for neighbouring properties is to be maintained.
		DS23.5	Allowance is to be made for any carparking requirement of the DCP.
		DS23.6	Any single width garage doors are to incorporate an adjacent pass door for pedestrian use.

Part 2

Secondary Dwellings

Application

This Guideline applies to the following development category:

- Secondary dwellings.

Under the current NSW Government planning system, **State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP)** is the principal legislation for Secondary Dwellings. The ARHSEPP provides key controls for Secondary Dwellings, a number of which (when complied with) can't be used to refuse Secondary Dwellings. Under the ARHSEPP, Secondary Dwellings can be assessed as complying development when satisfying a number of requirements of the ARHSEPP, for example including where sites must be a minimum of 450m^2.

The controls in this DCP are in addition to the ARHSEPP in the case a development application is required for a Secondary Dwelling development, for example, where the secondary dwelling, sometimes called a "granny flat", is permissible on a site smaller than 450m^2. If there is an inconsistency between the provisions of this DCP and the ARHSEPP, the provisions of the ARHSEPP prevail to the extent of the inconsistency.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To provide greater housing choice and promote housing affordability
- To ensure a secondary dwelling is secondary in size, scale and nature, and subservient to the principal dwelling
- To ensure secondary dwellings do not detract from the form, scale and height of development in the streetscape and locality in which it is located
- To ensure no significant adverse amenity impacts on other premises, in particular through ensuring adequate solar access, natural ventilation, privacy, noise and retention of significant views

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Site area			
PC1.	Site area is adequate to enable development that incorporates adequate setbacks and landscaped open space in accordance with this DCP	**DS1.1**	On merits
Floor area			
PC2. 1	To ensure that the size of the secondary dwelling is less than the dwelling house	**DS2.1**	Maximum floor area is 60m2.
PC2.2	To ensure that the combined size of the dwelling house and secondary dwelling has a bulk and scale that maintains the appearance of a typical house and ancillary outbuilding	**DS2.2**	The total gross floor area of the principal dwelling and the secondary dwelling is no more than the maximum FSR allowed under the Inner West LEP 2020.
Building height			
PC3.	Building height: • is no greater than the height of the dwelling house • is compatible with the existing or desired future character of the area • does not detract from existing low rise streetscapes	**DS3.1**	Maximum building height is single storey or as a second storey in an attic as defined in the Standard LEP instrument.
Subdivision			
PC4.	Secondary dwellings are located on the same lot as the dwelling house	**DS4.1**	Subdivision of the secondary dwelling from the principal dwelling is not permitted
Setbacks			
PC5.	Setbacks: • are consistent with that prevailing in the street • reduce the appearance of building bulk • enable adequate solar access to main living areas and principal private open space • ensure no significant adverse amenity impacts on adjoining properties • achieve adequate visual privacy • minimise noise transmission • create deep soil areas that are sufficient to conserve existing trees or to accommodate intensive new landscaping.	**DS5.1**	A secondary dwelling is not located forward of the front building line of the principal dwelling
		DS5.2	Minimum side setback is 0.9 metres
		DS5.3	Minimum rear setbacks maintain a useable back garden
		DS5.4	If the secondary dwelling is built as a loft structure over a garage with rear lane access it may be built: • in line with an existing garage **or** • a minimum of 1 metre from the rear boundary • contained within an attic space
Landscaped area			
PC6.	Development does not unreasonably reduce the area or useability of landscaped open space	**DS7.1**	Development does not reduce landscaped areas for the property to less than the minimum required for a dwelling house

Part 3

Neighbourhood Shops

Application

This Guideline applies to the following development categories:

- Neighbourhood shops where in the R2 Low Density Residential zone

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- to enable the continued use of existing small-scale, low impact retail uses that positively contribute to the convenience, vibrancy and amenity of the neighbourhood
- to encourage the retention and re-use of existing small-scale shops on corner lots while minimising adverse amenity impacts on the character of low density residential neighbourhoods, including through unacceptable traffic or noise impacts
- to enable residential floor additions to existing shops within low density residential areas

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
General			
PC1.	Non-residential uses not create an unacceptable traffic impact	**DS1.1**	Sufficient carparking is available to meet the needs of the proposal without: • causing a major on–street carparking problem • creating or exacerbating an existing traffic hazard
		DS1.2	Neighbourhood shops are in combination and are located on a corner lot
		DS1.3	The use is of a nature that primarily caters for local personal services, day to day retail and similar uses ***Note**: generally acceptable uses include a café, hairdresser and small newsagency*
		DS1.4	The proposal makes a positive contribution to streetscape character, and where the existing streetscape is desirable, is consistent with prevailing elements
		DS1.5	The proposal is sited and designed to not create an unacceptable impact on existing residential amenity of adjoining or nearby land, including through: • noise • light pollution • air pollution, dust or odour • vibration
		DS1.6	Noise generating areas such as outdoor dining are located away from adjoining dwellings or are screened to reduce noise transmission to acceptable levels in highly used parts of adjoining dwellings
		DS1.7	Operating hours are limited to those that will minimise impact on adjoining premises
		DS1.8	Outdoor dining and footpath trading occurs in accordance with this DCP
		DS1.9	
		DS1.10	
		DS1.11	Development is encouraged to retain or reinstate any original elements of the original building that contribute to its traditional character

Part 4

Multi Dwelling Housing

Application

This Guideline applies to the following development category:

- Multi dwelling housing, including ancillary buildings and structures, such as townhouses, within R3 Medium Density Residential Zone.

Where development is covered by the Apartment Design Guide, that document will take precedence over this part of the DCP.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure a high standard of design
- To ensure development is compatible in intensity and scale with dwelling houses or other neighbouring buildings.
- To provide for generous on-site landscaped open space, in particular in the form of back gardens
- To protect the existing amenity of adjoining properties, in particular main living areas and principal private open space
- To create an attractive and safe streetscape with a high level of engagement between the private and public domains
- To ensure development contributes environmentally to the Town Centre and provides a sustainable urban environment.
- To improve amenity for users of the Town Centre by creating more areas for public open space and for tree planting.
- To provide guidelines for sites containing heritage items to show how those sites can be adapted to accommodate new development.

Performance Criteria and Design Solutions

Performance Criteria	Design Solution
Residential design process	
PC1. Proposals are to demonstrate that a site's context and the proposals impacts have been adequately considered	The Development Application is supported by a Site Analysis prepared in accordance with **Part A1 – Site and Context Analysis** of this DCP.
Character and design	
PC2. Development: • understands and appropriately responds to the defining characteristics of the site, its streetscape, community, and neighbourhood locality • has an architectural style that is suitable for the site • has the potential to contribute to LGA's housing heritage	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Streetscape and landscape	
PC3. Development establishes a streetscape and landscape that: • respects existing character, in particular defining built form elements, setbacks and building spacing, heritage and vegetation • is well designed and responds to individual site characteristics • activates the street • softens the visual impact of buildings when viewed from the public domain	Each Development Application is to be supported by a **Streetscape Assessment** that shows: • the street reserve and indicative locations of the carriageway, street trees, parking bays, footpaths, traffic control devices, driveways, bus stops, street lights, service pits and substations • existing vegetation to be removed or conserved • the location, species and general character of tree planting and hard and soft landscape treatment • the existing streetscape character given by building bulk and scale, roof pitch, front fences, and building materials • the indicative building form given by the proposed front setbacks, front elevations, garage locations and front gardens ***Note**: This Streetscape Assessment is to be provided in the form of photographs and sketch plans able to demonstrate a satisfactory understanding of the streetscape context of the proposed development*
Lot Size	
PC4. The lot has sufficient area and dimensions to ensure functional and attractive development that does not cause significant adverse amenity impact on adjoining properties	The lot has sufficient area and dimensions to accommodate development that complies with on-site parking, open space and setback requirements

Residential design			
PC5.	Development: • ensures there is a creative, sensitive, and consultative design process • greatly improves residential design • ensures the style of new housing fits with the established streetscape character and Council's long-term vision for the LGA's residential neighbourhoods	**DS5.1**	Buildings at the front must be orientated to the principal street frontage
		DS5.2	Dwellings adjacent to a public street must address the street by having a front door or living room or kitchen windows facing the street
		DS5.3	The building generally conforms with the building line on adjoining land and in the immediate locality
		DS5.4	Building facades are to have the following characteristics • well-balanced vertical and horizontal proportions • modulation, including breaking up large horizontal facades into smaller articulated sections, which are also compositionally integrated with the whole building; • architectural features which give human scale at street level, such as entry porches, pergolas and fences
		DS5.5	Building design, roof form, detailing and materials visible from public areas and adjoining properties are not in strong visual contrast with the any positive and characteristic features of neighbouring properties ***Note**: in general, this means:* • *materials and finishes of the building are to be similar to the traditional finishes predominating in on land where this DCP applies, with buildings usually in bichromatic (two colour) face brick with gabled/hipped terra cotta tiled pitched roofing.forms*
		DS5.6	The use of reflective materials that my cause glare is avoided
		DS5.7	Building design enables individual dwellings to be identified from public streets
		DS5.8	Carports and garages are compatible with the building design and do not dominate the street frontage
		DS5.9	The entry to underground parking must not be visible from the street front
Fences and walls			
PC6.	Fences and walls respects existing character and provides a balance between personal privacy and activation of the street	**DS6.1**	Front fences and walls are compatible with the streetscape, in particular those of the immediate neighbours, provided that those neighbouring structures are themselves in character
		DS6.2	Front fences and walls are: • no more than 1.2m high if solid and forward of the building line **or** • no more than 1.8m if the fence has openings which make it not less than 50% transparent

		DS6.3	Solid front fences and walls to 1.8m high are limited to: • where the main private open space is in front of the dwelling **or** • where traffic volumes exceed 6000 vehicles per day **and** • where private open space fronts the street, the width is limited to a maximum of 75% of the frontage • some surveillance is to be maintained from the dwelling • fences are not to exceed 10m in length without some articulation or detailing to provide visual interest
Heritage conservation			
PC7.	For sites which are within Heritage Conservation Areas, Development is well designed, protects existing heritage items and is compatible with the existing character of the street	**DS7.1**	Pursuant to the Inner West LEP 2020 and **Part E** - **Heritage Conservation** of this DCP Maintaining the heritage significance of conservation areas/items takes precedence when designing any development
		DS7.2	All new Multi Dwelling Housing proposals must demonstrate that they have the potential to contribute to the LGA's housing heritage through their fit with existing significant housing and by the general value of the design as a creative and sensitive solution for the site
		DS7.3	Where one or several houses remain in an area which has undergone significant redevelopment, consideration must be given to the contribution of those houses to neighbourhood character
FSR			
PC8.	FSR is appropriate to its context and does not result in overbearing, significant adverse amenity impacts or out of character development	**DS8.**	Maximum FSR complies with the Inner West LEP 2020 ***Note:*** *the FSR expressed in the Inner West LEP 2020 is a maximum. Due to certain factors, not all development is appropriate at the maximum allowable FSR. In particular, an FSR less than that allowed as a maximum under the LEP may be appropriate for land in a heritage conservation area or identified as a heritage items. This should be considered as part of a site analysis undertaken at the start of the design process, and a design response formulated accordingly*
Subdivision			
PC9.	Subdivision is consistent with the prevailing pattern of lots size shape and width in the street and ensures that subsequent development can comply with relevant key building siting and design provisions such as setbacks	**DS9.**	The minimum strata subdivision size for dwellings will be considered on its merits based on: • compliance with other provisions of this DCP • retention of the heritage significance of individual heritage items or properties within Conservation Areas

Maximum dwelling size			
PC10.	Development promotes social inclusion, housing choice and affordability	**DS10.**	A mix of dwelling sizes to cater for a variety of individual housing needs addressing a spectrum of affordability is preferred
Siting			
PC11.	Building design and siting: • optimises competing considerations in the design and siting of new buildings • ensures building setbacks and building height are appropriate for a site and the streetscape • maximises solar access to living areas and private open space	DS11.1	Siting of a building appropriately responds to factors such as: • lot size and shape • good streetscape principles (i.e. being similar to typical setbacks in the street, front and side) • solar access for varying orientations visual and acoustic privacy • the need for planting to screen and soften developments the need to provide an open and attractive outlook to new and existing dwellings, and to avoid overbearing neighbouring properties • the need to achieve minimum standards of daylight and ventilation • obstruction of views • compliance with the provisions of **SEPP65 (Design Quality of Residential Flat Development)** and the requirements of the accompanying **Apartment Design Guide** ***Note**: appropriate siting in a complex setting such as the Inner West LGA cannot be reduced to quantitative measures in all instances, as this fails to respond to individual differences in site and neighbourhood characteristics. On this basis, unless where specified, this DCP largely does not generally specify numeric setbacks or envelope provisions*
		DS11.2	*"Carriage style" development is not supported* ***Note**: "Carriage style" development aligned down the site with principal orientation to side boundaries rather than the street. This form of development is out of character with established development in residential zones and tends to create problems in terms of privacy and outlook, irrespective of setbacks and screen planting*
		DS11.3	As a general rule, as many units as possible in new developments should be given a northerly orientation, subject to urban character considerations, and the desirability of avoiding "carriage style" development and excessive overshadowing
Setbacks – front			
PC12.	Front setbacks are consistent with existing streetscape character	**DS12.**	The distance of any building works from the front boundary shall be consistent with the predominant setback of the buildings in the street
Setbacks – side and rear			
PC13.	Side and rear setbacks: minimise adverse impacts on neighbouring properties	**DS13.1**	New development should not significantly affect adjoining property or resident amenity by: • increased overshadowing

	achieve compatibility in terms of urban character ***Note:*** *Development may also be affected by the provisions of* ***SEPP 65 (Design Quality of Residential Flat Development)*** *the specific requirements of the accompanying* ***Apartment Design Guide***		• reduction in the level of privacy • obstruction of views • reduction in levels of daylight and ventilation
		DS13.2	Streetscape and urban character shall also be taken into account, in terms of the established pattern of spacing between buildings in the street, and their siting and orientation
		DS13.3	Rear setbacks include adequate provision of green space between adjoining properties
Building height			
PC14.	Building height: • is consistent with the objectives of the relevant zone as identified in the LEP • provides for a human scale built form that minimises adverse impact on adjoining or nearby properties • promotes the creation of an attractive and comfortable public domain • Accommodates a traditional building typology which provides good streetscape impacts ***Note****: pitched roofs and roofs with attics contribute to traditional building typology in parts of the LGA*	**DS14.1**	The maximum building height for R3 Medium Density Residential Zones for sites shown as **Code M on the Inner West LEP 2020 Height Maps** is 12.5m measured to the uppermost point of buildings. The maximum building scale is : • 3 storeys • use of a maximum 30 degree pitched roof as a 4th attic storey, in accordance with **DS14.3** ***Note****: the number of levels has been calculated by making allowance for technical building design considerations as follows:* • a zone to account for varying ground level slopes, access and along the site • a zone to ensure a minimum 300mm freeboard clearance for a ground floor level above natural ground clearance to allow for waterproofing • 3 metre floor to floor heights enabling 2.7m high ceilings and a zone for the floor slab or framing) • A roof zone to allow a space for a traditional 30 degree pitched roof in order to give a defined "top" or "crown" to the building composition A level does not include a roof used as an uncovered garden, terrace or deck (note that the need to address overlooking concerns still applies). A level includes a mezzanine
		DS14.2	The height of the finished floor level of the first floor, not being a floor at ground level, is not to exceed a height of 3.4 metres measured vertically above any point at natural ground level, in order not to have overly exposed basement carparking
		DS14.3	Utilisation of roof space may be permitted as a level additional to **DS14.1** if: • the space is wholly contained within a pitched roof plane which has a roof pitch does not exceed a slope of 30° (with the exception of dormer windows) no lower than 22° and whose roof ridge does not exceed the maximum building height. • sunlight, privacy, views and ventilation concerns

