

# HERITAGE IMPACT STATEMENT

39 First Street, Ashbury

Alterations and Additions to an Existing  
Single Storey Dwelling to Create First  
Floor Rear Additions



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March 2022

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# **1 INTRODUCTION**

## **1.1 Purpose**

This Heritage Impact Statement (HIS) has been prepared to accompany a Development Application for 39 First Street, Ashbury. It has been prepared to assist Canterbury Bankstown Council when considering the heritage impact of the application for alterations and additions to the existing single storey dwelling to create first-floor rear additions designed by Fedele Design Pty Ltd.

The property is not listed as a heritage item, nor is located adjacent to a heritage item, but is situated within the Ashbury Heritage Conservation Area as identified in Schedule 5 Environmental Heritage of the Canterbury Local Environmental Plan 2012.

This report has prepared having regard to the requirements of Clause 5.10 of the Canterbury LEP 2012 by examining the extent to which the carrying out of the proposal would have any effect on the heritage significance of the heritage conservation area and the streetscape character of the subject site.

## **1.2 Methodology and Limitations**

The report has been prepared taking into consideration the assessment guidelines of the 'ICOMOS Burra Charter and the guidelines of the NSW Heritage Manual and the latest version of The NSW Heritage Office Statements of Heritage Impact guidelines. It also takes into consideration the Ashbury Heritage Conservation Assessment Guidelines.

## **1.3 Site Locality**

The property is known as 39 First Street, Ashbury, legally described as Lot 6 in DP 925098. Its location is shown on the below aerial image of the locality. The locality plan highlights the properties in the vicinity of the subject site that forms part of the required Streetscape Character Analysis Statement, which provides details on the characteristic of the buildings and their settings on each block of land.



Figure 1: Aerial image of the site and locality, which is characterised by one and two storey dwelling houses. Sites with 2-storey additions along First Street are highlighted (Source: Six Map)

#### 1.4 Planning Instruments

The planning instruments relevant to the development are the Canterbury Local Environmental Plan 2012 and the Canterbury Development Control Plan 2012, including the Ashbury Conservation Area Assessment Guidelines.

#### 1.5 Heritage Status and Proximity to Heritage Items

The house is not listed as a heritage item in the Canterbury Local Environmental Plan. The nearest listed heritage items are located some distance away and the proposed changes will not have any impact on them. There are no heritage items located in First Street. However, the house is within the Ashbury Heritage Conservation Area, and would be considered as a contributory item, given that it remains largely intact 1920s-1930s California bungalow. The below map outlines the Ashbury Heritage Conservation Area, with the subject site highlighted.

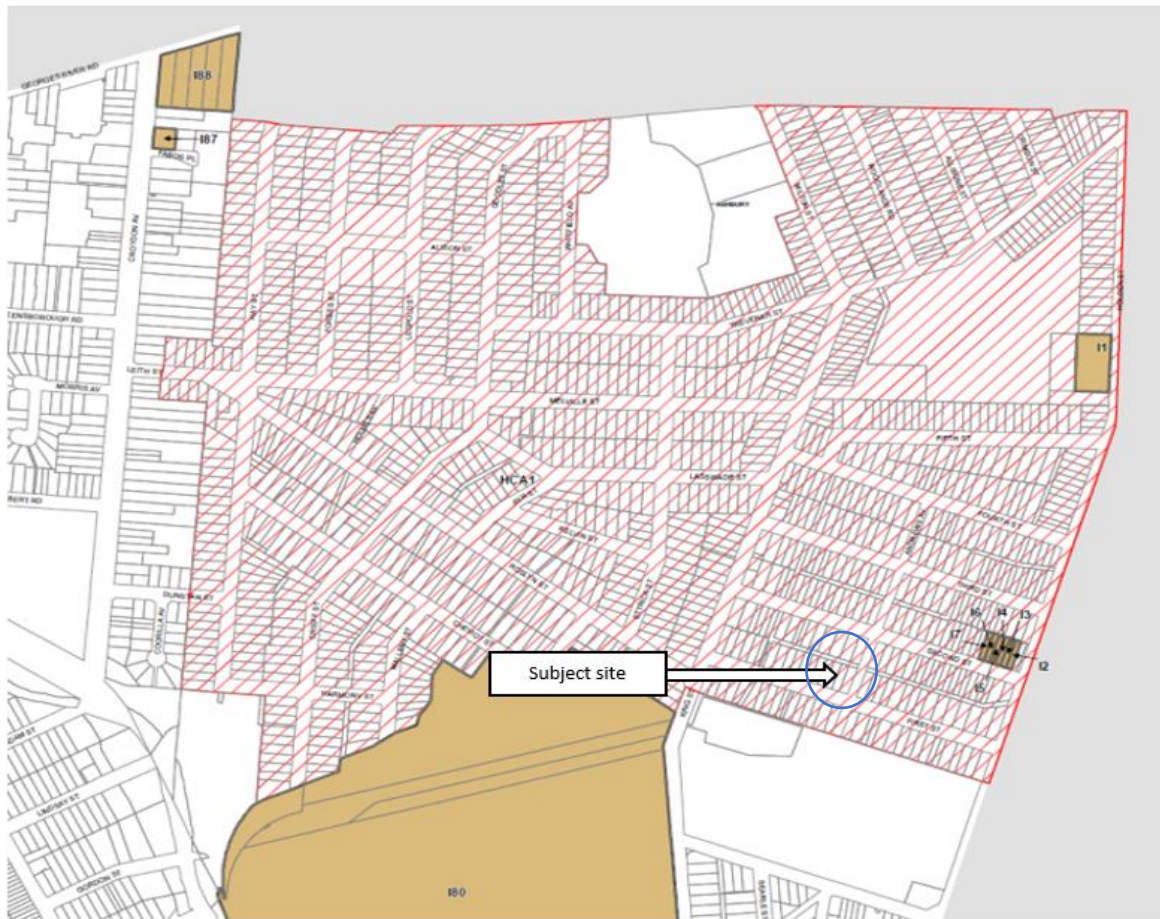


Figure 2: Ashbury Heritage Conservation Area shown hatched, subject site highlighted in blue (extract from CLEP Heritage Map)

## 2 HISTORICAL BACKGROUND

### 2.1 Aboriginal Occupation and Early Land Grants

The site is located within the Canterbury Bankstown Local Government Area. Canterbury is within the Cumberland County, bordered by the Parishes of Petersham to the north, Concord to the west and St George to the South. Canterbury was divided into north and south wards by Cooks River, which played a significant role in the development of the area during the colony. Cooks River was initially regarded as a barrier that would hinder the potential expansion of the Sydney town outposts to the south, but it then acted as a means of transportation in the early 19th century, and provided a source of fresh water for the colony in the later portions of the 19th century.

The Ashbury area, which is part of Canterbury, was home to the Wangal and Cadigal people, clans of the Darug tribe, prior to the British colonisation of Sydney. In response to pressure from colonists, the British administration began subdividing land in the area surrounding the Sydney settlement and granting it to colonists.

The first European land grant in the Canterbury area was in 1793 and was of 40 hectares (100 acres) to the Reverend Richard Johnson (1753-1827) - the colony's first chaplain. The grant was giving the name Canterbury Vale and was located north of the Cooks River and was used as a farm. Due to the relative short distance of Canterbury Vale from the main settlement at Sydney Cove and the importance of self-sufficiency at the time, Johnson became a successful farmer and the estate grew. The farm extended over the area of



**WATTLE HILL**

Close to Canterbury Railway  
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Good Villa Sites, Excellent Gardening Land

20th FEBRUARY, 1915, at 2.30 p.m.

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Auction Sale

Select Villa Sites  
Good Gardening Land  
City Water and  
Electric Light available

TOKRENS TITLE  
Specially Easy Terms

20th FEBRUARY 1915, 2.30 p.m.

Auction Sale

Richardson & Wrench Ltd.  
Auctioneers

Kirk & Hume  
111 Pitt Street, Sydney

**WATTLE HILL ESTATE**

LOCALITY PLAN

**HURLSTONE PARK**

PTO. A7/11

Figure 4: A 1915 Advertisement for Wattle Hill Estate Ashbury, Richardson and Wrench, Author unknown - State Library of New South Wales Z/SP/A7/11. First Street, located to the north of Canterbury Park, was within the Wattle Hill Estate that was listed for sale, identified in blue.

