

# HERITAGE IMPACT STATEMENT



*Development Application*  
**2 Allibone Street, Ashbury**

June 2023 | J5893

**Weir  
Phillips**  
**Heritage  
and Planning**

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**Cover Image:** No. 2 Allibone Street, Ashbury  
Weir Phillips Heritage and Planning.

*We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all Aboriginal people.*

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## **1.0 INTRODUCTION**

### **1.1 Preamble**

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for alterations and additions to an existing dwelling at No. 2 Allibone Street, Ashbury, New South Wales.

The site is located within the Canterbury-Bankstown Council area. The principal planning control for the site is the *Canterbury Local Environmental Plan 2012 (LEP 2012)*. The site is not listed as a heritage item by Schedule 5 Part 1 of the *Canterbury LEP 2012*. It is however, located within the Ashbury Heritage Conservation Area as defined by Schedule 5 Part 2 of this plan.

Under Part 5.10 of the *Sydney LEP 2012*, a heritage management document is required to accompany the Development Application to Council. The most appropriate heritage management document in this instance is a Heritage Impact Statement (HIS).

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Integrated Design Services.

### **1.2 Authorship**

This HIS was prepared by Louise Doherty B.Sc. Bldg. Cons. (Hons.), and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons.(Hons.), of Weir Phillips Heritage and Planning.

### **1.3 Limitations**

The history contained in this statement was compiled from readily available sources listed under Section 1.6 below. No photographs of the site were found during the course of our research which also included desktop searches on the State Library of NSW, Council archival records and Trove platforms.

An Aboriginal history and assessment were not provided for. No historical archaeology was carried out on the site.

### **1.4 Methodology**

This HIS has been prepared with reference to the NSW Heritage Division publications *Statements of Heritage Impact* (2023 update) and *Planning and Heritage* (1996), and to the Canterbury-Bankstown Council planning documents listed in Section 1.6 below.

A site visit was carried out in November 2022. Unless otherwise stated, the photographs contained in this HIS were taken on this occasion.

## **1.5 References**

### **1.5.1 General References**

- 'APPOINTMENTS, RETIREMENTS AND DISMISSALS.', Commonwealth of Australia Gazette (National: 1901 - 1973), 23 December, 1954 p. 3819.
- Australian Dictionary of Biography, 'Campbell, Robert (1769-1846)', <http://adb.anu.edu.au/biography/campbell-robert-1876>, accessed 12 August 2020.
- NSW Birth, Deaths and Marriages. Records Nos: 21871/1894, 846/1917 and 856/1985.
- John Sands' Ltd, *John Sands' Sydney and Suburban Directories*, NSW, John Sands' Ltd, various dates.
- NSW Land Property Information Vol. 2434 Folio:223

### 1.5.2 Historic Plans and Photographs

- NSW Lands Department, *Aerial Photographs over Sydney, 1943*. NSW Lands Department.
- NSW Spatial Services, *Aerial Photographs over Sydney*, various dates

### 1.5.3 Heritage Listing Sheets

- *Ashbury Conservation Area*, Ashbury. State Heritage Inventory Database No.: 1300428.

### 1.5.4 Planning Documents

- *Canterbury Local Environmental Plan 2012*.
- *Canterbury Development Control Plan 2012*.

## 1.6 Site Location

No. 2 Allibone Street is located on the western side of Allibone Street and to the northern side of Trevenar Street (Figure 1). The site of the proposed works is legally known as Lot 21, D.P. 7011



**Figure 1: No. 2 Allibone Street.** The subject site is shaded yellow and outlined in red.  
Source: SIX Maps, 2023.

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## **2.0 HISTORICAL DEVELOPMENT**

### **2.1 Aboriginal History**

While an Aboriginal history is not provided for, it is acknowledged that the original inhabitants of the Ashbury area were the Wangal and Cadigal people of the Eora nation.

### **2.2 Early European History of the Area**

The Colony of New South Wales was formerly established on 26 January 1788 at Sydney Cove on the foreshore of Sydney Harbour. A second township, Rosehill (later Parramatta), was established in November 1788. The following year, work began on a rough track, later Parramatta Road, to link the two settlements. European use of the area radiated outwards from Parramatta Road and, at a later date, from a second major road, the Great South Road (later Liverpool Road), work upon which started in 1813.