		are adequately addressed; and • the proposal fully complies with the height limit in the **Inner West LEP 2020** which is 12.5 m as measured from natural ground level
	DS14.4	The intent of the roof space provision is to permit rooms within otherwise unused roof space. It does not permit the creation of additional de facto levels through increased external wall heights or the addition of roof protrusions larger than a typical dormer window
	DS14.5	The design of any attic level to be used as a habitable room should consider the need for adequate light and ventilation and include provisions in the plans to meet these requirements
Solar access		
PC15. To ensure development has adequate solar access to main living areas and areas of principal private open space, and ensures adequate solar access to adjoining residential properties	**DS15.1**	New developments must seek to achieve 80% of units having at least one living room window with a northerly aspect ***Note**: This is subject to urban character considerations, and the desirability of avoiding "carriage style" development and excessive shadowing of neighbouring properties*
	DS15.2	Sunlight to at least 50% (or 35m² with minimum dimension 2.5m, whichever is the lesser area) of the principal private area of ground level private open space (see definition) of adjacent properties is not reduced to less than three (3) hours between 9am and 3pm on 21 June. Where existing overshadowing by buildings and fences is greater than this, sunlight is not further reduced by more than 20% at any one time
	DS15.3	Any private courtyard within a development should also achieve 3 hours of sunlight over 50% of its area, between 9am and 3pm on 21 June
	DS15.4	Existing solar access should be maintained to at least 40% of the glazed areas of any neighbouring north facing living room/dining room windows, for a period of at least three (3) hours between 9am and 3pm in mid-winter (on 21 June). If existing solar access is already less than this standard, it should not be further reduced by more than 20% at any one time
	DS15.5	North facing windows within a new development should achieve the same standard of solar access
Privacy ***Note:** these design solutions apply both within developments as well as across boundaries*		
PC16. Development: • provides adequate privacy for residents • protects the visual and acoustic privacy of neighbours	**DS16.1**	At ground level, direct facing windows are: • placed a minimum of 9 metres apart **or** • where screening devices or planting are used, 6 metres apart, and if screening is used, the view of the area overlooked must be restricted within 9 metres and beyond an angle of 45° from the

		plane of the wall containing the opening, measured from a height of 1.7m above floor level **or** • have minimum sill heights of 1.7m above floor level **or** • have fixed obscure glazing in any part below 1.7m above floor level ***Note:*** *Direct facing includes an arc of 45° on either side of a window*
	DS16.2	No screening is required where: • windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and they have translucent glazing or sill heights of at least 1.7m • windows are in habitable rooms and they have sill heights of 1.7m or more above floor level or translucent glazing to any part of a window less than 1.7m above floor level
	DS16.3	Bedroom windows are to be at least 3 metres from shared streets, driveways and parking areas of other dwellings
	DS16.4	Bedrooms of one dwelling are not to share walls with living rooms or garages of adjacent dwellings
	DS16.5	New development is to be designed to internalise the adverse effects of: • emission of noise and vapours from exhaust fans, air conditioning units and the like • emission of noise and vapours from other mechanical equipment, e.g., swimming pool pumps, drainage pump outs and the like • vehicle noise from driveways and ramps
	DS16.6	Any shared walls, floors and ceilings must meet acceptable standards for acoustic amenity
Views and outlook		
PC17. Development: • maintains any existing distant views wherever possible, in keeping with the principles of view sharing • provides all new units with an open outlook, preferably to landscaping and open space • maintains any existing open outlook from the major habitable rooms of any adjoining property	**DS17.1**	Where distant views are available from neighbouring properties, these should be maintained wherever possible, in keeping with principles of view sharing
	DS17.2	Outlook obtained from neighbouring properties are maintained wherever possible, with in particular high walls in close proximity to neighbours' windows or open space reasonably set back, irrespective of shadowing or privacy

		impacts
	DS17.3	All dwellings within new developments have an open outlook to an area of landscaping or open space
	DS17.4	Outlook is not compromised by measures taken to improve neighbours' privacy, such as obscure glazing and privacy screens
Open space and landscaping		
PC18. Open space and landscaping: • is clearly defined and useable • meets resident requirements for privacy, access, outdoor activities and landscaping • are designed as an integral part of the building and the streetscape • includes soft landscaping and deep planting • achieve a high standard of landscaped presentation • is provided to screen and soften developments when viewed from the street or neighbouring properties, including the rear • ensures useable areas of outdoor space are provided for the enjoyment of all residents of a development, and to prevent a disproportionate area being alienated for the exclusive use of particular units • where possible, retains existing significant trees	**DS18.1**	Development is supported by a high quality landscape concept plan prepared by a suitably qualified and experienced professional that clearly shows how the design solutions have been achieved. Where a design solution is not achieved, written justification addressing the performance criteria is to be provided
	DS18.2	Each dwelling in a Multi-unit Dwelling is to be provided with a useable private outdoor area which: • does not encroach upon the front setback requirement • is directly related to the main living areas • is private and protected from overlooking by neighbouring units or properties • meets solar access standards • minimises overlooking of neighbouring properties • is able to accommodate various uses • is accessible by someone with a disability
	DS18.3	Where the private outdoor area is to be provided at ground level, the minimum area and dimensions shall be in the **R3 Medium Density Residential** zone 35m² with a minimum dimension of 3.0 metres at any point, to include a principal private area with a minimum dimension of 4.0 metres at any point
	DS18.4	Where a unit has no private outdoor area at ground level: • the private outdoor area is to be provided by way of a balcony or deck, with a minimum area of 10m², and a minimum dimension of 2 metres at any point. • no balcony shall overlook private courtyards in the same development, in any circumstances • an area of communal open space must be set aside • the allocation of the majority of a development's open space to a minority of units is unacceptable
	DS18.5	The minimum amount of landscaped area to be provided on a site shall be 35% of the site area. This landscaped area shall be at finished ground level and have a minimum width of 2 metres. Refer to definition for Landscape Area which is as defined by the **Inner West LEP 2020**.

	DS18.6	Smaller trees not covered by the **Tree Preservation Order (refer to Part C4 Tree Preservation and Management)** (other than Leyland Cypress Pine trees, privet, oleander, umbrella trees, cotoneaster, rubber trees, citrus and mulberry trees) should be retained wherever possible to assist in: • retaining and enhancing streetscapes • climate control • enhancing the visual amenity of the new development • ameliorating privacy and building bulk impacts of the new development
	DS18.7	The design of a development will need to retain sufficient curtilage around existing trees to ensure their practical retention and health by not damaging the root system or altering drainage and water-table levels. A report from a qualified arborist may be required to respond to this requirement
	DS18.8	An applicant shall ensure that the proposal will not require the removal or significant modification of any existing street tree along the frontage of the site, or in the vicinity of the site
Safety and security		
PC19. Development: • provides personal and property security for residents and visitors and enhance perceptions of community safety • ensures that private and communal spaces are planned for security and able to be managed	**DS19.1**	Ensure that the enclosure of private open space will not prevent surveillance
	DS19.2	Clearly delineate public space, community space, and private space
	DS19.3	Identify territorial zones for each dwelling to assist residents identify intruders
	DS19.4	Limit the number of dwellings using a shared entry to foster acquaintance and a sense of ownership
	DS19.5	Open car parks should be small and within view of some residences
	DS19.6	Design the lighting of footpaths and driveways to provide a sense of warmth, variety and brightness, rather than overall even illumination
	DS19.7	Dwelling numbers legible, both at street level and within the development
	DS19.8	Avoid designs that might assist entry via the roof or upper-storey windows
	DS19.9	Provide sturdy doors and locks, but avoid obvious problem materials such as heavy-duty mesh, cyclone fencing or grilles
	DS19.10	Large multi-unit developments are to be referred to the NSW Police for comment
Sustainability		

Note: *the following are encouraged as measures to achieve sustainability outcomes in addition to BASIX*

PC20.	Development: • facilitates energy conservation through the use of passive solar design • facilitates water conservation • establishes ecologically sustainable residential environments • ensures site design and internal layout optimise climate control and minimise the adverse impacts of traffic noise		Development complies with BASIX. See **Part C1 – Building Sustainability**
		DS20.1	Car park areas are to maximise natural ventilation and have minimal mechanical ventilation

Stormwater drainage

PC21.	Stormwater drainage: • provides safety for the public in major storm events, and protect property from damage by flooding • ensures adequate stormwater detention and run-off controls are provided for site drainage • improves urban amenity through maintenance of natural drainage lines • protects and maintain existing infrastructure of the LGA	**DS21.1**	Hard paving on the site is to be minimised to: • allow greater landscaped area • allow natural, on-site absorption of rainwater • limit the flow of stormwater onto adjacent properties and into the local stormwater drainage system
		DS21.2	Where roof water cannot be adequately disposed of on-site it should be piped to an approved stormwater drainage system or, partially, to a rain water tank
		DS21.3	An approved stormwater drainage system will generally comprise either the street gutter or a drainage easement. Other methods will be considered by Council on their merits
		DS21.4	On-site detention of stormwater will be required as part of an approved stormwater drainage system to limit discharges to pre-development conditions. A conceptual On-Site-Drainage scheme is to be submitted with the development application
		DS21.5	Reference is to be made to Council's **Stormwater Management Code (1996)** in respect to requirements for: • detailed design and construction of stormwater disposal systems; • construction over existing stormwater systems

Site facilities

Note: *Refer to the Waste Management Section of this DCP for additional guidance*

PC22.	Site facilities: • ensure that site facilities provide easy access to dwellings, are visually attractive, blend in with the development and the streetscape, and require minimal maintenance • ensure that waste disposal meets the needs of residents and that waste collection areas are well-designed	**DS22.1**	Common storage and/or collection points are to be located close to the street frontage with the area being: • not located forward of the building line; • designed to integrate with the main building structure or site landscaping;
		DS22.2	Attention is drawn to the requirements of **State Environmental Planning Policy No.55.** Some properties in the LGA might have had past activities which have been known to cause soil contamination. Where this is the case, Council will require appropriate remediation in consultation with the NSW Environment Protection Authority. It is the responsibility of applicants to determine whether a site

		contains contaminants
	DS22.3	Any work must not cause lead contamination or air or ground. Contamination can come from removal of lead paint or disturbance of dust in roof cavities
	DS22.4	A space of 8 cubic metres per dwelling is to be set aside exclusively for storage. This space may form part of a carport or garage, e.g. an overhead "storage tray"
	DS22.5	Individual mail boxes are to be located close to each ground-floor dwelling entry, or a mail box structure is to be located close to the major pedestrian entrance to the site. A communal mailbox with boxes large enough to store periodicals is also to be provided to avoid this material blocking stormwater drains
	DS22.6	Only one television reception device, e.g. aerials, dishes, etc. (Whether for free-to-air or pay systems) will be approved in a strata title development. Installations should be positioned to the rear of properties and/or screened from public view
	DS22.7	Council will not approve wood burning heating because residential wood burning causes up to 40 per cent of winter air pollution in the Sydney metropolitan area. Residents who currently have this form of heating are strongly encouraged to replace solid fuel heaters with a cleaner heating alternative. Note that that Council is able make orders to control the use of solid fuel heating appliances where wood smoke pollution is a problem

Part 5

Residential Flat Buildings

Application

This Guideline applies to the following development categories within R3 Medium Density Residential Zones in the Inner West LEP 2020:

- Residential flat building, including ancillary buildings and structures
- Mixed use development with a residential component at 32-46 Edward Street Summer Hill.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

Under the NSW planning system, development for the development categories to which this guideline applies is primarily assessable against State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (SEPP 65) and its supporting Apartment Design Guide (ADG).

This DCP also adopts the objectives and design criteria of the ADG for the design of buildings.

This DCP provides guidance on specific matters not covered by the ADG but which are required to be addressed, such as the desired character for development.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic fo the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure a high standard of design
- To ensure development is consistent with the desired future character of the neighbourhood
- To create an attractive and safe streetscape with a high level of engagement between the private and public domains
- To protect the existing amenity of adjoining properties, in particular main living areas and principal private open space
- To ensure large, well located sites make a contribution to delivering additional housing while being sensitive existing character

Performance Criteria and Acceptable Solutions

Performance Criteria		Design Solution	
Character			
PC1.	Development: • understands and appropriately responds to the defining characteristics of the site, its streetscape, community, and neighbourhood locality • has an architectural style that is suitable for the site and has a high standard of architectural composition • improves the streetscape and achieves a "green" garden setting for residential flat buildings	**DS1.1**	Development pursuant to **SEPP 65** is to respond to the desired character stated in this DCP
Streetscape			
PC2.	Development establishes a streetscape that: • respects existing character, in particular defining built form elements, setbacks and building spacing, heritage and vegetation • is well designed and responds to individual site characteristics • activates the street • softens the visual impact of buildings when viewed from the public domain	**DS2.1**	Each Development Application is to be supported by a Streetscape Assessment that shows: • the existing streetscape character given by building bulk and scale, roof pitch, front fences, and building materials • the indicative building form given by the proposed front setbacks, front elevations, garage locations and front gardens • the street reserve and indicative locations of the carriageway, street trees, parking bays, footpaths, traffic control devices, driveways, bus stops, street lights, service pits and substations • existing vegetation to be removed or conserved • the location, species and general character of tree planting and hard and soft landscape treatment ***Note**: This Streetscape Assessment is to be provided in the form of photographs and sketch plans able to demonstrate a satisfactory understanding of the streetscape context of the proposed development*
Lot Size			
PC3.	The lot has a sufficient area and dimensions to ensure functional and attractive development that does not cause significant adverse amenity impact on adjoining properties	**DS3.1**	The lot has sufficient area and dimensions to accommodate development that complies with on-site parking, open space and setback requirements in accordance with this DCP
FSR			
PC4.	FSR is appropriate to its context and does not result in overbearing, significant adverse amenity impacts or out of character development	**DS4.1**	Maximum FSR complies with the **Inner West LEP 2020** ***Note:** the FSR expressed in the Ashfield LEP 2013 is a maximum. Due to certain factors, not all development is appropriate at the maximum allowable FSR. In particular,*

Performance Criteria		Design Solution	
			an FSR less than that allowed as a maximum under the LEP may be appropriate for land in a heritage conservation area or identified as a heritage items. This should be considered as part of a site analysis undertaken at the start of the design process, and a design response formulated accordingly
Building height			
PC5.	Building height: • is consistent with the objectives of the relevant zone as identified in the Inner West LEP 2020 • is of a human scale • minimises adverse impacts on the amenity of adjoining properties • promotes the creation of an attractive and comfortable public domain • Accommodates a traditional building typology which provides good streetscape impacts *Note: pitched roofs and roofs with attics contribute to traditional building typology in parts of the LGA*	**DS5.1**	The maximum building height for R3 Medium Density Residential Zones for sites shown as **Code M on the Inner West LEP 2020 Height Maps** is 12.5m measured to the uppermost point of buildings. The maximum building scale is : • 3 storeys • use of a maximum 30 degree pitched roof as a 4th attic storey, in accordance with **DS5.3** ***Note**: the number of levels has been calculated by making allowance for technical building design considerations as follows:* • *a zone to account for varying ground level slopes, access and along the site* • *a zone to ensure a minimum 300mm freeboard clearance for a ground floor level above natural ground clearance to allow for waterproofing* • *3 metre floor to floor heights enabling 2.7m high ceilings and a zone for the floor slab or framing)* *A roof zone to allow a space for a traditional 30 degree pitched roof in order to give a defined "top" or "crown" to the building composition* *A level does not include a roof used as an uncovered garden, terrace or deck (note that the need to address overlooking concerns still applies). A level includes a mezzanine*
		DS5.2	The height of the finished floor level of the first floor, not being a floor at ground level, is not to exceed a height of 3.4 metres measured vertically above any point at natural ground level, in order not to have overly exposed basement car parking
		DS5.3	Utilisation of roof space may be permitted as a level additional to **DS5.1** if: • it is consistent with the principles and controls of any conservation area listing of the property • the space is wholly contained within a pitched roof plane which has a roof pitch does not exceed a slope of 30° (with the exception of dormer windows) no lower than 22° and whose roof ridge does not exceed the maximum building height. • sunlight, privacy, views and ventilation concerns are adequately addressed; and • the proposal fully complies with the height limit in the **Inner West LEP 2020** which is 12.5

