

# *Statement of Heritage Impact*

40 Hay Street Croydon Park

*for*

House to Homes Finishes



*40 (L) & 42 Hay St, Croydon Park,  
From opposite*

**Prepared by:**

*Archnex Designs*

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.

**December 2022**

**40 Hay Street Croydon Park**  
**Statement of Heritage Impact**  
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# Archnex Designs

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.  
*Heritage Building Consultants, Interior Designers*

## STATEMENT OF HERITAGE IMPACT [SoHI]:

**Start Date:** 2 December 2022

**Premises:** 40 Hay Street Croydon Park

**Property Description:** Lot 2, DP 175523

**Prepared By:** Greg Patch  
B Sc Arch, B ARCH (Hons), M Herit Cons (Hons),  
14 Winchcombe Ave,  
Haberfield NSW 2045

**For:** House to Homes Finishes

### A. PURPOSE OF STATEMENT

This statement has been prepared to assess potential heritage impacts of proposed alterations and additions to the above property.

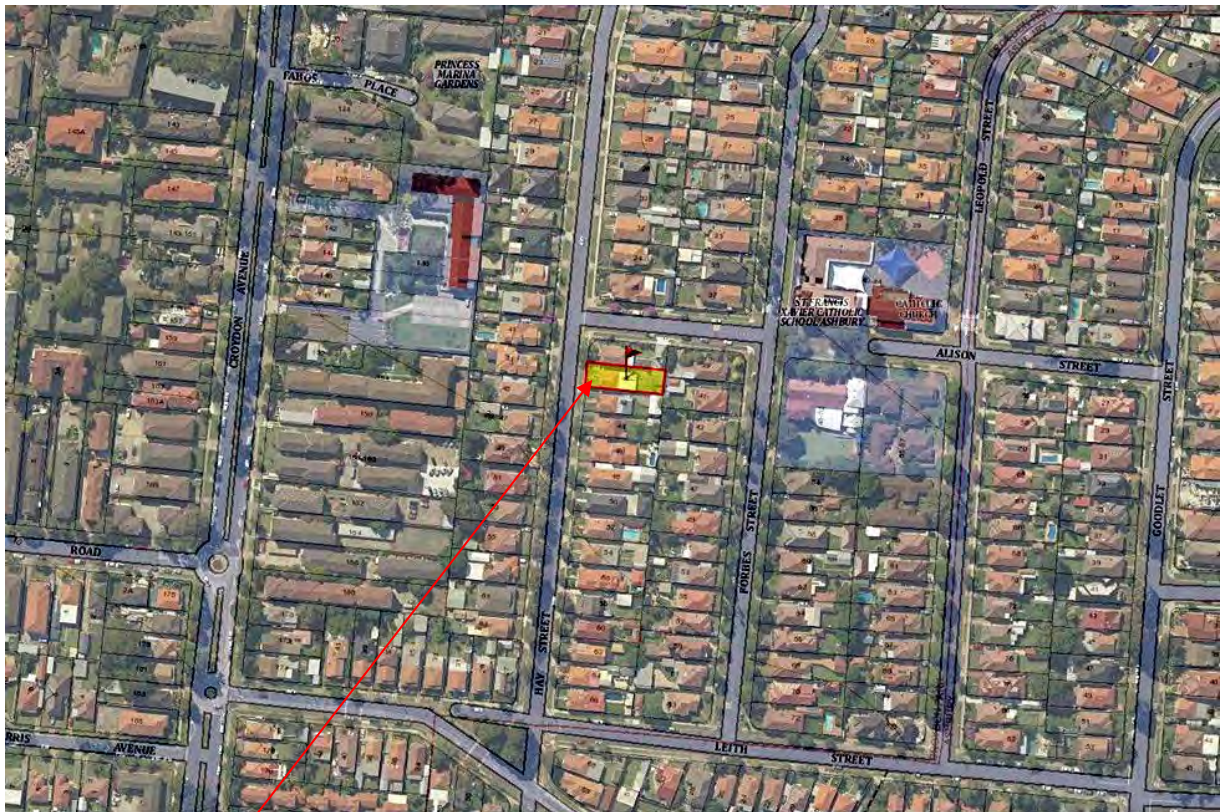
### B. GROUNDS OF STATEMENT

40 Hay Street Croydon Park is within the Ashbury Heritage Conservation Area. This has been established through examination of Map HER\_006 of Canterbury LEP 2012.

### C. LIMITS OF STATEMENT

This statement is based on the material at Part E and an inspection of the place in December 2022.

### D. LOCATION



1. Location of 40 Hay St Croydon Park (Source: SIX Maps © NSW Lands 2022).

## **E. CONTEXT.**

### **E1. DOCUMENTARY**

#### **Ashbury HCA-Statement of Significance**

The significance of the Ashbury HCA is stated as:

*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 the Canterbury and Ashfield area, Ashfield Brickworks and South Ashfield Brickworks, where the present day W H Wagener Oval and Peace Park are located respectively, were located in or near the conservation area.*

#### **Land Titles (40 Hay St)**

Deposited Plan [DP] 175523 was surveyed by Edwin J Cummins in June 1923 (oddly approved by Canterbury Council on 24<sup>th</sup> May 1920), and was a re-subdivision of Lots 164, 165 & 166 of DP10247 (surveyed April 1920).

Lots 164 to 166 of DP10247 were sold to Richard Morgan Evans and Richard Jones both of Annandale, builders and Certificate of Title Volume 3496 Folio 82 [CT3496-82] issued to them on 27 August 1923.

Lot 2, DP175523 was sold to Cecil Robert Crofton of Canterbury, salesman and CT 3570-95 issued to him on 18 March 1924, with 2 mortgages endorsed on the title, one of which was to Richard Morgan Evans and Richard Jones. Crofton transferred the property to Alfred Edgar Walker in August 1937, who transferred it to Salvatore Domenico Ferraro of Ashfield, fruiterer in November 1944. Ferraro held the property until August 1964, when he sold it to John Sydney Fraser of Ashbury, motor mechanic and Lila Caroline Elizabeth Fraser, his wife. It was sold to Bassam Farid Dekkon mail officer and Jeanette Dekkon, both of Croydon Park in August 1976 following which the deed was cancelled and Computer Folio 2/175523 created.

There have been 3 transfers since (1998, 2013 and 2014).

#### **Sands Directory**

An entry for C R Crofton first appears in Sands' Directory as of the 1925 edition when he is listed as resident of "Wilton" (house name).

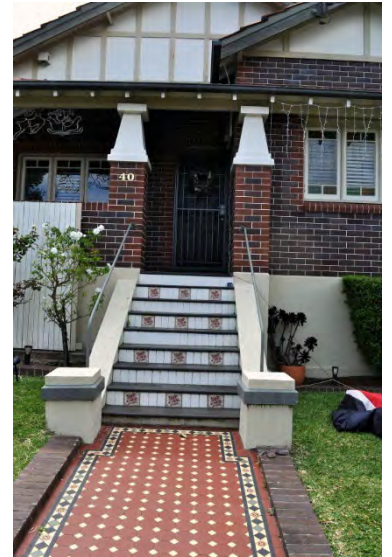
The last years for which Sands' Directory was published 1932/33 lists A W Daniel as resident of 40 Hay St, so Crofton appears to have rented it out.

### **E2. PHYSICAL**

The place was inspected 3 December 2022, when the following photographs were taken:



2. Subject property (LHS) and adjoining house No 42.



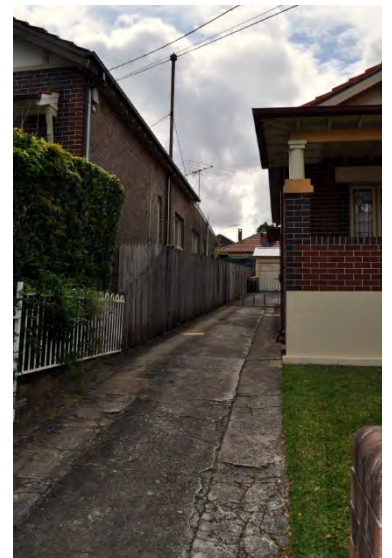
3. Entry path and steps.