From January 1793, successive governors granted land outside the declared boundaries of the Township of Sydney in order to open up the land and augment the Colony's food supplies. Present day Ashbury lies well outside these boundaries. The first grant within the area was a 100-acre grant, known as Canterbury Farm or Canterbury Vale, made to the Reverend Richard Johnson in 1793. Other early recipients of 100-acre grants in the area were Captain John Townsend (1794), Surveyor Augustus Alt (1794), Lieutenants John Piper and James Hunt Lucas (1794) and Captains Joseph Foveaux (1794) and William Paterson (1794). Smaller land grants, of between 14 and 30 acres, were made to emancipists and privates within the New South Wales Corps. The subject site is located on the 100 acres granted to John Clapham or Clepham on 11<sup>th</sup> November 1794.<sup>1</sup>

By 1800, most of these smaller grants had been subsumed into Johnson's Canterbury Farm, which comprised 900-acres and reached as far south as the Cook's River. In 1800, following Johnson's return to England, the farm was sold to Lieutenant William Cox, who enlarged the estate further before selling to Robert Campbell in 1803.

Robert Campbell was one of Sydney's most prominent merchants.<sup>2</sup> In addition to his private trading activities, the firm of Campbell & Co. fulfilled several lucrative government contracts. It was said that Campbell purchased Canterbury Farm to accommodate rejected government cattle. By 1806, he was the largest private cattle owner in the Colony. Although the farm was offered for rent (1811) and then for sale (1812) after Campbell's business affairs suffered a serious downturn, the estate remained in his hands and largely intact until the 1840s.

### **2.3 History of the Ashbury Conservation Area**

The State Heritage Inventory provides the following history of the Ashbury Heritage Conservation Area, in which the site lies, as follows:

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.

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<sup>1</sup> NSW LPI Vol. 2434 Fol.223

<sup>2</sup> Australian Dictionary of Biography, 'Campbell, Robert (1769-1846)', <http://adb.anu.edu.au/biography/campbell-robert-1876>, accessed 12 August, 2020.

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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

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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. 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. 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.<sup>3</sup>

## 2.4 History of the site

In 1914, Nellie Lillian Porter, (spinster of Erskineville) purchased Lot 21 on which the subject site stands.<sup>4</sup> The title came with the following covenant for building:

...that she shall not erect or permit to be erected on the land hereby transferred any mina buildings of less cost and value than three hundred pounds and that this covenant shall be binding on the land hereby transferred and the successive owners and occupiers thereof.

In 1917, Nellie married Ralph French.<sup>5</sup> "Allabone" Street (sic) first appears in the 1918 Sands' Directories. The first reference to Ralph French being a resident of the street occurred in 1919.

Nellie is recorded as selling the property to Raymond Ravaillion in 1919. Ravaillion, a mechanic from Ashfield, was recorded in the Sands' Directory as the resident of the dwelling from 1920 until the last edition in 1932-33. The land title records indicate that Ravaillion retained ownership of the property until 1973.

Figure 2 - Figure 5 depict the building and surrounding character during Ravaillion's tenure. The earliest aerial, dating from 1943, refer to Figure 2, depicts the building as having a hipped roof to the front (east) and a flat roof addition to the rear of the building. The rear yard appears to comprise of an area of lawn intersected with a concrete path leading to a single garage located within the southwest corner of the site.

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<sup>3</sup> *Ashbury Estate Heritage Conservation Area*, Ashbury. State Heritage Inventory Database No.: 1300428.

<sup>4</sup> NSW LPI, Certificate of Title, Volume 2434-Folio 223.

<sup>5</sup> NSW BDM 846/1917



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There is no evidence of any significant landscaping or trees within the site. The absence of trees is also noted within both Allibone Street and Trevenar Street.

The land to the southern side of Trevenar Street was, at the time of Ravaillion's occupation of the site, the location of the Ashbury Brickyard. Figure 3 - Figure 5 show that the brickyard was active during this period, this is demonstrated through the growth of the brick pit and the stark unvegetated nature of the surrounding lot. By contrast, with the exception of the addition of a round structure to the southern side of the dwelling, possibly a water tank, few changes occurred to the dwelling during Ravaillion's tenure.

Little is known about Ravaillion, in 1954 he was recorded as retiring from the Engineering Branch of the Postmaster Generals Department, where he was a Senior Technician, Grade 5.<sup>6</sup>

It is noted that NSW Birth Death and Marriages record Ravaillion's birth in 1894<sup>7</sup> and his death in 1985.<sup>8</sup> There are no other records bearing his name.



**Figure 2: The 1943 aerial depicting No. 2 Allibone Street, indicated by the red arrow. This aerial was taken at the time of Ravaillion's ownership.**  
Six Maps

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<sup>6</sup> 'APPOINTMENTS, RETIREMENTS AND DISMISSALS.', Commonwealth of Australia Gazette (National : 1901 - 1973), 23 December, 1954 p. 3819.