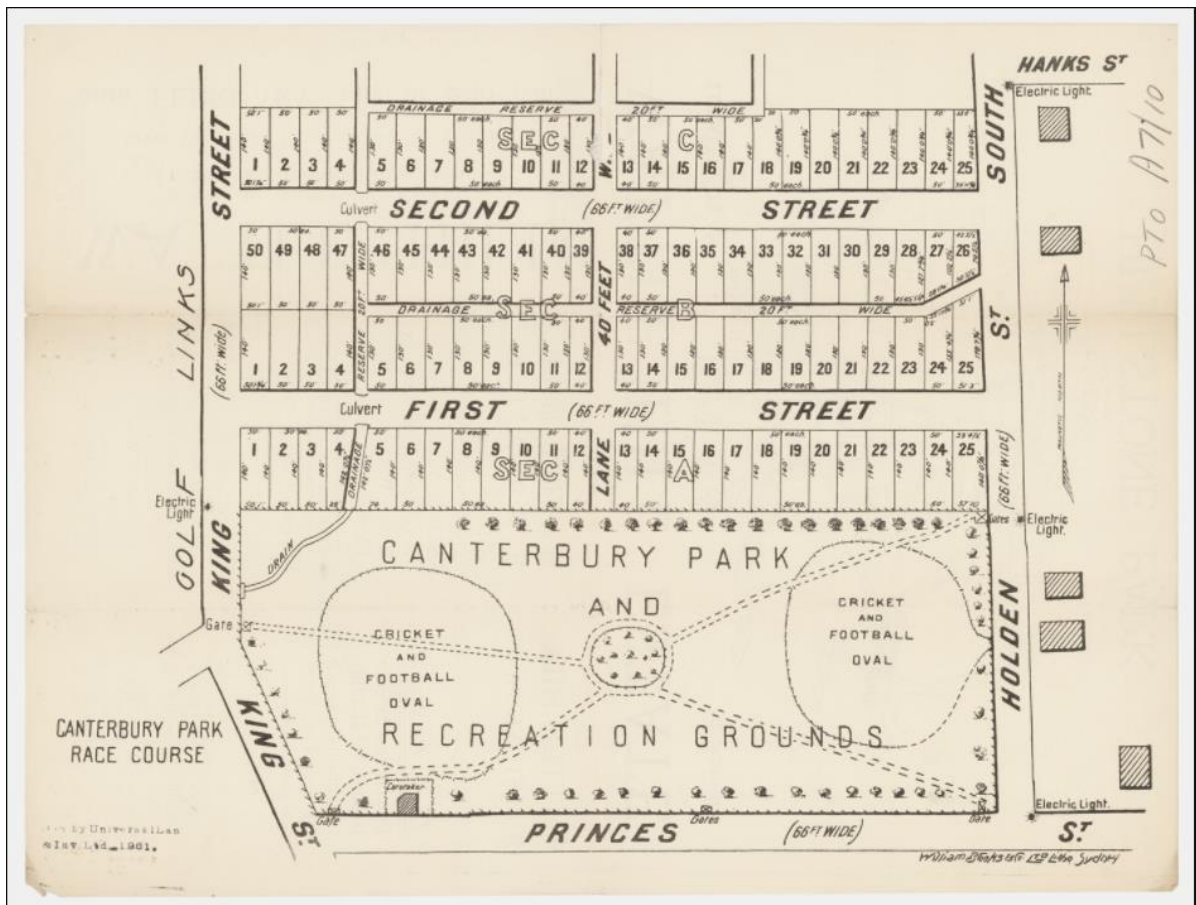


Figure 5: Canterbury Park Race Course, c.1920, Princess St, First St, Second St, King St, Holden St (William Brooks and Co, State Library of New South Wales Z/SP/A7/10). Regular grid-pattern street layout with a drainage reserve between First and Second Streets and rectangular shaped allotments arranged in north-south alignment.

## 2.2 Development of the Ashbury Conservation Area

Ashbury is a suburb in the Inner West of Sydney. It is within the local government area of Canterbury-Bankstown and is about 10 kilometres south-west of the Sydney central business district.

Ashbury is mostly residential and has no commercial centre, however, there are a few shops along King Street. Its major landmark is Peace Park, the highest point in the Canterbury local government area. Ashbury derived its name from the two neighbouring suburbs: Ashfield and Canterbury. It is situated near the Canterbury Park Racecourse.

The land that extended over Ashbury was known as Canterbury Vale. It was part of the original land grant given to the colony's first chaplain Reverent Richard Johnson in 1793 of 100 acres. When it was sold to Lieutenant William Cox in 1800, its holding had increased to 600 acres (240 ha). It was then sold to Robert Campbell in 1803 when it grew to 900 acres (360 ha) who then proceeded to purchase more land to Liverpool Road. The estate passed onto his son-in-law Arthur Jefferey and was eventually split up. This area then became known as Goodlet's Bush, after an early settler, John Hay Goodlet.

The completion of the Canterbury Railway Line in the early 1880's was a significant period in the development of the area in that the original land grants began to be subdivided into estates. Substantial developments took place between two World Wars, where the estates

were being re-subdivided for middle class residential development and this period also witnessed the influence of the bungalows in the area.

The majority of the lots, including the subject site, were developed in the 1920s-1930s. The houses are generally single storey brick bungalows with small front gardens. After the end of World War II, most of the sites were developed. Evidence of this can be seen when a comparison is made between a 1943 aerial photo and recent aerial image to illustrate the degree of post-war development that have taken place, though the predominant form of development has been detached single dwellings.

It is noted that most of the houses in the area have remained intact, though many have had been altered and/or extended, as evidence from the aerial images. Significantly, the extent of vegetation coverage had increased exponentially. On the street level, however, it is obvious that some of these houses had introduced second storey additions, and carports and few new modern two-storey houses have replaced some of the original houses.

Early physical evidence obtained from Six Maps reveals the existence of the subject house in 1943, suggesting that the subject house was built in the 1920s - 1930s, which coincided with the influence of the American culture in Australia at the time and the introduction of the Californian bungalows to Australian suburbs until the Great Crash of 1929.



Figure 6: 1943 aerial image shows the house at 39 First Street (Source: Six Maps)



Figure 7: Recent aerial image showing the subject house and post extent of post-war infill house in the locality (Source: Six Maps)

The area has a consistent subdivision pattern, building form and streetscape, because of the fact that the development of the area occurred over a relatively short period of time. A high standard of design and residential amenity was also achieved, and housing in this area consists of Federation and Californian bungalows.

Federation, Californian Bungalow, and Art Deco style dwellings were built mainly during a period that spanned four decades, from the beginning of the Twentieth Century into the 1940s. Californian Bungalow and Art Deco housing typologies are commonly referred to as Inter-War Period Housing. The houses built during this time reflected an epoch that embraced the Art Nouveau movement that was popular from 1890 to 1910.

Ashbury is characterised by the predominant Architectural Style of 'Californian Bungalow'. These houses were constructed in the 1920s, the original allotments were occupied by detached single storey dwellings, designed and constructed using a variety of repeated floor plans. Gabled and hipped roofs were the featured architectural forms, crowned with unglazed red terracotta roof tiles. The gables were clad in fibrous cement segmented with vertical timber strip covers. Verandas and leadlight windows were also prominently included. Timber-framed awnings with decorative timber brackets also enhanced elevations and exposed rafters, dressed-all-round, added to the character and attractiveness of the homely surrounds. External timber sills were often supported by corbelled brickwork, adding a three-dimensional protrusion of the windows externally, and the provision for a recessed bay internally. Awning windows with high sill heights facilitate natural ventilation, weather protection, and security. Tuckpointing on manganese or liver coloured face bricks on front elevations was featured, whilst side elevations were finished in common bricks set in lime mortar.

Federation and inter-war houses of the 1930s were the other architectural period styles featured in the area. Some Federation period houses provide for roughcast rendered gable faces and brick piers. Tulips were often incised in decorative timber fretwork, whilst elaborate floral leadlights were found on front and side elevations. It is noted that prior to listing the entire suburb of Ashbury for heritage conservation, many of the houses were modified and added to, with little or no consideration for either scale or style of the original architecture. Leadlight windows were designed in the Art Deco style, which is reflected in

the many diverse geometric patterns, typical of the 1920s and 1930s. This manifested as a direct divergence from the floral designs of the preceding Federation Period from the first two decades of the 1900s. This artistic approach to home design was reflected in the many variations of detailed elements defining the Australian adaptation of the Californian Bungalow. Picture rails, ceilings, leadlight windows, chimneys and chimney pots, terracotta tiles and finials were typical elements of this style.