4. Verandah- tessellated tiles.



5. Front window- new.



6. Driveway



7. Garage & carport, part rear yard.



8. Rear skillion and Alfresco area.

The house appears to have been comprehensively renovated in the recent past, with the brickwork tuckpointed to the front façade and alterations/ additions made to the rear, including an Alfresco area and laundry addition.

It appears that the roof cladding may also have been replaced in unglazed terracotta Marseilles tiles and much of the window joinery replaced.



9. Driveway and north wall.



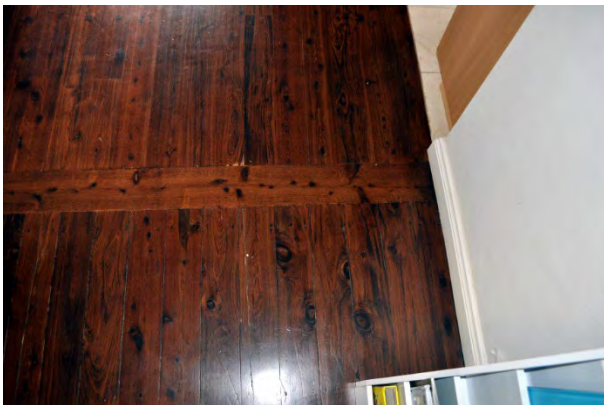
10. Southern setback.



11. Laundry addition.



12. Al Fresco.



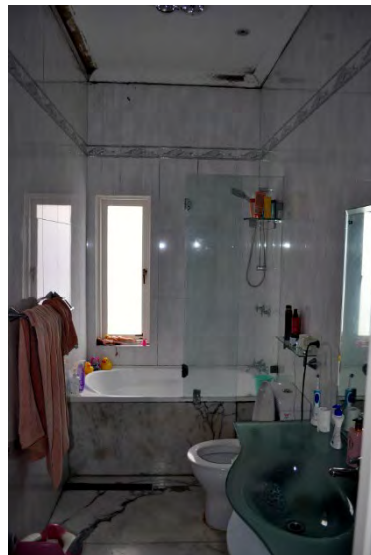
13. Stained cypress flooring- evidence of past wall.



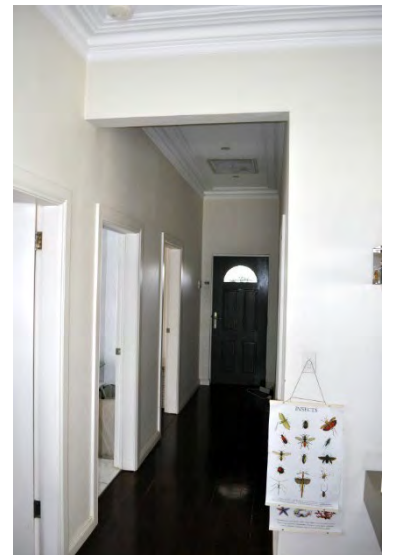
14. Living Room.



15. Bedroom- window to Verandah.  
40 Hay St Croydon Park- SoHI



16. Bathroom- new fitout.  
Issue: (22/12/22)

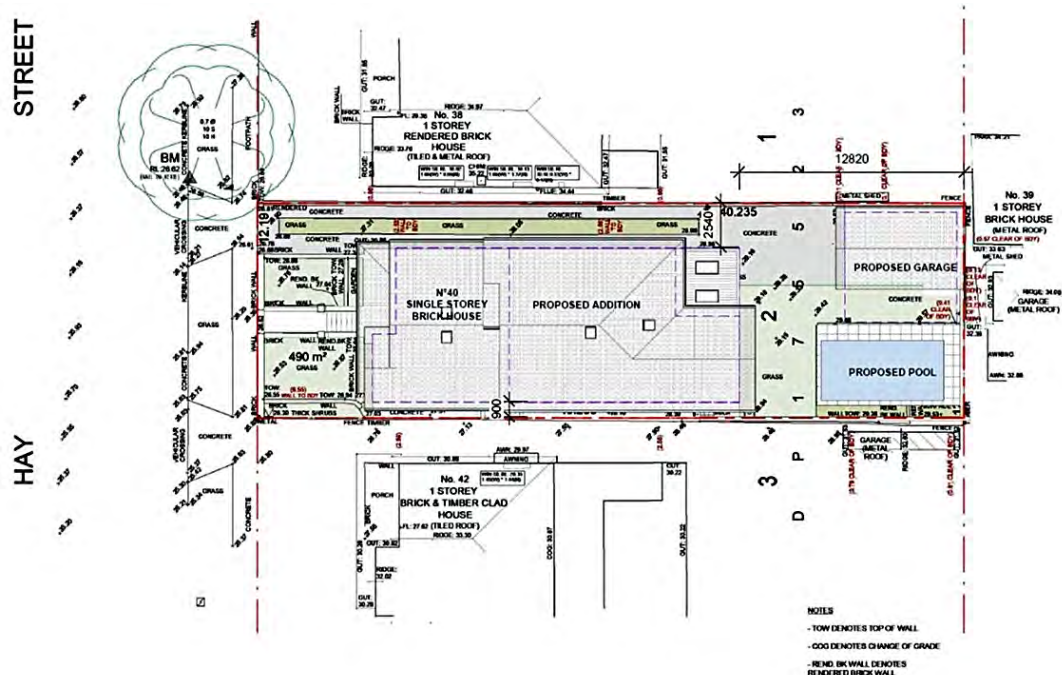


17. Hall- replacement cornices.  
Page: 4

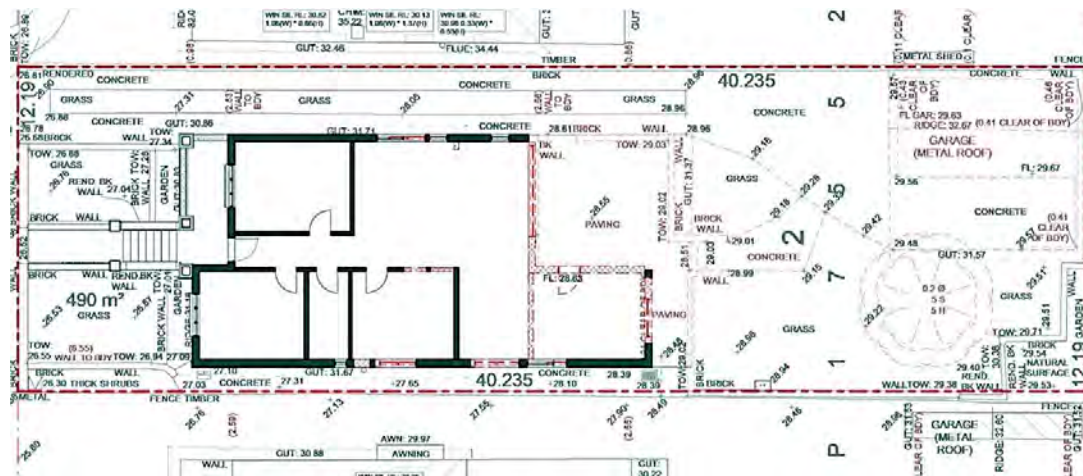
## F. PROPOSED DEVELOPMENT

I have examined drawings N<sup>os</sup> .HTH2208/A0.01; -/A1.01 to -/A1.05 (incl.); -/A2.01 to -/A2.03 (incl.); A3.01; -/A4.01 to -/A4.05; -/A10.01 to -/A10.04 (incl.) prepared by House to Homes Finishes [HTH] and dated 19/12/2022.