<sup>7</sup> NSW BDM 21871/1894

<sup>8</sup> NSW BDM 856/1985



**Figure 3: 1943 Aerial depicting the subject property and its wider setting. Note the site to the north was in operation as a brickworks.**  
Six Maps



**Figure 4: 1955 Aerial Depicting the unchanged nature of the subject property.**  
Department Spatial Services



**Figure 5: 1971 Aerial. The only change noted to the building is the addition of a round object to the south of the building**

Department Spatial Services

Ownership of the property was transferred from Ravallion to foundry worker, George Sandaklis and Rick Huntlikis (?), labourer in January 1973.<sup>9</sup> It was transferred in December of the same year to Giuseppe Priviteria of Lidcombe.<sup>10</sup> The last transfer prior to the land title being converted to an electronic record occurred in 1990 when Giuseppe Priviteria and Concetta Priviteria were recorded as joint tenants.

The following aerial images, Figure 6 - Figure 9, indicate that the Priviteria's extended the building to the west with a hipped roof addition. Construction appears to have commenced in 1975, Figure 6, shows the building under construction with the internal walls visible. By 1982, the hipped roof form of the rear addition had been completed. Further changes noted indicate that by 1986 the carport had been constructed within the rear yard. By 1991, other than the removal of the circular structure from the southern side of the dwelling, no major changes to the form of the dwelling appear to have occurred.

While the changes to the building are noted as being minimal major changes occurred to the setting of the dwelling during this period arising from the decommissioning of the neighbouring brick works and its eventual conversion as a public open space.

<sup>9</sup> LTO NSW, Volume 2434-Folio 223, Transfer record N7021

<sup>10</sup> LTO NSW, Volume 2434-Folio 223, Transfer record N660022



**Figure 6: Image depicting the property in 1975. The rear of the building appears to be under construction, see insert.**  
Department Spatial Services



**Figure 7: By 1982 the house has been extended to the west with a hipped roof addition and the brickyard appears to have ceased operations.**  
Department Spatial Services





**Figure 8: 1986** No change is noted to the subject dwelling however its setting is undergoing a period of change with the commencement of remediation works to the brickpits.

Department Spatial Services



**Figure 9: 1991** The remediation works have been completed. Landscaping works would follow with paths, signage and additional planting added to the site.

Department Spatial Services

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### 3.0 SITE ASSESSMENT

#### 3.1 The Site

For the following, refer to Figure 10, a recent aerial photograph over the site and to the survey that accompanies this application.



**Figure 10: Aerial Photograph over the Site, shown highlighted in yellow and outlined in red.**

Sixmaps, accessed February 2023.

The subject site is an irregular shaped lot. The site has an eastern (Allibone Street) boundary of approximately 8m; a southern boundary (Trevenar Road) of approximately 42m; a western boundary of approximately 17m; and a northern boundary of approximately 40m. The site area is 583.66 sq. metres.

The dwelling described below is located towards the front of the site, providing for a small front garden, a triangular shaped garden to the south and a small rear yard. There is a narrow set back between the building and the northern boundary.

The front boundary is defined by a rendered masonry wall which steps down to the north following the slope of the road. Pedestrian access from Allibone Street is provided via a metal gate, which opens on to a path leading to the front verandah and the front door, refer to Figure 11. The southern side boundary, adjacent to Trevenar Street and forward of the front building line, is also defined by a rendered masonry wall. Pedestrian access from Trevenar Street is achieved via a metal gate within the northern boundary. A tiled path leads from the Trevenar Street gate connecting with the path from the Allibone Street access. As depicted in Figure 12, the paths, stairs and verandah are tiled with burnt orange tiles dating from the late 20<sup>th</sup> century. The front garden comprises a small area of lawn with garden beds to the Allibone and Trevenar Street boundaries.

As shown in Figure 13, the southern side boundary, behind building line is defined by a tall timber fence. There is a modern metal gate, to the western most end of the boundary, which provides access to the garage and car port within the rear yard, described below. The rear boundary is defined by a timber fence to the southern portion, the side wall of the western neighbour's garage to its mid-section and a brown metal zinc alum style fence to the north. The brown zinc alum fence also defines the northern boundary.

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The rear yard to the western portion of the site contains a small lawn area to the north, a concrete pad to the mid-section and a carport and garage to the southern end, refer to Figure 14.

There is a freestanding garage in the southwestern corner of the site approximately three metres from the Trevenar Street boundary. The garage it has a corrugated metal clad gable roof. The exterior walls are finished with fibre cement sheeting. A modern roller door is symmetrically located in the southern elevation, adjacent to Trevenar Street. To the rear, north, of the garage is a skillion addition.