Performance Criteria	Design Solution
	m as measured from natural ground level ***Note:*** *the intent of the roof space provision is to permit rooms within otherwise unused roof space. It does not permit the creation of additional de facto levels through increased external wall heights or the addition of roof protrusions larger than a typical dormer window*
	DS5.4 The design of any attic level to be used as a habitable room should consider the need for adequate light and ventilation and include provisions in the plans to meet these requirements
Siting	
PC6. Building design and siting: • ensures building setbacks and building height are appropriate for a site and the streetscape • provides a garden setting for buildings	**DS6.1** Siting of a building appropriately responds to factors including : • the requirements of the **Apartment Design Guide** • lot size and shape • good streetscape principles • provision of deep soil planting areas to provide a garden setting as viewed from the street • the need for planting to screen and soften developments • the need to provide an open and attractive outlook to new and existing dwellings, and to avoid an overbearing scale for neighbouring properties
	DS6.2 "Carriage style" development is not supported ***Note:*** *"Carriage style" development aligned down the site with principal orientation to side boundaries rather than the street. This form of development is out of character with established development in residential zones and tends to create problems in terms of privacy and outlook, irrespective of setbacks and screen planting*
Setbacks – front	
PC7. Front setbacks are consistent with that prevailing in the street: ***Note:*** *consideration is to be given primarily to adjoining properties. However, in situations where one or both of these properties is inconsistent with the majority of that part of the street in which the site is located, consideration will also be given to the broader street setback pattern*	**DS7.1** The main front face of the building is setback within 20% of that of the average of immediately adjoining properties
Setbacks – side and rear	
PC8. Side and rear setbacks: • minimise adverse impacts on neighbouring properties • achieve compatibility in terms of urban character	**DS8.1** Development does not cause a significant adverse amenity impact on adjoining properties by: • increased overshadowing • reduction in the level of privacy • obstruction of views

Performance Criteria		Design Solution	
	Note: *Development may also be affected by the provisions of* ***SEPP 65 (Design Quality of Residential Flat Development)*** *the specific requirements of the accompanying* ***Apartment Design Guide***		• reduction in levels of daylight and ventilation
		DS8.2	Development enables the provision of a 2m side setback containing deep soil planting in accordance with the landscape requirements of this DCP
		DS8.3	Streetscape and urban character shall also be taken into account, in terms of the established pattern of spacing between buildings in the street, and their siting and orientation
		DS8.4	Rear setbacks include adequate provision of green space between adjoining properties
Car parking			
PC9.	Car parking provides a balance between providing for the convenience of residents and visitors and promoting more sustainable travel modes such as walking, cycling and public transport, in particular for commuting	**DS9.1**	On site carparking is provided as follows, whichever is the lesser: • at a minimum of 1 space per dwelling **or** • in accordance with the Apartment Design Guide ***Note:*** *where provided as part of shop-top housing or other form of mixed use development, parking for commercial, retail and other uses on the same site is required at the applicable rate specified elsewhere in this DCP*
		DS9.2	Parking for visitors is provided at the rate of 1 space for every 4 dwellings including serviced apartments plus 1 car wash bay
		DS9.3	1 accessible car parking space to be provided for each accessible and adaptable residential unit
		DS9.4	Carparking layout and design is provided in accordance with **Part A8 – *Parking*** of this DCP
Open space and landscaping			
PC10.	Open space and landscaping: • provides a garden setting for development • includes soft landscaping and deep planting • achieve a high standard of landscaped presentation • is provided to screen and soften developments when viewed from the street or neighbouring properties, including the rear • maintains a large useable area of communal open space, where units have no private ground level open space • where possible, retains existing significant trees	**DS10.1**	Development is supported by a high quality landscape concept plan prepared by a suitably qualified and experienced professional that clearly shows how the design solutions have been achieved
		DS10.2	Compliance with the **Apartment Design Guide** and relevant parts of tthis DCP is achieved.
		DS10.3	Communal open space complies with the **Apartment Design Guide** requirements and: • includes a single open area with minimum dimensions of 10 metres by 12 metres • is adapted for active and passive recreation and may include children's play areas, barbeque areas and the like **And** • is provided exclusive of any drying or service areas

Performance Criteria	Design Solution	
	DS10.4	The minimum dimension of a landscaped area is 2 metres,
	DS10.5	A landscaped strip having a minimum dimension of 2m is provided along the perimeter of the site.
	DS10.6	Landscaped areas are finished ground level
	DS10.7	Development complies with the **C4 Tree Preservation and Management** part of this DCP
	DS10.8	Smaller trees not covered by the Tree Preservation Order (other than Leyland Cypress Pine trees, privet, oleander, umbrella trees, cotoneaster, rubber trees, citrus and mulberry trees) are retained wherever possible to assist in: • retaining and enhancing streetscapes • climate control • enhancing the visual amenity of the new development **And** • ameliorating privacy and building bulk impacts of the new development
	DS10.9	Development retains sufficient curtilage around existing trees to ensure their practical retention and health by not damaging the root system or altering drainage and water-table levels ***Note**: a report from a qualified arborist may be required to respond to this requirement*
	DS10.10	Development does not involve the removal or significant modification of any existing street tree along the frontage of the site or in the vicinity of the site
Building design		
PC11. Development is to have a high standard of architectural composition.	DS11.1	Development is to consider **Part 4 Designing the Building** of the **ADG**
	DS11.2	Buildings at the front must be oriented to the principal street frontage
	DS11.3	Dwellings adjacent to a public street must address the street by having a front door or living room or kitchen windows facing the street
	DS11.4	The building generally conforms with the building line on adjoining land and in the immediate locality
	DS11.5	Building facades are to have the following characteristics • a clearly defined base-middle-top • well-balanced vertical and horizontal proportions; • modulation, including breaking up large horizontal facades into smaller articulated sections, which are also compositionally integrated with the whole building; **And**

Performance Criteria		Design Solution	
			• architectural features which give human scale at street level, such as entry porches, pergolas and fences
		DS11.6	Building design, roof form, detailing and materials visible from public areas and adjoining properties are not in strong visual contrast with the any positive and characteristic features of neighbouring properties ***Note**: in general, this means materials and finishes of the building are to be similar to the traditional finishes predominating on land where this DCP applies, with buildings usually in bichromatic (two colour) face brick with gabled/hipped terra cotta tiled pitched roofing.forms*
		DS11.7	The use of reflective materials that my cause glare is avoided
		DS11.8	Carports and garages are compatible with the building design and do not dominate the street frontage
Subdivision			
PC12.	Subdivision is consistent with the prevailing pattern of lots size shape and width in the street and ensures that subsequent development can comply with relevant key building siting and design provisions such as setbacks	**DS12.1**	The minimum strata subdivision size for dwellings will be considered on its merits based on: • compliance with other provisions of this DCP • retention of the heritage significance of individual heritage items or properties within Conservation Areas
Maximum dwelling size			
PC13.	Development promotes social inclusion, housing choice and affordability	**DS13.1**	Development provides a mix of dwelling sizes to cater for a variety of individual housing needs addressing a spectrum of affordability. This is to include a suitable mix of studio, one, two and three bedroom dwellings addressing local demand for apartments. ***Note:** As a guide the maximum gross floor area of an apartment dwelling should not exceed 125 sqm, and smaller apartments, provided that they achieve reasonable internal amenity, are encouraged* ***Note**: dwelling diversity is particularly important in larger developments comprising 20 or more dwellings*
		DS13.2	Outlook obtained from neighbouring properties are maintained wherever possible, with in particular high walls in close proximity to neighbours' windows or open space reasonably set back irrespective of shadowing or privacy impacts
		DS13.3	Outlook is not compromised by measures taken to improve neighbours' privacy, such as obscure glazing and privacy screens
Safety and security			
PC14.	Development: • provides personal and property security for residents and visitors and enhance	**DS14.1**	Buildings adjacent to public or communal streets or open space are to have at least one habitable room window with an outlook to that area

Performance Criteria	Design Solution	
perceptions of community safety • ensures that private and communal spaces are planned for security and able to be managed	**DS14.2**	Building design is to allow visitors who approach the front door to be seen without the need to open the door
	DS14.3	Shared entries are to serve a maximum of eight dwellings and be lockable
	DS14.4	Windows or activity rooms and l entries to maximise natural surveillance of the site
	DS14.5	Enclosure of private open space does not prevent surveillance
	DS14.6	Clearly delineate public space, community space, and private space
	DS14.7	Identify territorial zones for each dwelling to assist residents identify intruders
	DS14.8	Limit the number of dwellings using a shared entry to foster acquaintance and a sense of ownership
	DS14.9	Open car parks are small and within view of some residences
	DS14.10	Lighting of footpaths and driveways is designed to provide a sense of warmth, variety and brightness, rather than overall even illumination
	DS14.11	Dwelling numbers are legible, both at street level and within the development
	DS14.12	Designs that might assist entry via the roof or upper-storey windows are avoided
	DS14.13	Sturdy doors and locks and provided but problem materials such as heavy-duty mesh, cyclone fencing or grilles that are visually unattractive or provide a sense of overt defence are avoided
	DS14.14	Large multi-unit developments are to be referred to the NSW Police for comment
Sustainability ***Note:*** *the following are encouraged as measures to achieve sustainability outcomes in addition to BASIX SEPP*		
PC15. Development: • facilitates energy conservation through the use of passive solar design • facilitates water conservation • establishes ecologically sustainable residential environments • ensures site design and internal layout optimise climate control		Compliance is required for BASIX Refer to **C1 – Building Sustainability** of the DCP
	DS15.1	Car park areas are to maximise natural ventilation and have minimal mechanical ventilation
Stormwater drainage		
PC16. Stormwater drainage: • Provides safety for the public in major storm events, and protect property from damage by flooding	**DS16.1**	Hard paving on the site is to be minimised to: • allow greater landscaped area • allow natural, on-site absorption of rainwater **And**

Performance Criteria	Design Solution	
• ensures adequate stormwater detention and run-off controls are provided for site drainage • improves urban amenity through maintenance of natural drainage lines • protects and maintain existing infrastructure of the LGA		• limit the flow of stormwater onto adjacent properties and into the local stormwater drainage system
	DS16.2	Where roof water cannot be adequately disposed of on-site it should be piped to an approved stormwater drainage system or, partially, to a rain water tank
	DS16.3	An approved stormwater drainage system will generally comprise either the street gutter or a drainage easement. Other methods will be considered by Council on their merits
	DS16.4	On-site detention of stormwater will be required as part of an approved stormwater drainage system to limit discharges to pre-development conditions. A conceptual On-Site-Drainage scheme is to be submitted with the development application
	DS16.5	Reference is to be made to Council's **Stormwater Management Code (1996)** in respect to requirements for: • detailed design and construction of stormwater disposal systems; **And** • construction over existing stormwater systems
Site facilities		
PC17. Site facilities: • ensure that site facilities provide easy access to dwellings, are visually attractive, blend in with the development and the streetscape, and require minimal maintenance • ensure that waste disposal meets the needs of residents and that waste collection areas are well-designed	**DS17.1**	Insinkerator waste disposal devices are not provided
		Provision is made for composting of vegetable waste and other green matter ***Note**: Manufactured composting bins can be obtained from Council or other suppliers*
	DS17.2	Development complies with the requirements of **State Environmental Planning Policy No 55—Remediation of Land** ***Note**: Many properties in the LGA have had past activities which have been known to cause soil contamination. Where this is the case, Council will require appropriate remediation in consultation with the NSW Environment Protection Authority. It is the responsibility of applicants to determine whether a site contains contaminants*
	DS17.3	Any work must not cause lead contamination or air or ground ***Note**: Contamination can come from removal of lead paint or disturbance of dust in roof cavities*
	DS17.4	Individual mail boxes are to be located close to each ground-floor dwelling entry, or a mail box structure is to be located close to the major pedestrian entrance to the site. A communal mailbox with boxes large enough to store periodicals is also to be provided to avoid this material blocking stormwater drains
	DS17.5	Open air, communal clothes drying facilities are to be

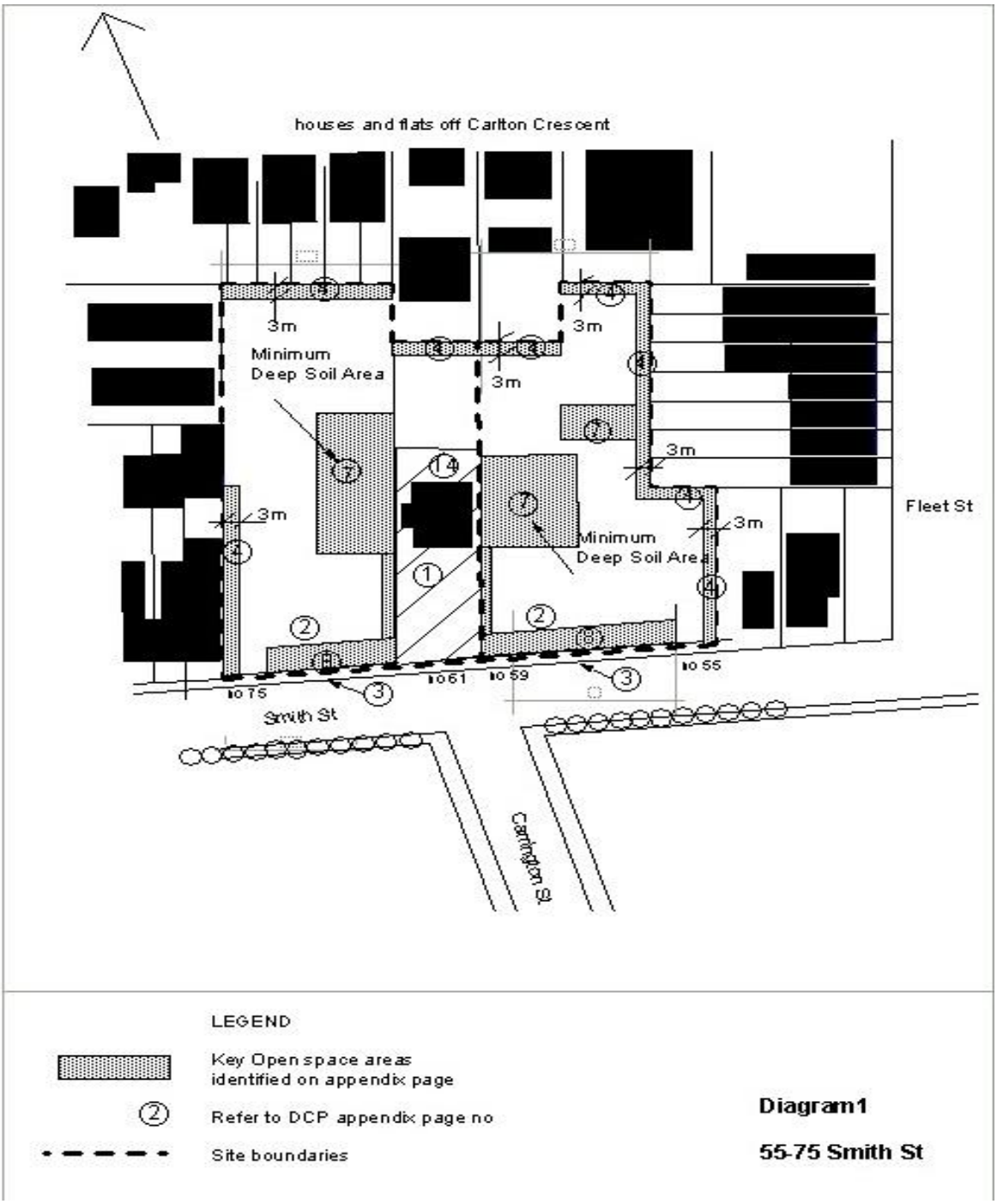
Performance Criteria		Design Solution	
			easily accessible to all residents and be visually screened from public streets and from communal streets and recreational areas
		DS17.6	An external clothes-drying area shall be provided at the rate of 1.5 square metres per unit
		DS17.7	Only one television reception device, e.g. aerials, dishes, etc. (whether for free-to-air or pay systems) will be approved in a strata title development and is positioned to the rear of properties and/or screened from public view
		DS17.8	Development does not include wood burning heaters ***Note**: Council will not approve this form of heating because residential wood burning causes up to 40 per cent of winter air pollution in the Sydney metropolitan area. Residents who currently have this form of heating are strongly encouraged to replace solid fuel heaters with a cleaner heating alternative. Note that that Council is able make orders to control the use of solid fuel heating appliances where wood smoke pollution is a problem*
Fence and walls			
PC18.	Fences and walls respect existing character and provides a balance between personal privacy and activation of the street	**DS18.1**	Front fences and walls are compatible with the streetscape, in particular those of adjoining properties, provided that those neighbouring structures are themselves in character
		DS18.2	Front fences and walls are: • no more than 1.2m high if solid and forward of the building line **Or** • no more than 1.8m if the fence has openings which make it not less than 50% transparent
		DS18.3	Solid front fences and walls to 1.8m high are limited to: • where the main private open space is in front of the dwelling **Or** • where traffic volumes exceed 6000 vehicles per day **And** • where private open space fronts the street, the width is limited to a maximum of 75% of the frontage • some surveillance is to be maintained from the dwelling • fences are not to exceed 10m in length without some articulation or detailing to provide visual interest
Where for development on land located at 55-75 Smith Street, Summer Hill ***Note:** these provisions are in addition to the remainder of the part .*			
PC19.1	Development is sited and designed to:	**DS19.1**	A Conservation Management Plan is submitted for the