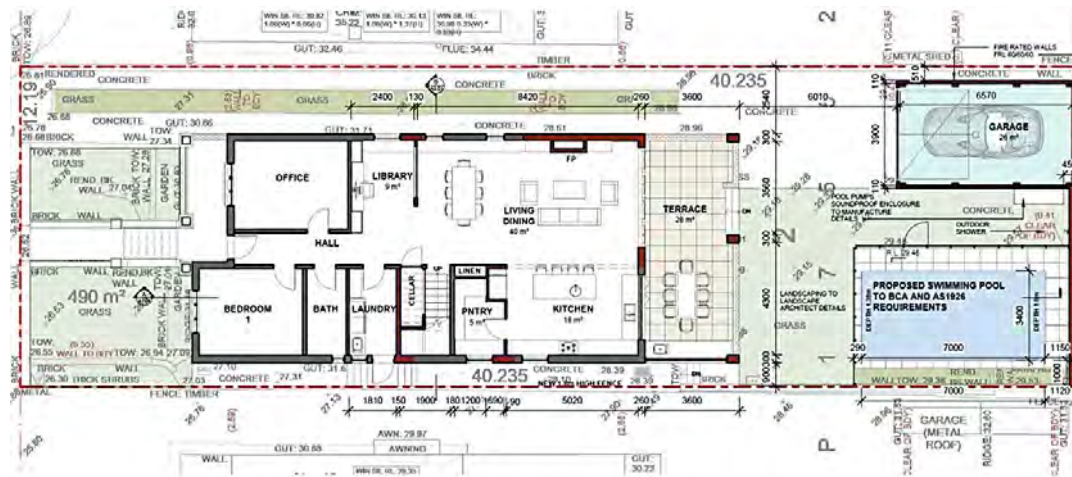
They depict proposed alterations and additions to the subject premises:



18. Site Plan (HTH dwg. A1.01 [NTS])



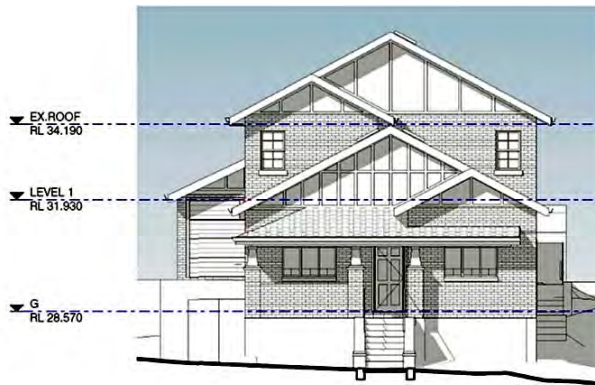
16. Demolition Plan (HTH dwg. A1.03 [NTS]).



17. Ground Floor Plan (HTH dwg. A1.04 [NTS])



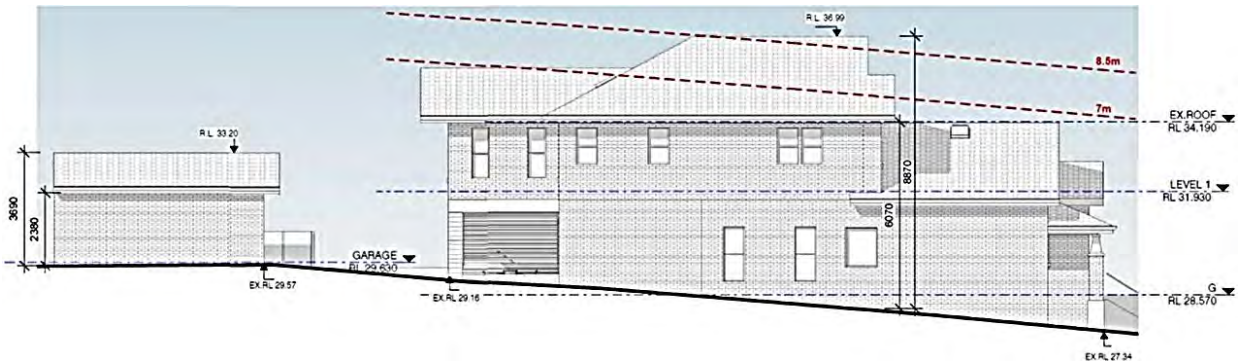
14. Upper Level Plan (HTH dwg. -/A1.05 [NTS]).



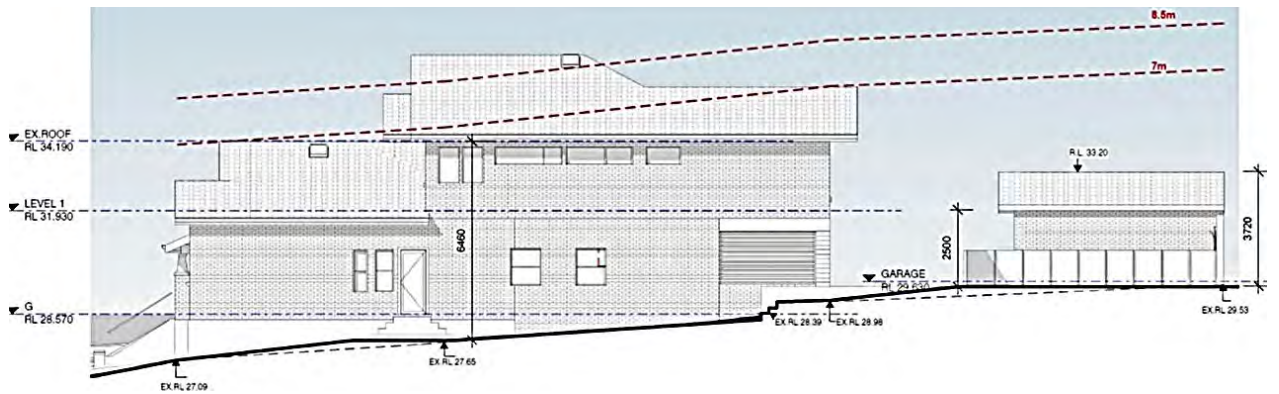
15. Street Elevation (HTH dwg. A2.01[NTS])



16. Rear Elevation (HTH dwg. A2.02 [NTS]).



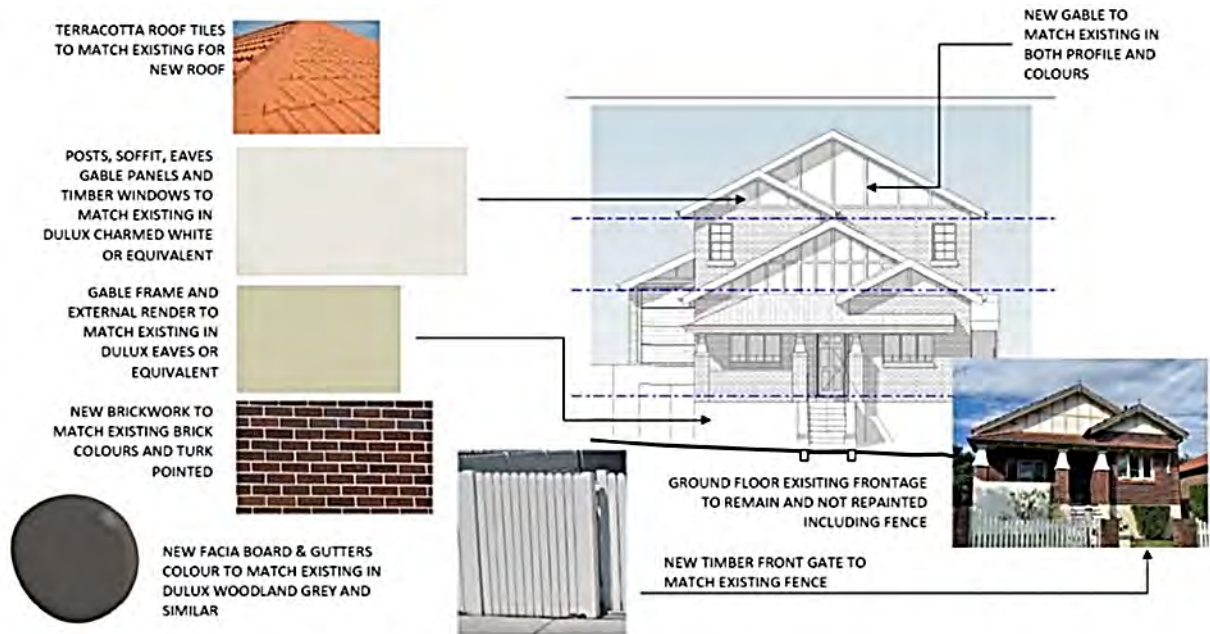
17. North Elevation (HTH dwg. A2.01 [NTS]).