To the immediate east of the garage there is a free standing metal framed flat roofed Carport, refer to Figure 16 and Figure 17 To this section of the site there is also a modern metal shed.

The triangular shaped yard, shown in Figure 15, is located to the southern portion of the site. This area is comprised of lawn with boundary planting. There is an additional modern storage shed to the western portion of the southern yard.

There are no mature trees within the site.

Figure 11 - Figure 18 illustrate the subject site.



**Figure 11: View of the subject site From Allibone Street.**





**Figure 12: View across front yard looking south from the northern boundary.**



**Figure 13: View of the southern boundary as seen from Trevenar Street.**





**Figure 14: View looking west across the rear yard from the northern boundary.**



**Figure 15: View looking east across the southern side yard.**



**Figure 16: View to the rear yard looking west from the southern side yard.**



**Figure 17: Arrangement of garage and car port.**



**Figure 18: Set back from northern boundary.**

## **3.2 The Dwelling**

### **3.2.1 Exterior**

The existing dwelling on the site is constructed from rendered and painted masonry. The principal building form has a hipped roof. The building has been extended to the rear. The addition is also located beneath a hipped roof which is set below the line of the principal ridge line. The roof clad in terracotta roof tiles. No chimneys are visible.

The principal elevation is the eastern elevation, addressing Allibone Street. It is rendered and painted with a verandah set beneath its own roof spanning its full width. The northern and southern ends of the verandah are defined by rendered masonry full height walls with simple decorative plaster moulding. Other decorative elements to the verandah include a turned timber verandah post, decorative timber brackets and fringe detailing. The floor level of the verandah is set two steps above the front path and is finished with the same burnt orange tiles as the paths within the front yard. The solid timber front door is located at the northern end of the principal elevation. The door is aesthetically consistent with c.1980s Italianate style joinery. To the centre of the principal elevation, there is an aluminium sliding window flanked by a pair of slender decorative timber shutters.

The southern elevation is simply detailed and finished with painted render. This elevation is comprised of two distinct sections:

- eastern section, the original principal-built form of the dwelling, and
- western portion, the rear addition.

The eastern section contains two aluminium sliding windows set beneath, timber framed window hoods finished with terracotta tiles.

The western portion contains a late 20<sup>th</sup> century sliding aluminium framed door, an aluminium framed window and a rear verandah constructed of concrete and fibre sheet cement.

The western (rear) elevation is simply detailed and constructed of rendered masonry. There are two small aluminium framed sliding windows and four vents located above the windows.



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The northern elevation, shown previously in Figure 18, is constructed of painted brick, with two aluminium framed sliding windows to the central portion of the elevation.

Figure 19 - Figure 21 illustrate the exterior of the dwelling.



**Figure 19: Front Elevation**



**Figure 20: Southern side elevation.**



**Figure 21: Rear elevation.**

### 3.2.2 Interior

The layout of the dwelling is best understood with reference to Figure 22. The room names used in this plan are adopted in the description below.



**Figure 22: Existing Ground Floor Plan.**

Real Estate.com.au.

The front door opens directly into the main hall to the north of the floor plan. The hall runs in an east – west direction from the front door to the lounge room. The hall is decorated with a plain masonry arch. The ceiling is plain with simple cove cornices. The floor is finished with polished timber floorboards. The hallway provides access to the three bedrooms located to the southern side of the dwelling.

Each of the bed rooms is accessed by a plain timber door with c.late 20<sup>th</sup> century hardware. The floors of are finished with polished timber, the skirtings are timber and modern in appearance. The ceilings are plain and the simple cove cornices are also typical and modern in appearance. The windows are aluminium framed.

The hallway opens on to the lounge room. This room has polished timber floors, low profile timber skirting boards, simple cove cornice and unadorned ceilings. There is a modern aluminium framed sliding door to the southern wall and an aluminium framed window to the northern wall.

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Beyond the lounge room is the combined kitchen/dining room. The floor is clad with c.late 20<sup>th</sup> century patterned floor tiles, simple cove cornice and ceilings are also consistent with late 20<sup>th</sup> century construction.

To the west of the kitchen there is a small hallway which provides access to the laundry, bathroom and rear yard. Both the laundry and bathroom appear to date from the late 20<sup>th</sup> century. They have tiled floors, walls tiled to  $\frac{3}{4}$  height, simple cove cornice and gyprock ceilings. Both rooms have small aluminium framed sliding windows.

Figure 23 - Figure 29 illustrate the interior of the dwelling.