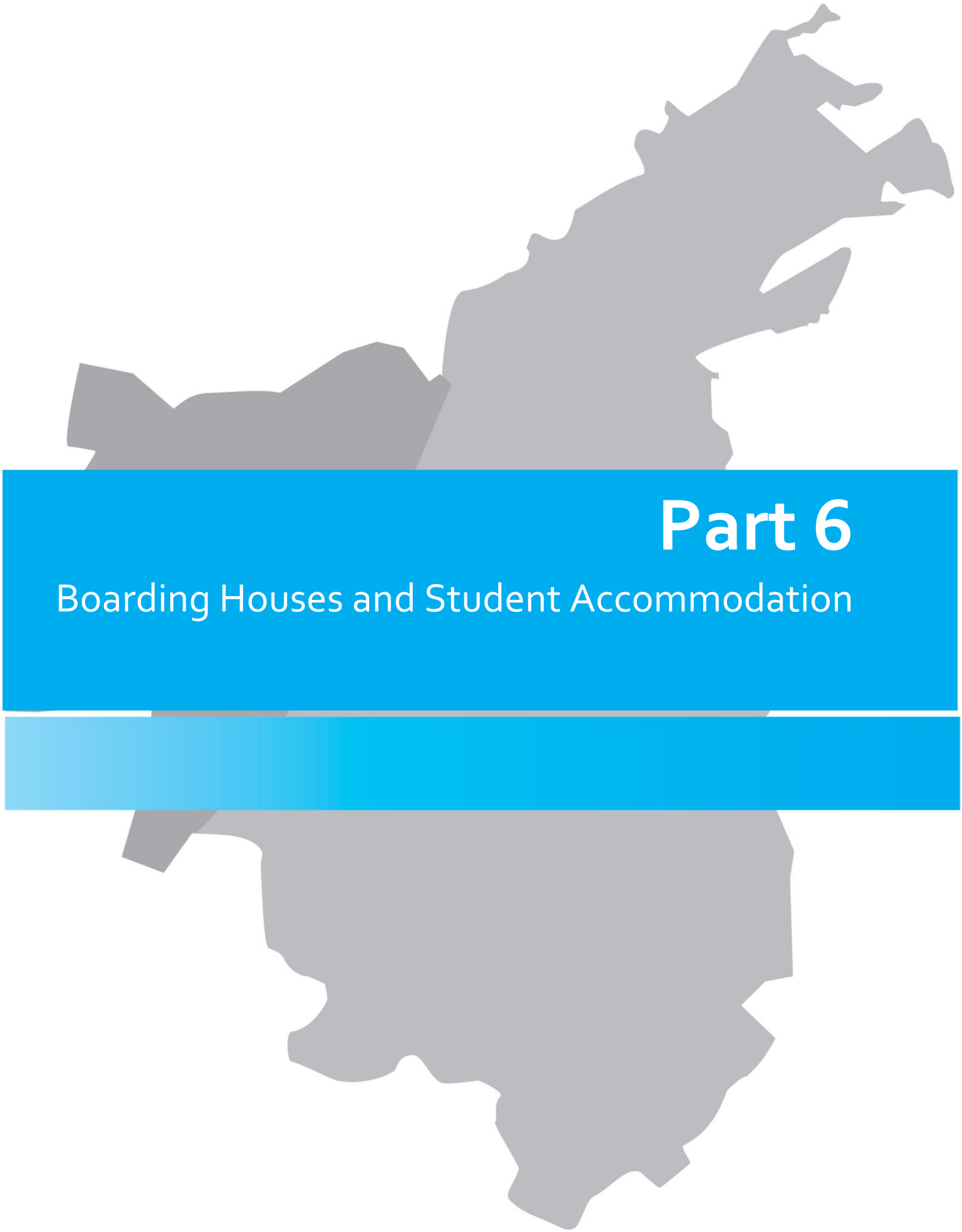
Performance Criteria	Design Solution	
• retain and protect existing on-site heritage items • have a built form that is consistent with the established streetscape character, including through the clear expression of individual dwellings at the Smith Street frontage • create an efficient, comfortable public domain, in particular for pedestrian movement • have a density and height that is compatible with that of the surrounding neighbourhood and does not place additional unreasonable demand on existing road infrastructure • be climatically responsive, creating high amenity internal living areas that are not reliant on mechanical ventilation, heating or cooling devices • have a sufficient amount of useable on-site communal and private open space • maintain existing levels of amenity for adjoining residential properties, in particular through avoiding overlooking of sensitive areas such as windows and garden areas • reduce the visual and amenity impact of vehicle access • be well designed, respecting site opportunities,, constraints and context, and have a high level of architecture, including through breaking up the façade of building to provide strong visual interest within an overall visually cohesive whole		heritage item at 67 Smith Street that advises on the extent of retention of the house, and surrounding gardens, and the extent of open space curtilage, that would retain the cultural significance of the heritage item. ***Note**: Prior to its finalization it is advisable to consult with Council's heritage adviser, as this matter will have a significant bearing on the site layout*
	DS19.2	Dwellings along Smith Street are designed to appear as if they are terrace houses, and take architectural cues, or mimic, the forms of adjacent and nearby historic dwellings, in order to complement the character of the street
	DS19.3	The footpath/verge area along the northern part of Smith Street**, Item 3 on Diagram 1,** is widened to 3.5 metres in order to provide tree planting along the street, and complement existing tree planting along the south side of Smith Street and the vista toward the Summer Hill shopping centre, and to allow adequate room for pedestrian paths ***Note**: Enquiries should be made with Councils engineers to ascertain the location of any existing services in the street, and whether they will impact on the future footpath design and location of trees*
	DS19.4	Deep soil areas shall be provided around the perimeter of the site, generally in the positions shown in **Items 4 and 8** in **Diagram 1** in order to provide a tree buffer for adjoining dwelling allotments, and to protect root zones for adjoining trees.
	DS19.5	A floor space ratio as specified in Inner West LEP 2020 applies to the site
	DS19.6	A building height of 12.5 metres as specified in Inner West LEP 2020 applies to the site
	DS19.7	The majority of dwellings, in the range of 90% of all dwellings on the site, have a northerly orientation and cross ventilation
	DS19.8	The landscape area requirements of Chapter apply. In addition, communal open space areas shall be provided generally in the locations, and to the sizes shown on **Items 7** on **Diagram 1**. This is in order to provide a central focal area for the establishment of large trees, and to maximize the usability of the common area.
	DS19.9	Deep soil areas shall be provided along the Smith Street frontage shown in **Item 2** of Diagram 1 including for the establishment of trees and for reasons of amenity and streetscape.
	DS19.10	Street trees of an advanced height of 1.8m shall be provided along Smith Street at the site owner's expense to meet Council's requirement. To allow this to occur, the Smith Street property boundary shall be repositioned to

Performance Criteria	Design Solution	
		provide a 3.5 m wide footpath area.
	DS19.11	Dwellings along Smith Street shall have a front garden area, with deep soil planting area of approx. 5m in width, with a minimum of hard paved areas, and also provide a fence to demarcate the garden areas.
	DS19.12	Areas around the perimeter of the communal spaces, which abut the facades and windows of ground level dwellings, shall be designed in a manner that provides a visual landscape vegetation buffer for privacy for occupants of the adjacent dwelling.
	DS19.13	Development on the site has windows or balconies that: • do not face the eastern boundary of 77 Smith Street - this is in order to avoid overlooking of windows and middle garden areas; • do not face the western boundary with 53 Smith Street - this is in order to avoid overlooking of the house; • do not face the eastern boundary of houses at 7-19 Fleet Street - this is in order not to overlook the private gardens of adjacent houses; **And** • where any windows or balconies near the above boundaries have the ability to overlook adjacent properties sideways, they shall have screens constructed to obstruct such views so as only to have views onto the site.
	DS19.14	Floor levels of dwellings along Smith Street are minimum of 600mm above footpath level in order to maintain privacy for occupants.
	DS19.15	A private rear garden area is provided for the heritage-listed house at 67 Smith Street, covering the width of the house and being a minimum of 8m in depth
	DS19.16	Vehicular driveways off Smith Street shall be generally in the location shown in attached **Diagram 1** and as follows: • be generally flat for a distance of 20 metres from the Smith Street boundary, having a gradient no steeper than 1:20; • have their pavements with a coloured finish; • have a minimum width of 5m in order to allow two cars to pass each other; • have an adjacent deep soil zone for tree planting, which is 2.5m wide, in order to provide a buffer to adjacent dwellings; **And** • have the area forward and adjacent any new dwellings designed in a way which has its landscape design providing a buffer for adjacent dwellings, with

Performance Criteria		Design Solution	
			regard to ameliorating the visibility of vehicles entering and exiting the site, and impacts of the positioning of garbage bins, and recycling bins along the Smith Street footpaths.
		DS19.17	Dwellings located adjacent the vehicular driveways off Smith Street are designed to minimise the impacts of the adjoining driveways by having a landscape design and building design which adequately responds to that relationship, and also meets the other aesthetic and streetscape requirements
		DS19.18	All ground level dwellings are accessible for people with a disability from Smith Street as required by the **Building Code of Australia** and also have "Universal Design Principles" applied to their interior design, in order to allow those dwellings to be accessible and easily adaptable ***Note**: Prior consultation should occur with Council's planning department to ascertain the general spatial requirements for "Universal Design*
		DS19.19	A minimum of 10% of dwellings shall be no larger than 60sqm in order to provide lower cost affordable housing
		DS19.20	A contemporary/abstract building design style is appropriate only when a very high standard of architectural composition is achieved. This is in order to avoid bland or minimalist forms intended to facilitate simple building construction methods or simply to express the building structure.
		DS19.21	If a high contemporary architectural standard in accordance with **DS19.20** cannot be achieved, a traditional architectural language shall be required which takes more mimetic architectural cues from nearby conservation areas
PC19.2	To overcome misinterpretation, or discretionary design decisions being made, at construction certificate approval stage, or construction stage, which may significantly compromise the architectural intent of the DA approval.	**DS19.22**	The level of architectural documentation: • ensures that the constructional aspects of the proposal have been taken into account in the architectural portrayal of the proposal, so as to make it a realistic and constructible one • ensures the Development Application concept is carried through to construction stage

Performance Criteria	Design Solution





Part 6

Boarding Houses and Student Accommodation

Application

This Guideline applies to the following development categories:

- Boarding Houses
- Student Accommodation

The State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) is the principal legislation that permits boarding houses. The ARHSEPP provides key controls for boarding houses, a number of which (when complied with) can't be used to refuse a boarding house developments.

The controls in in this DCP are in addition to the ARHSEPP and indicate how a boarding house should be compatible with its surrounding context. If there is an inconsistency between the provisions of this DCP and the ARHSEPP, the provisions of the ARHSEPP prevail to the extent of the inconsistency.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To enable the provision of high quality Boarding Houses within the LGA in appropriate locations
- To ensure an acceptable level of amenity and accommodation in Boarding House premises such that they meet the needs of both residents and have no adverse impacts on adjoining properties
- To provide a comprehensive set of appropriate guidelines and requirements that contain the necessary information for persons wishing to establish or modify a Boarding House
- To ensure the appropriate level of fire safety within all Boarding Houses

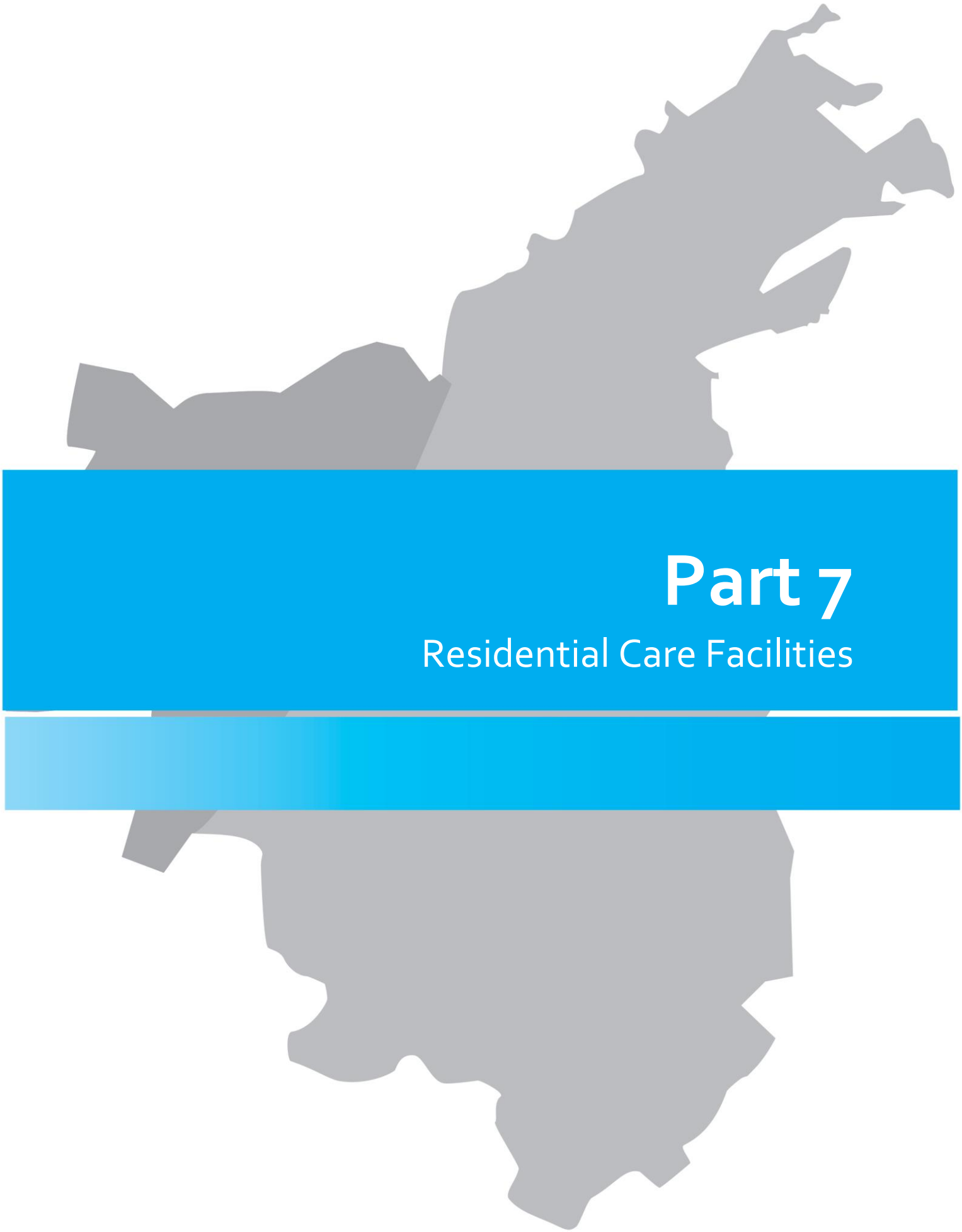
Performance Criteria and Acceptable Solutions

