



98 Hay Street
Ashbury, NSW

Statement of Heritage Impact Report



Prepared for
George Zeidan

24th November 2021
Revision C

H M HERITAGE CONSULTING

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1 INTRODUCTION

1.1 Background

This Statement of Heritage Impact Report (including heritage assessment and statement of heritage impact) has been prepared on behalf of George Zeidan (the owner of the property). It is proposed that the c1927 face-brick Californian Bungalow and all built elements to the site at 98 Hay Street, Ashbury be demolished due to structural and cosmetic defects to the main dwelling. It is proposed to construct a new two-storey dwelling. The existing dwelling has undergone a number of renovations in recent years to attempt to rectify the defects including full roof replacement and major alterations to the frontage including replacement of the brick wall and decorative elements. The defects have been assessed by a Structural Engineer to be caused by differential foundation movement. It is to be noted that the existing roof and front façade no longer resemble the original/early design, refer below photographs.



The west elevation of the dwelling at 98 Hay Street, Ashbury in 2004, showing triple-gabled frontage.

Source: Photograph provided by Client



The west elevation of the dwelling at 98 Hay Street, Ashbury in 2020, showing extent of recent modifications and change to single gabled frontage. The existing frontage does not resemble the dwelling as captured in the 2004 image.

Source: Photograph provided by Client

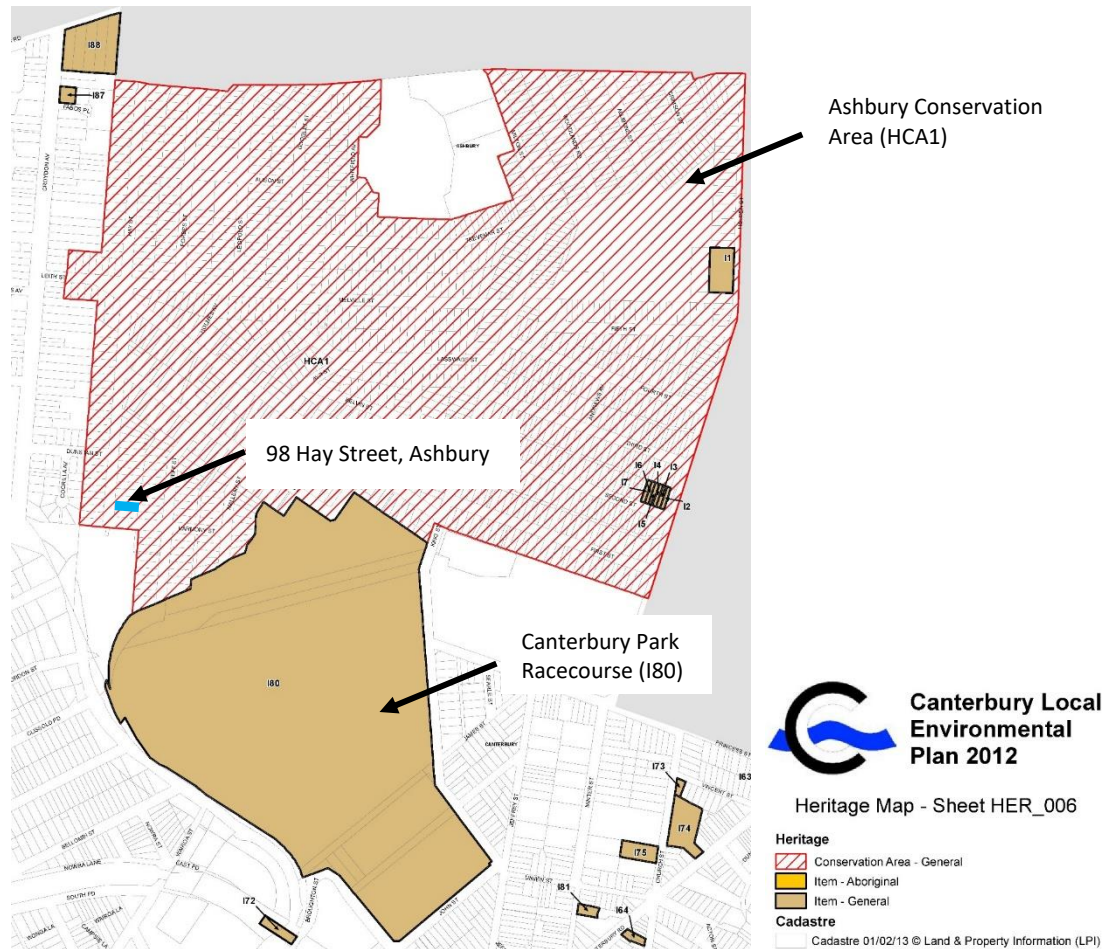
The report has been prepared to assess potential heritage impacts of the proposal in relation to the Heritage Conservation Area (HCA) in which it is located.

The heritage conservation area is defined as Ashbury Conservation Area (HCA1) on the *Canterbury Local Environmental Plan (LEP) 2012*. A locally listed heritage item is also located within the vicinity of the dwelling, to the south-east, identified as *Canterbury Park Racecourse*, Item No. 80, located at King Street, Canterbury.

This Heritage Assessment Report is to be submitted to the Council of the City of Canterbury-Bankstown as part of the development application (DA) for the proposed new dwelling. It should be read in conjunction with the architectural drawings prepared by DSG Built Design + Construct and Structural Report prepared by EJF Consulting Engineers.

1.2 Heritage Management Context

The subject site (98 Hay Street, Ashbury) does not contain any heritage listed items. However, it is a contributory building within a Heritage Conservation Area (*Ashbury Conservation Area*, HCA1) as listed in Schedule 5 of the *Canterbury LEP 2012*. The Ashbury Conservation Area comprises the majority of the suburb of Ashbury. The subject site is also in the vicinity of a local heritage listed item – *Canterbury Park Racecourse* (Item No. 80), to the south-east.



An extract from the Canterbury LEP Heritage Map 2012. The subject site is indicated in blue and the Ashbury Conservation Area (HCA1) is outlined in red. The map shows the locally listed heritage item, Canterbury Park Racecourse (I80), to the south-east of the subject site.

Source: Canterbury LEP 2012, Sheet HER_006 with own overlay

The following physical description of the Ashbury Conservation Area has been extracted from the Office of Environment and Heritage Inventory, last updated November, 2011:

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.

1.3 Site Location

The subject property (Lot No. 26/DP13650) is located at 98 Hay Street, Ashbury in NSW. The block on which the property is located is bound by Cheviot Street to the north, Crieff Street to the east, Harmony Street to the south and Hay Street to the west. The Ashbury Conservation Area (HCA1), of which this Statement of Heritage Impact Report concerns comprises the majority of the suburb of Ashbury. A locally listed heritage item (Canterbury Park Racecourse, I80) is located in King Street in Canterbury, to the south-east of the subject site.