**Figure 23: Hallway located to the north of the floor plan.**



**Figure 24: Typical example of bedroom interiors.**





**Figure 25: Detailing of floor, skirting and door joinery to the hallway and bedrooms.**



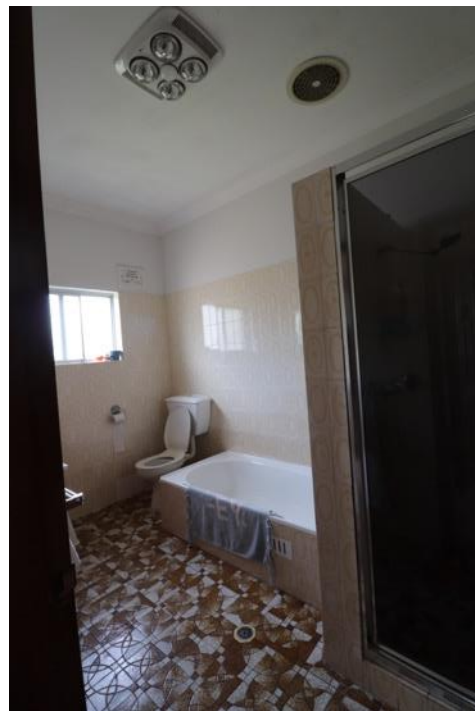
**Figure 26: Lounge room**



**Figure 27: Kitchen within the rear addition.**



**Figure 28: Laundry within the rear addition**



**Figure 29: Bathroom within the rear addition**



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### **3.3 Integrity of No. 2 Allibone Street, Ashbury**

The principal building form presents to Allibone Street as a modified dwelling. The following exterior alterations are noted:

- Rendering and painting of the original face brick.
- All external windows have been replaced by a metal frame windows
- Removal of the chimneys.
- The rear extension was constructed c.late1970.
- The front path tiling has been replaced with burnt orange c.late1970s tiles.
- Verandah flooring has been replaced with burnt orange c.late1970s tiles.
- Construction of a rendered brick boundary wall.
- All boundary fencing is contemporary.
- The car port is a modern addition.

Internally, the original floor plan and main hall remains largely intact. The following interior alterations are noted:

- Original ceilings have been altered.
- Simple cove cornice have been introduced throughout.
- Skirtings have been removed and changed.
- The kitchen/bathroom and laundry is consistent c.late1970 construction and aesthetics.

### **3.4 View Corridors towards the Site/Proposed Works**

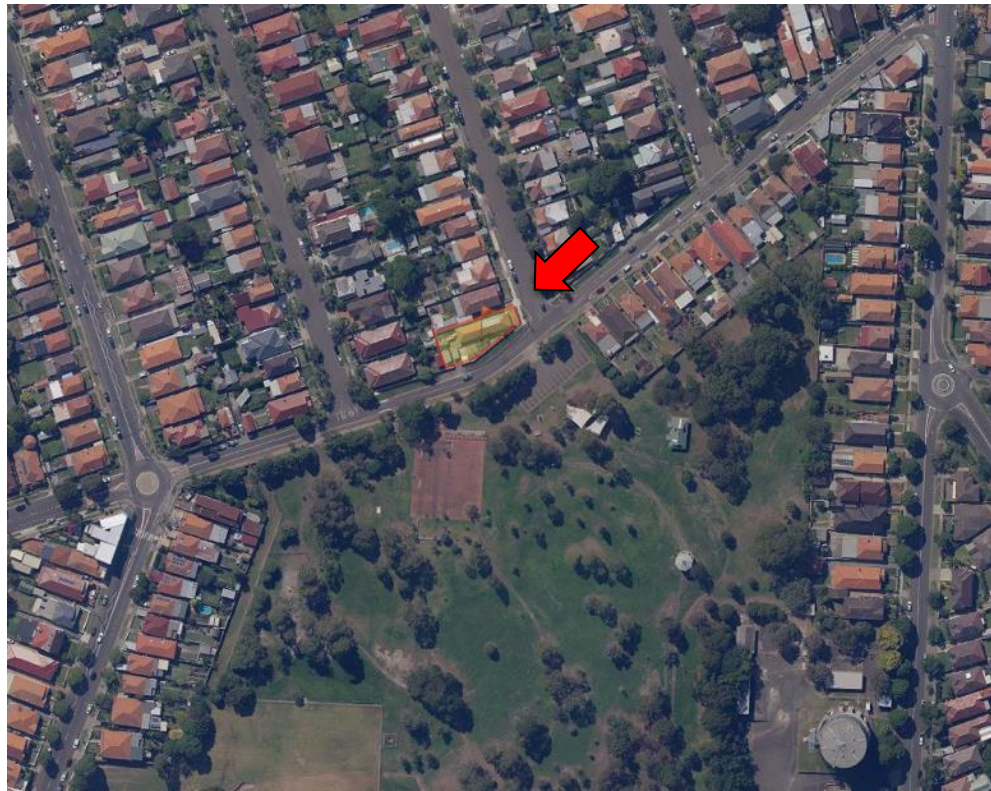
The principal view corridors towards No. 2 Allibone Street are obtained from directly outside on Allibone Street. On approached from the east, longer range views can be achieved from Trevenar Street. across. On approached from the North, views across the front elevation are limited by neighbouring properties, mature vegetation within neighbouring yards and in the streetscape.