Inter-war Period houses were distinguished by the hipped roofs, replacing gables, with leadlights being geometrical and without colour, and brickwork featuring inset textured, or herringbone designs. Some of the houses also included curved brick walls, and Art Deco ironwork of the Universal Style. The single storey, single dwelling streetscape has been largely retained in Ashbury. Where 1st floor additions have been allowed, few have been designed to complement the original architecture.

Works by Canterbury Council for the listing of the suburb of Ashbury as Heritage Conservation Area began in 1988. The whole suburb of Ashbury was listed as a Heritage Conservation Area in 2013. It was declared Heritage Conservation due to its high proportion of buildings which had been preserved and retained the character of their era. It was a blanket order, with the exception of the two light industrial sites (Chubb and Tyres 4U sites) and Wagner Oval. The Chubb and Tyres 4U sites was recently rezoned from Industrial to residential to allow apartments and townhouse developments. They are not included as part of the Ashbury HCA.

### **3 PHYSICAL EVIDENCE**

#### **3.1 Description of the House**

The site has across fall from the front to the rear boundary. Erected on the site is a double-fronted, single storey Californian bungalow with gabled roof form tiled with Marseilles terracotta roof tiles. The entire façade of the house is visible from the street and it features a deep front veranda with flat roof supported by timber posts and timber railing, and a projecting bay window. The façade is constructed of bricks but has been rendered and painted. The house is crowned with substantial dual gabled ended roofs tiled with Marseilles terracotta roof tiles and a subservient skillion front porch.

The front elevation is asymmetrical in appearance, comprised of a deep veranda on one side under a projecting flat roof, and a projecting bay window at the other end of the façade under a small projecting flat roof. The house is sits relatively close to the natural ground in response to the position of the land. The veranda is supported by timber posts and timber railing. The house contains a single front door with sidelights on either side and a bedroom window fronting the street with a sunhood awning over.

The window is timber casement and partly covered by metal security grill, while the door is also in timber.

The front fence is a low rendered brick fence with sandstone capping on top of the piers and is infill with black coloured metal spiers matching the colour of the security grill and door. The front garden contains small shrubs, hedging and paving. There is a medium sized callistemon viminalis street tree in front of the site.



Figure 8: Low front brick fence with gate, matching the colour of the house and windows, door and front elevation of the house.

The house can be characterised as a Californian bungalow (i.e. free-standing single storey houses on a suburban block with informal lawn and garden, and deep expressive veranda supported by timber posts) of the 1920s - 1930s. These houses are often constructed of face brick walls with visually prominent low-pitch roof with street facing gable covered with Marseilles tile roofs over deep verandas and entry porches.

The materials favoured for walls include timber weatherboard, brickwork (often liver-coloured) or roughcast. Roofs are low-pitch (predominantly gabled) with wide overhanging eaves and barges. As for joinery, there are painted timber joinery with casement sashes favoured, sometimes with stylised geometric leadlight glazing with coloured glass accents. Window frames are often mounted on outside face of the wall with skirts of shingles or boards.

### 3.2 Condition of the House

The house is in a good condition, and is well looked after. The house remains largely intact. Notable minor metal clad covers the panel of the gabled roof and the additions of metal security grills over part of the front window. Front door is a single swing door with stained glazed sidelights. Additions added to the rear of the house relate to an alfresco decking area with flat metal roof. There is a timber clad detached garage, shed and metal awning standing at the rear of the site.



Figure 9: Front and west side of the house – detail of the side brickwork and rendered front elevation



Figure 10: View of front veranda attached to the façade and supported by timber posts and railings.



Figure 11: Rear view of the house – lean-to additions over a deck area



Figure 12: View of rear yard containing timber clad detached garage, shed and a metal awning as seen from the rear deck area

### 3.3 Streetscape

Although the street is predominated by single storey, single dwelling dark tone brick or a combination of brick and rendered bungalows, with a number of first-floor rear additions, the houses in the street seem secondary to the topography and landscaping within the street. Notably, the established street trees: the lush and beautiful Bottlebrushes (*Callistemon viminalis*), being the predominant trees, and Crepe Myrtle and *Waterhousia* species.

These street line trees form a dominant feature of the streetscape. First Street is a hilly street that rises from the west end at King Street to the eastern end that terminates at Holden Street. It is a two-way street with parking on either side and it backs onto a service lane or a drainage reserve lane. The part of First Street where the subject house is situated

is almost at the mid-point mark of the street with Andrew Avenue acting as the midpoint and the site is one property to the west of Andrew Avenue. It is evident from the slope of the street and the Street trees that landscaping is the dominant feature of the streetscape in comparison to other parts of the Conservation Area.

The houses, as observed from the street, are a collection of homogenous inter-war period style of architecture dominated by Californian bungalows of the 1920s-1930s. On the north side of the street, where the subject house is located, the houses are generally set level or slightly raised above the street in response to the slope of the land and are either double or triple fronted facades and generally setback about 1m from the side boundaries.

There are no garages and carports fronting First Street, except for a few of the wider lots that have the benefit of these structures facing the Street. Garages and carports are located at the rear facing the service lane. Thus, First Street is seldom broken by driveways. There are a number of exceptions though where garage/carport or only driveway are provided off First Street which breaks the rhythm of the street. These would appear as later additions. The houses on the other side the Street also follow the topography of the land.

The house at the immediate western adjoining site, being 41 First Street, aligns with the subject house and is set back about 3.5 metres from the front boundary. It is a single storey house that appears to remain intact other than the front façade that had been rendered and painted.

The rendering of the front façade is not considered to have significantly diminish the original fabric of the house in that a quite a lot of bungalows along First Street have either rendered and painted façade or a combination of brick and rendered facade. Similarly, the house at the eastern adjoining site at 37 First Street (corner of First St and Andrew Avenue) is an intact rendered and painted one storey bungalow with a wing facing Andrew Avenue and a rear garage. These bungalows have single storey addition added at the rear with flat skillion roofs that are not visible from the street.

Marseilles terracotta tiled roof and brick walls are the visually dominant elements of the houses. These elements are the Australian architects' interpretation of the Californian bungalows (often in timber cladding when originally introduced in California, US) when the bungalows were introduced to Australian suburbs. Whilst the majority of the houses are of single storey, there is a range of inter-war designs, built forms and roofs, and brick and tile colour schemes. The original houses are usually bungalow with asymmetrical plan featuring projecting bay windows and wide, deep front veranda with substantial brick piers, sometimes with squat colonnettes and slab capping. The altered, usually recessed first floor addition, maintain the original façade and materials of the houses. The new houses, however, do not often incorporate these elements in their design and built form.

The majority of the bungalows are still intact in their original form. However, there are quite a number of the houses that have been altered; some involved minor alterations, whilst others are drastic that have compromised their contribution to the heritage significance of the street and would be regarded as neutral or intrusive items. The major alterations observed include painting of the brick walls or replacement of the external skin of the brickwork; enclosure of front verandas, and unsympathetic second storey additions, as well as the addition of rather unsympathetic carports and driveways at the front boundary and introduction of garages to the street.

The houses in the vicinity of the site along First Street could be classed as either contributing or neutral items to the Ashbury Conservation Area, although the Council has not classified

these houses. These houses could be classed as such because of their age, characteristics and their original fabrics remain relatively intact.

The introduction of garages/carports and driveways, and unsympathetic additions to the bungalows are considered to have slightly diminished the significant characteristics of the Conservation Area of the subject site to a lesser extent compared to other areas.