Locality Map – the subject site is outlined in blue, the Ashbury Conservation Area (HCA1) is outlined in red and nearby local heritage item (Canterbury Park Racecourse, I80) is outlined in yellow
Source: SIX Maps, 2020 with own overlay



1.4 Methodology

This Heritage Report has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The terminology and philosophy adopted in this report is guided by the Australia ICOMOS Burra Charter 1999.

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the *Canterbury Local Environmental Plan 2012* and the *Canterbury Development Control Plan 2012*.

1.5 Author Identification

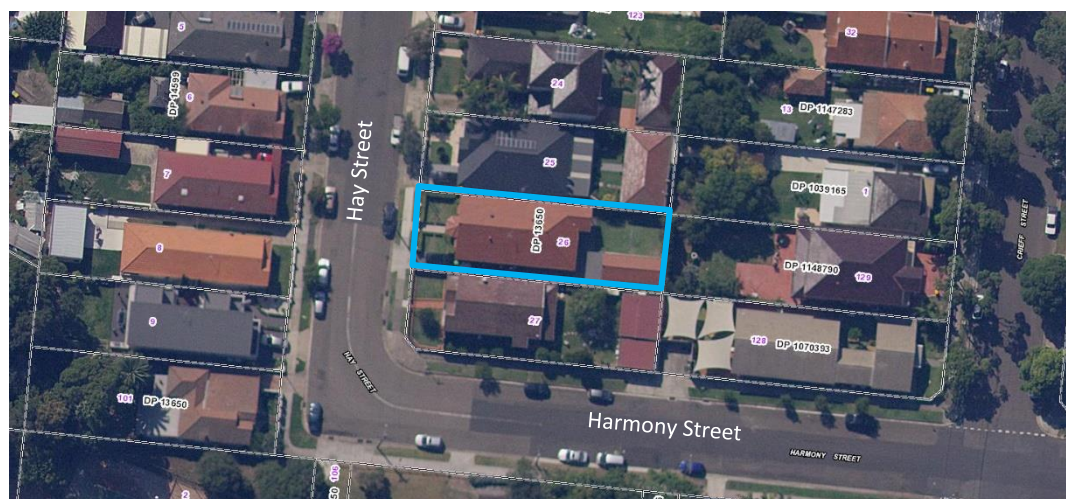
The following report has been prepared by Hanna Morgan, Heritage and Conservation Specialist (Bachelor Architecture and Master Heritage Conservation) and Joseph Heng, Urban Planner and Heritage Specialist. The initial report was reviewed by Ryan Wazir, Senior Architect and Heritage Specialist. Unless otherwise stated, all diagrams, photographs and writing are the work of the authors.

1.6 Site Description

The subject site is located in the suburb of Ashbury, 9km south-west of Sydney CBD. The site is bound by Hay Street to the west and Harmony Street to the south. The real property description for the site is Lot 26 of DP 13650.

The subject site is located within a residential area, defined by a range of dwelling styles that represent an array of historic phases. The southern end of Hay Street comprises a number of single and double-storey modern dwellings and heavily modified early-twentieth century dwellings. A double-storey contemporary dwelling and a Spanish-Mission style house are located opposite the property at 98 Hay Street. A row of relatively intact and representative Californian Bungalow-style dwellings are located on Hay Street, to the north of the subject site, opposite Dunstan Street. Photographs of these dwellings are included at Appendix A.

The site comprises the main dwelling, concrete path and driveway, front fence and low brick wall to the verandah, garage structure and 'hills hoist' clothes line to the rear.



Aerial Map showing subject site at 98 Hay Street, Ashbury indicated in blue.

Source: SIX Maps, 2020 with own overlay






1.7 Physical Description



An inspection of the property was carried out by Joseph Heng on the 16th September, 2020 to ascertain the intactness of the dwelling from original construction and to determine its condition. The dwelling at 98 Hay Street is a single storey, face brick Californian Bungalow set on a medium sized lot to the east of the street. The house retains some original fabric; however, in recent years, the roof has been replaced in full, the frontage has been heavily modified and the building has been extended to the rear. Most of the built elements are part of recent renovations – the original triple-gabled frontage and much of the original character have been lost (refer page 21 for photograph of the dwelling in 2004). A table comprising the individual elements of the house and their year of construction, condition and contribution to the significance of the Conservation Area is included on the pages below.




The building in its current form features a large boarded eaves to the single gabled roof and two bay windows located either side of the front door. The verandah has been laid with tessellated tiles and is defined by a low brick wall. A concrete path and driveway to the south, leading to a garage/ rear structure to the east of the dwelling. The property features a brickwork and timber fence at the Hay Street boundary. All works described above are part of the recent renovations; however, bay windows are original.


The interiors including hall, bedrooms and living area intact from original construction, however the bathroom and rear spaces have been subject to a contemporary fit out. The interior planning of the original portion of the house is typical of the style and interiors are modest, featuring few ornate details.

There is evidence of cracking to the most recent brickwork as well as cracking to plaster render throughout the dwelling. Mould is evident to the ceiling and walls in the bathroom.


Building Element & Image	Year of Construction	Condition	Contribution to the Conservation Area
<p><u>Roof</u></p> <ul style="list-style-type: none"> • Terracotta roof tiles • Metal roof accessories 	2011, replaced complete (including roof form)	Good	Little
<p><u>West Façade (Street Frontage)</u></p> <ul style="list-style-type: none"> • Face brick, stained • Fibre cement frieze board with timber trimming • Metal fascia • Fibre cement soffit lining   <p>Painted brick, left is original portion of house and stained brick, right was constructed as part of the 2011 works</p>	2011	Poor/Sound	Little


			
<p><u>Bay Windows to West Façade (Street Frontage)</u></p> <ul style="list-style-type: none"> • Double hung timber sash  <p>Note: Timber bay windows are the only surviving original fabric to the street elevation</p>	c1927	Good	Moderate/High
<p><u>North and South Facades</u></p> <ul style="list-style-type: none"> • Face brick, painted 	c1927	Poor/Sound	Moderate/High Modified openings = Little

			
<p><u>East Façade (Rear)</u></p> <ul style="list-style-type: none"> • Face Brick, painted 	2011	Good	Little
<p><u>Rear Additions</u></p> 	2011	Good	Little

<u>Interiors to main portion of building</u> 	c1927	Poor/Sound	Moderate/High
<u>Interiors to rear addition</u> 	2011 onwards	Sound/Good	Little
<u>Garage Structure</u> 	2011	Good	Little

<u>Front Fence and Low Brick Wall</u> 	2011	Good	Little
<u>Fence to north, south and east boundaries</u> 	2011	Good	Little

<u>Concrete paving</u> 	2011	Good	Little
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<u>Landscaping</u> 	2011	N/A	Little/Moderate
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Refer Appendix A for further photographs of the building, including streetscape and wider conservation area.