18. South Elevation (HTH dwg. A2.02 [NTS]).

Proposed external materials, finishes and colours are:





19. Proposed External materials, finishes and colours (from HTH "Exterior Colour Concept" -see copy at the Appendix).

## G. IMPACT OF THE PROPOSED DEVELOPMENT

The Ashbury HCA is listed at:

**Canterbury Local Environmental Plan 2012  
Schedule 5 Environmental heritage**

**Part 2 Heritage conservation areas**

Heritage conservation area name	Identification on <a href="#">Heritage Map</a>	Significance
Ashbury Heritage Conservation Area	Shown by red hatching and labelled "HCA1"	Local

It is mapped as:



20. Extract Map HER\_006. Subject property.

The relevant provisions of the Canterbury LEP 2012 are:

### 5.10 Heritage conservation

**Note.** Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

<b>Clause</b>	<b>Comment</b>
<p><b>(1) Objectives</b></p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"><li>(a) to conserve the environmental heritage of Canterbury,</li><li>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</li><li>(c) to conserve archaeological sites,</li><li>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</li></ul>	
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"><li>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):<ul style="list-style-type: none"><li>(i) a heritage item,</li><li>(ii) an Aboriginal object,</li><li>(iii) a building, work, relic or tree within a heritage conservation area,</li></ul></li><li>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</li><li>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</li><li>(d) disturbing or excavating an Aboriginal place of heritage significance,</li><li>(e) erecting a building on land:<ul style="list-style-type: none"><li>(i) on which a heritage item is located or that is within a heritage conservation area, or</li><li>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</li></ul></li><li>(f) subdividing land:<ul style="list-style-type: none"><li>(i) on which a heritage item is located or that is within a heritage conservation area, or</li></ul></li></ul>	<p>The proposed development entails altering the exterior of a building that is within an HCA</p>

- (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

**(3) When consent not required**

*However, development consent under this clause is not required if:* Consent is required.

- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
  - (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
  - (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*
- (b) *the development is in a cemetery or burial ground and the proposed development:*
  - (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
  - (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*
- (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
- (d) *the development is exempt development.*

**(4) Effect of proposed development on heritage significance**

*The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*

The significance of the HCA is recounted at p2 (above).

The proposed development will have no substantive impact on the stated 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*

The development is to land that is within an HCA.

(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.

This document has been prepared having general regard to the guideline document “Statements of Heritage Impact” as published by HeritageNSW.

**(6) Heritage conservation management plans**

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

The preparation of a Conservation Management Plan is not warranted by the nature of the proposed development.

**(7) Archaeological sites**

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies):

The subject place is not identified as being of archaeological significance.

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(8) Aboriginal places of heritage significance**

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

The subject place is not identified as being of Aboriginal significance.

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

**(9) Demolition of nominated State heritage items**

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

The subject place is not identified as being of State significance.

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(10) Conservation incentives**

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

Conservation incentives are not sought.

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

**Canterbury DCP Part 4.6- Ashbury Heritage Conservation Area.**

**OBJECTIVES FOR ASHBURY**

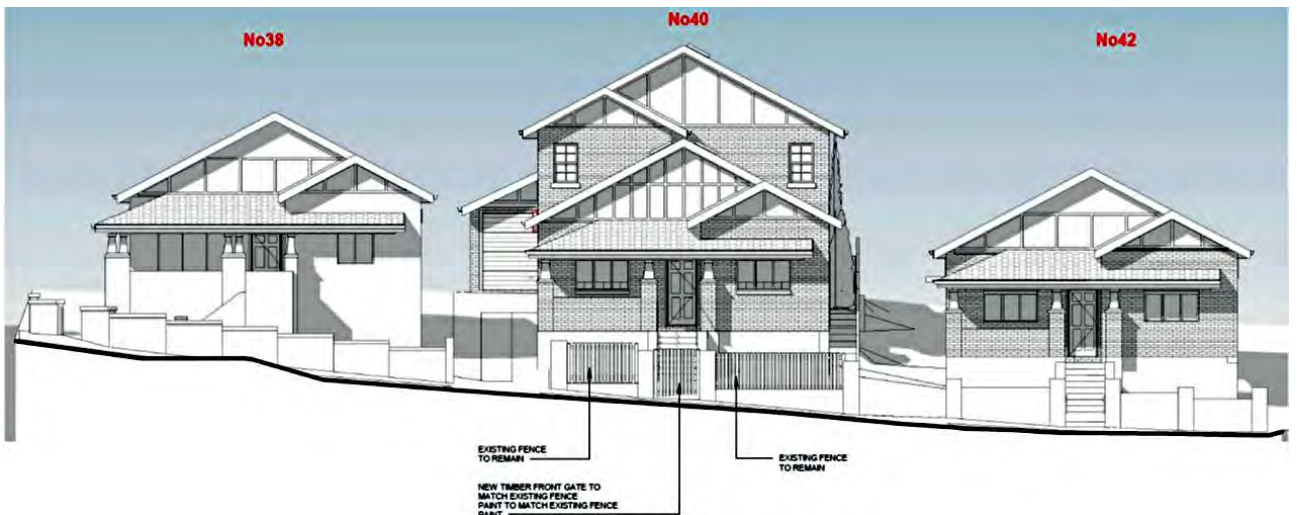
- 01. Maintain the traditional Federation and inter-war building character.
- 02. While new development is seen as a healthy part of the renewal of the area, it respects the traditional character of Ashbury.
- 03. The retention and adaption of housing that contributes to the character of Ashbury. The demolition of buildings that contribute to the character will generally not be supported.
- 04. Reversal of previous unsympathetic development and reinstatement of previous decorative features and materials is strongly encouraged.

**CONTROLS FOR ASHBURY**

**6.SA.1 Streetscape character analysis**

- i. Submit a Streetscape Character Analysis as part of any development application for:
  - New dwellings, and
  - Alterations to the front elevation and/or a second storey addition to existing dwellings

Comment: the proposed development does not entail alterations to the existing front elevation. A second storey addition is proposed:



21. Streetscape (HTH Dwg. A4.05 [NTS]). Proposed upper-level addition- the drawing is in orthographic projection, giving an impression that the proposed addition is bulkier than it will be perceived in reality.

### **6.SA.2 Height**

Comment: the proposed additions are, in part two- storey, but the overall height as indicated on the elevations at p.6 is under the 8.5 metre height limit.

### **6.SA.3 Setback**

Comment: the existing setback to Hay Street is maintained.

### **Side setback**

Comment: no additions are proposed within the setbacks.

### **6.SA.4 Building expression and streetscape**

Comment: the existing house will remain legible, with the proposed addition set back approximately 8 metres from the existing main gable. There are numerous nearby examples of upper-level additions in the portion of Hay Street in which the subject property is located and the proposal will be part of the emerging character of the area:



## **H. CONCLUSION**

Historical research has revealed that “Wilton” was most probably built in c. 1924 and shows influences of the “Californian Bungalow” style in its design and fabric.

The proposed development seeks to improve the level of accommodation and amenity of the rear of the house in terms of indoor/ outdoor living, and is of an approach that is relatively common in the portion of Hay Street in which it is located.

In my opinion, there will be no adverse effects of the proposal on the character of the broader Ashbury HCA and the proposal is supportable in terms of potential heritage impacts.