Views to the and the principal roof form is visible from Trevenar Street however the tall boundary fence of the property limit views of the dwelling. The dwelling is visible from Peace Park to the south. However this is not considered to be a principal view angle of the park which has open views across the neighbouring valley its south and south west.

### **3.5 The Surrounding Area**

For the following, refer to Figure 30, an aerial photograph over the site and the surrounding area.

In order to understand the impact of the proposed development, the character of the surrounding area must first be understood and relationships between the site and any nearby heritage items established.



**Figure 30: Aerial photograph over the site and the surrounding area. No. 2 Allibone Street is outlined in red and marked by the red arrow.**

Sixmaps, accessed August 2022.

### 3.3.1 The General Area

The State Heritage Inventory describes the Ashbury Heritage Conservation Area, in which the site lies, as follows:

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.

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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, 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..<sup>11</sup>

### 3.3.2 Allibone Street

Allibone Street extends in a northly direction between Palace Street and Trevenar Street. The subject site is on the western corner of the junction of Trevenar Street and Allibone Street. This part of Allibone Street slopes down to the north. The unmarked street carries traffic in both directions with parking permissible on both sides of the street. There are concrete kerbs, guttering and footpaths on both sides of the street with numerous street trees planted within the nature strip on the eastern side of the street. The western side of the street, near the subject property, does not include street trees. The character of Allibone Street is shown in Figure 31 and Figure 32.

Allibone Street is residential in character. The dwellings are typically single storey red brick inter-war era dwellings. It is noted that the adjoining site, being No. 4 Allibone Street (Figure 33), is a free-standing single storey red brick Inter-war era building. It is set beneath a wide gable with timber infill detailing with street facing verandah set beneath its own roof. To the east of the subject site, on the other side of Allibone Street, is No. 1 Allibone Street (Figure 34). A freestanding dwelling with a hipped roof, small street facing gable and modified Italian style colonnade verandah addressing Allibone Street. To the south of the subject site, on the opposite side of Trevenar Street lies Peace Park, a recreational park formed on the site of the remediated brickworks, refer to Section 2.4.

The properties on both sides of Allibone Street, in the vicinity of the subject site, have low brick boundary walls, small front gardens and driveway crossings providing access to a car spot, car port or garage.

Figure 31 - Figure 34 illustrate the character of the street in the vicinity of the site.

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<sup>11</sup> *Ashbury Estate Heritage Conservation Area*, Ashbury. State Heritage Inventory Database No.: 1300428.



**Figure 31: View looking north along Allibone Street**



**Figure 32: View looking south along Allibone Street towards Trevenar Street. The red arrow marks the subject site.**





**Figure 33: Detail of No. 4 Allibone Street.**



**Figure 34: No. 1 Allibone Street, directly opposite No. 2 Allibone Street.**

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### 3.3.3 Trevenar Street

Trevenar Street extends in an east west direction between Holden Street and Goodlet Street. As noted above, the subject site is located to the western corner of the junction of Trevenar Street and Allibone Street. Trevenar generally slopes down to the west. The unmarked street carries traffic in both directions. Near the subject property street parking is not permissible on either side of the road. There are concrete footpaths on both sides of the street. There are no street trees in the vicinity of the subject property. There are concrete kerbs and guttering on both sides of the street, refer to Figure 31 and Figure 32.

The Peace Park is located to the southern side of Trevenar Street, opposite the subject property. This is an open park containing mature trees, open areas of grass, a small carpark and metal roofed pavilions.

Figure 35 - Figure 38 illustrate the character of Trevenar Street in the vicinity of the site.



Figure 35: View looking west along Trevenar Street. The red arrow marks the subject site.