Performance Criteria		Design Solution	
Context			
PC1.	Development is well designed, deriving from and respecting site and desirable neighbourhood characteristics, and reinforcing the character of the LGA	**DS1.1**	Development is supported by a Site and Context Analysis prepared in accordance with **Part A1 – Site and Context Analysis** of this DCP
Good design			
PC2.	Development: • responds and contributes to its context • contribute to the quality and identity of the neighbourhood • in areas of relatively stability, reinforces desirable element of established street and neighbourhood character • in areas undergoing substantial change, contributes to the creation of the identified desired future character	**DS2.1**	Development addresses **Part A2 – Good Design** of this DCP
Room Sizes, Indoor Recreation Areas & Facilities			
PC3.	Development meets the expected standards for boarding rooms, indoor recreation areas & facilities.	**DS3.1**	Compliance is required by the relevant provisions of the **Affordable Rental Housing SEPP 2009**, 'BASIX' SEPP and/or the **Building Code of Australia** as applicable.
Universal access			
PC4.	Development provides universal access	**DS4.1**	Access for people with disabilities is to be provided as required under the **Building Code of Australia**.
Car parking			
PC5.	Development provides an amount of carparking that caters for the forecast needs of residents and minimises the cost of housing provision	**DS5.1**	Car parking complies with car parking provisions for Boarding Houses contained within the **ARHSEPP**
Plan of Management			
PC6.	Development: • operates in a manner that maintains a high level of amenity for lodgers and surrounding residents • comprises an appropriate form of on-site management with responsibility for the operation, administration, cleanliness and fire safety of the premises	**DS6.1**	An Operational Plan of Management is to be submitted with each development application for a boarding house (including new and existing boarding houses) and shall address the following as a minimum: • proposed management and supervision through a live-in on-site manager • maintenance and fire safety in the building • a schedule providing proof of compliance with the accommodation standards of this part including the occupancy rate for each sleeping room, room furnishings, provisions of communal areas and facilities, and access and facilities for people with disabilities • measures to ensure that guest numbers do not exceed those proposed should development consent be granted

Performance Criteria	Design Solution
	• measures to minimise unreasonable impact to the habitable areas of adjoining premises • proposed staffing arrangements, including location and contact details of the site manager or resident caretaker • prominent display of appropriate house rules e.g. access to rooms, keeping shared facilities clean and tidy, visitors, pets, quiet enjoyment guest behaviour, activities and noise, visitor policy, operating hours of outdoor common areas, use of alcohol and/or drugs. these displayed rules must be adhered to by residents and are the minimum standard required of all occupants. alcohol and drug policies for the boarding house must be clearly displayed • waste minimisation and recycling • professional cleaning details and vermin control (as a minimum, shared facilities such as kitchens and bathrooms shall be cleaned/disinfected to a professional standard at least once a week) • provision of safety and security measures for all residents - this must include but not be limited to such things as: internal signage indicating the boarding house manager and contact number, emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, installation of perimeter lighting, appropriate fencing and secure gates, all residents to have own room keys, keys for security entrance doors be made available to essential services such as fire brigade in case of emergency and suitable provision be provided for residents to ring emergency services in the event of an emergency, i.e. provide access to a landline telephone. safety and security measures must be clearly stated in detail in the operational plan of management • guidelines for use of external communal open space or common areas for class 3 boarding houses to minimise noise impacts to residential uses if adjacent • records of rent receipts issued to boarders • complaints register available for inspection by council • fees for residency
Registration	
PC7. Boarding houses provide a suitable place of residents for tenants	**DS7.1** All boarding houses are registered annually with Council.

Performance Criteria		Design Solution	
On-site Management			
PC8.	An on-site manager is provided to be responsible for the efficient operation and administration of the Boarding House	**DS8.1**	All new boarding houses have a live-in, on-site manager *Note: details of the manager must be provided to Council and the nominated person must be contactable 24 hours per day, 7 days a week. Any changes are to be notified to Council immediately*
		DS8.2	The on-site live-in manager may be one of the occupants or tenants who reside on the premises
		DS8.3	A clearly visible sign with the name and telephone number of the on-site, live - in manager is displayed externally at the front entrance of the boarding house and internally in the common area
		DS8.4	Properties located adjacent to the boarding house premise are to be provided with a 24 hour telephone number for the live-in on-site manager. a bedroom needs to be provided specifically for the live-in on-site manager;
		DS8.5	On-site, live-in managers are over 18 years of age
		DS8.6	The on-site, live-in manager must be responsible for the efficient operation, administration, cleanliness and fire safety of the premises, including compliance with all aspects of the Operational Plan of Management annual registration annual Fire Safety Certification as well as the Emergency Management and Evacuation Plan.
Waste			
PC9.	Appropriate waste and recycling facilities are provided which meet Council and Environmental Protection Authority (EPA) requirements	**DS9.1**	Garbage and recycling facilities on the premises shall be provided in accordance with the requirements of **Part C3-Waste Management** of Inner West DCP 2016, and the specific requirements of any other Part of this DCP applicable to the development ***Note**: Class 3 Boarding Houses may make private contracting arrangements for garbage disposal or alternatively Council can collect waste. Class 1b Boarding Houses are subject to Council's collection service, details of which can be obtained from Council's Customer Service Centre*
Fire Safety			
PC10.	The safety of boarding house occupants is ensured in the event of fire.	**DS10.1**	A copy of the annual fire safety statement and current fire safety schedule for the premises must be prominently displayed in the boarding house entry/reception area.
		DS10.2	A floor plan must be permanently fixed to the inside of the door of each sleeping room to indicate the available emergency egress routes from the respective sleeping room
		DS10.3	Prior to releasing an occupation certificate for the building, an Emergency Management and Evacuation Plan must be prepared for the building and approved by the Principal Certifying Authority
		DS10.4	Staff shall be trained in relation to the operation of the approved Emergency Management and Evacuation Plan

Performance Criteria	Design Solution
	DS10.5 Premises providing shared accommodation must provide annual certification for the following: • essential fire safety measures to comply with the **Environmental Planning and Assessment Regulation 2000**; • compliance with the Operational Plan of Management approved for the premises; • maintenance registers required by this plan; Compliance with Emergency Management and Evacuation Plans required by the Building Code of Australia; and • a floor plan must be permanently fixed to the inside of the door of each bedroom and that indicates the available emergency egress routes from the respective sleeping room.
	DS10.6 Council requires new premises to comply with the provisions of the **Building Code of Australia (BCA).** Where a development application proposes alterations and additions or upgrade to an existing premise it is expected that the whole of the building will be upgraded in respect of Fire Safety as required under applicable legislation
Additional safety measures:	
PC11. Additional safety and security measures have been considered as part of the proposal	DS11.1 Additional safety and security measures for all residents may include, but are not limited to such things as emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, installation of perimeter lighting, appropriate fencing, secure gates and all residents to have own keys to rooms and personal storage areas.



Part 7

Residential Care Facilities

Application

This Guideline applies to development for:

- Seniors Housing.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (HSPDSEPP) is the principal legislation that permits Residential Care Facilities. The HSPDSEPP provides standards for Seniors Housing, a number of which (when complied with) can't be used to refuse a Seniors Housing development.

The controls in this DCP are in addition to the HSPDSEPP and indicate how Seniors Housing should be compatible with its surrounding context. If there is an inconsistency between the provisions of this DCP and the HSPDSEPP, the provisions of the HSPDSEPP prevail to the extent of the inconsistency.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To increase the supply and diversity of residences that meet the needs of seniors or people with a disability
- To ensure an acceptable level of amenity and accommodation in Seniors Housing developments so that they meet the needs of residents and do not have significant adverse amenity impacts on adjoining properties

Performance Criteria and Acceptable Solutions

Performance Criteria		Design Solution	
Accessibility			
PC1.	Development is located on sites that are accessible to public transport, shops and community facilities	**DS1.1**	• Development is located within 400m of a public transport facility that provides regular scheduled services to shops and community facilities **Or** • The development has a dedicated transport service for residents that provides a frequent scheduled or on-demand service to shops and community facilities and residents **Or** • The development includes on-site facilities or a service for the sale of everyday items and provision of personal services such as a hairdresser and includes at least one indoor multi-purpose space for the use of residents • The development has a dedicated transport service for residents that provides a frequent scheduled or on-demand service to shops and community facilities and residents **Or** • The development includes on-site facilities or a service for the sale of everyday items and provision of personal services such as a hairdresser and includes at least one indoor multi-purpose space for the use of residents
Character			
PC2. 1	Development is well designed, deriving from and respecting site and desirable neighbourhood characteristics, and reinforcing the character of the LGA	**DS2.1**	Development is supported by a Site and Context Analysis prepared in accordance with **Part A1 – Site and Context Analysis** of this DCP, and addresses **Part A2 – Good Design** of this DCP
PC2.2	Development: • responds and contributes to its context • contribute to the quality and identity of the neighbourhood • in areas of relatively stability, reinforces desirable element of established street and neighbourhood character • in areas undergoing substantial change, contributes to the creation of the identified desired future character		
PC2.3	Development is to have a green garden setting, including having front gardens and transparent fencing and front tall tree planting	**DS2.2**	The perimeter of the site is to have a minimum 3 metre building setback with deep soil planting for the establishment of trees
PC2.4	Development within or within close vicinity of a Conservation Area, or Heritage Item, it is to have a sympathetic building design and landscaped open	**DS2.3**	No design solution is provided. Compliance is also required with the **Inner West LEP 2020** heritage conservation objectives. Each Development Application is to respond to a

Performance Criteria		Design Solution	
	space design		Site Analysis and will be assessed and determined on its own individual merits.
PC2.5	Development adjacent to properties containing a house is to have a building type which reduces in scale along the perimeter of the site so as to be compatible in scale with adjoining properties	**DS2.4**	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Streetscape			
PC3.	Development is sited and designed to be compatible with prevailing elements of the streetscape, including the location and scale of buildings on the site and their relationship with open space and buildings on other sites	**DS3.1**	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Amenity			
PC4.	Development does not have a significant adverse amenity impact of the existing residential amenity of adjoining and nearby residential areas through traffic, noise, overshadowing or overlooking	**DS4.1**	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Personal and property safety			
PC5.	Development provides a high level of personal and property safety for residents and visitors	**DS5.1**	Development is designed in accordance with **Part A6 – Safety by Design** of this DCP
Universal access			
PC6.	The development is designed to enable easy universal access between the adjoining public realm and the every dwelling entry and throughout the site, in particular to frequently used communal facilities	**DS6.1**	Requirements are provided in the **State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**.

Part 8

Child Care Centres

Application

This Guideline applies to the following development categories:

- Child Care Centre.

Using this Guideline

In using this Guideline reference should also be made to **Section 1 – Preliminary** at the front of this DCP.

The National Quality Framework (NQF) operates under an applied law system, comprising the Education and Care Services National Law and the Education and Care Services National Regulation. The NQF applies to most long day care, family day care, outside school hours care and preschools/kindergartens in Australia.

The framework provides guidelines and performance standards for the quality of education and care in child care centres, and the standards of space and design that need to be complied with as part of the Education and Care Services National Law 2011 and Regulation 2011.

The Inner West DCP 2016 controls are in addition to the NQF and indicate how a child care centre should enhance amenity and fit in with the context and surrounding land uses.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To be compatible with character of the street and neighbourhood, in particular terms of intensity, scale, built form, setbacks and landscaped areas
- To ensure development does not have a significant adverse amenity impact on adjoining and nearby properties
- To establish child care centres that are well designed and meet the needs of children in terms of design, amenity, health, access and safety

Performance Criteria and Acceptable Solutions

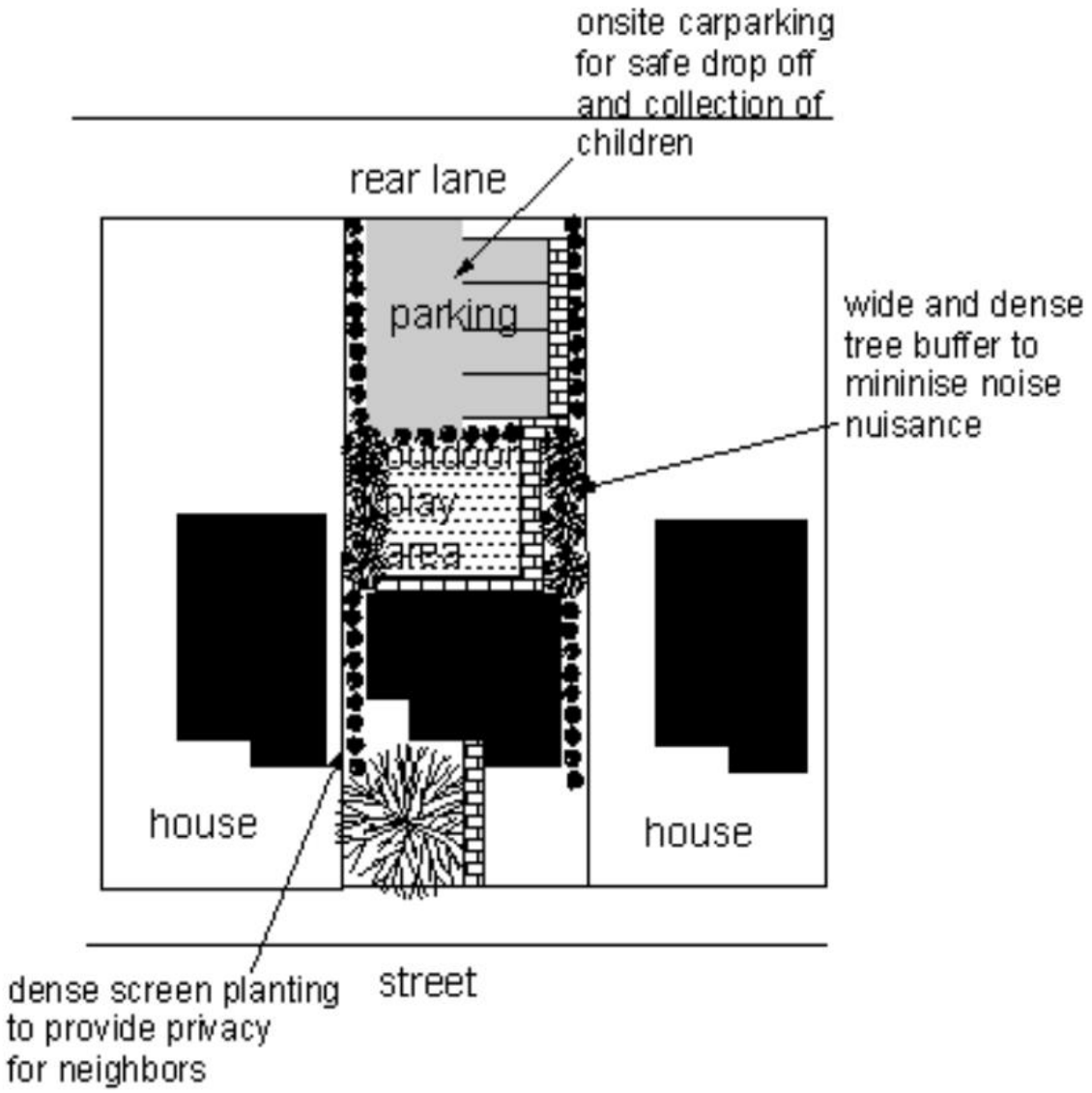
Performance Criteria		Design Solution	
Location			
PC1.	Child care centres are located on sites that: • are accessible to public transport • will not cause a significant adverse impact on the amenity of the street or neighbourhood due to traffic • does not create unsafe traffic conditions • does not pose an unacceptable environmental health hazard or risk for children	**DS1.1**	Child Care Centres are located within 400m distance of a train station or bus stop
		DS1.2	Child Care Centres are not located on a cul de sac or other no-through road
		DS1.3	Child Care Centres proposed to be established on a cul-de-sac or other no-through road must clearly demonstrate that there will be no significant impact to existing residential amenity or traffic efficiency and safety
		DS1.4	Child Care Centres are not located on heavily trafficked roads unless they are sited and designed to be protected from air pollution, noise and other impacts from the road
		DS1.5	The location of a Child Care Centre does not pose an unacceptable environmental health hazard or risk for children due to: • existing and potential on and off-site electromagnetic fields (50Hz and radio frequency fields 3KHz – 300GHz) • potential for flooding • potentially contaminated land • lead in painted surfaces, carpets, furnishings and roof void in existing buildings; and asbestos in existing buildings • proximity to noise sources, odour (and other air pollutants) generating uses and sources; and any other identified environmental health hazard or risk relevant to the site and/or existing buildings within the site • proximity to sex industry premises
Building siting and design			
		DS2.1	The proposal is to comply with the Education and Care Services National Law and the Education and Care Services National Regulation ***Note**: The Education and Care Services Regulations 2011 covers areas such as the staff who work in services and their level of qualification, the size of a service and the ratio of staff to children, physical requirements of building spaces and equipment, health and safety and administrative requirements.* *An application for a license cannot be made until development consent has been granted.*
Building form and appearance			
	Development: • is compatible with the existing streetscape	**DS3.1**	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits.