Prepared by



Greg Patch  
Heritage Consultant

## **Appendix: Documents**

Sub<sup>n</sup> of part of C/T. Vol. 385 Fol. 230 & Lots 17 & 18 D.P. 363

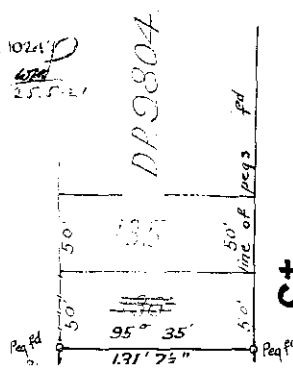
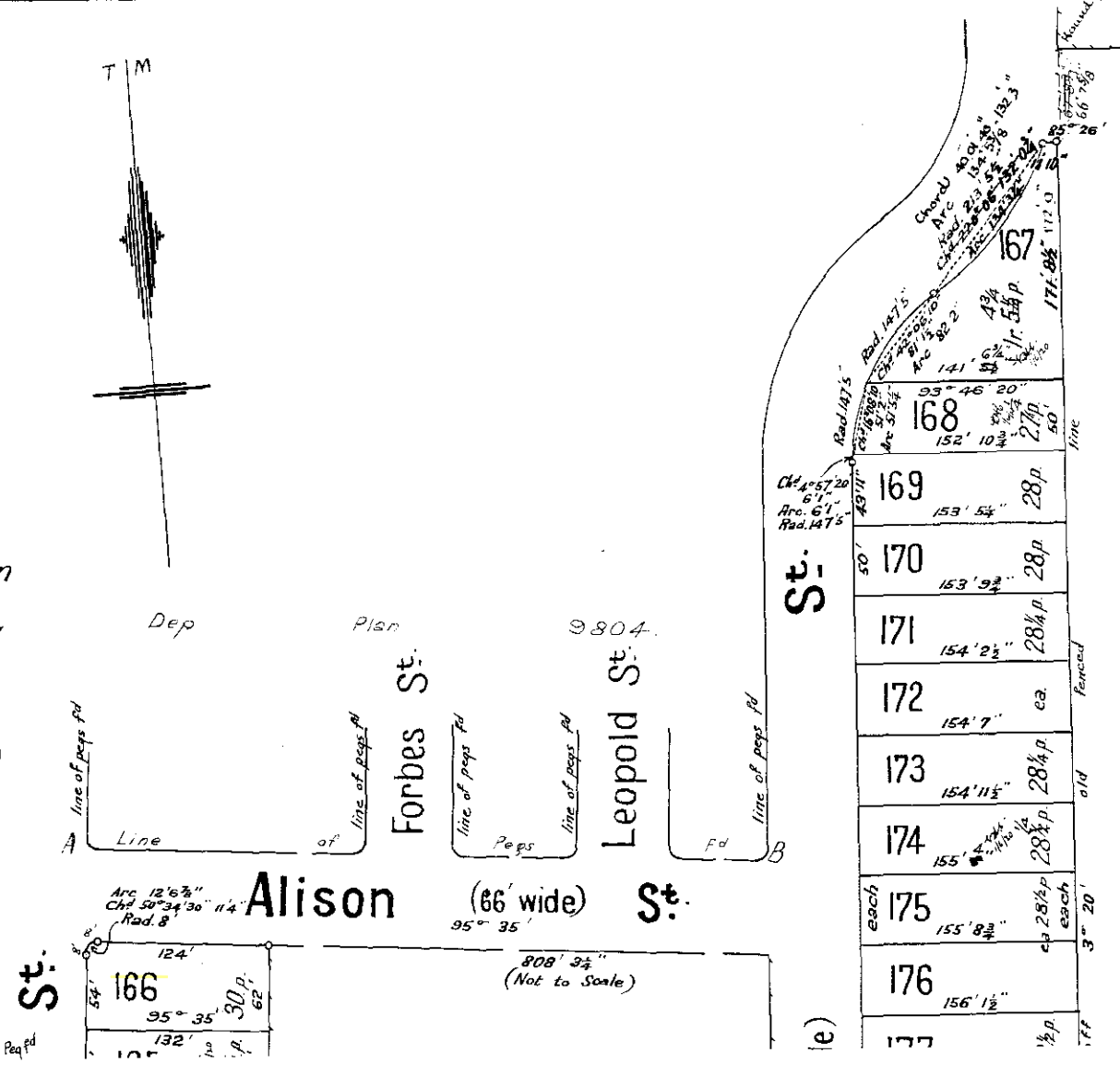
PARISH<sup>s</sup> OF PETERSHAM & COUNTY OF CUMBERLAND

Scale 100 ft. to an inch

NOTE: Seven feet of the front of each allotment (other than corner allotments) shall be provided as due ways of access to the rear of buildings erected or to be erected thereon.

Bearings are from True Meridian

for amendment of lot 167, sec. M. 21. 4632 with papers D.P. 10247





**Croydon (66 wide) Ave.** (N/Sid 20 60:20)

247 (PH)

Parish of Concord

Leith

**Hay** 5' 34" (66' wide)

Parish of Peter sham

260 AC (GT)

**Goodlet** (66' wide)

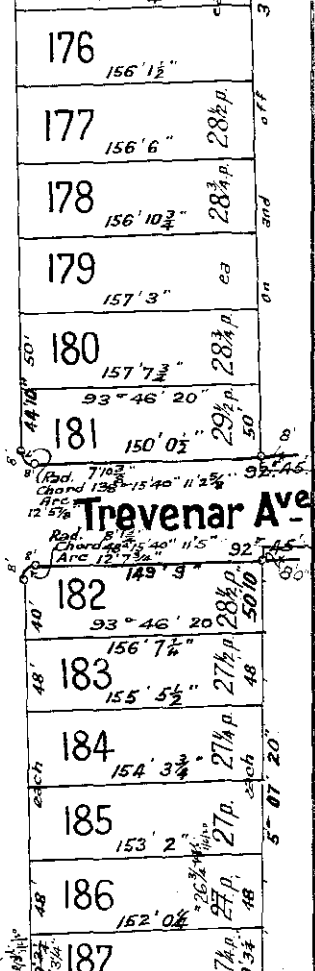
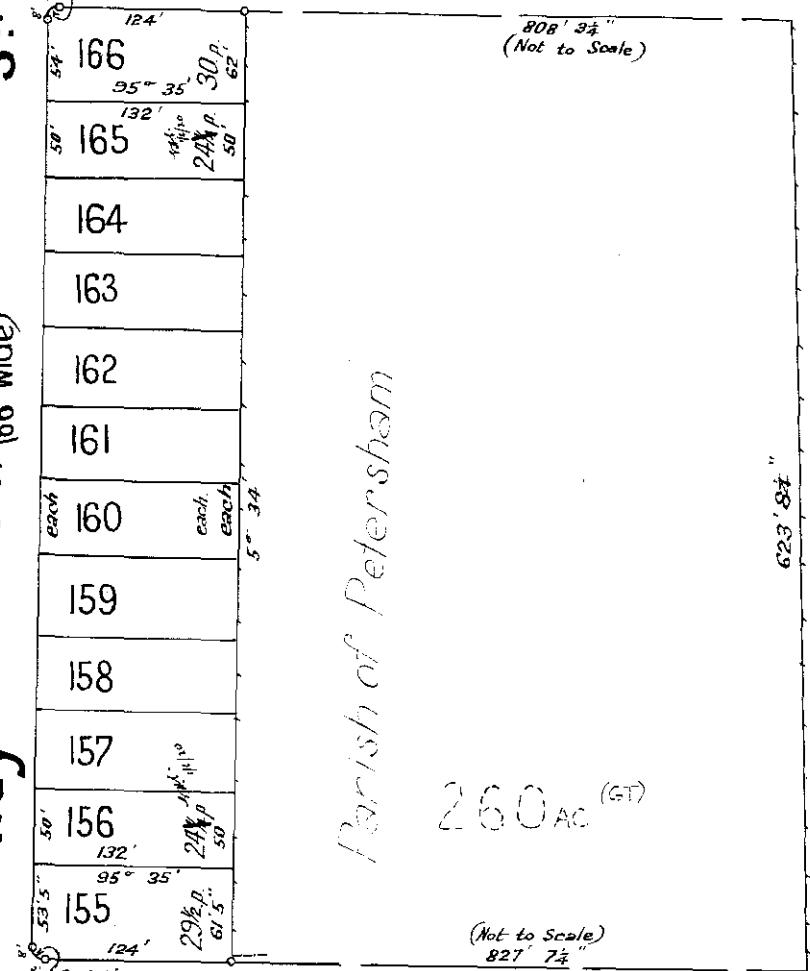
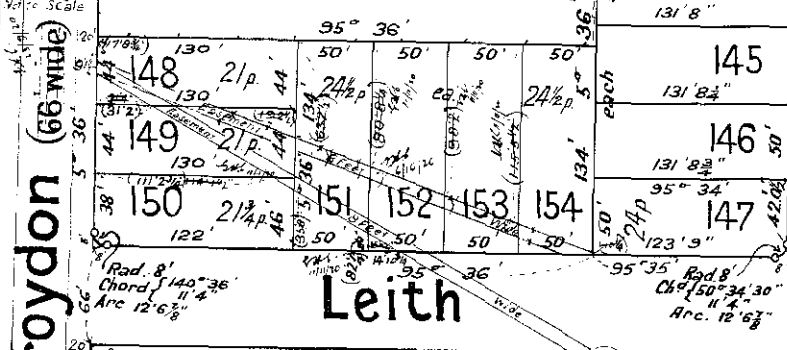
**Trevenar Ave**

St.