Figure 13: Streetscape of First St – looking westward with the established street trees as a prominent feature of the street; part of the roof of the subject house can be seen from on the right hand side of the image (source: FPD)



Figure 14: View of First Street looking toward east – dominated by street trees (source: FPD)



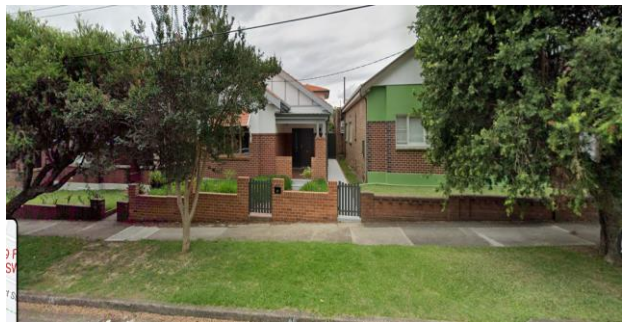
**No. 65 & 67 First St:** 1-storey brick bungalows with double fronted façade, gabled roofs and low front brick fence. 67 has a concrete driveway, brickwork base and 1<sup>st</sup> floor rear additions and enclosed front porch. 65 is roughcast rendered and partially screened by a street tree



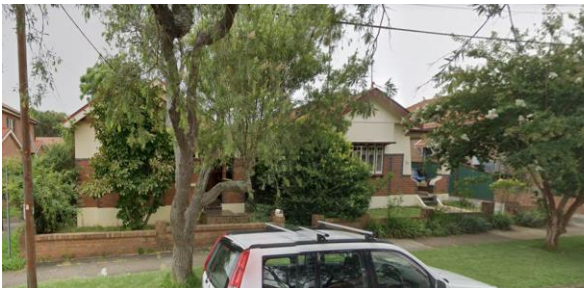
**51 First St:** Single storey Californian bungalow with gabled roofs and deep front porch and low front brick fence. Small front garden.



**No. 59, 61 & 63 First St:** single storey bungalows and 2-storey modern dwelling (59) with low brick fences. Concrete driveway provided. The houses are partially screened by trees.



**45-49 First St:** 1-storey Californian Bungalows with face brick, dichromatic face-brick construction and brickwork with rendered base. 49 has recessed 1<sup>st</sup> floor rear additions. The houses partially screened by street trees.



**55 & 57 Kuroki St:** single storey bungalows with low brick front fences, partially screened by a bottlebrush and crepe myrtle trees. Detached garages at rear of site.



**41-47 First St:** single storey bungalows with rendered façade and low brick fence (brick and rendered with infill panels) partially screened by street trees.



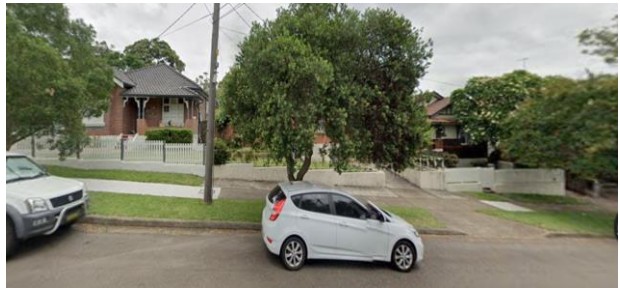
**53 First St:** Single storey dual gabled roofs bungalow with brick base and rendered top, low timber picket fence.



**39 First St (subject site):** single storey California bungalow with rendered façade, deep front porch, sunhood over a front bay window. Low front brick fence with metal picket infill and a street tree on the verge.



**37 First St:** single storey Californian bungalow with a wing facing Andrew Avenue. Rendered façade and double gabled roofs, low hedging along front boundaries.



**36-40 First St** (property directly opposite the site): single storey inter-war period houses, asymmetrical, deep front verandas. Houses partially screened by street trees.



**31-35 First St:** 1-storey brick bungalows with dual gabled roofs and deep front verandas with substantial brick columns. The front porch of No. 31 has been enclosed. Brick and rendered facades.



**42 & 44 First St:** 1 and 2 brick inter-war period houses with driveways, low front fences. Unsympathetic first-floor additions at No. 44 where the first-floor dominates the single storey facade.



**27-29 First St:** single storey bungalow with low brick fence with landscape hedge behind. The houses are partially obscured by street trees; concrete driveway.



**60 First St:** An example of a sympathetic first-floor rear additions complementing the single storey bungalow



**28-34 First St:** single storey California bungalows with dual fronted façade and prominent front.



**67 First St:** An example of a sympathetic first-floor rear additions

## 4 HERITAGE VALUES

### 4.1 Values

Heritage may be defined as *valuable things from the past*. Heritage can broadly include many aspects of culture, such as art, music, dance, language, literature, philosophy, religion, political institutions, and elements that make up the physical environment. This report focusses on the physical environmental aspects of heritage. The physical environment can be divided into two broad categories: the natural landscape (untouched by man) and the cultural landscape (any place that has been modified by human activity).

Buildings, without a doubt, provide good examples of places in the cultural landscape. Streetscapes, engineering structures, movable items, and rural landscapes are other examples that need to be taken into consideration in the assessment of cultural landscape.

Valuable places or items of environmental heritage significance from the past should be conserved and preserved, where possible, so that present and future generations may have an appreciation of their contributions to community and society. If we did not, there would be no need for heritage controls. These values provide guidance for heritage conservation.

### 4.2 The Burra Charter

The Burra Charter provides guidance and methodology or framework for considering heritage values. The Burra Charter has been developed by Australia ICOMOS (International Council on Monuments and Sites, linked to UNESCO). The overarching objectives relate to an item's *significance*, its intended purposes, what is it that it is telling us about the past.

The *Burra Charter* outlines 5 key criteria of significance. An item may be significant in one or more of these criteria, which are:

*Historical significance* occurs when an item is important in the course of an area's history or has strong associations with a historical figure or event.

An item can have *aesthetic significance* if it has visual appeal or demonstrates a particular architectural style.

*Scientific value* arises when the item yields, or has the potential to yield, technical information useful in research, for example about history, anthropology, construction techniques, or the natural world.

*Social significance* infers that people hold a place in particular esteem: it is a focus of community sentiment, and there would be a sense of loss if it were no longer there.

*Spiritual significance* was introduced as a distinct category in the 1999 revision of the Burra Charter. It relates to places that have meaning at a spiritual level.

The above definitions are used to define the nature of an item's significance. The degree of significance is also an important factor that must be considered. An item may be classified as significant as it is rare or representative, or sometimes both. Rarity means signifying a rare, endangered or unusual aspect of history or the environment. Representativeness means being a fine example of an important class of items.

The extent of significance does not relate to a hierarchy of importance, but is concerned with the geographical spread of the people to whom an item is significant, e.g. local, state.

### 4.3 The NSW Heritage Assessment Procedure

The Heritage Amendment Act defines heritage significance as the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item. The NSW Heritage Council has defined seven criteria, as detailed below and which were derived from the Burra Charter. The Heritage Council also provides guidelines in the NSW Heritage Manual in relation to the assessment of heritage significance, which is an accepted assessment tool use for the assessment of cultural significance. An item that satisfies at least one of the criteria is significant. It is then assessed to determine whether it is significant at local or at the State level.

#### **Historical significance SHR criteria (a)**

*An item is important in the course, or pattern, of NSW's or the area's cultural or natural history*

#### **Historical association significance SHR criteria (b)**

*An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or the area's cultural or natural history.*

#### **Aesthetic significance SHR criteria (c)**

*An item is important in demonstrating aesthetic characteristics &/or a high degree of creative or technical achievement in NSW or the area*

#### **Social significance SHR criteria (d)**

*An item has strong or special association with a particular community or cultural group in NSW or the area for social, cultural or spiritual reasons.*

#### **Technical/Research significance SHR criteria (e)**

*An item has potential to yield information that will contribute to an understanding of NSW's or the area's cultural or natural history.*

#### **Rarity SHR criteria (f)**

*An item possesses uncommon, rare or endangered aspects of NSW's or the area's cultural or natural history.*

#### **Representativeness SHR criteria (g)**

*An item is important in demonstrating the principal characteristics of a class of NSW's or the area's cultural or natural places or cultural or natural environments.*

The above has been followed to guide in the assessment of the heritage impact of the proposal on the heritage conservation area. Below is an assessment against these criteria.