Performance Criteria		Design Solution	
	• makes a positive contribution to the visual quality of the streetscape • is compatible with the desired character of the neighbourhood • ensures there are no significant adverse amenity impacts on other properties		
Traffic			
PC4.	Development: • ensures a safe environment for pedestrians (especially children), motorists and cyclists • ensures adequate drop-off and pick-up and parking which does not detrimentally affect the availability of on street parking to surrounding properties • ensures that vehicular access to and from the site does not detrimentally affect the traffic safety of surrounding properties • provides easy access by mothers with children in prams and for people with disabilities is accessible for all people within the community	**DS4.1**	The Child Care Centre has one entry sign
		DS4.2	Child Care Centres proposed on sites adjoining a classified road do not to have vehicular access from that road unless it can be adequately demonstrated that alternative vehicular access to that development is neither practicable or cannot be provided by another road
		DS4.3	The number and design of on-site car spaces and access ways is in accordance with **Part A8 - Parking** of this DCP.
		DS4.4	A temporary pick-up and drop-off area incorporating a passing bay is provided on site so that vehicles can enter or leave the site moving in a forward direction without conflicting with other traffic/parking movements
		DS4.5	The centre, pedestrian access and children's play areas are to be separated by safety fencing and minimum 2 self-locking gates/barriers from the road and from parking and vehicle access areas
		DS4.6	Short and long stay staff parking is provided in a convenient location, allowing safe movement of children to and from the centre
		DS4.7	Long stay staff parking is separated from short stay, visitor parking
		DS4.8	Separate pedestrian paths having a minimum width of 1.2 metres separated from vehicle aisle movement areas or car parking spaces are provided, identified and located to allow safe movement of children with parent/carers to and from vehicles within the short stay visitor parking areas. These pedestrian paths should not form part of any vehicle aisle movement areas or car parking spaces.
		DS4.9	Ramps and lifts are provided where necessary along pedestrian paths and in any basement car parks where required to allow access to the centre by mothers with prams and for people with disabilities
		DS4.10	Parking spaces for people with disabilities are provided near the entrance to the Centre
		DS4.11	Development applications are supported by a Traffic and Parking Assessment Report prepared by a suitably qualified and experienced person that addresses the requirements of this DCP, as well as any other relevant traffic safety issues

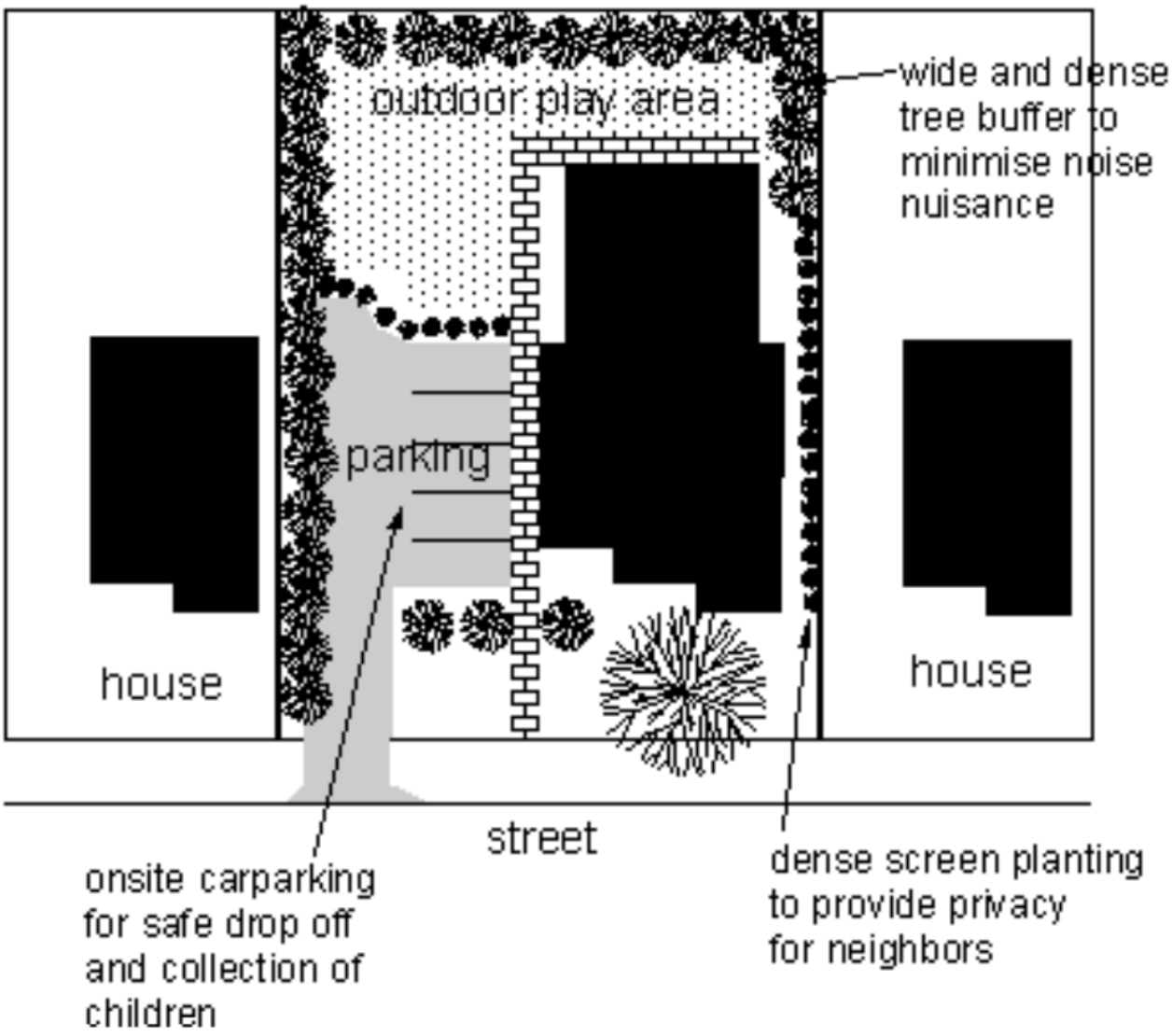
Performance Criteria		Design Solution	
Noise			
PC5.	Development is sited and designed to minimise noise intrusion and loss of privacy to adjoining properties, in particular residential properties	**DS5.1**	Development incorporates design measures to minimise noise and loss of privacy such as: • locating windows offset or in different positions relative to the location of windows in neighbouring properties • positioning outdoor play areas away from main living area or bedroom windows of any adjoining dwelling • using solid screen fencing and dense landscaping as a privacy control measure • erecting acoustic barriers as a noise buffer to external noise sources from surrounding land uses and incorporating passive design considerations within the building to minimise noise intrusion **And** • installing double glazing or use of glass blocks/obscure fixed glazing/highlight windows (for light penetration and to maintain privacy ***Note**: this design solution is not suitable where natural ventilation is also required*
		DS5.2	Development applications are supported by an acoustic report prepared by a suitably qualified and experienced person that describes and assesses likely noise emissions from the proposal and surrounding area and demonstrates that noise from any source will not adversely impact on the occupants of the child care centre and that noise generated by the child care centre will not impact on occupiers of nearby premises or land and includes: • identification of sensitive noise receivers potentially impacted by the proposal • quantification of the existing acoustic environment at the receiver locations (measurement techniques and assessment period should be fully justified and in accordance with relevant Australian Standards and NSW EPA requirements) • formulation of suitable assessment criteria • details of any acoustic control measures that will be incorporated into the proposal • identification of noise that is likely to emanate from the Child Care Centre and the subsequent prediction of resultant noise at the identified sensitive receiver locations from the operation of the premises • a statement certifying that the development is capable of operating without causing a nuisance **And** • a statement that noise arising from within the premises will not result in an 'offensive noise' (as

Performance Criteria	Design Solution	
		defined in the Protection of the Environment Operations Act 1997) at any adjoining residential premises
Landscaping		
PC6. Landscaping: • is high quality • softens built form • provides outdoor shade and privacy • is compatible with the prevailing landscape character of the street and neighbourhood • provide amenity for neighbouring properties and reduce the perception of noise	**DS6.1**	Landscaping at the front and rear of the site is compatible with the prevailing landscape character of the street and neighbourhood in terms of location, size and planting
	DS6.2	Densely landscaped areas are to be provided along boundaries with adjoining residential properties and to screen parking areas, a minimum of 2 metres wide. Examples are shown in **Diagrams 1 and 2**.
	DS6.3	Adequate amount of spreading canopy trees are provided to shade open space areas
	DS6.4	Landscaping minimises the visual impact of buildings on the streetscape and maximise privacy for adjoining properties
	DS6.5	Landscaping is not positioned or includes plant species that may place the health, safety and welfare of the centres users at risk
	DS6.6	Significant existing landscaping features, such as canopy trees, are to be retained
Sustainability		
PC7. The design of Child Care Centres: • aims to use best design practice for sustainable buildings • maximises natural airflow and minimises reliance on mechanical heating and cooling • includes recycling and composting facilities • reflects the site analysis drawings having regard to optimal orientation for both indoor and outdoor play areas	**DS7.1**	Development complies with **Part J of the Building Code of Australia- Energy Efficiency** applicable to sustainable design of **Class 9B** buildings and **Part C1– Building Sustainability** in the DCP
	DS7.2	A copy of the annual fire safety statement and current fire safety schedule for the premises is prominently displayed in the Child Care Centre entry/reception area
	DS7.3	A floor plan is permanently fixed to the inside of the door of each room to indicate the available emergency egress routes from the respective rooms
	DS7.4	Prior to releasing an occupation certificate for the building, an Emergency Management and Evacuation Plan is prepared for the building and approved by the Principal Certifying Authority and staff shall are trained in relation to the operation of the approved Emergency Management and Evacuation Plan
	DS7.5	Premises provide annual certification for the following: • essential fire safety measures to comply with the **Environmental Planning and Assessment Regulation 2000** • compliance with the Centre Plan of Management approved for the premises **And** • compliance with fire safety measures and Emergency Management and Evacuation Plans mandated in the **Building Code of Australia**

Performance Criteria		Design Solution	
Operational measures			
PC8.	Suitable management practices are in place to minimise impacts on adjoining owners and ensure that a suitable amenity is maintained for residents living within the Child Care Centre	**DS8.1**	A Centre Plan of Management is to be submitted with each development application for a Child Care Centre (including new and existing Child Care Centres) to ensure that the proposed premises will operate in a manner that maintains a high level of amenity. An appropriate form of centre management with responsibility for the operation, administration, cleanliness and fire safety of the premises, including compliance with the Centre Plan of Management and an Emergency Management and Evacuation Plan must be provided for the premises. The Centre Plan of Management addresses the following as a minimum: • a schedule indicating compliance with the accommodation standards and outdoor play area requirements of the Education And Care Services National Regulations • measures to minimise unreasonable impact to the habitable areas of adjoining properties • proposed staffing arrangements, including location and contact details of the centre manager; • waste minimisation and recycling; • professional cleaning details (as a minimum, facilities such as kitchens and toilet areas must be cleaned to a professional standard at daily) provision of safety and security measures - this may include but not be limited to such things as: internal signage indicating the centre manager and contact number • emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, installation of perimeter lighting, appropriate fencing and security gates, keys for security entrance doors be made available to essential services such as fire brigade in case of emergency



1. **Possible development of single block with the benefit of rear lane access. Note landscape buffer areas.**



2. Possible development of double block with side access to screened parking area.

com

Part 9

Drive-In Take-Away Premises

Application

This Guideline applies to the following development categories:

- Take away food and drink premises that have a drive in component.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP. The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

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Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- Guide development of drive in take-away food outlets based on best practice urban design criteria.
- Ensure drive in take-away food outlets do not adversely impact on the amenity of nearby residential properties or detract from the significance of adjacent heritage conservation areas
- Discourage "clustering" of drive in take-away food outlets in the same general location in order to minimise their environmental impacts given that they are an intensive land use activity generating significant traffic movements on busy roads, noise impacts and need for multiple advertising.
- Ensure that drive in take-away food outlets are well managed with an emphasis on safety, quiet operation and effective odour and litter control.
- Set clear guidelines to expedite the development approval process and avoid litigation