1.8 The Proposal

It is proposed that the dwelling and all built elements at 98 Hay Street, Ashbury be demolished due to ongoing structural and cosmetic defects evident to the main dwelling. The defects have been assessed by a Structural Engineer to be caused by differential foundation movement. DA drawings have therefore been prepared by DSG Built Design + Construct for the proposed replacement of the dwelling and structures. The proposal involves the following:

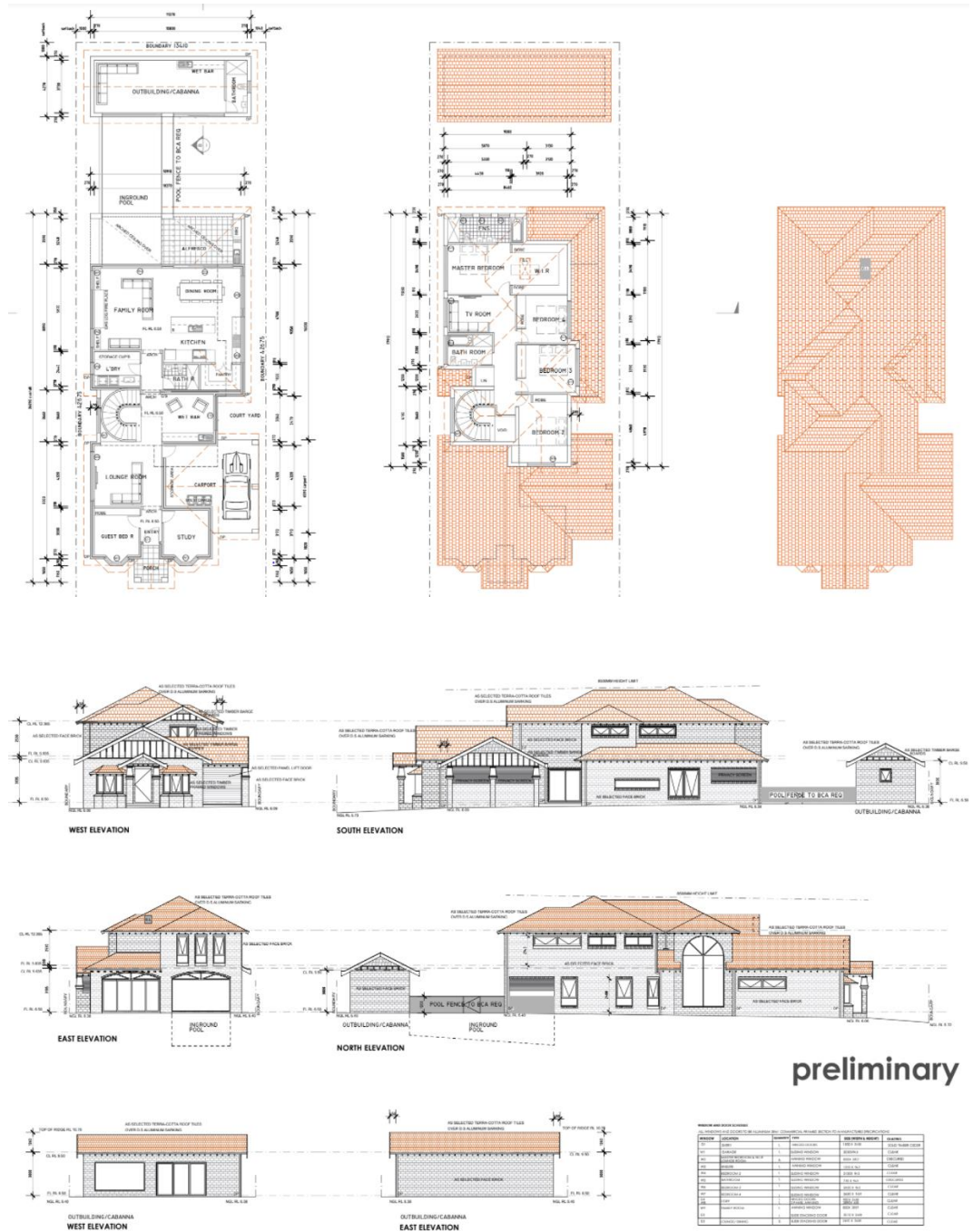
Demolition of the following built elements

- The existing residence – early 20th century single storey Californian Bungalow;
- The existing garage/ rear structure;
- Retaining wall and front fence;
- Concrete path and driveway; and
- Clothesline to rear

New residence and works including

- Two storey dwelling, frontage to reference typical Californian Bungalows within the Conservation Area and frontage of the original dwelling;
- New carport;
- Outbuilding to rear of site; and
- Landscaping works, including inground pool and alfresco

This Statement of Heritage Impact Report concerns the potential impacts that the proposal will have on the Ashbury Conservation Area (HCA1) as well as the local heritage item, Canterbury Park Racecourse (I80), located within the vicinity of the subject site.



Plans and elevations for the proposed new residence at 98 Hay Street.

Source: DSG Built Design + Construct – Development Application Package, June 2021

2 HERITAGE SIGNIFICANCE

2.1 Historical Overview

2.1.1 Ashbury Conservation Area

The following historical overview of the Ashbury Conservation Area (HCA1) has been extracted from the Office of Environment and Heritage Inventory, last updated November, 2011:

The land which forms the study area was part of the Canterbury Estate. The original Canterbury Farm buildings were in the vicinity of today's Third Street. The Estate was divided between Robert Campbell's two daughters, Sarah and Sophia, after their father's death in 1846. Sophia Campbell never married. Sarah Campbell married Arthur Jeffreys in 1841, and the unsold parts of the Canterbury Estate ended up in the hands of the Jeffreys children after the sisters died. By 1906, the owner was Sophia Campbell's nephew, Arthur Frederick Jeffreys. It was transmitted to his sons, John and George Darell Jeffreys, and then to George Darell Jeffreys alone.

In 1913, subdivision of the land on the eastern side of King Street was planned. The estate was subdivided in 1914 as the Wattle Hill Estate, and the land was accessible both to the Canterbury Railway Station and to the new tramway which terminated at Wattle Hill (the junction of Old and New Canterbury Roads). The first sale was in Second Street in June 1915 to Henry William Robert Newman, builder, who built many of the small houses of the estate between 1915 and 1918. Nos. 5-15 and 8-26 Second Street are all his houses. This area attracted many speculative builders, who each bought a row of allotments and re-subdivided them into smaller blocks. Most of the lots in First and Second Street were sold by mid-1919. The remarkable uniformity of the estate is largely due to the high proportion of houses built by a small number of speculative builders between 1915 and 1920.