## 5 IMPACT OF THE PROPOSAL

### 5.1 Heritage significance of the Conservation Area

The heritage significance of the Ashbury Conservation Area is detailed in the Ashbury Conservation Area Assessment Guidelines,

Ashbury is a relatively intact example of a residential area characterised by predominantly Inter-War Californian Bungalows, late Inter-War dwellings and late Federation houses, which was the result of the successive subdivision of the Ashbury Estate in phases between 1913 and 1929. The phased subdivision of the estate has resulted in dwellings belonging

to each of the abovementioned types appearing in consistent groupings according to when different parts of the Estate were subdivided and sold. The remarkable uniformity of the eastern portion of Ashbury (particularly First and Second Streets) is largely due to the high proportion of houses built by a small number of speculative builders between 1915 and 1920. Overall, the predominant characteristics of the area are single storey dwellings on small to medium allotments, with established landscaping and street tree plantings, and consistent use of traditional materials such as face brick, terracotta tiled roofing, and timber framed windows and doors.

The area contains sections of potential archaeological significance including Roslyn Street which roughly follows the path of an old Aboriginal track which ran west from Long Cove Creek via Salt Pan Creek to Georges River, and the section to the east of King Street where the original Canterbury Farm buildings were located in the vicinity of today's Third Street. There is also archaeological potential for 'Canterbury House' which was located on the centre of the block defined by Forbes and Leopold Streets south of St Xavier's Church and School.

Two of five brickworks, which were in operation in the early 20th century in Canterbury and Ashfield area, Ashfield Brickworks and South Ashfield Brickworks, were located in Ashbury where the present day W H Wagener Oval and Peace Park are located, respectively.

## **5.2 Locality Statement**

The following is an extract of the locality statement obtained from the inventory sheet in relation to the Ashbury Conservation Area via Heritage New South Wales.

*Ashbury is located between Ashfield and Canterbury on the northeast portion of Canterbury Local Government Area and its name comes from combination of these two suburbs. The main development of the area occurred after World War I in the form of a number of estates. Therefore, the houses and allotments range in size from large through medium to small with the majority being medium in size. Housing in the area consists predominantly of 1920s Californian Bungalows and was developed in the same period giving a consistent streetscape.*

*There are some later 1930s houses on the northeast portion of Trevenar Street near King Street, and in Forbes and Leopold Streets. The area to the east of King Street, particularly First and Second Streets, is dominated by the late Federation period housing generally built in similar designs on relatively small allotments by one or two builders.*

*The consistency in design, materials, form and distinct streetscape character is predominantly evident along First, Second, Third, Roslyn, Crieff, Allibone, Forbes and Leopold Streets. The majority of the built fabric in the study area demonstrates uniformity and cohesive streetscape appearance, with reversible alterations to some houses. The street pattern of the study area follows the topography of the land with slopes towards Canterbury Racecourse and Cooks River creating distinctive view corridors along the streets. The area contains a small number of retail and commercial buildings along King Street on the north end.*

*The relatively recent developments replacing Inter-War dwellings, and alterations and additions to the existing dwellings have begun to erode the cohesiveness and distinctive character of the area. A small number of new two-storey houses are scattered throughout the study area mainly at the corner allotments. There are also a number of dwellings with second storey additions and intrusive alterations. The scale and streetscape character of these dwellings detract from the special and predominant*

*character of Ashbury. Furthermore, they tend to change the character of the area rather than being infill development.*

*Notwithstanding this, the Inter-War and late Federation subdivision and development characteristics are still dominant and remain highly intact overall. There are many streets with cohesive street trees creating a leafy environment and quality streetscape setting. The area has several recreational, religious and educational features including Peace Park, Lees Park, Ashbury Bowling Park, W. H. Wagener Oval, Ashbury Public School, St Xaviers Church and School, and St Mathews Church. Canterbury Race-Course and Canterbury Park enhance the recreational amenity of the area. The buildings to the eastern side of W H Wagener Oval are used for industrial purposes including Chubb and Tyres4U.*

The Ashbury Conservation Area Assessment has identified the elements of Ashbury's character to include:

- Street and subdivision pattern of small to medium sized, predominantly rectangular shaped allotments reflecting each phase of early twentieth century subdivision.*
- Generally consistent built form, mostly comprising single storey detached houses in Federation, California Bungalow, and other Inter-War housing styles.*
- Predominance of California Bungalow type houses resulting in many street façades composed of the following architectural elements: · Double or triple fronted gables facing the street; · Semi-enclosed front porch or veranda; · Bay windows; · Asymmetrical façade composition; and · Architectural expression of the base (rendered brick or roughly hewn stone base course), middle (face brick) and top (battening and barge boards).*
- Houses in a landscaped setting. Gardens have extensive shrub and tree planting with low garden walls and fences, and are generally well maintained.*
- Extensive street tree planting often typical of the Federation and Inter-War period.*

The overall intentions of the Ashbury Heritage Conservation Area

- To ensure that development maintains the traditional Federation and Inter-War building character of Ashbury.*
- To ensure that new development respects the traditional character of Ashbury, while facilitating the healthy renewal of the area.*
- To encourage the retention and adaption of housing that contributes to the character of Ashbury.*
- To discourage the demolition of buildings that contribute to the character of Ashbury.*
- To encourage the reversal of previous unsympathetic development and the reinstatement of previous decorative features and materials.*

### **5.3 Contribution of the subject house to the significance of the Conservation Area and to the streetscape**

The subject site would be considered as a contributory item on the basis that the original house is still intact. It is still in a relatively good condition and is a representative example of a 1930s bungalow that contributes to an understanding of the historical pattern of the development of the area between the Federation and early post-war periods.

### **5.4 Development Proposal**

The proposal is for alterations and additions to the rear of the house to allow for ground and first-floor rear additions.

The rear of the house, comprising a bedroom, living room, dining room, kitchen and laundry and alfresco deck, will be re-configured to bring them into current residential standards and an open plan of living, dining and kitchen, are proposed to the back of the house. The front part of the house that provides for a bedroom, bathroom and entry, and the front veranda will be retained.

The timber clad shed and metal awning along the western rear boundary will be demolished, but the detached garage is to be retained. A carport is to be attached to the garage.

The rear ground floor will feature an open plan living area consisting of a combined living and dining room, and kitchen and family room. The front bedroom and the bathroom will be retained, whilst bedroom 2 will be converted to a study. A laundry, stairs and a toilet are proposed along the western elevation of the house. An alfresco area with a barbeque area is to be added to the rear of the house. The ground floor wall extension will be of face brick construction to match the existing brickwork.

The proposed first-floor additions will contain 3 bedrooms and a bathroom. The master bedroom will include an ensuite. The first-floor additions are substantially recessed from the front elevation and will sit directly above the rear section of the ground floor of the house, deliberately conceived to minimise the mass and scale of the second storey. The first-floor additions will be behind the wall separating the living and dining room and is to be crowned with Marseilles terracotta roof tiles matching the existing tiles. The walls will be clad with Hardie blueboard. Windows will be either timber or aluminium (or matching material), of similar proportions to the existing windows, which will be repaired, where required.

The existing metal sheets covering the gable panel are to be removed and reinstated with fibrous cement panels and vertical timber battens to reflect the fabric and materiality commonly associated with California bungalows. Similar elements are also to be introduced to the first-floor roofs to complement the architectural elements of the existing house, and other bungalows in the street. It is also proposed that the awning sunhood over the front window be replaced with colourbond custom orb sheeting and the clear glazing to the front bedroom window be replaced with ornate lead light glazing. Similar treatment is also proposed to the vertical proportioned first-floor front window.