St.

808' 3 1/2" (Not to Scale)

827' 7 1/2" (Not to Scale)



I **Edward Henry Cowdery** of Sydney, Licensed Surveyor, specially licensed under the Real Property Act do hereby solemnly and sincerely declare that the boundaries and measurements shown in this plan are correct for the purposes of the said Act, and that the survey of the land to which the plan relates has been made under my immediate supervision and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900.

*E. H. Cowdery*  
 Licensed Surveyor.

Subscribed and declared before me at Sydney this 18th.

day of May A.D. 1920

*E. A. Mitchell* J.P.

Date of Survey April 1920

Datum line of Azimuth A-B.

D.P. 10247 (E)

\* Add here by me or under my immediate supervision as the case may be.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE  
-----  
5/12/2022 8:25AM

FOLIO: 2/175523  
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First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 13151 FOL 156

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/10/1990	Z286210	CAVEAT	
9/12/1991	E115082	WITHDRAWAL OF CAVEAT	
4/11/1998	5373959	TRANSFER	
4/11/1998	5373960	MORTGAGE	EDITION 1
4/2/2013	AH530282	DISCHARGE OF MORTGAGE	
4/2/2013	AH530283	TRANSFER	
4/2/2013	AH530284	MORTGAGE	EDITION 2
28/5/2014	AI617538	DISCHARGE OF MORTGAGE	
28/5/2014	AI617539	TRANSFER	
28/5/2014	AI617540	MORTGAGE	EDITION 3
2/5/2017	AM343902	DISCHARGE OF MORTGAGE	
2/5/2017	AM343903	MORTGAGE	EDITION 4
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED

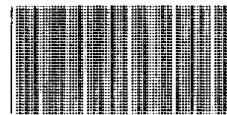
\*\*\* END OF SEARCH \*\*\*

archnex

PRINTED ON 5/12/2022



# CERTIFICATE OF TITLE



1315156

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln No. 4533

Vol. **13151** Fol. **156**

Prior Title Vol. 3570 Fol. 95



EDITION ISSUED

6 10 1976

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

**CANCELLED**

*J. Johnson*  
Registrar General.

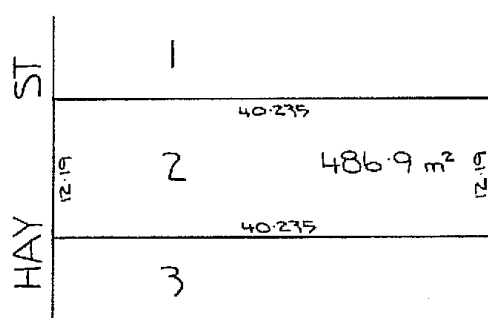


SEE AUTO FOLIO



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P 870398 *WJ*

REDUCTION RATIO 1:500

### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 175523 in the Municipality of Canterbury Parish of Petersham and County of Cumberland being part of 40.47 hectares granted to James Hunt Lucas on 11-11-1794.

### FIRST SCHEDULE

~~BASSAM FARID BEKKAN of Croydon Park, Mail Officer and JEANETTE BEKKAN his wife, as Joint Tenants.~~

### SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. A974369.<sup>1</sup>
3. Mortgage No. P870398 to Commonwealth Savings Bank of Australia. Registered 3-9-1976. Discharged R336538

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE

13151 Fol. 156

(Page 1) Vol.

R336-3394  
 K 97  
 R992-3394

**FIRST SCHEDULE (continued)**

REGISTERED PROPRIETOR		NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar General
Giuseppe Alcamo, Fitter and Pietro Alcamo, Cabinet Maker, both of Croydon Park, as joint tenants.		Transfer	R336539		25-7-1979	
<b>CANCELLED</b>						
SEE ABOVE FORM						

**SECOND SCHEDULE (continued)**

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
						Discharged	
Mortgage	R336540		to Commonwealth Savings Bank of Australia	25-7-1979		Discharged	R982733

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

No. of Deposited Plan 10247

Appn. No. 4533

Reference to last certificate

Vol. 3496 Fol. 82

# New South Wales.



17920 8.23

[CERTIFICATE OF TITLE.]

REGISTER BOOK,  
VOL. 3570 FOL. 95

CANCELLED

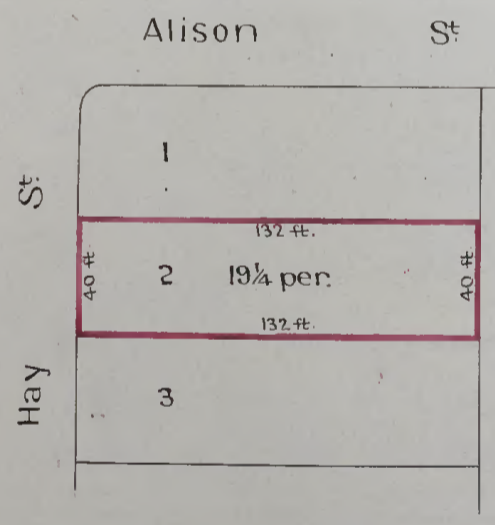
CECIL ROBERT CROFTON of Canterbury, Salesman, Transferee under Instrument of Transfer from Richard Morgan Evans and Richard Jones, No.B.43573, is now the proprietor of an Estate in Fee Simple,  
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests, as are notified hereon, in that piece of land situated  
in the Municipality of Canterbury Parish of Petersham, and County of Cumberland  
containing Nineteen and one quarter perches, or thereabouts,  
as shown in the Plan hereon and therein edged red, being Lot 2 as shown in plan annexed to the said Instrument of Transfer No.B.43573 and being part of 100 acres delineated in the Public Map of the said Parish in the Department of Lands originally granted to James Hunt Lucas by Crown Grant dated the eleventh day of November One thousand seven hundred and ninety four.

In witness whereof I have hereunto signed my name and affixed my Seal, this

18<sup>th</sup> day of March, 1924

Signed in the presence of *A. Murray*

*A. Atkinson*  
Registrar General.



Scale: 50 ft. to one inch.  
NOTIFICATION REFERRED TO

Instrument of Transfer No.A.974369 contains a covenant declaration and agreement in the following words:-  
"And the said Transferees so as to bind not only themselves their heirs executors administrators and assigns but also the said land and the successive owners and tenants thereof doth hereby covenant with the said Transferrors that any main building to be erected on the lot hereby transferred shall cost and be of the value of not less than Five hundred pounds And that such main building shall be built mainly of brick or stone or partly of either and or of other material to be approved in writing by the said Transferrors and the roof thereof shall be covered with slates tiles or other material approved in writing by the Vendors and that only one dwelling house shall be erected on the said lot And that they will provide for seven feet of the frontage of the said allotment to be used as way of access to the rear of any building to be erected upon such allotment. Provided however that the Transferees their heirs executors administrators or assigns may subdivide the same and in that case each dwelling house erected on such subdivision shall not have less than forty feet frontage to the street to which such allotment fronts And the parties hereto declare and agree that the person by whom or with whose consent the covenants by the Transferees hereinbefore contained may be released varied or modified are the Registered Proprietors respectively of the allotments of land shown on the plan of subdivision lodged in the Land Titles Office and numbered

"10247 and the land to which the benefit of the said covenants is intended to be appurtenant are all the said allotments."

*A. Atkinson*  
Registrar General.

No. B.43574 MORTGAGE dated 21st January 1924  
from the said Cecil Robert Crofton to Misses Crossman Dickson wife of Walter Dickson of Sydney Solicitor.  
Produced and entered 19th March 1924  
at 11 o'clock in the noon.