Initially much of Canterbury depended on road transport. Settlement was encouraged by the extension of the tramway from Hurlstone Park to Canterbury in 1921 and from Undercliffe to Earlwood three years later. But Canterbury's greatest growth occurred in the late 1920s with a spectacular surge of building mainly brick cottages and bungalows on subdivisions created before 1919 around the villages of Canterbury. The interwar period was the time of Canterbury's greatest growth. In the 1920s, together with Bankstown, Canterbury experienced the greatest proportional increase in the Sydney metropolitan area, jointly accounting for one fifth of the population increase. Canterbury's population more than doubled in the 1920s to 79,050. Roslyn and Leith Streets roughly follow the path of an old Aboriginal track which ran west from Long Cove Creek via Salt Pan Creek to Georges River. The land to the west of King Street owned at the end of the 19th century by John Hay Goodlet. After his death, his second wife subdivided and sold the land as a succession of separate estates. The eastern end of this precinct was auctioned on 17 May 1924 as Goodlet's Estate No.6. The western end, Crieff Street to Croydon Avenue, was auctioned a year later as Goodlet's Estate No.7. All but one block was sold by mid-1927, and the houses were built by 1928.

Roslyn Street attracted many speculative builders, who each bought several lots and built rows of similar houses for sale as house-and-land packages. Those built by Augustus James senior and junior of Croydon are especially distinctive with their attractive highlight leadlight windows at the front of the house. Other speculative builders active in this part of the estate were Basil Cook of Croydon, George James Lindfield of Ashfield, James Avondale of Ashfield, Charles Stewart Davies of Belmore, David Rees of South Ashfield and William James Pendlebury of Hurlstone Park. The area

to the north of Leith and Melville Streets surrounding Forbes Street represents both the beginning and the end of the subdivision of the Canterbury Estate. The northern end (Alison Street to Council Boundary) was auctioned as Goodlet's Estate First Subdivision on 22/11/1920. All the land was sold by early 1923, and most of the houses were built between 1921 and 1924. Nos. 21 "Coombel", 31 "Halcyon" and 26 "Yuringa" were the first to be built. The southern end of Forbes Street (Leith Street to Alison Street) was the land surrounding Canterbury House, and was the last of Goodlet's estates to be sold. The west side of the street was auctioned in 1928 as Goodlet's Estate 9th Subdivision by the Trustees of the Presbyterian Church of NSW, to whom Goodlet's second wife, Elizabeth Forbes, left the property. The lots were sold between 1928 and 1941, and the late Interwar bungalows were mostly built during the 1930s. Subsequently the east side of the Forbes street was auction in 1929 by the Trustees of the Presbyterian Church, and the Edmund Blacket designed Canterbury House which stood on the land was demolished. The lots were mostly sold between 1929 and 1936. Like the corresponding lots on the western side of Leopold Street, this part of the subdivision has archaeological potential. The site on which Peace Park is located now was the site of the South Ashfield brickworks. The final demolition of structures associated with the brickworks did not take place until 1987 (1). The South Ashfield brick pit was often called the Ashbury brickyard and was in operation since at least 1911.

In 1924, the Suburban Land & Investment Co sold strips of land along King and Holden Streets, and the eastern end of Goodlet Street to the builders William James Pendlebury, David Rees, Stanley James and Yule Sydney Watson (2). This team of builders most probably constructed the houses that now front onto these streets around Peace Park. The brickworks ceased and re-commenced production several times together with ownership changes during and after the Inter and Post-War years until when it was purchased by the NSW Government in 1978 for use as open space. The Peace Park was formally named by the Mayors of Canterbury and Ashfield at a joint ceremony on 24th October 1985 to commemorate the opening of United Nations International Year of Peace (3). Another brickyard, the Ashfield Brick Company's yard, was located on the south side of Milton Street on the site of present day W. H. Wagener Oval. Same as the South Ashfield brickworks the Ashfield Brick Co was in operation from 1912 onwards when twenty-five acres of the former Canterbury Estate were sold by John Jeffreys to Frederick Charles Green (gentleman), Harry Ward Alderson and Albert Edward Boroughs (builders), and Stanley Josiah Gentle (brickmaster). This Company also had economic difficulties due to the coal shortages following the end of WWII, which affected the brick-making industry significantly. The Ashfield Brick Co eventually ceased production in 1959, and in the early 1960s, various subdivisions of its land took place. This enabled the factories, which now line the Milton Street frontage to be erected. The balance of the brickyard land was acquired by Canterbury Council, and the brick pit was progressively filled. In 1975, after prolonged negotiations that took place since the late 1960s, the Council leased the land for twenty years to the Western Suburbs Australian Football Club. The oval was named after W. H. Wagener, who played for the club during the 1940s and 1950s, after the Council's acceptance in 1982.

2.1.2 98 Hay Street

The property at 98 Hay Street, Ashbury formed part of the Goodlett's Estate land release of 1925 as Lot 26 of Section 8. This allotment was representative of the land release in its rectangular land parcel and site dimensions. The dwelling on the property dates to c1927 when it was purchased by a W. Heath.¹ The Suburban Directory from 1927 shows the house was named "Merriworth" at this

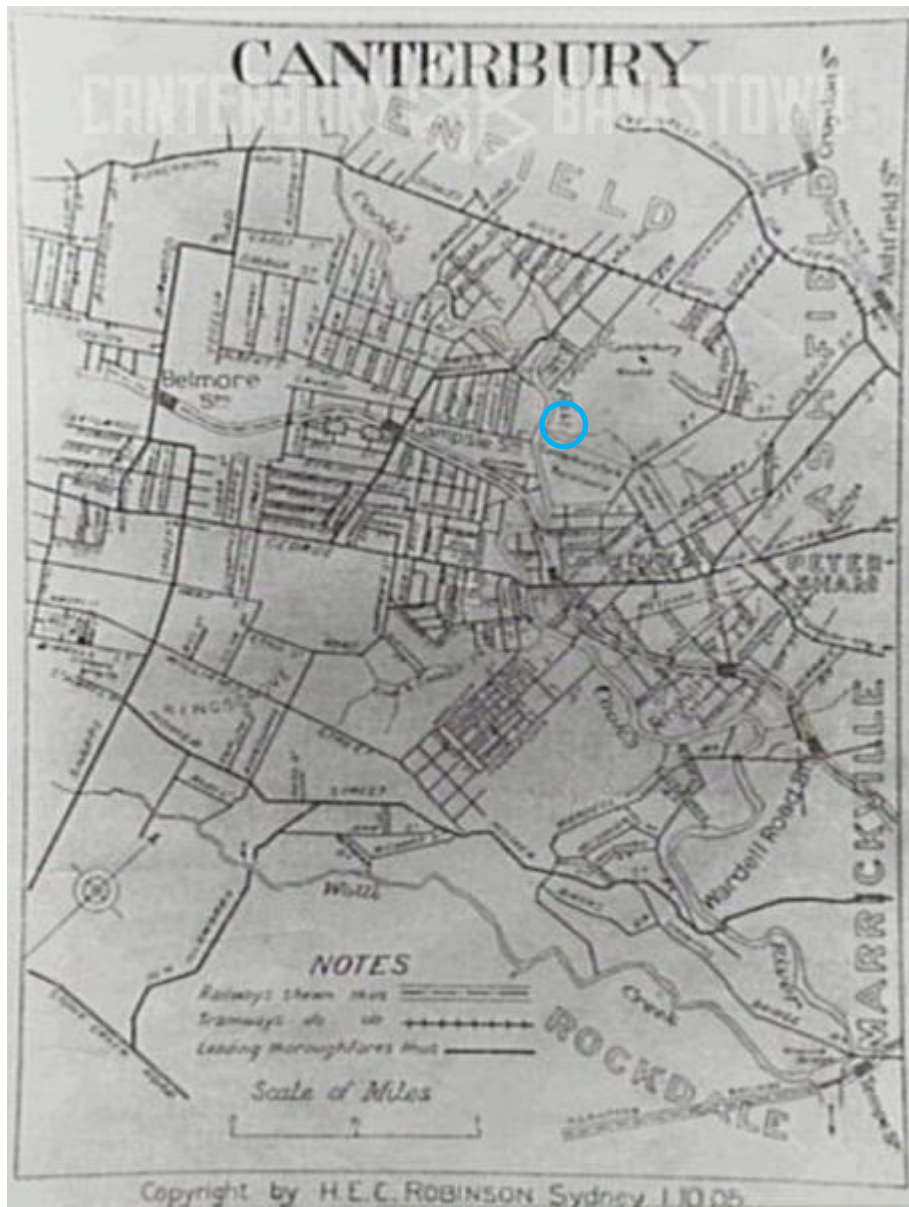
¹Sands Directory, 1927 – Balmain to Canterbury, accessed from