Figure 15: Pictorial view of the proposed alterations and additions (source: Fedele Design P/L)



## STREETSCAPE ELEVATION

Figure 16: Streetscape elevation showing the proposal relative to adjoining residences (source: Fedele Design P/L)

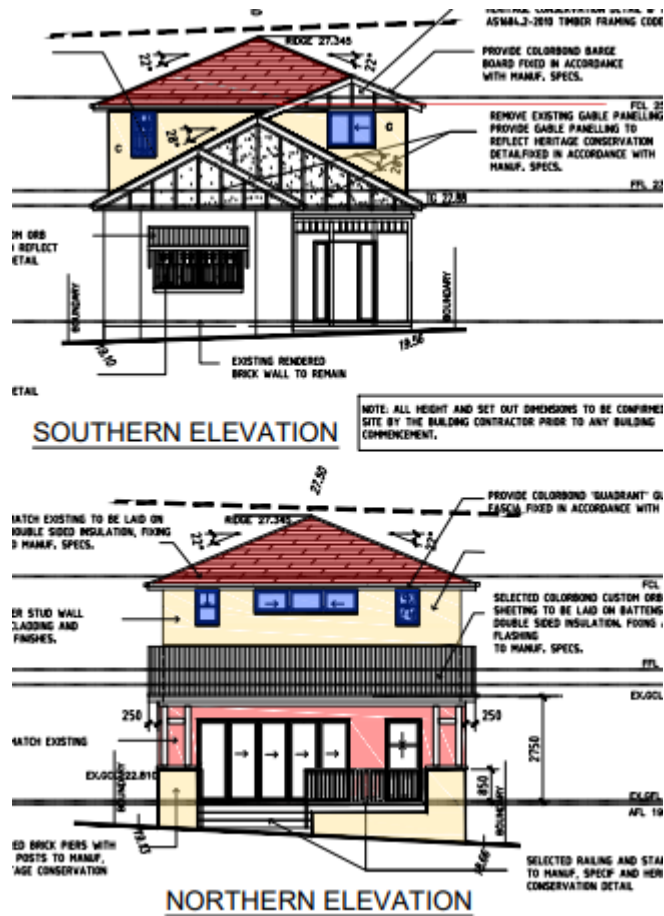


Figure 17: View of front and rear elevations of the proposed alterations and additions (source: Fedele Design P/L)

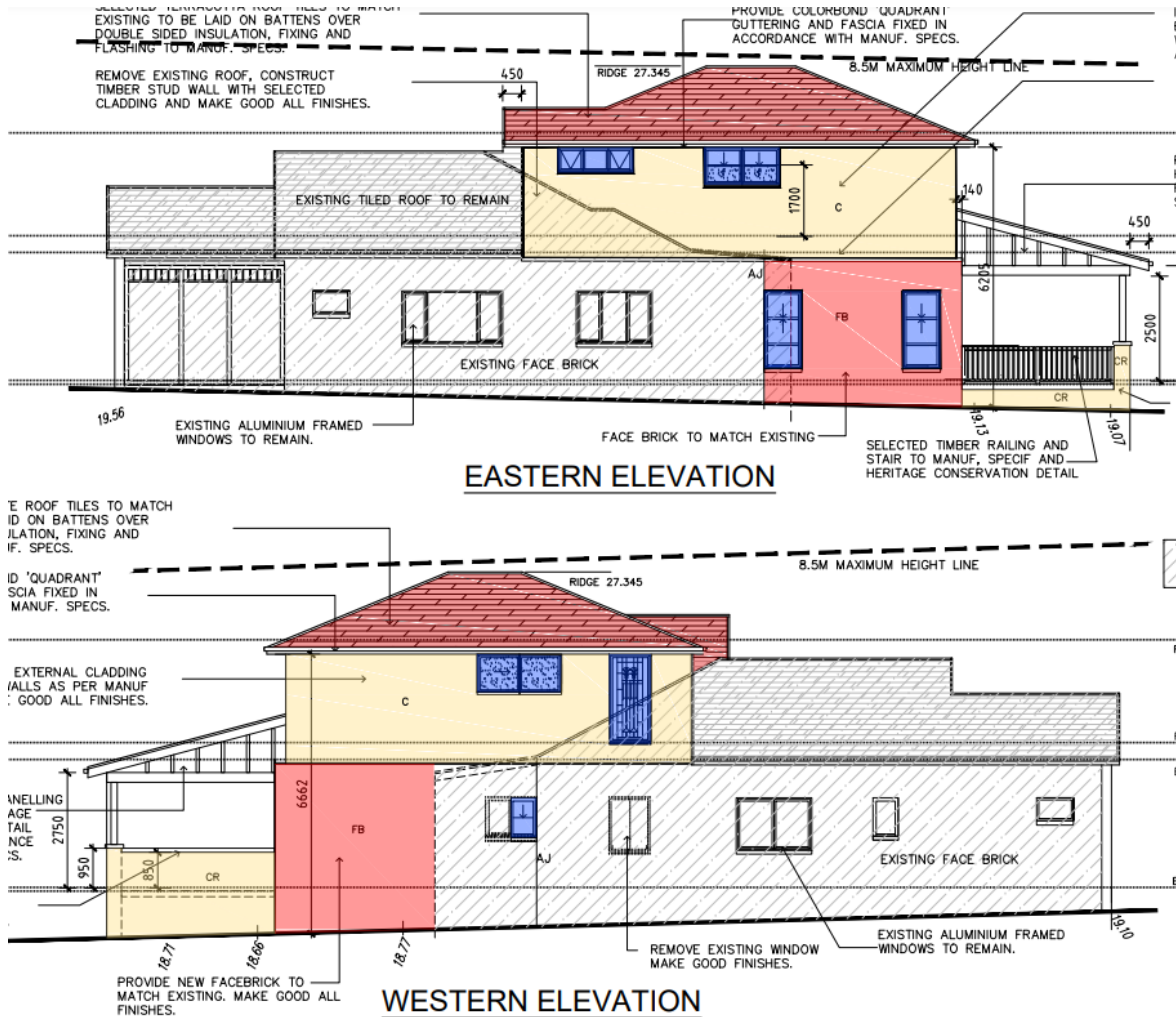


Figure 18: Side elevations of the proposed alterations/additions with second-storey substantially setback behind the front elevation (source: Fedele Design P/L)

## 5.5 Impact on the Conservation Area and streetscape

Although the proposed second storey additions will be visible from the public street and as such, it will have an impact on the public domain, the issue relates to the nature and degree of impact of the second storey additions. The ground floor addition will not have any impact because they will not be visible from the street.

The second storey additions will not be readily discernible from outside or opposite the front of the site, because it will be obscured by large trees within the nature strip. Also, the second storey additions will be set generously back behind the front elevation. It has been deliberately set back in excess of 9.2 metres from the front façade or 12.8 metres behind the front boundary, which has been purposely designed to minimise its apparent mass, scale and height. Moreover, the use of gabled and hipped roofs to match the roof profile of the house ensure that its bulk and mass will complement that of the house and not overwhelm the built form and scale of the house. The second storey additions have a small footprint, combined with the significant setback from the front of the house, ensures that it does not dominate the existing house and the street.

It will not be seen diagonally from outside No. 41, as the ground is lower and the substantial setback behind the façade and the street existing trees between these two sites would obscure direct vision of the additions. Also, the gap between these two sites helps minimise

bulk of the additions. Similarly, the second level addition will be not highly visible from No. 37 in that it will be partially screened by the dense coverage of the established street trees, the vegetation within the front landscape areas of the east adjoining site and it is on a higher ground.

Despite the efforts to blend the additions with the original, it is not intended to pretend the addition as original, because it would be inappropriate to replicate the original. As substantial part of the front of the house is to remain untouched, the house will still be readily interpreted as a 1930s brick bungalow with complementary later additions. The additions are well integrated through the use of matching roof pitch, proportions and quality materials, including matching bricks and painted fibrous cement sheets.

On the basis of the above, it is considered that the impact on the significance of the conservation area and on the streetscape, as a result of the alterations/additions and second storey additions, are minor and acceptable. The streetscape elevation demonstrates that the proposed first-floor rear additions would sit comfortably with the adjoining residence.



Figure 19: The second-storey additions will be significantly recessed behind the façade and will be obscured by existing street trees when viewed from the Street.

## 5.6 Assessment of Heritage Impact In relation to CLEP 2012

The objectives of the heritage conservation - Clause 5.10 - of the Canterbury LEP 2012 are as follows:

- (a) to conserve the environmental heritage of Canterbury,*
  - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
  - (c) to conserve archaeological sites,*
  - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*
- The subject house is not listed as a heritage item. The site, however, is located in the Ashbury Heritage Conservation Area. The nearest heritage item to the site is located many distance away in Second Street and the Canterbury Racecourse in King Street, not within the visual catchment of the site.