No. B.43575 MORTGAGE dated 21st January 1924  
from the said Cecil Robert Crofton to Richard Morgan Evans and Richard Jones both of Anhydrite Builders  
Produced and entered 14th March 1924  
at 12 o'clock in the noon.

No. B.456134 DISCHARGE of within Mortgage  
B.43575 dated 12th January 1924  
Produced 14th January 1924 and entered  
14th January 1924  
at 2.45 o'clock in the noon.

B.43573  
S.K.  
G.M.K.

No. B 926035 DISCHARGE of within Mortgage  
A 43574 dated 3rd January 1930  
Produced and entered 6th January 1930 and entered  
at 3 30'clock in the after noon.  
*W. S. Hayton*  
REGISTRAR GENERAL

No. B 926036 MORTGAGE dated 30th December 1929  
from the said Cecil Robert Crofton to John George  
Smithson of Massachusetts Gentleman  
Produced and entered 6th January 1930  
at 3 30'clock in the after noon.  
*W. S. Hayton*  
REGISTRAR GENERAL

No. C 570386 DISCHARGE of within mortgage  
No. B 926036 dated 8th July 1937  
Produced 26th August 1937 entered 26th August 1937  
at 11 o'clock in the fore noon.  
*Ray W. Willis*  
REGISTRAR GENERAL

No. C 570387 TRANSFER dated 1st August 1937  
from the said Cecil Robert Crofton to Alfred  
Edgar Walker of Newtown, Legysman  
of the land within described  
Produced and entered 26th August 1937  
at 11 o'clock in the fore noon.  
*Ray W. Willis*  
REGISTRAR GENERAL

No. C 570388 MORTGAGE dated 16th August 1937  
from the said Alfred Edgar Walker to  
Commonwealth Bank of Australia  
Produced and entered 26th August 1937  
at 11 o'clock in the fore noon.  
*Ray W. Willis*  
REGISTRAR GENERAL

No. D 332010 DISCHARGE of within mortgage  
No. C 570388 dated 8th September 1944  
Produced and entered 24th November 1944  
at 5 15'clock in the after noon.  
*Ray W. Willis*  
REGISTRAR GENERAL

No. D 332011 TRANSFER dated 10th November 1944  
from the said Alfred Edgar Walker to Salvatore  
Domenico Ferraro of Ashfield, Farmer and  
Annunziata (also known as Nancy) Ferraro his wife  
as joint tenants of the land within described  
Produced and entered 24th November 1944  
at 5 15'clock in the after noon.  
*Ray W. Willis*  
REGISTRAR GENERAL

No. F 364983 MORTGAGE dated 11th July 1950  
from the said Salvatore Domenico Ferraro and  
Annunziata Ferraro to Commonwealth Bank  
of Australia  
Produced and entered 17th July 1950  
at 4 10'clock in the fore noon.  
*J. H. Pells*  
REGISTRAR GENERAL

No. F 896724 DISCHARGE of within mortgage  
No. F 264983 dated 20th July 1953  
Produced and entered 21st July 1953  
at 2 10'clock in the fore noon.  
*J. H. Pells*  
REGISTRAR GENERAL

No. F 925275 MORTGAGE dated 1st August 1953  
from the said Salvatore Domenico Ferraro and Annunziata  
Ferraro to Commonwealth Bank of Australia  
Produced 1st September 1953 and entered 24th September 1953  
at 10 10'clock in the fore noon.  
*J. H. Pells*  
REGISTRAR GENERAL

MORTGAGE No. F 925275 has been discharged.  
See F 716733 Entered 29th July 1954  
*Jawatson*  
REGISTRAR GENERAL

John Sydney Fraser of Ashbury Motor  
Mechanic and Lila Caroline Elizabeth  
Fraser his wife are  
now the registered proprietor of the land within described.  
as joint tenants  
See TRANSFER No. T 736043 dated 6th August 1964  
Entered 17th August 1964.  
*Jawatson*  
REGISTRAR GENERAL

No. T 736044 MORTGAGE dated 6th August 1964  
to Metropolitan Road Transport & Tramways  
Co-operative Building Society No 8  
Limited  
Entered 17th August 1964  
*Jawatson*  
REGISTRAR GENERAL

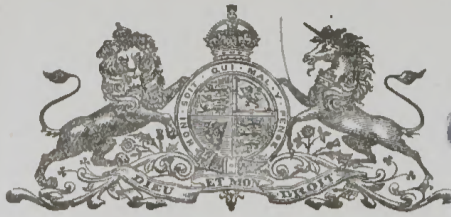
Bassam  
Francis Ferdinand Nathan, mail officer and Jeanette  
Nathan his wife, both of Croydon Park, as  
joint tenants are  
now the registered proprietors of the land within described  
See TRANSFER No. P 870397 dated 18th August 1976  
Entered 3rd September 1976.  
*Jawatson*  
REGISTRAR GENERAL

No. P 870398 MORTGAGE dated 6th August 1976  
to Commonwealth Savings Bank of  
Australia  
Entered 3rd September 1976  
As to land in this  
this P 870398 is cancelled  
and new Certificate issued  
Vol. 13151 Fol. 156  
*Jawatson*  
REGISTRAR GENERAL

P 870398  
m

Appn. No. 4533  
Reference to last Certificate  
Vol. 3158 Fol. 15

New South Wales.



[CERTIFICATE OF TITLE.]

Joint Tenancy

CANCELLED W REGISTER BOOK,

Vol. 3496 Fol. 82

RICHARD MORGAN EVANS and RICHARD JONES both of Annandale, Builders, Transferees under Instrument of Transfer from Elizabeth Mary Goodlet, Alexander Copeland, Alfred Ingram Macfarlan and William Allen No.A:974369 are now the proprietors of an Estate in Fee Simple as Joint Tenants, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in that piece of land situated in the Municipality of Canterbury Parish of Petersham, and County of Cumberland containing as shown in the Plan hereon and therein edged red, being lots 164, 165 and 166 in a Plan deposited in the Land Titles Office, Sydney, No.10247 and being part of 100 acres delineated in the Public Map of the said Parish in the Department of Lands originally granted to James Hunt Lucas by Crown Grant dated the eleventh day of November One thousand seven hundred and ninety four.

In witness whereof, I have hereunto signed my name and affixed my Seal, this 24th day of August 1923.

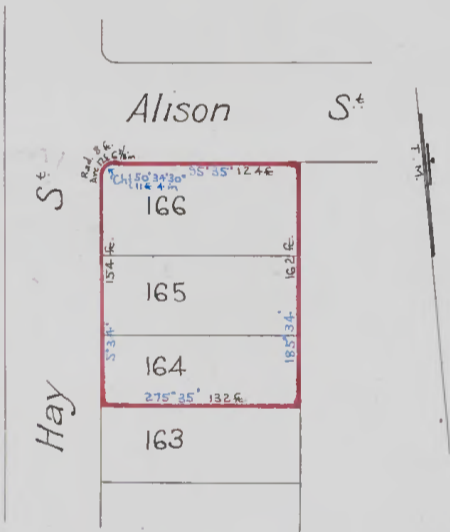
Signed in the presence of

W.P. Friend

Registrar General

"Office and numbered 10247 and the land to which the benefit of the said covenants is intended to be appurtenant are all the said allotments."

Registrar General



Scale: 100 ft. to one inch

NOTIFICATION REFERRED TO.

The above mentioned Instrument of Transfer No. A.974369 contains a covenant declaration and agreement in the following words:-  
"And the said Transferees so as to bind not only themselves their heirs executors administrators and assigns but also the said land and the successive owners and tenants thereof doth hereby covenant with the said Transferrors that any main building to be erected on the lot hereby transferred shall cost and be of the value of not less than Five hundred pounds. And that such main building shall be built mainly of brick or stone or partly of either and or of other material to be approved in writing by the said Transferrors and the roof thereof shall be covered with slates tiles or other material approved in writing by the Vendors and that only one dwelling house shall be erected on the said lot. And that they will provide for seven feet of the frontage of the said allotment to be used as way of access to the rear of any building to be erected upon such allotment. Provided however that the Transferees their heirs executors administrators or assigns may subdivide the same and in that case each dwelling house erected on such resubdivision shall not have less than forty feet frontage to the street to which such allotment fronts. And the parties hereto declare and agree that the person by whom or with whose consent the covenants by the Transferees hereinbefore contained may be released varied or modified are the Registered Proprietors respectively of the allotments of land shown on the plan of subdivision lodged in the Land Titles

No. B.43573 TRANSFER dated 1st January 1924 from the said Richard Morgan Evans and Richard Jones to Cecil Robert Crofton of part

Produced and entered 14th March 1924 at 12 o'clock in the noon.