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899419?keywords=ashbury&highlights=WyJhc2hidXJ5IIO=>

time.² The 1943 and 1950 aerial maps below depict the original roof form of the dwelling at 98 Hay Street as well as surrounding dwellings of the similar building type. The most recent aerial maps (2007 and 2020) indicate major alterations to the building roof form, rear extensions and a different location for the rear garage as well as changes to numerous buildings along Hay Street and within the wider suburb.

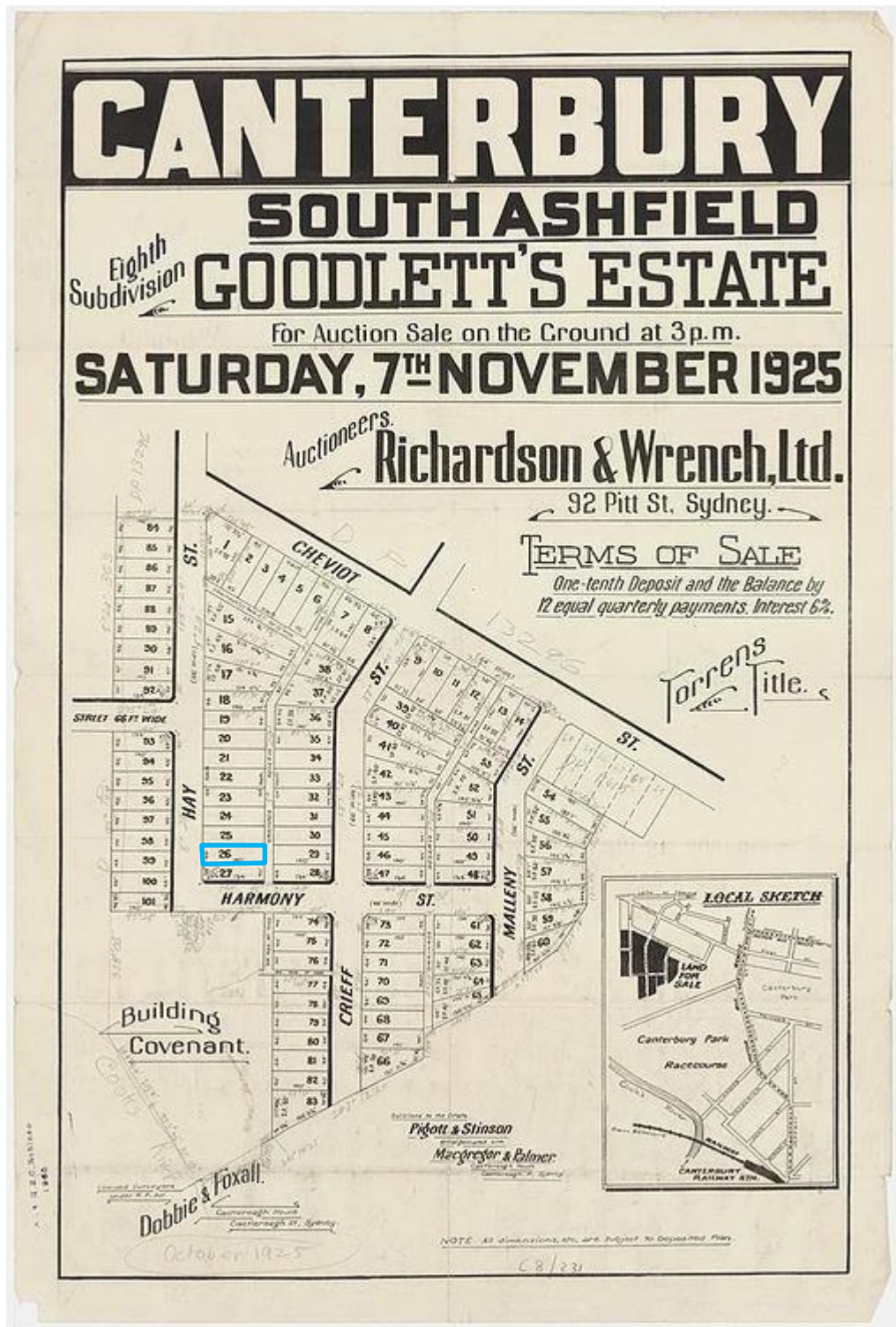
Major alterations to the building were undertaken in 2011 and comprised the replacement of the roof including modification to original three-gable frontage, reconstruction of the front façade including replacement of brickwork, replacement of the entry verandah, low brick wall and front fence and wall. The street frontage therefore does not resemble the frontage of the original/early dwelling. The c1927 fabric survives in the exterior brick walls to the north and south facades and much of the interiors including layout and fabric. A table comprising the building elements, their date of construction, condition and contribution to the significance of the Conservation Area is included in Section 1.7 of this report.

² Ibid.



Map of the Canterbury District, c1905, prior to the establishment of Goodlett's Estate. The approximate location of the property at 98 Hay Street Ashbury is circled in blue.

Source: Canterbury Bankstown City Library Image Collection, accessed 17 September 2020, <https://pictorialcanterbury.imagegallery.me/>



Advertisement for the Auction Sale of the Eighth Subdivision of Goodlett's Estate showing the allotment for 98 Hay Street, Ashbury (indicated in blue), 1925.