Performance Criteria and Acceptable Solutions

Performance Criteria		Design Solution	
Location			
PC1.	Development is located to: • avoid clustering of drive in take-away food outlets • not compromise the encouragement of different types of employment uses within business zones • not cause significant adverse amenity impacts on properties within a residential zone • not cause traffic issues • protect the significance and setting of heritage conservation areas	**DS1.1**	Development is not located: • within 200m of another drive in take-away food outlet • on corner sites or on sites that are visible from adjacent street frontages that are within a residential zone or within a heritage conservation area; • near busy road junctions where they may exacerbate traffic congestion/disrupt traffic flow • where they may generate additional through traffic in residential areas **Or** • on classified roads where poor visibility and/or higher traffic speeds may make it more difficult for vehicles to enter and exit the property safely such as crests of hills or dips
Site area			
PC2.	Site area is sufficient to: • not represent overdevelopment • creation functional and attractive development • accommodate all aspects of the development, including buildings, vehicle access, parking and manoeuvring and landscaped open space, in accordance with this DCP	**DS2.1**	Site have a minimum frontage of 100 metres to a public road and a minimum depth of 40 metres.
Siting and design			
PC3.	Development is sited and designed to: • be compatible with the desired character of the street and neighbourhood • not detract from the significance of heritage conservation areas or heritage items • not cause a significant adverse impact an adjoining residential properties	**DS3.1**	Overall bulk, form and setting visually integrates with adjoining properties and the surrounding streetscape
		DS3.2	Building architecture is compatible with LGA's built form and does not represent a generic design that is applied throughout other locations "Generic" building designs should be avoided.
		DS3.3	Development is setback from property boundaries and is separated from other buildings to ensure acceptable levels of solar access, natural ventilation and visual and acoustic privacy
		DS3.4	Development does not cause unreasonable pollution, vibration or odour impact on adjoining or nearby properties
		DS3.5	Development does not cause a significant adverse impact on the efficiency or safety of the surrounding road network or cause significant adverse amenity impact on adjoining residential properties, in particular through the volume,

Performance Criteria		Design Solution	
			operating hours and location of traffic movements
		DS3.6	Development follows the design principle in **Diagram 1** of this part.
Internal design			
PC4.	Internal design: • provides for the convenient and functional movement of people • includes adequate facilities • ensures worker and patron safety • provides for universal access • reduces adverse environmental impact	**DS4.1**	Complete camera surveillance coverage is provided to car park and internal customer areas and a security system is to be installed with access to secure areas only allowed to authorised persons
		DS4.2	Seating areas are to be suitable for people with a disability
		DS4.3	Convenient access points are available from indoor to outdoor spaces
		DS4.4	Accessible toilets are provided and conveniently located
		DS4.5	Energy efficient appliances and hot water systems are used
		DS4.6	Separate staff work areas are provided including storage space for personal items
Acoustic and visual privacy			
PC5.	Development minimises noise intrusion and loss of privacy to adjoining properties	**DS5.1**	Development • positions outdoor play areas as far away as is possible from adjoining residential properties • uses solid screen fencing in combination with landscaping as noise/privacy control/visual enhancement measures • fully encloses and acoustically treats internally and externally any drive through facility to prevent omni-directional noise transmission beyond the site; • erects solid acoustic barriers as a noise buffer to shield internal noise sources (cars arriving/leaving, noise from car doors/entertainment systems/drive in announcements/play spaces) from adjoining residential properties and incorporate passive design considerations within the building to minimise noise intrusion to adjoining properties and the neighbourhood • installs double glazing or glass blocks/obscure fixed glazing/highlight windows • is supported by an Acoustic Report prepared by a suitably qualified independent acoustic consultant that addresses the following issues: • identification of sensitive noise receivers potentially impacted by the proposal • quantification of the existing acoustic environment at the receiver locations (measurement techniques and assessment period should be fully justified in accordance with

Performance Criteria	Design Solution
	relevant Australian Standards and NSW EPA requirements) • formulation of suitable assessment criteria • details of any acoustic control measures that will be incorporated into the proposal • identification of noise that is likely to emanate from the drive-in take-away food restaurant and the subsequent prediction of resultant noise at the identified sensitive receiver locations from the operation of the premises • statement certifying that the development is capable of operating without causing a nuisance • statement that noise arising from within the premises shall not result in an 'offensive noise' (as defined in the **Protection of the Environment Operations Act, 1997**) at any adjoining residential premises

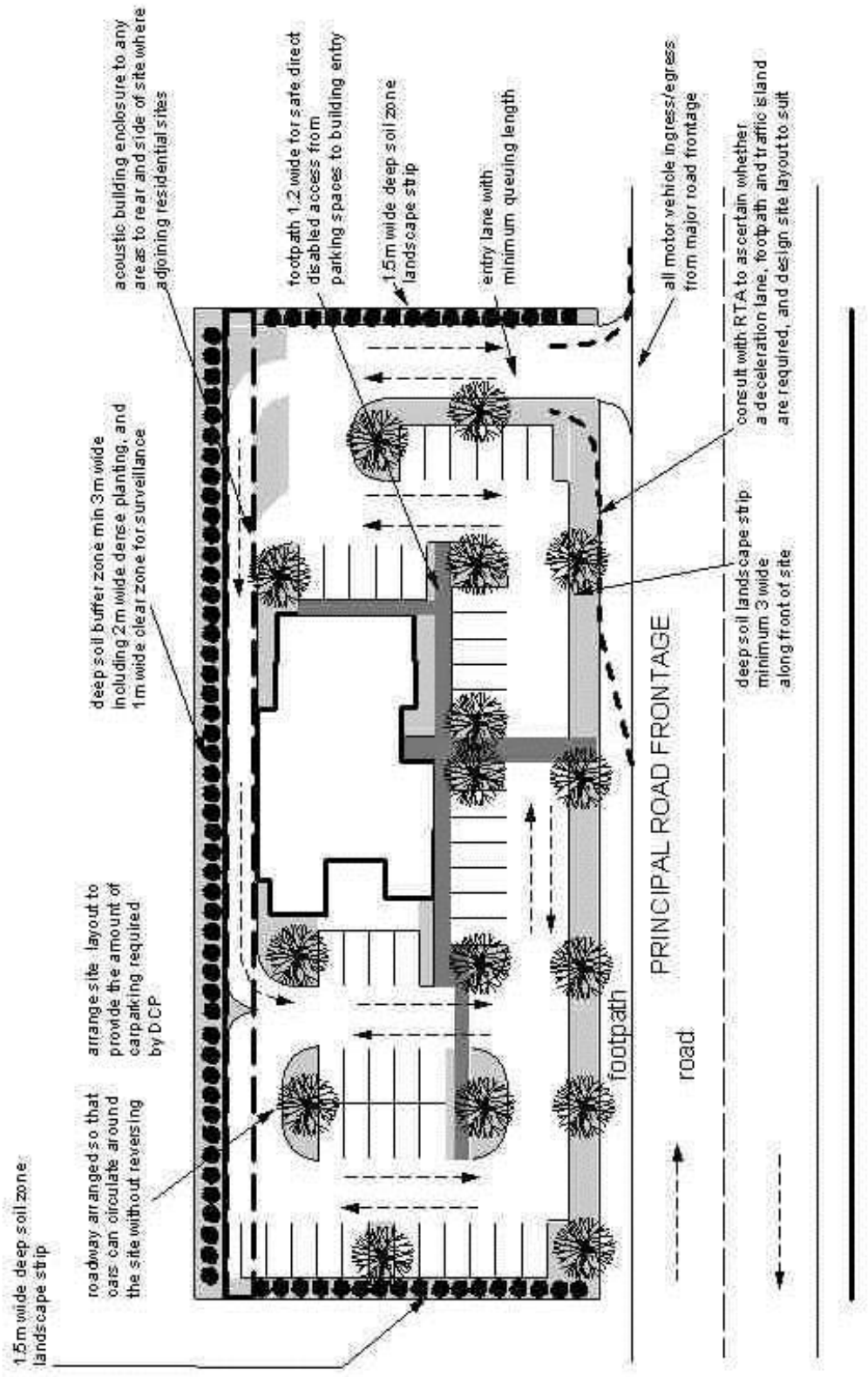

Diagram 1 - Site layout principles for drive-in take away food (not to scale)

Appendix 1

Pre-development application checklist for drive in take-away food outlets

The following checklist is specific to the requirements of drive in take-away food outlets and complements/clarifies Council's standard requirements for lodgement of development applications. The requirements for reports are of course dependent on the location/ & operational characteristics of the proposed outlet.

- Design and Accessibility Statement
- Waste disposal facilities shown on plans and collection details provided
- Hours of operation + justification if outside standard hours nominated in this plan
- Acoustic assessment (necessary for all sites close to residential properties)
- Air quality handling and monitoring including an *Odour Impact Assessment Report*
- Plan of management & Emergency Management & Evacuation Plan
- Litter control strategy
- Lighting plans to maximise security but avoid minimise light spill to nearby properties
- Heritage impact statement (if site is within or near heritage conservation areas or development affecting the significance of a heritage item) and respond to meet heritage issues if relevant
- Details of extraction and mechanical ventilation systems
- Grease trap location and details
- Security system proposals
- Sign analysis including visual assessment / 3DS files (see Part C02 of this plan)
- Landscape plan/details and objectives including footpath reconstruction details and undergrounding of utilities
- Comprehensive traffic / parking assessment report including analysis of current traffic situation, anticipated additional vehicle movements as a result of the proposed operation and detailing likely traffic/parking impacts on streets in the vicinity. Proposed traffic mitigation measures must also be detailed.
- Contaminated land report

Note: The above list is not exhaustive and indicates the usual range of information required to process your application. Individual sites and proposed operations may require further supporting detail.

When considering individual proposals for fast food outlets Council will take, among other things, the following issues into account:

- Local traffic and parking conditions for deliveries and the impact of the proposal on traffic safety and amenity.
- Proximity to other similar outlets and likely impacts on nearby occupiers, especially residential properties.
- Proximity to heritage items and/or heritage Conservation Areas, and any impacts on heritage significance, this for both long-term and short-term.
- Possible noise and disturbance arising from the activities of customers and others attracted to the premises and strategies to address this issue.
- Proposed hours of operation (important for sites sensitive to late disturbance and noise such as residential areas).
- How cooking odours & fumes will be effectively controlled and equipment to achieve this monitored and regularly maintained.
- Placement, design and acoustic performance of extraction units and ventilation systems.
- Litter on and off the site related to the use and proposed measures for ensuring it does not become a problem in the area.
- Positioning/screening of trade refuse facilities and frequency of collection.
- Access arrangements for people with a disability and parents with prams.
- The impact of the proposal and any proposed signs on the visual amenity and heritage significance of the area.
- Likely impact on the economic vitality and employment potential of the area.
- Representations from nearby residents/business owners - (it is strongly recommended you consult with neighbouring landowners prior to designing/submitting an application).
- Urban design quality including landscaping details

Conditions of Approval

- A scheme for noise attenuation (a detailed acoustic assessment is required with the development application).
- Waste management plan - adequate waste/recycling facilities to be provided and be easily accessible for collection.
- Suitable extraction system provided to mitigate any potential odour to neighbouring properties (technical details of the design and performance of equipment required as part of submission).
- Restrictions on hours of operation.
- Temporary permission/ trial period where appropriate, to assess the impact of the proposal.
- Note: if a trial period fails, the use may need to cease and reinstatement
- of site to its former "pre-trial" condition necessary unless a further approval from Council is granted.
- Litter collection strategy.
- Lighting spill assessment.
- Security system details.
- Signage details.
- Vehicle/pedestrian access including servicing arrangements.
- Accessibility requirements for people with disabilities/parents with prams.
- Design changes.
- Footpath reconstruction requirements.
- Undergrounding of utility services provision.
- Plan of Management + regular review of same.
- Food preparation and storage to comply with Inner West Council's "Guidelines for the construction and fit out of food premises".

Part 10

Sex Industry Premises

Application

This Guideline applies to the following development categories:

- Sex services premises
- Restricted premises.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To ensure a level of discreetness of and ensure that development is not inconsistent with the character of a neighbourhood, in particular those that contain residential uses
- To minimise adverse impacts on neighbourhoods
- To ensure a high level of worker, patron and public safety

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Location			
PC1.	Development is located to: • minimise amenity impacts upon adjoining land uses, particularly residential and other sensitive land uses; • allow for sufficient separation of sex industry premises to limit concentration	**DS1.1**	Development is located in accordance with clause 6.17 Location of restricted premises and sex services premises of the Inner West LEP 2020, which restricts locations to specific places.
Character and amenity			
PC2.	Development does not have a significant adverse impact on the character or amenity of the neighbourhood, in particular residential uses	**DS2.1**	Development does not cause a disturbance to the neighbourhood due to its size, operating hours, number of employees or traffic impacts ***Note**: Where council considers that the amenity of the neighbourhood may be adversely affected due to cumulative impact of multiple restricted premises and sex services premise, size, operating hours, number of employees or traffic impacts, a Plan of Management (POM) may be required that demonstrate compliance with the objectives of this part and how the impacts of the development will be actively managed and mitigated*
		DS2.2	The cumulative impact of the development and other sex services premises or restricted premises does not alter the existing character of the neighbourhood
		DS2.3	Suitable vehicle and pedestrian access is provided that provides a balance between privacy for patrons and workers and ensuring adequate levels of safety
		DS2.4	The interior of the premises is not visible from the public domain
		DS2.5	The interior of the building is screened from direct view from neighbouring buildings through the use of fixed external screening, dense screen planting or similar devices
		DS2.6	There is no display of restricted material, sex-related products, sex workers, performers, or nude or semi-dressed staff in windows or doors, or outside the premises
Design			
PC3.	Development is designed to: • be discreet and minimise its presence in the neighbourhood • maximise the privacy and safety of workers and patrons • have a bulk, scale and appearance that is consistent with that prevailing in the street • ensure adequate and appropriate access is provided for a person with a disability	**DS3.1**	Where in the Ashfield Town Centre, development is designed in accordance with any adopted council DCP or masterplan.
		DS3.2	Development is not located on the ground floor
		DS3.3	A maximum of one pedestrian entrance to the premises from the front (or exposed) side of the building (if on a corner site) is visible
		DS3.4	Where there is no front access and/or front access is impractical, a side or rear pedestrian access may be considered where adequate attention has been given to

Performance Criteria	Design Solution
	safety and security matters.
	DS3.5 A suitable waiting area is provided to prevent queuing or loitering outside the premises
	DS3.6 All entrances and exits are designed to: • facilitate the privacy of staff and visitors without compromising personal safety • be visible from public areas and not obstructed by landscaping • be provided with adequate lighting **And** • have appropriate levels of surveillance and safety
Carparking	
PC4. On-site carparking is provided: • at an adequate amount to cater for the forecast needs of workers and patrons • that is safe • that does not adversely affect adjoining properties and the neighbourhood, in particular residential properties	**DS4.1** Carparking is provided in accordance with **Part A8 – Parking** of this DCP
	DS4.2 Carparking is directly accessible to the main building entrance and is well lit
Signage	
PC5. Signage • clearly identifies the premises • does not have a high visual impact and ensures the discreteness of the premises • respects the character and amenity of the neighbourhood	**DS5.1** Signage for the premises: • is limited to one sign and is limited in size • refers only to the trade name of the business and the address of the premises • does not refer to the nature of the business or advertise specific services **And** • is not illuminated

Part 11

Car Showrooms

Application

This Guideline applies to the following development category:

- Vehicle sales and hire premises.

Using this Guideline

In using this Guideline reference should also be made to **Section 1—Preliminary** at the front of this DCP.

The Guideline is performance based. In this role, it is intended to provide both a level of certainty for applicants, Council and the community while also enabling consideration of high quality, innovative design. This is appropriate as given the complexity of the LGA urban environment, it is not possible or desirable in all instances for council to specify quantitative, pre-determined criteria that development must achieve. Rather, in such setting an appropriate design emerges from a well-considered site analysis that explores and responds to the characteristic of the site, adjoining properties, the streetscape and neighbourhood, as well as putting in place adequate measures to mitigate any potential negative impacts.

The Guideline comprises the Purpose, Performance Criteria and Design Solutions. Alternative Solutions to the Design Solution may also be proposed by an applicant.

The Purpose and Performance Criteria identify the performance outcomes that must be achieved for council to consider granting development consent to a development application. Council will not approve a development application that cannot meet all parts of the Purpose or all Performance Criteria, where relevant.

Design Solutions provide a guide for achieving the Performance Criteria, and by association, the Purpose.

