



17 January 2022

## **57-61 Bourke Street, North Parramatta BGXWW**

### Character Statement

The site is located within the Jeffery Avenue, Special Character Area in North Parramatta, identified in Parramatta Council's Development Control Plan (DCP 2011).

The DCP describes the area as having been developed by the Housing Commission in the immediate post WW2 period, as having "detached dwellings, mostly in brick with some fibro cement bases. It has a high standard of amenity, and with good management, will become more special as time goes by".

The distinctive characteristics of the area in the DCP are:

- curvilinear road layout typical of the 1940s and 50s
- consistency in the scale, siting and design of houses with only minor obvious changes
- detached houses - two or three bays wide, with a projecting bay, often including the porch
- with wrought iron railing
- houses in brown, mottled brick or fibro-cement with brick base; low hipped roofs in terracotta or cement tiles, some with gabled ends clad in white painted weatherboards
- double hung sash windows with timber frames
- grassed front gardens merging with verge, some front boundaries defined by planting and
- few low brick walls
- wire or paling fences separating the front and rear gardens
- narrow grassed verge without footpaths
- street tree planting of bottle brushes, in recent decades
- mature trees in gardens and streets

The houses described above are modest, single storey, 3 bedroom dwellings with an internal floor area of 95-100 sq.m. on lots with an area of 6-700 sq.m. Most dwellings have had a garage or carport added at a later date.

The existing houses are:

- In need of repairs to floors, walls, roofs, eaves, windows etc.
- The dwellings need kitchen and bathroom upgrades
- Provision of better insulation, heating, air conditioning, electrical wiring, lighting etc
- Upgrades to provide better accessibility to and within the dwellings.

The area is currently undergoing fundamental change as new owners purchase these sites and replace the existing small dwellings to provide much bigger more spacious living areas. Typically new houses being constructed and approved will have internal floor areas of 250-

350sq.m, excluding garages and outdoor covered areas. New buildings will be predominately 2 storey and comply with CDC planning controls.

The character of the new buildings being constructed is shown in the street photos included in this document.

These photos indicate the style and materials of the new buildings, which is very different from the existing cottages:

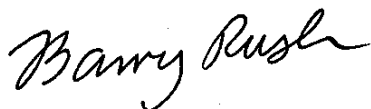
- Mainly 2 storey houses and dual occupancy dwellings, large building footprint with minimal side boundary setbacks.
- Flat and low pitched roofs
- Wide range of wall finishes including, stone, light and dark bricks, painted render, timber.
- Large full height aluminium framed sliding doors and windows.
- Front fences along the front boundary, separating the council nature strip from the front yard.
- Double garage doors facing the street with large areas of driveway.
- Poor landscaping in front of building and no street trees

As much of the housing is still owned and managed by NSW Land & Housing Corporation, they are redeveloping a number of their sites to provide Seniors Living housing to meet the needs of their tenants.

The proposed development at 57-61 Bourke Street supports the amenity of the residents and the streetscape of the area in the following ways:

- New buildings maintain the current front street setbacks. The building layouts, landscaping, and separations between buildings maintain the scale and character of the existing streetscape.
- Buildings address the street and the pedestrian entry's are clearly identified. Pedestrian movement is separated from the vehicle access and driveway.
- Open style fencing and integral landscaping soften the buildings. Some existing trees are retained to maintain a more mature landscape and offer some continuity in maintaining the streetscape.
- The buildings are designed having an economy of form and materials not unlike the original cottages.
- Dwellings are designed to maintain visual acoustic privacy for adjoining dwellings.
- A high level of internal amenity is provided with good solar access and cross ventilation, insulation, and low maintenance materials, to support the needs of the new residents.

The careful attention to the design and detail of the new buildings will support and maintain the original character of this area.



Barry Rush

**Barry Rush & Associates Pty Ltd - Architects**

Nominated Architect: Barry Rush Registration No 3753

DBP Act Registration DEP 0000389#

## Impact of new construction

The following photos show new buildings that have been constructed in and around the Jeffery Avenue Special Character area in recent years. These buildings are replacing the existing modest single storey cottages and are creating a new character for the area with the following characteristics.

- Larger site coverage and greater building height & bulk.
- Less landscaping between and around buildings.
- No street tree planting
- Many new buildings with flat to very low pitched roofs
- A wide range of building materials including large areas of painted masonry
- Dominant front fencing along front building line.



11 Rose Crescent



15 Rose Crescent



2 Jeffery Avenue



43 Jeffery Avenue



51 Jeffery Avenue





61 Jeffery Street



69 Bourke Street



67 Bourke Street



53 Bourke Street



17 Bourke Street



10 Byrnes Street



5 Davies Street