Source: Canterbury Subdivision Plans, State Library of NSW. ID No: FL10437226



An excerpt of a 1943 aerial photograph showing the dwelling at 98 Hay Street, Ashbury (outlined in blue) and surrounds.



Source: Six Maps with own overlay, 2020



An excerpt of a 1951 aerial photograph showing the dwelling at 98 Hay Street, Ashbury (outlined in blue) and surrounds.



Source: Courtesy of Andy Brill, with own overlay, 2020



An aerial photograph showing 98 Hay Street, Ashbury (outlined in blue) and surrounds in 2007 depicting a different roof than in the 1943 and 1951 aerial photographs (the building has been extended to the rear).



Source: Google Earth, 2007



An aerial photograph showing 98 Hay Street, Ashbury (outlined in blue) and surrounds in 2020 showing a different roof than in the 2007 aerial photographs (the building has been further extended to the rear and roof replaced in full).



Source: Six Maps, 2020



Looking south-west from the property at 80 Hay Street c1950 showing the row of houses between 97 and 105 Hay Street, on the opposite side of the road to 98 Hay Street. The photograph depicts the earlier character of the street and uniformity of the Californian Bungalow dwellings at this time.

Source: Canterbury City Council - City of Canterbury Local History Photograph Collection



The west elevation of the dwelling at 98 Hay Street, Ashbury in 2004, showing triple-gabled frontage.
Source: Photograph provided by Client



The west elevation of the dwelling at 98 Hay Street, Ashbury in 2020, showing extent of recent modifications and change to single gabled frontage. The existing frontage does not resemble the dwelling as captured in the 2004 image.
Source: Photograph provided by Client

2.2 Assessment of Significance against SHR Criteria

The following Assessment of Significance against SHR Criteria for the Ashbury Conservation Area (HCA1) has been extracted from the Office of Environment and Heritage Inventory, last updated November, 2011:

<i>SHR Criteria a) [Historical significance]</i>	<i>The land that forms the Conservation area was originally part of the Canterbury Estate. The first suburban subdivision took place in 1914 and the majority of the area was subdivided in this way over the next 15 years in the form of separate estates. This comprises some of the earlier suburban subdivision and housing development in Canterbury. The area also contained two brickworks that have since closed. The land was converted to open space, industrial land and some limited suburban subdivision</i>
<i>SHR Criteria b) [Associative significance]</i>	<i>The area demonstrates the works of many speculative builders from the late Federation and Inter-War period.</i>
<i>SHR Criteria c) [Aesthetic significance]</i>	<i>The late Federation and Inter-War houses form a unity in terms of architectural detailing, materials and sizes. The Inter-War houses represent some of the main characteristics of this period.</i>
<i>SHR Criteria e) [Research Potential]</i>	<i>The area has a high degree of ability to provide evidence and information on the development history of Canterbury and on typical characteristics and construction techniques of late Federation and Inter-War housing.</i>
<i>SHR Criteria g) [Representativeness]</i>	<i>The area is a representative example of late Federation and Inter-War housing.</i>

The Conservation Area has been assessed to have a high degree of integrity/intactness.

2.3 Statement of Significance

The following Statement of Significance for the Ashbury Conservation Area (HCA1) has been extracted from the Office of Environment and Heritage Inventory, last updated November, 2011:

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.

3 HERITAGE IMPACT ASSESSMENT

3.1 Canterbury Local Environmental Plan (LEP) 2012

The proposed demolition of the existing dwelling and new residence is addressed below in relation to the relevant conditions in the Canterbury LEP 2012.

Clause 5.10 – Heritage Conservation

(1) Objectives

The objectives of this clause 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.*

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
 - (b) on land that is within a heritage conservation area, or*
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

Discussion

The dwelling at 98 Hay Street, Ashbury been assessed as being a contributory building within a Heritage Conservation Area (Ashbury Conservation Area, HCA1). The objective of this Statement of Heritage Impact Report is to assess the potential impacts of the proposed demolition of the existing dwelling/ proposed new dwelling on the Conservation Area. The report also considers the potential impacts of the proposal on the Canterbury Park Racecourse, located in the vicinity, although not required by Council – the distance between the subject dwelling and the local heritage item to the south-east (Canterbury Park Racecourse, I80) is considered too far for the proposed demolition to result in any visual or physical impacts. The heritage item cannot be seen from the heritage item and vice versa.

3.2 Canterbury Development Control Plan (DCP) 2012

The proposed demolition of the dwelling and replacement residence is addressed below in relation to the relevant conditions and objectives in the Canterbury DCP 2012.

B8.4 Ashbury Heritage Conservation Area

General Objectives for Ashbury Heritage Conservation Area

O1 To ensure that development maintains the traditional Federation and Inter-War building character of Ashbury.

O2 To ensure that new development respects the traditional character of Ashbury, while facilitating the healthy renewal of the area.

O3 To encourage the retention and adaption of housing that contributes to the character of Ashbury.

O4 To discourage the demolition of buildings that contribute to the character of Ashbury.

O5 To encourage the reversal of previous unsympathetic development and the reinstatement of previous decorative features and materials.

Discussion

Proposed Demolition

While the dwelling at 98 Hay Street retains features typical of Californian Bungalow type houses including much of its layout and internal character, the contribution of the frontage to the streetscape and HCA has been considerably diminished as a result of extensive alterations undertaken in recent years. The triple-gabled frontage, original brickwork to the façade facing the street, original roof form, front porch and entry details have all been lost as a result of extensive changes, many of which are irreversible. The dwelling and associated structure/ built elements at 98 Hay Street are not consistent with the intact examples of Californian Bungalows along Hay Street and within the Ashbury Conservation Area including the row of representative and relatively intact Californian Bungalows at 82-86 Hay Street, the dwellings at 95 Hay Street and 13-15 Trevenar Street (refer Appendix A for photographs and descriptions). We therefore consider that the proposal to demolish the dwelling and associated structure/ built elements will have an acceptable impact on the conservation area.

Proposed New Two-Storey Dwelling and Associated Works

The proposed new two-storey dwelling will be of double-brick construction and featuring timber framed windows, timber frieze and barge boards and terracotta roof tiles. The materiality is considered appropriate, referencing the original/early fabric of the remaining Californian Bungalows on Hay Street. The design for the new dwelling references typical Californian Bungalow frontages and reinstates the original bay windows. The proposed frontage will match the ridge height of the existing dwelling and row of existing Californian Bungalows on Hay Street. The rear portion of the residence is two-storey, comprising a ridge height of 8.5m and is set-back from the frontage to prevent visual dominance. The proposed design achieves a 6.13 metre set-back from the boundary to front building line (as per control C1.3.3 in the Canterbury DCP, requiring a 6m set-back be achieved) and a 12.67m set-back from the boundary to the first floor building line.