Cancelled & Certificate of Title Issued Vol. 3570 Fol. 95

Registrar General

No. B.47821 TRANSFER dated 30 January 1924 from the said Richard Morgan Evans and Richard Jones to Arthur Black and Alice Mary Black as joint tenants of the land within described

Produced and entered 14th March 1924 at 12 o'clock in the noon.

Cancelled & Certificate of Title Issued Vol. 3570 Fol. 96

Registrar General

No. B.9089 TRANSFER dated 27th May 1924 from the said Richard Morgan Evans and Richard Jones to Henry Wright Harris of part

Produced and entered 20th June 1924 at 12 o'clock in the noon.

Cancelled & Certificate of Title Issued Vol. 3659 Fol. 180

Registrar General

No. B.108475 TRANSFER dated 14th July 1924 from the said Richard Morgan Evans and Richard Jones to George Jack Percy Leape and Florence Estelle Leape as joint tenants of the land within described

Produced and entered 13th August 1924 at 10 o'clock in the afternoon.

Cancelled & Certificate of Title Issued Vol. 3650 Fol. 50

Registrar General









# **EXTERIOR COLOUR CONCEPT**

**SELLARO, CROYDON PARK**

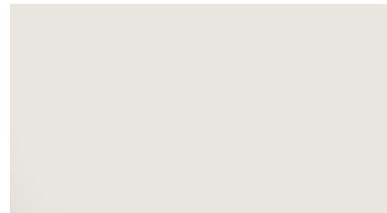
# Interior Design Concept

## External Colours

TERRACOTTA ROOF TILES TO MATCH EXISTING FOR NEW ROOF



POSTS, SOFFIT, EAVES GABLE PANELS AND TIMBER WINDOWS TO MATCH EXISTING IN DULUX CHARMED WHITE OR EQUIVALENT



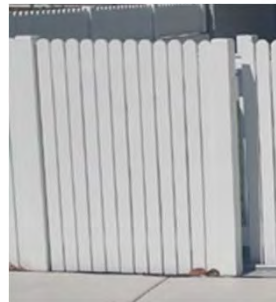
GABLE FRAME AND EXTERNAL RENDER TO MATCH EXISTING IN DULUX EAVES OR EQUIVALENT



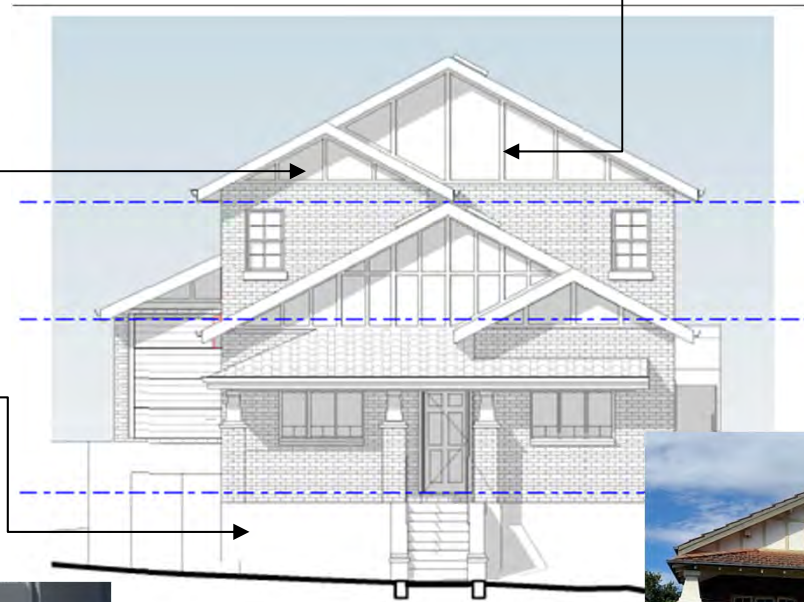
NEW BRICKWORK TO MATCH EXISTING BRICK COLOURS AND TURK POINTED



NEW FACIA BOARD & GUTTERS COLOUR TO MATCH EXISTING IN DULUX WOODLAND GREY AND SIMILAR



NEW GABLE TO MATCH EXISTING IN BOTH PROFILE AND COLOURS



GROUND FLOOR EXISTING FRONTAGE TO REMAIN AND NOT REPAINTED INCLUDING FENCE

NEW TIMBER FRONT GATE TO MATCH EXISTING FENCE



These drawings are concept layouts only and not for construction use. All designs, layouts and dimensions are indicative and subject to check measure and further detailing. House to Home Finishes are not responsible for any misinterpretation associated to how this booklet is used. Subject to budget constraints.

12/12/2022

# Interior Design Concept

## External Colours



NEW FACIA BOARD & GUTTERS  
COLOUR TO MATCH EXISTING IN  
DULUX WOODLAND GREY AND  
SIMILAR



TERRACOTTA ROOF TILES  
TO MATCH EXISTING FOR  
NEW ROOF

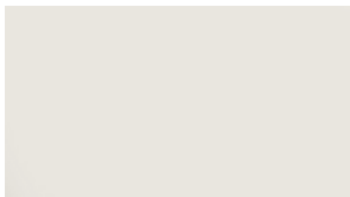


NEW BRICKWORK TO  
MATCH EXISTING BRICK  
COLOURS AND TURK  
POINTED TO FIRST  
FLOOR AND GARAGE



WRAP POST IN SHAKER PROFILED  
PANELS, SKIRTING AND PARAPETS  
PAINTED IN DULUX CHARMED  
WHITE OR EQUIVALENT

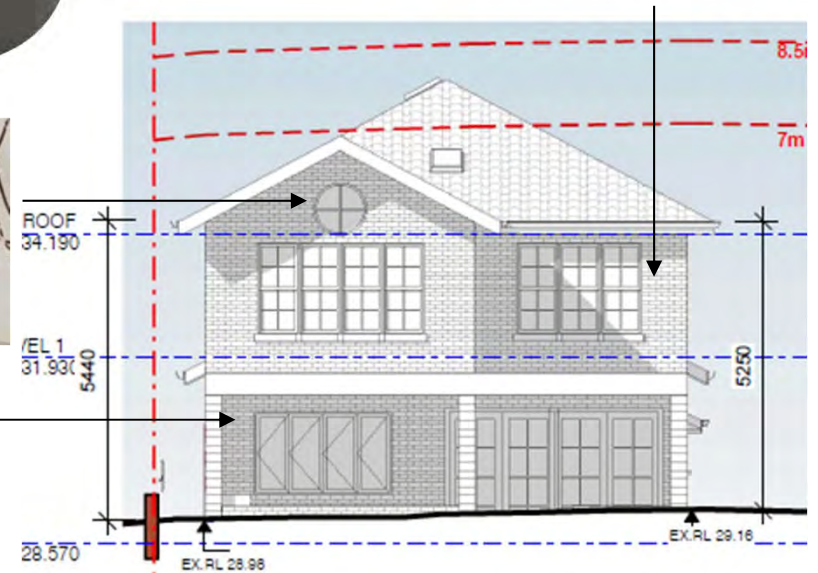
CIRCULAR  
ROUND  
HIGHLIGHT  
WINDOW



TIMBER WINDOWS AND DOORS  
IN DULUX CHARMED WHITE OR  
EQUIVALENT



BRICKS BAGGED  
FOR GROUND  
FLOOR  
ALFRESCO AREA



These drawings are concept layouts only and not for construction use. All designs, layouts and dimensions are indicative and subject to check measure and further detailing. House to Home Finishes are not responsible for any misinterpretation associated to how this booklet is used. Subject to budget constraints.