- The works proposed to the existing house is for minor alterations and additions to the back of the house. It involves the re-configuration of the existing kitchen, dining room, living room and laundry, plus the replacement of an alfresco deck with a fresh one. A new open plan living, dining, kitchen and family room is proposed to be added to the back of the house to improve functionality and overall amenity.
- The first-floor additions will harmoniously integrate with the existing house and is generously recessed from the ground floor. It is setback 12.7m from the front boundary and 0.9-1.2m from the side boundaries. It is recessed from the ground floor façade by roughly 9.2m. It is setback 15.3m from the rear boundary. The substantial recessed first-floor additions ensures that it does not dominate the existing house, but sympathetically complements the house.
- The rear timber clad shed and metal awning have no conservation value, nor is the existing addition annexed to the rear of the house. Their removal to accommodate the proposed alterations and additions is considered appropriate.
- The streetscape setting and front façade will be retained, as well as the integrity of the original front room, entry and the deep front veranda. The ridgeline of the existing house will be retained. The proposal, as a whole, is compatible with the scale, setting, views, form, fabric, materials, detailing and colour of the existing dwelling and adjoining dwellings within the streetscape and Heritage Conservation Area (HCA).
- The proposed alterations and additions to the property will not alter the integrity of the streetscape and heritage significance of the Conservation Area or impact on any local heritage items in the locality. There is no heritage listed items in the visual catchment of the house.
- The proposed alterations and additions to the rear of the house will provide for additional floor area for its occupants and it is an opportunity to reinstate the previous unsympathetic cladding to the gabled panels.
- The proposed new works appropriately respond to the site's topography and character and the sympathetically conceived alterations/additions ensure that the new works will not overwhelm the established character of the area.
- The second-storey additions have been expressed as a recessive element in such a manner that the bungalow's presentation to the street will continue to be dominated by a single storey massing and scale with a significant recessed second-storey rear addition. The roof form appropriately matches and complements the gabled roofs of the bungalow.
- The proposal is compatible with its surrounding context in terms of built form, mass and scale and would harmoniously and sensitively respond to the well-conceived first-floor additions to the bungalows in the street. Notably, the California bungalow at 60 and 67 First Street that provide for appropriately recessed and sympathetic second-storey additions to the original bungalows and yet still contribute to the character of the area as contributing items. The proposed second-storey additions employ similar recessive treatment to these houses and would not diminish its contribution to the heritage value of the street.
- The proposed first-floor rear additions are sensitive to the footprint of the bungalow and are domestic in scale and will not overwhelm the subject house and any

neighbouring properties. The proposal will not have any adverse impact upon the heritage significance of the area and contributory significance of the house.

Overall, the proposed alterations and first-floor rear additions are domestic in scale that complements the visual character of the area to the public domain, as well as improve the overall functionality and liveability of the house. Therefore, the proposal is considered consistent with the provisions of Clauses 5.10 of the LEP.

## 5.7 Assessment of Heritage Impact in relation to the Ashbury Heritage Conservation Area Assessment Guidelines.

Compliance with the relevant Guidelines is demonstrated in the following table.

Requirement	Response
<p><b>Location</b></p> <p>A Streetscape Character Analysis is to be submitted as part of any development application for:</p> <p>(a) New dwellings; and</p> <p>(b) Alterations to the front elevation and/or a second storey addition to existing dwellings.</p>	<p>A Streetscape Character Analysis accompanies the application in that the proposal is for second storey additions to an existing dwelling.</p> <p>The second storey additions will be set back and partly obscured and is a recessive element to the original house. The heights, setbacks and the building form is sensitive to the character of the original house and would read as an appropriate and sympathetic additions that would not dominate the bungalow characteristic of the streetscape.</p> <p>Nonetheless, the front of the building along with the established front setback and landscaping will be retained.</p>
<p><b>Building Height</b></p> <p>The maximum height of building is 8.5m. A maximum of two (2) storeys applies to the Ashbury area.</p> <p>The maximum height is only appropriate on the part of the building that has the required setbacks of 1m from one side boundary and 3m from the other side boundary.</p> <p>The setbacks for the maximum building height may be varied on allotments having a width of 12.2m or less, or where the original dwelling is located within 3m of the side setback. The overall minimum side setback is to be 1m.</p> <p>Minimise the height and bulk of first floor extensions – a minimum floor to ceiling height of 2.4m applies on the first floor to</p>	<p>The requirements of the owners of the land for larger and more functional house means that limiting the additions to only single storey is not a viable proposition and there is limited space to accommodate the proposal.</p> <p>There is insufficient roof space within the existing house to provide habitable rooms that comply with the BCA height requirements.</p> <p>The second storey additions are not only modest in size, but are also recessive and substantially setback behind the façade. In so doing, the single storey façade and original roof form of the house to the street will be preserved.</p> <p>The site is less than 12.2m in width and the existing dwelling is provided with 900mm – 1150mm side setbacks. Thus,</p>

<p>achieve this. In some circumstances, it may be appropriate to introduce a raked ceiling.</p> <p>All or part of a first floor extension to be accommodated within the roof space (if possible).</p> <p>The maximum height of fill is 300mm above existing ground level, at any point.</p> <p>A foundation area of up to 1m in height is acceptable.</p>	<p>the proposed side setbacks are considered appropriate and complies.</p>
<p><b>Setbacks</b></p> <p><b>Front Setback</b></p> <p>In the street elevation of new dwellings, a minimum of 50% of the building is to be built to the predominant building line, and the remainder of the dwelling may be behind the predominant building line. If a street has no predominant building line, build to a building line established by nearby buildings.</p> <p>On streets with a staggered building alignment, the streetscape pattern is to be reinforced by maintaining the typical angle and distance from the front boundary.</p> <p>The front façade is to be oriented towards the street boundary.</p> <p>Any additions are to be located on or behind the predominant building line.</p>	<p>First Street has a consistent front building line of 3.5m.</p> <p>The front façade of the subject house remains intact in its original form. No changes are proposed to the front elevation of the house, other than the reinstatement of the sheet metal cladding with fibrous cement and segmented vertical timber battens.</p> <p>The second storey additions are set well back from the front façade, designed as a recessive element, and combined with the slope in the land and the existing vegetation on site, would ensure that it does not dominate the existing single storey house.</p>
<p><b>Side Setback</b></p> <p>The established characteristic pattern of side setbacks in the street is to be maintained through providing a narrow side setback of 1m minimum and a wider side setback of 3m minimum.</p> <p>The wider side setback for a minimum distance of 6.5m from the predominant front building line is to be maintained, after this the side setback for a single storey may be reduced to 1m.</p> <p>On sites with a street frontage less than 12.2m, buildings are to follow the predominant pattern of side setbacks for that street.</p>	<p>Complies.</p> <p>The site has a 10.2m street frontage and the existing 900mm – 1150mm side setbacks are being maintained.</p> <p>The side setbacks are free of structures.</p>

<p>Side setbacks are to be free of structures, except for minor encroachments that may include pergolas and carports.</p>	
<p><b>Building Expression and Streetscape</b></p> <p>Alterations and additions to the existing building are to maintain the appearance of a single storey house from the street.</p> <p>The design of any alteration and additions visible from the street are to maintain the front or main section of buildings (this is below the main roof form).</p> <p>Acceptable two storey development can be achieved through:</p> <ul style="list-style-type: none"> <li>(a) Locating rooms within the roof space and using dormers and skylights that are subservient to the main roof form (where visible from the street) to provide natural light and ventilation;</li> <li>(b) Locating the first level to the rear of the building;</li> <li>(c) Locating the first level behind the hipped or gabled roof area of the single storey part of the house and not interrupting the front and side roof planes.</li> <li>(d) Minimising the visibility of two storey walls from the street, by locating them at the rear; and</li> <li>(e) Using transitional roofing to disguise the second storey (transitional roofing is roofing at an intermediate pitch between old and new roof pitches).</li> </ul> <p>Architectural details are not to be replicated but use of similar materials and colour, and continuation of the horizontal and vertical lines and proportions of the characteristic architectural houses and their elements, is encouraged.</p> <p>New buildings should reflect the consistent horizontal lines of elements of houses along the street, such as:</p> <ul style="list-style-type: none"> <li>(a) ground level;</li> <li>(b) base course - the architectural expression of the base of the house, often in different materials or finishes such as rendered brick or roughcast stone;</li> <li>(c) veranda and balustrade heights;</li> <li>(d) window sill and head heights;</li> <li>(e) door heights;</li> <li>(f) eave lines; and</li> </ul>	<p>Complies.</p> <p>No changes are proposed to the position of the existing house, nor any elements that are visible from the street. However, it is proposed that the existing metal cladding over the front gabled panel be removed and reinstated or restored with fibrous cement sheets and vertical timber battens.</p> <p>The roof form of the second-storey additions matches the scale, form, detail and pitch of the existing house. They adopted traditional hipped and gabled roofs to be tiled with Marseilles terracotta roof tiles to complement the existing house.</p> <p>The roof form is set back substantial from the front elevation of the house and has been carefully designed as sympathetic additions.</p> <p>The slope in the land, together with the established street trees, would help in partially obscuring direct view of the second-storey additions.</p>