Whilst demolition is proposed for the above-mentioned reasons, the proposed design satisfies the majority of the above General Objectives, maintaining traditional features and materiality of traditional building types within the Conservation Area, facilitating healthy renewal of the area by ensuring contemporary requirements for amenity are met and encouraging the reinstatement of previous design features including the decorative features of the street frontage.

3.3 Heritage Office Guidelines

The proposed demolition of the dwelling and replacement residence is addressed below in relation to the relevant questions from the Heritage Office's guidelines for writing Statements of Heritage Impact.

Have all options for retention and adaptive re-use been explored?

The building has undergone a number of iterations in recent years to rectify structural and cosmetic defects. As a result, the dwelling has lost much of its traditional character. The alterations, in particular the replacement of the roof structure and fabric and façade fronting the street are irreversible and the dwelling, as it is not significant in itself, does not warrant reconstruction. The option to underpin the building has been explored, although is not recommended by the Structural Engineer as a result of the difficulty in accessing the northern perimeter and extent of work required to underpin the internal structural walls.

Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

The dwelling at 98 Hay Street is not a heritage item, however is a contributory building in the Ashbury Conservation Area. The elements of the dwelling that contribute to the character of the conservation area are limited as a result of the extensive alterations to the frontage. In recent years much of the façade fronting the street was replaced and is not in character with its original design – the traditional elements are lost and new brickwork has been used. Whilst the original bay windows are retained, this element is not significant in itself and therefore would not require salvaging for reuse.

Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

Whilst demolition could be postponed, future circumstances are unlikely to make the retention and conservation of the building more feasible. Future circumstances won't alter the compromised structural integrity of the building or affect the extent of original fabric.

Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

Yes, the advice of a heritage consultant has been sought in preparing the DA documents. Whilst the dwelling at 98 Hay Street is not a heritage item, it is a contributory building in the Ashbury Conservation Area. The dwelling has been extensively modified and makes little contribution to the character of the conservation area and it was advised that demolition could be supported and a new dwelling could be erected if sympathetic to the Conservation Area.

How is the impact of the new development on the heritage significance of the item or area to be minimised?

The following aspects of the addition minimise impacts on the heritage significance of the Conservation Area and identified heritage items:

- The two-storey portion of the design is set-back from the frontage to ensure the original ridge height of the row of Californian Bungalows continues to be understood (as per DCP guidelines);

- The design maintains set-backs to the north and south alleys to prevent visual dominance of the dwellings to either side; and
- The materiality of the proposed dwelling maintains that typical of the Conservation Area, including terracotta tile roof cladding, double-brick construction, timber windows, timber frieze and barge boards

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

Although the proposed new dwelling will be visible in views from Hay Street when directly in front of the property, visual impacts will be minor. The addition has been designed and documented to minimise impacts on the house, rows of Californian Bungalows and streetscape, in materiality, character and by containing the two-storey portion of the dwelling to the rear, set-back from the frontage. It is to be noted that a number of dwellings on Hay Street comprise rear additions, set-back from the frontage to limit visual dominance of the frontage and surrounding dwellings, refer photographs at Appendix A for examples.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

N/A, there are no known or potentially significant archaeological deposits associated with the subject site.

Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The proposed new dwelling is considered sympathetic to the Conservation Area for the following reasons:

- The design of the new dwelling references materiality, design and decorative features and form (to the street frontage) typical of the original dwelling and Californian Bungalows;
- The new frontage reinstates original materials and features that were lost as a result of the 2011 works, including timber frieze and barge boards, rather than fibre-cement sheeting and Colorbond, of which are considered inappropriate;
- The two-storey portion of the new dwelling is set-back from the key elevation on Hay Street (in keeping with the DCP guidelines), ensuring the original scale and ridge height of the row of dwellings continues to be understood; and
- The new dwelling maintains set-backs to the side alleys and would not dominate the adjoining dwellings.

Will the additions visually dominate the heritage item? How has this been minimised?

The two-storey portion of the new dwelling is set-back from the key elevation on Hay Street, ensuring the original scale and ridge height of the row of dwellings continues to be understood. It is to be noted that a number of dwellings on Hay Street take the approach to retain the single-storey to the street frontage and set-back additions/upper within the rear portion of the dwellings, to limit visual dominance of the frontage and surrounding dwellings.

The new dwelling maintains set-backs to the side alleys and would therefore not dominate the adjoining dwellings.

Will the public, and users of the item, still be able to view and appreciate its significance?

The significance of the Conservation Area will not be affected by the proposal. The current frontage of the dwelling at 98 Hay Street does not resemble the original/early frontage of the dwelling (as captured in the photograph dated 2004). The proposed design is a sympathetic solution to providing amenity for the residents of the property, while referencing the original/early frontage of the dwelling.

Note: The distance between the subject dwelling and the local heritage item to the south-east (Canterbury Park Racecourse, 180) is considered too far for the proposal to result in any visual or physical impacts. The heritage item cannot be seen from the heritage item and vice versa.

4 CONCLUSIONS

The purpose of this report has been to review potential impacts of the proposed demolition/alternative rectification works of the dwelling at 98 Hay Street, Ashbury on the Ashbury Conservation Area (HCA1) in which it is located.

This Statement of Heritage Impact Report concludes the following:

- The dwelling at 98 Hay Street, Ashbury has undergone extensive renovations in recent years including a full roof replacement and major modifications to the street frontage. The intactness of the dwelling from original construction is low, with a large portion of original fabric being replaced. The front façade has been transformed in recent years and no longer resembles the original/early design. The dwelling, particularly the street frontage, make little contribution to the character of the conservation area and the impacts of its demolition would be negligible.
- There is both a physical and visual separation between the subject site and the local heritage item to the south-east (Canterbury Park Racecourse, I80). As a result, the proposed demolition would not result in any adverse impacts on the item.
- New proposed new two-storey dwelling has been designed and documented to maintain setbacks to the front and sides – maintaining aligning with the remnant row of Californian Bungalows on Hay Street – the upper portion is further set-back from the front building line. The original materiality and a number of design features to the street frontage are maintained in the design for the new dwelling. The two-storey portion of the design is located within the rear section of the dwelling to maintain the original scale/ridge height of the frontage. The two-storey portion of the dwelling will only be visible in views directly in front of the house.

For these reasons, the proposal to demolish the dwelling and erect a replacement residence is considered appropriate from a heritage perspective. The building has been extensively modified and does not warrant the alternative repairs. The proposed new dwelling is considered a sympathetic solution, referencing the original/early frontage, of which was lost during the 2011 works. The proposal for the demolition of all built elements at 98 Hay Street, Ashbury is therefore recommended for council approval.