**Figure 36: View west along Trevenar Street. The red arrow marks the subject site.**



**Figure 37: View looking south towards the Peace Park.**



**Figure 38: View opposite the subject property towards the Peace Park.**



**Figure 39: The principal view from Peace Park are southerly and do not include the subject property .**



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## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 Summary of Existing Citations and Listings for the Site

No. 2 Allibone Street:

- Is not listed as a heritage item by the State Heritage Register under the auspices of the NSW Heritage Act 1977.
- Is not listed as a heritage item by Schedule 5 Part 1 of the *Canterbury LEP 2012*.

The site:

- Is located within Ashbury Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Canterbury LEP 2012*.

The State Heritage Inventory Listing Sheet provides the following Statement of Significance for the Ashbury Estate Conservation Area:

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.<sup>12</sup>

The *Canterbury DCP 2012* does not include a table of contributory items for the Ashbury Conservation area.

Given the modified nature of the building and its stylistic differences to the dwellings within the Allibone Streetscape the building is considered to make a neutral contribution to the Ashbury Conservation Area.

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<sup>12</sup> *Ashbury Estate Heritage Conservation Area*, Ashbury. State Heritage Inventory Database No.: 1300428.

## 4.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

### 4.2.1 State Heritage Register

The site does not lie within the vicinity of any heritage items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

### 4.2.2 Canterbury LEP 2012

Figure 40 shows the location of heritage items, listed by Schedule 5 Part 1 of the *Sydney LEP 2012*. Heritage items are coloured brown and numbered. Conservation Areas are hatched in red or green and numbered. The subject site is indicated by the blue arrow.



Figure 40: Detail of the Canterbury Heritage Map Sheet HER\_006.

The subject site is indicated by the blue arrow.

Canterbury LEP 2012; annotations by WP Heritage and Planning.

## 5.0 HERITAGE IMPACT STATEMENT

### 5.1 Scope of Works

The following should be read in conjunction with the plans prepared by Integrated Design Group that accompany this application.

The following works are proposed:

- Repaint principal elevation with modern neutral palette.
- Remove the existing garage, Carport and contemporary metal storage shed.
- Construct garage and carport to the southern portion of the site.
- Construct a new rear extension and reconfigure the existing floor plan.
- Construct an attic.
- Repaint existing building with modern neutral palette.

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The proposed external finishes include:

- Terracotta roof tiles.
- Concrete.
- Timber framed windows.
- Steel framed windows.
- Face brickwork.
- Vertical wide panelled shiplap.
- Narrow profile zinc alum sheeting.

## **5.2 Method of Assessment**

The following is a merits-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the Statement of Environmental Effects (SEE) that accompanies this application.

The effect of work is assessed with an understanding of the relevant provisions of the *Canterbury LEP 2012* and the *Canterbury Development Control Plan 2012*, in particularly Section B8 Heritage and Section C1 Dwelling Houses and Outbuildings.

The management provisions from the State Heritage Inventory for the Heritage Conservation Area have been read and understood.

## **5.3 Effect of Work on the Subject Site**

The proposed works will have an acceptable impact on the significance of the subject site for the following reasons:

- There will be no impact on the subdivision pattern or on topography.
- The removal of the garage, carport and metal shed, located to the western portion of the site, will not result in the loss of significant fabric, the garage which is located wholly within the rear yard, is typical of a fibre cement and timber garage structure. The garage does not contribute to an understanding of either the subject property or the Ashbury Estate Conservation Area. The carport was constructed between 1982 and 1986 and metal shed is consistent in appearance with a modern widely available storage structure. The replacement garage respects the location of the existing garage and is appropriately scaled. The garage addition will therefore not be dissimilar to existing site arrangement and will sit comfortably within the context of the Ashbury Estate Conservation Area.
- The proposed changes to the layout of the existing building are minimal with no proposed changes to the existing location of the front door, the northern hallway three southern bedrooms, lounge kitchen or dining room. The proposed changes to the ground floor of the rear plan form which include the removal of the wall between the laundry and store room are acceptable as this area is extended from the original form and they are located behind the principal form. The proposed works will improve the level of amenity commensurate with contemporary living standards, thereby ensuring the ongoing use of No. 2 Allibone Street as a single residential dwelling; it's original and best use.
- The proposed attic addition is located to the rear of the building, in an area that has previously been extended and is located well behind the principal form of the dwelling. The addition structure respects and complements the original building form and will read as a modest, well-mannered, simple structure. Views to the building from Allibone Street will not be impacted by the addition

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and while the addition will be visible from the Peace Park it is tastefully designed and will not impact principal views from the park which are orientated to the south west.