Through the development application process, an applicant may propose an Alternative Solution to the Design Solution. Council will consider the Alternative Solution against the Performance Criteria and Purpose. If sufficient justification exists, largely informed by a site analysis and argued against sound urban planning and design grounds, council may consider accepting an Alternative Solution to the Design Solution.

Purpose

- To achieve a high standard of aesthetics for buildings and landscape and the streetscapes that they define
- To ensure the design of car showrooms positively contributes to the streetscape with high quality architecture, materials and finishes
- To maximise the amenity of car showroom premises
- To minimise impacts on nearby residential areas

Performance Criteria and Design Solutions

Performance Criteria		Design Solution	
Context			
PC1.	Development is sited and designed to positively contribute to the quality of the public domain in terms of architecture, materials and finishes	**DS1.1**	Vehicles are displayed within buildings
		DS1.2	Buildings have flexible, open plan vehicle display areas
		DS1.3	Building elevations that face a street comprise large, transparent display windows
		DS1.4	The building is configured to that vehicle display areas and areas with high levels of activity such as reception areas are readily visible from the adjoining public realm
		DS1.5	Building facades have a high quality of architectural design and comprise high quality, durable materials
		DS1.6	Roofs are designed as an architectural feature and provide articulation and visual interest
Setbacks			
PC2.	Setbacks: • are consistent with the those prevailing in the street • ensure the building positively contributes to the streetscape	**DS2.1**	In town centre settings, buildings: • are built to the front property boundary or otherwise maintain the continuity of adjoining street setbacks **And** • outside of town centre settings, buildings have a front setback of between 3 – 6m or buildings are otherwise maintain the continuity of adjoining street setbacks
		DS2.2	Where adjoining land where residential accommodation is a permitted use, setbacks will be determined on merit having regard to maintaining existing levels of residential amenity, including solar access, visual and acoustic privacy
		DS2.3	Where not adjoining land where residential accommodation is a permitted use, buildings may be built to side and rear boundaries
Site Cover and Layout			
PC3.1	Buildings occupy a sufficient proportion of the site to ensure that large, prominent expanses of unenclosed hard-paving and parked cars are not created	**DS3.1**	The minimum site cover of a car showroom is 40% of the site area. Development applications shall show on their site layout: • all structures and open space • entry and exit driveway locations • vehicular paths for all delivery vehicles, delivery vehicles parked positions, and show that such vehicles are able to exit the site in a forward motion. • locations of vehicles for sale which are free of any internal driveway areas required for manoeuvring on site
PC3.2	Ensure sites are large enough to accommodate delivery of vehicles and vehicle manoeuvring within the site.		
PC3.3	Prevent use of local streets for any delivery of vehicles.		
Signage			
PC4.	Signage is visually integrated with buildings and	**DS4.1**	No design solution is provided. Each Development

Performance Criteria		Design Solution	
	respects the existing character and amenity of the street and neighbourhood		Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits
Landscaping			
PC5.	No design solution is provided. Each Development Application is to respond to a Site Analysis and will be assessed and determined on its own individual merits	**DS5.1**	Planting areas having a minimum dimension of 3m are provided along the entire length of boundaries with land in a residential zone and this planting area is planted with screening vegetation of sufficient density and height to soften the visual impact of buildings and use of the site.
		DS5.2	Where buildings are setback from the street, a landscape area is provided having a minimum width of 1.5m along the entire street boundary (except where required for site vehicle and pedestrian access) and is planted with vegetation that achieves a balance between softening the visual impact of buildings and paved surfaces and enabling unobstructed views into the building from the adjoining public domain
Lighting			
PC6.	Ensure that any night time lighting is contained within the site and does not affect any adjoining residences.	**DS6.1**	Development Applications shall submit a schematic lighting plan showing likely locations of night time lighting and demonstrating that there will not be any lighting overspill into adjacent residential properties and measures that will be implemented to ensure this is controlled.
Acoustic and visual privacy			
PC7.	Development minimises noise intrusion and loss of privacy to adjoining properties	**DS7.1**	Development • uses solid screen fencing in combination with landscaping as noise/privacy control/visual enhancement measures • erects solid acoustic barriers as a noise buffer to shield internal noise sources (cars arriving/leaving, noise from car doors/) from adjoining residential properties • is supported by an Acoustic Report prepared by a suitably qualified independent acoustic consultant that addresses the following issues: • identification of sensitive noise receivers potentially impacted by the proposal • details of any acoustic control measures that will be incorporated into the proposal • statement that noise arising from within the premises shall not result in an 'offensive noise' (as defined in the Protection of the Environment Operations Act, 1997) at any adjoining residential premises

Chapter G

Definitions

Definitions	
A person	A resident that is a property owner or their legal representative, or an owner, employee or Director of a company that owns the property, or a resident, contractor, consultant, or member of the public, corporation and a body corporate or politic.
Accessible	Complying with the provisions of Australian Standard 1428 Parts 1 and 4 "Design for Access & Mobility" so that most people with disabilities can enter and use the premises and their facilities.
Active street frontages	Active frontage uses are defined as one of a combination of the following at street level: • Entrance to shops and commercial premises • Shop front, • Clear glazed entries to commercial and residential lobbies, • Café or restaurant if directly accessed from the street, • Active office uses, such as reception areas, if visible from the street, • Public building or community facilities if directly accessed from the street.
Adaption	Modifying a place to suit proposed compatible uses.
Adaptable housing	Works, which is in addition to that required under "Universal Accessible Design", in order to be able to bring a dwelling to a condition which suits the specific needs of a person with disabilities, being the occupant, and which fully complies with the relevant Australian Standard 4229-1995.
Adaptable housing construction stage	The point where a dwelling contains all fixtures and apartment layouts which meets the relevant Australian Standard, and which suits the specific needs of the occupant, who is a person with disabilities.
Aesthetics	Those considerations pertaining to the senses, particularly to visual qualities including beauty, attractiveness with regard to building.
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.
Australian standard (as)	The minimum standard for work in industry developed and written using industry pier review, to produce best practice standards for that industry or profession, by the organisation Standards Australian Pty Ltd
Arborist	A person with a minimum training in the Australian Qualification framework (AQF) level 3 in Arboriculture that qualifies the person to carry out tree work
Architectural cues	The composition of a building façade displaying an architectural dialogue with another building, such as having particular building parts aligning or being in proportion or in sympathy with parts of another building.
Architectural townscape	The existing appearance of buildings within the Town Centre which face the Main Street and their general compositional elements,
Attic room	A room contained above a "maximum ceiling height" but within the roof plane
Clear finished dimensions	An uninterrupted route to or within premises or buildings and providing access to all services and facilities. It should not contain any step, stairway, turnstile, revolving door, escalator, hazard or other impediment which would prevent it being safely negotiated by people with disabilities.
Climbing spikes	Spurs or crampons that are attached to boots that are used by pushing the attached sharpened spur into the cambium of a tree (often resulting in damage and the spread of pests and diseases) for traction, in order to climb it.
Coastal foreshore	Means land with frontage to a beach, estuary, coastal lake, headland, cliff or rock platform.
Common areas	Public areas such as access walkways, communal gardens, car parking areas, clothes drying areas.

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
Continuous accessible path of travel	Means an uninterrupted route to or within premises or buildings and providing access to all services and facilities. It should not contain any step, stairway, turnstile, revolving door, escalator, hazard or other impediment which would prevent it being safely negotiated by people with disabilities.
Corporation	A body, created by law or under authority of law, having continuous existence irrespective of that of its members, and powers and liabilities distinct from those of its members.
Damage	The deliberate injury of a tree
Dead tree	A tree with no living (vascular) tissue
Deadwood	A branch, root or part of a tree with no living (vascular) tissue
Deep soil planting area	An area "capable of deep planting", which contains soil , is water permeable and there is no structure below within 3 metres of the natural ground surface, and which is capable of supporting large tree growth.
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.
Destroy	Any activity leading to the death, disfigurement or mutilation of a tree.
Distinctive qualities	An explanation of the key historical elements or qualities of a Heritage Conservation Area.
Draft heritage item	Has the same meaning as in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
Drainage	Means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.
Fabric	Means all the physical material of the place.
Ground level dwelling	A dwelling located within 1.5 metres height from the street footpath.
High compositional standard	A building design which uses any "abstract" or "modern/contemporary" architectural language , and employs different building components and building materials as credible compositional elements, whose credibility is demonstrated by visually appearing to relate to the "whole building " and giving the building a "unity" and "complexity". Note. A high compositional standard is not considered one that uses repetitive or bland or minimalist forms intended to facilitate easier building construction methods or which simply expresses structural elements.
High standard of architectural composition	A composition that exhibits a fundamental requirement for "architectural grammar" and has a high degree of organization of the parts of the building composition. "Architectural grammar" means the visual composition of the elements of a building, eg, the size, bulk, length, breadth, height and volume, element and detailing of a building and the demonstration that they compositionally relate to the building as a whole.
House top addition	Additions made above the habitable ground floor of a dwelling house
Injury	Means any act by a person including a corporation and a body corporation or politic to a tree resulting in a wound or loss of tree health that includes; all pruning not in accordance with AS 4373 2007 "Pruning of Amenity Trees" and the general physical wounding of a tree that includes; topping or lopping, poisoning (either deliberate or accidental, by direct application or spillage or escape of vapours), the cutting, snapping, breaking off or tearing of branches and roots resulting in damage,

	ring barking or scarring the bark, using a tree as a supporting structure for signage, cables, or beams, attaching wire, nails or staples, inflicting a blaze on a tree as a marker point, under scrubbing unless it is carried out by hand tools, changing soil levels by excavation (cutting & filling), topsoil stripping, soil stockpiling, compaction, paving, or changes to the water table within a trees drip line, or the use of climbing spikes to climb a live tree
Key sites map	Means the Inner West LEP 2020 Key Sites Map.
Maximum ceiling height	The greatest vertical distance from the natural ground level surface of the site to the ceiling of the topmost floor of the building.
Non-conforming Building	Is a building that has replaced a building which was constructed in accordance with Stanton's original covenants.
NSW coastal policy	Means the publication titled NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast, published by the Government.
Principal private area	Means an area of private open space which is directly accessible from the main living areas of the dwelling it serves, with an average slope no greater than 1 in 5.
Rear infill development	An alteration or addition to the rear part of an existing building, such as a building which is a Heritage Item or within a Heritage Conservation Area.
Stormwater flood level	The level required above natural ground level so as to make the ground floor clear from stormwater flooding.
Street wall zone	Achieve a strong and consistent definition of the public domain, establish the desired spatial proportions of the street and define the street edge taking into account the maximum building heights specified in the Building Height Map forming part of Ashfield LEP 2013
Streetscape	The aesthetic values of groups of buildings, their contexts and their relationships as evident in the spaces between and around them, their scale, forms, styles, textures, modelling, light and shade colour, as perceived from the public domain. It also includes elements beyond the boundaries of a property including footpaths, nature strips, kerbs and channels, street trees and street furniture. Streetscape may also be affected by topography and by street curves and alignment, which generally add interest to the scene.
Structural alteration	Works that require alteration to load bearing components of a building.
Structural walls	Walls which are load bearing and cannot be removed or altered.
Sympathetic	Visual relationships that are appropriate, sensitive, benign and aesthetically pleasing, implying concordance with the context of a building or element, and where the character of the context remains predominant, clear and uncompromised.
Townscape	The appearance within a town centre of relationships of buildings and places along the main street, and including general compositional building design elements, such as: • Height and scale and modulation • Proportion of masonry to glazed areas • Design, proportion, symmetry and organisation • Design with small vocabulary of architecture such as mouldings and entablature
Traditional architectural composition	An architectural composition using long standing traditional architectural canons including: • Basic tripartite arrangements to facades, employing symmetry and proportion • "punctuated" extremities, which "signal" the "boundaries" of the building. • Solid walls, which have "punched" openings for balconies and windows, and have vertically emphasized proportions. • Expression of architectural detailing, such as expression of datum lines and string courses, and a colour palette of materials of medium to dark monotone face brickwork and rendered coloured surfaces.

	With the above further developed into an organised and complex composition.
Universal accessible design	A design that is usable by all people (especially people with disability and frail older people) by meeting the seven performance criteria of universal housing design, generally based on the Australian Network for Universal Housing Design, which are: • There is a clearly discernible accessible path of travel from the front boundary or car park and throughout the entry level of the dwelling. • The entry level has a living and food preparation area, bathroom, WC (toilet) and bedroom, which have room areas large enough so that they can be used by a person in a wheelchair. • All rooms, when furnished or fitted out, allow for adequate circulation space for a person using a wheelchair. • All doorways and corridors are wide enough to allow a person using a wheelchair to manoeuvre into and out of rooms. • Door furniture, switches, controls and outlets are within reach of and can be used by all. • There is potential for future adaptation to a dwelling with two or more levels for vertical access by a person using a wheelchair, such as having wider stairways that are capable of having a stair lift. • Walls and ceilings are reinforced where assistive devices may be attached where access is required to another habitable level.
Visual height	The height of the building as it appears from the street, but does not mean the number of storeys contained within a building.
Winter garden balcony	A term used commonly used to describe a balcony located off a living room area whose function includes that it acts as a noise reduction spatial device. For example, the open part of the balcony can have glazing, which can also be louvred, and so this can be used and adjusted to produce some noise reduction including for the adjacent living areas, but also allows some ventilation by manually adjusting the glazing components. This also assists in winter where the balcony glazing can heat the balcony area and radiate warm air to adjacent living areas – hence the term -"winter garden".

Chapter H

Amendments

This DCP came into effect on 10 January 2017.

The following Amendments have occurred.

Amendment	Date amendment comes into effect	Amendment
No 1	5 December 2017	Additions to "Section 1: Preliminary" : Add in "Part B, Notification and Advertising" - additional clauses to clarify the way in which Council notifies and advertises Major and Minor Development Applications Additions and amendments to Section 2: General Guidelines : Add to "Chapter A, Miscellaneous" – "Part D 15" Stormwater Management Add to "Chapter D" - " Part D2" for the Ashfield East area Add to "Chapter D" - "Part D12" for 55 to 63 Smith Street Summer Hill Amend in "Chapter E1"- heritage ranking of 12 Oak Street Ashfield
No 2	5 April 2019	Add to "Part Chapter D Precinct Guidelines – Part 1 Ashfield Town Centre" - clauses PC-12 to PC-15 and associated Design Solution clauses for the site at 2-6 Cavill Ave, Ashfield. Amend parts of Part 1 Ashfield Town Centre to make reference to these amendments in Map 2, DS3.6, DS3.10, Map 4, DS4.2, Map 5, Map 6, DS8.1.
No 3	1 August 2019	Minor administrative amendments: **Section 1 – Preliminary** Minor administrative amendments including updates to legislation references and Appendix 1 – Development Application Requirements. **Section 2 – Chapter A – Miscellaneous** • Part 3 – Flood Hazard: Amendments to particular clauses including DS1.1, DS1.2, DS9.1, DS11.2, DS11.3, DS11.4, and DS11.5, as well as updating references to the 1% AEP flood planning level. • Part 8 – Parking: Minor administrative amendments as well amendments to parking rates for boarding houses, hotel and motel accommodation, and pubs. • Part 15 – Stormwater Management: Amendment to refer to and for development to comply with provisions contained within Section 2.25 of the Marrickville DCP. **Section 2 – Chapter C – Sustainability** • Part 3 – Waste and Recycling Design Standards: Amendments to prohibit the use of waste compaction equipment and recycling chutes, update of commercial waste generation rates and Council truck dimensions.
No 5	20 March 2020	**Update Section 4 : Chapter C – Sustainability** Tree Management controls replaced with Inner West wide controls
No 6	TBC	**Update Section 1 : Chapter B – Notification and Advertising** Remove this chapter – replaced with Council's Community Engagement Framework
No 7	TBC	Housekeeping amendment to ensure consistency with Inner West Local Environmental Plan 2020