Appendix A – Site Photographs

98 Hay Street



Overview west elevation of the dwelling at 98 Hay Street showing extent of the recent renovations. The single gable roof has replaced the original triple-gable frontage and the entry verandah has been replaced. The low brick wall, entry gate and landscaping are all part of the recent renovations. However, the two casement bay windows remain, although heavily modified.

Source: Photograph provided by Client



Overview west elevation of the dwelling at 98 Hay Street showing extent of the recent renovations. The single gable roof has replaced the original triple-gable frontage and the entry verandah has been replaced. However, the two casement bay windows remain, although heavily modified.



Close-up of brick wall to south elevation showing the change in brick types. The brick to the left is part of the recent renovations to brick to the right is original.



Overview north elevation showing original brickwork. The windows and roof are later modifications.



Overview east elevation (rear). The rear of the house has been extended several times in recent years.



Overview of the rear of the property including timber deck and small garage/ structure, part of later additions at the property.



Overview of the rear of the property showing small garage/ structure to the rear – a later addition to the property.



Close-up of low brickwork wall to the entry verandah showing significant cracking.



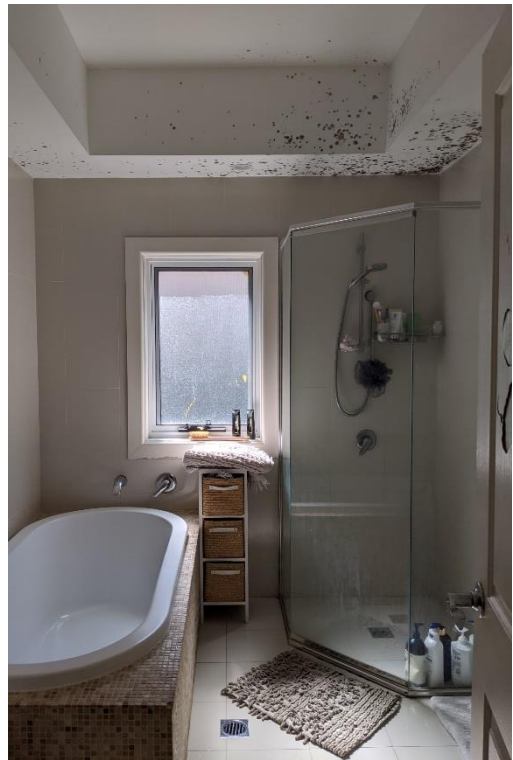
Close-up of low brickwork wall to the entry verandah showing significant cracking.



Close-up of gable roof, part of the recent renovations. The triple-gable frontage of the dwelling has been lost, however the two casement bay windows remain, although heavily modified.



Overview of hall showing typical Californian Bungalow interiors and contemporary light fitting.

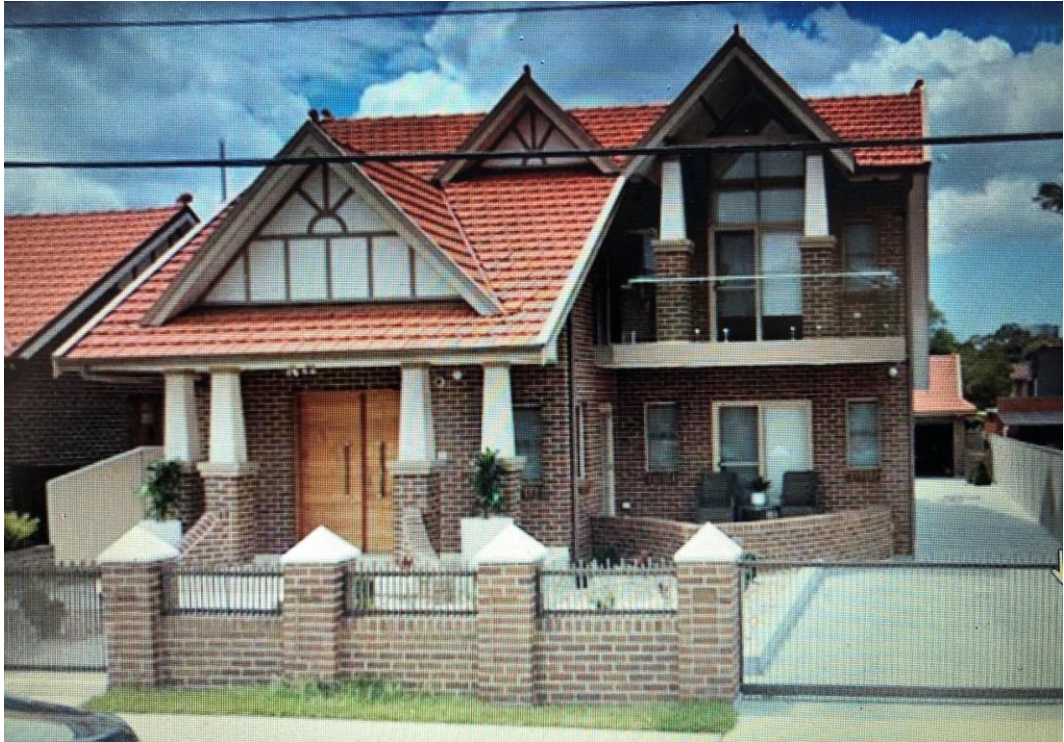


Overview of bathroom showing contemporary fit out and some mould to ceiling.



A typical interior space at 98 Hay Street showing later modifications including part demolition of the internal rendered brickwork wall and contemporary fit out.

Streetscape and Wider Context



A contemporary dwelling at 30 Goodlet Street, illustrating a set-back of approximately 2.5m from front building line to first floor balcony.



A Spanish Mission-style dwelling at 109 Hay Street, illustrating the diverse style of houses to the south end of Hay Street.



A double-storey contemporary dwelling at 113 Hay Street, illustrating the diverse style of houses to the south end of Hay Street.



A double-storey contemporary dwelling at 99 Hay Street, illustrating the diverse style of houses to the south end of Hay Street.



A double-storey dwelling at 97 Hay Street on the corner of Dunstan Street, illustrating the diverse style of houses to the south end of Hay Street.



A row of double-storey contemporary dwellings at 20A Crieff Street and 46 Cheviot Street, illustrating the diverse styles of houses within the Ashbury Conservation Area.

A highly modified early-twentieth century dwelling at 78 Hay Street, illustrating the diverse style of houses within the Ashbury Conservation Area.



A row of representative and relatively intact Californian Bungalows at 82-86 Hay Street, to the south end of Hay Street. The central dwelling comprises a first floor addition, set-back from the front building line, appropriate to avoid visual dominance.



A representative and relatively intact example of a Californian Bungalow within the Ashbury Conservation Area, at 95 Hay Street.



A row of representative and relatively intact Californian Bungalow style dwellings at 13-15 Trevenar Street, Ashbury.



Overview of the Canterbury Park Racecourse (180) viewed from within the Conservation Area, located to the south-east of the subject site. This heritage item cannot be viewed from the subject site and vice versa.