- The change in materiality between the original built form and the proposed rear and proposed extension will appropriately differentiate the original structure and the new works.
- The proposed south facing pop-up attic style windows are small in nature and have been designed to be concealed with timber slates to ensure that large areas of glass are not visible when viewed from the Peace Park. Due to the proposed setback, the attic windows will not be visible in conjunction with the principal Allibone Street and will not diminish the contribution of the building to the Ashbury Conservation Area, Furthermore the proposed attic window will not dominate the existing building in terms of bulk, height and scale.
- No works are proposed to the principal roof form fronting Allibone Street ensuring that the current contribution of the building to the Ashbury Conservation Area is maintained. The public's ability to understand the dwelling will be retained and enhanced by the additional works discussed below.
- The proposed works will include the introduction of a modern neutral colour scheme to the existing built form and the existing masonry wall to the Allibone Street boundary. This change will have a positive impact on the site and the streetscape by means of its upgraded appearance with a cohesive colour palette which will improve the contribution made by the building to the Allibone Street streetscape and the Ashbury Heritage Conservation Area.
- The proposed new materials and finishes to the extended area will be recognisably modern, but they are not such that the site will have undue prominence within the Conservation Area.
- The proposed works will increase area of garden and soft landscaping which will enhance the setting of the dwelling to the heritage conservation area.

The proposed works will thus have a positive impact on the existing dwelling at No. 2 Allibone Street and its contribution to the Ashbury Heritage Conservation Area. The proposed works will serve as a good example of how a contemporary style addition can be added to a traditional building without mimicking or replicating the original design of the building.

## **5.5 Effect of Work on the Conservation Area**

The proposed works will have a positive impact on the significance of the Ashbury Heritage Conservation Area for the following reasons:

- There will be no impact on the subdivision pattern or on topography.
- The proposed works to the Allibone Street elevation will enhance the appearance of the building within the conservation area by replacing the existing grey colour scheme with a tasteful modern cream colour with dark accents. This will enhance the appearance of the building and its contribution to the Ashbury Heritage Conservation Area.
- The proposed works to the rear of the dwelling, the garage and the rear garden are set back behind the principal building form; however, the new works will be visible within the Conservation Area because No. 2 Allibone Street is a corner

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lot with two street frontages. The site is also visible from the neighbouring Peace Park, the ground level of which is elevated above that of the subject site. The works have been thoughtfully designed to complement the existing form and will not dominate the existing building in terms of bulk, height and scale; the existing dwelling will continue to be read and understood as a single storey dwelling in the Ashbury Heritage Conservation Area.

- The proposed rear addition, whilst clearly contemporary, has been well-designed and carefully articulated to ensure that the connection between the original principal form and the new works are expressed and can be easily read and understood from within the Conservation Area. The change in materiality between the original built form and the proposed rear extension will appropriately differentiate the original structure and the new works.
- Views of the proposed attic addition in the southern elevation will not be visible in conjunction with the principal Allibone Street elevation. The proposed attic addition will be visible from the neighbouring Peace Park which is elevated above the ground level of the site. However, the view towards the subject property is not the principal view corridor of the Peace Park which has open views across the neighbouring valley to its south and south west. The dormer will also be set behind timber screening panels as such views to the addition from the Peace Park will be minimal and will not impact the open views to the south and south west. The proposed attic addition will not substantially alter the character of the existing building; it will not have a detrimental impact on the ability to understand the character of Allibone Street, and it will not have a negative impact on the Conservation Area.
- Views of the proposed works at the rear of the property will be visible from Trevenar Street; however, these view corridors are secondary. The proposed extension of the principal roof form will not unacceptably impact on the ability to understand the Conservation Area; the works are appropriate in the context of Trevenar Street which, in the vicinity of the subject property, is characterized by side elevations, garages and high boundary walls.
- The proposed building finishes are not such that the building will have undue prominence in the wider setting of the Conservation Area.

The proposed works will thus have a positive impact on the significance of the Ashbury Heritage Conservation Area.

## **6.0 CONCLUSION**

No. 2 Allibone Street is a modified single storey dwelling.

The proposed repainting of the Allibone Street elevation, timberwork and lower rendered wall will have a positive impact on the site, and the Conservation Area because it will enhance and re-establish the relationship of the dwelling has to its setting.

The proposed works at the rear of the principal form have been thoughtfully, and skilfully designed so that they will not detract from the principal building form; the changes to the rear will read as well-mannered contemporary additions.

The proposed works will not block view corridors, into/out of/or within, the Heritage Conservation Area.

The proposed works fulfil the objectives for works to neutral items within Conservation Areas set out by the *Canterbury LEP 2012* and the *Canterbury DCP 2012*.