<p>(g) ridgelines</p> <p>Design facades that are horizontal in proportions and asymmetrical, and use vertical proportions for features such as windows.</p> <p>Provide a break in long side walls and roofs</p> <p>The design of facades is to pay particular attention to the:</p> <p>(a) Mass, the arrangement and articulation of the various elements and parts of the building; (b) Roof form and pitch; and</p> <p>(c) The use of architectural elements such as bay windows, porches, verandas and balconies.</p> <p>New roofing should be compatible with the existing roof.</p>	
<p><b>Ground Floor Additions</b></p> <p>Ground floor additions at the rear of dwellings are encouraged as they are most compatible with the existing building form in Ashbury.</p> <p>The following types of ground floor rear additions are to be examined for their suitability prior to the consideration of other ground floor additions.</p> <p>(a) Lean-to additions are the most traditional form of additions to existing buildings. Lean to additions are usually sited to the rear, a skillion or flat roof. The total area of a lean-to addition is generally dependent on achieving adequate ceiling height;</p> <p>(b) Wing additions are located to the rear of an existing building and provide the opportunity for larger floor areas and higher ceiling heights than lean-to additions. The roof pitch of wing additions is to match that of the existing building; and</p> <p>(c) Pavilion additions are located to the rear and are suitable when the existing building is of heritage significance or has had little or no alteration. A pavilion addition allows greater design flexibility as the addition is read as a separate building</p>	<p>The proposed ground floor additions to the rear of the house are not visible from the street and it adopted a lean-to addition for the alfresco area.</p>

from the existing house. If the roof of the pavilion addition can be seen from the street, the roof pitch is to match the roof pitch of the existing house. Skillion, flat or low pitched roofs are permitted for the linking section.	
<p><b>Roofs and Dormers</b></p> <p>Roofs that are visible from the street must be hipped or gabled.</p> <p>New development is to follow the roof pitch that is predominant on the characteristic houses in the street.</p> <p>The minimum distance between eave/gutter and the side boundary is 675mm. This can be reduced, based on merit, only where the existing eave/gutter is less than 675mm.</p>	<p>The proposed first-floor rear additions are crowned with hipped and gabled roofs designed to match the existing house and those found in the street.</p> <p>The proposed roof pitch has been judiciously calibrated to harmoniously complement the existing house so as to ensure that it does not unnecessarily drawn attention to it.</p>
<p><b>Verandas, Porches and Balconies</b></p> <p>Original porches or verandas are to be reinstated or restored when undertaking alterations or additions.</p>	<p>No works are proposed to the existing front veranda and no balconies are proposed as part of the proposed alterations and additions.</p>
<p><b>Windows and Doors</b></p> <p>Provide a greater proportion of wall to windows (solid to void) in street facades.</p> <p>Use timber framed windows and doors that are visible from the street.</p> <p>Reflect the windowsill and head heights of windows in the characteristic houses along the street by continuing the horizontal lines.</p> <p>Original windows and doors on front facades are to be retained. The proportion of new windows and doors is to be in keeping with the existing house - generally bungalow windows have horizontal proportions, composed of three or four windows with vertical proportions. Federation dwellings have more vertically or squarely proportioned window openings. Do not replicate leadlight windows, but reinstate traditional windows where they have been replaced by aluminium windows out of character with the existing house.</p>	<p>New windows visible from the street have been selected to match and complement the windows of the existing house. Original windows and doors will be retained and repaired where required.</p>
<p><b>Materials, Finishes and Colour</b></p>	<p>The external building materials, finishes and colours have been carefully selected</p>

<p>Use external building materials, finishes and colours, in particular for street facades and roofs that are compatible with those of characteristic houses and the street.</p> <p>Add variety and visual interest with the type, colour and design of building materials and fenestration.</p> <p>Where there is consistency in materials used in the street or adjoining houses, use similar materials to reduce the impact of the new house, or alterations and additions.</p> <p>Recommended external materials and finishes include face brick, stone, timber, and fibre cement (for gable ends and infill panels).</p> <p>Do not render existing buildings or paint existing brickwork.</p> <p>Partial rendering of new buildings may be acceptable, particularly if it is offset with face brickwork, and is compatible with the character of the area.</p> <p>Use roof tiles that are similar to the colour of roof tiles that are predominant in the street.</p> <p>Preferred roof materials include terracotta and concrete tiles. Lightweight roofing materials such as corrugated iron are suitable for garages and carports and lean-to additions to the rear.</p> <p>Use bricks that are uniform in colour and not mottled. Red and darker coloured bricks (dark brown and liver colours) are preferred. Face concrete block work is not acceptable.</p> <p>Use colours to enhance architectural elements and detail and do not obscure them.</p>	<p>to match those of the existing house. That is, face brick is proposed to the ground floor additions and fibrous cement sheeting is to be used for the first-floor rear additions and is to be roofed with terracotta roof tiles.</p>
<p><b>Driveways, Garages and Carports</b></p> <p>In Ashbury, garages and carports were traditionally built separate to dwellings. However, newer house designs often incorporate the garage within the main</p>	<p>A new carport attached to the existing garage facing the service lane is proposed at the rear of the site. The carport simply replaces the existing metal awning and shed at the rear of the site so as to make the rear yard more functional.</p>

dwelling structure, adding to the bulk and scale. Careful consideration needs to be given to the effect of garages on the overall appearance of the building and the streetscape. In almost every instance, garages have a negative impact when constructed level with, or forward, of the predominant building line.	
<b>Walls and Fences</b> Typically in Ashbury, houses have low garden walls and fences, which allow houses and landscaping to be visible to the street.	No changes are proposed to the existing low front brick fence, sides and rear boundary fencing.
<b>Open Space and Landscaping</b> A minimum 35% of the site area, at natural ground level, is to be maintained for open space. A minimum 25% of the site area is to be maintained as soft landscaping. All front setbacks are to consist predominantly of soft landscaping. The only paved areas in the front setback are the driveway and pathways to and around the house.	The proposal is consistent with the open space and landscaping requirements. It exceeds the minimum required. 26% (104.96m <sup>2</sup> ) of the site is soft landscaping area.  As for open space, the development provides a total of 44% (177.6m <sup>2</sup> ) of the site area as open space area (deep soil area, alfresco deck and side pathways).
<b>Outbuildings</b> Outbuildings are ancillary structures that are usually located in backyards. These are secondary structures to the house and are not for the purpose of providing additional living or bedroom accommodation, rather they provide an area for functions that are not usually included in the house such as workshops, studios and the like.	No outbuildings are proposed, other than a new carport at the rear of the site.

## 6 CONCLUSION

The proposed works to the existing bungalow will have no adverse heritage impact on the contributory local aesthetic or historical significance of the house or streetscape significance of the house to the Ashbury Heritage Conservation Area. The local contributory significance of the subject site as derived from its historical and streetscape/aesthetic qualities, will be unaffected by the proposal.

The proposal is sympathetic in design, massing, scale, form and detail to the house and respects the heritage significance of the streetscape. The proposed works have been carefully designed to avoid alterations to the most significant parts of the house, notably the front elevation, the overall form of the house and the front part of the house. The proposed works will improve the use of dwelling and improve its overall amenity.

The alterations will be carried out in a sympathetic manner and will not dominate or detract from the contributory historical and architectural significance of the dwelling.

The bulk and scale of the proposed alterations/additions are considered domestic in scale and sympathetic to the existing character of the area. The first-floor addition is recessed behind the main façade so as to reduce the overall mass, bulk and scale of the development to sympathetically fit into the low density one and two storey detached houses character of the locality.

The proposal will have no adverse impact on the retention of the cultural and aesthetic significance of the house or streetscape by introducing an addition to the rear of the property and first floor addition, as it follows established patterns of development in the street and contributes to the evolution of the streetscape and suburb as a whole.

In conclusion, the proposal will have a small but acceptable impact on the heritage significance of the Ashbury Conservation Area, and on the immediate streetscape. It complies with the Ashbury Conservation Area Assessment Guidelines. Therefore, it is recommended that Council supports the proposal in that as the proposed works will not adversely impact on the house or the streetscape value of the HCA.

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