



Architectural Projects¹

2176

11 King Street, Ashbury

Heritage Impact Statement for a
Development Application

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Prepared for: Kate Bartlett

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2176 – 11 KING STREET, ASHBURY – HERITAGE IMPACT STATEMENT

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1. INTRODUCTION

1.1. BACKGROUND

Architectural Projects were commissioned by Kate Bartlett to prepare this Heritage Impact Statement (HIS) in association with a Development Application to City of Canterbury Bankstown Council.

This HIS assesses how the proposed works may impact the heritage significance of the heritage conservation area. This HIS is prepared in accordance with the NSW Department of Planning and Environment “Guidelines for preparing statement of heritage impact”, 2023.

1.2. SITE DESCRIPTION

The site is identified as Lot 39/DP 12677 and is located at 11 King Street, Ashbury on the eastern side of the street as indicated in the aerial photograph.

Refer Figure 1.1 Location Plan and Figure 1.2 Aerial Photograph.

The site is not listed as a heritage item in Schedule 5 Environmental Heritage of the Canterbury-Bankstown Local Environmental Plan 2023 (LEP).

The site is located within the Ashbury Heritage Conservation Area in Schedule 5 Environmental Heritage of the Canterbury-Bankstown Local Environmental Plan 2023 (LEP).

Listing type	Item name and document details	Listing number
Local heritage conservation area	Ashbury Heritage Conservation Area	C1

2. SITE HISTORY

The history of the heritage conservation area is already documented in the heritage inventory sheet and reproduced 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. In 1913, subdivision of the land on the eastern side of King Street was planned. The estate was subdivided in 1914 as the Wattle Hill Estate, and the land was accessible both to the Canterbury Railway Station and to the new tramway which terminated at Wattle Hill (the junction of Old and New Canterbury Roads). The first sale was in Second Street in June 1915 to Henry William Robert Newman, builder, who built many of the small houses of the estate between 1915 and 1918. Nos.5-15 and 8-26 Second Street are all his houses. This area attracted many speculative builders, who each bought a row of allotments and re-subdivided them into smaller blocks. Most of the lots in First and Second Street were sold by mid-1919. The remarkable uniformity of the estate is largely due to the high proportion of houses built by a small number of speculative builders between 1915 and 1920. Initially much of Canterbury depended on road transport. Settlement was encouraged by the extension of the tramway from Hurlstone Park to Canterbury in 1921 and from Undercliffe to Earlwood three years later. But Canterbury's greatest growth occurred in the late 1920s with a spectacular surge of building mainly brick cottages and bungalows on subdivisions created before 1919 around the villages of Canterbury. The interwar period was the time of Canterbury's greatest growth. In the 1920s, together with Bankstown, Canterbury experienced the greatest proportional increase in the Sydney metropolitan area, jointly accounting for one fifth of the population increase. Canterbury's population more than doubled in the 1920s to 79,050. Roslyn and Leith Streets roughly follow the path of an old Aboriginal track which ran west from Long Cove Creek via Salt Pan Creek to Georges River. The land to the west of King Street owned at the end of the 19th century by John Hay Goodlet. After his death, his second wife subdivided and sold the land as a succession of separate estates. The eastern end of this precinct was auctioned on 17 May 1924 as Goodlet's Estate No.6. The western end, Crieff Street to Croydon Avenue, was auctioned a year later as Goodlet's Estate No.7. All but one block was sold by mid-1927, and the houses were built by 1928. Roslyn Street attracted many speculative builders, who each bought several lots and built rows of similar houses for sale as house-and-land packages. Those built by Augustus James senior and junior of Croydon are especially distinctive with their attractive highlight leadlight windows at the front of the house. Other speculative builders active in this part of the estate were Basil Cook of Croydon, George James Lindfield of Ashfield, James Avondale of Ashfield, Charles Stewart Davies of Belmore, David Rees of South Ashfield and William James Pendlebury of Hurlstone Park. The area to the north of Leith and Melville Streets surrounding Forbes Street represents both the beginning and the end of the subdivision of the Canterbury Estate. The northern end (Alison Street to Council Boundary) was auctioned as Goodlet's Estate First Subdivision on 22/11/1920. All the land was sold by early 1923, and most of the houses were built between 1921 and 1924. Nos. 21 "Coombel", 31 "Halcyon" and 26 "Yuringa" were the first to be built. The southern end of Forbes Street (Leith Street to Alison

Street) was the land surrounding Canterbury House, and was the last of Goodlet's estates to be sold. The west side of the street was auctioned in 1928 as Goodlet's Estate 9th Subdivision by the Trustees of the Presbyterian Church of NSW, to whom Goodlet's second wife, Elizabeth Forbes, left the property. The lots were sold between 1928 and 1941, and the late Interwar bungalows were mostly built during the 1930s. Subsequently the east side of the Forbes street was auction in 1929 by the Trustees of the Presbyterian Church, and the Edmund Blacket designed Canterbury House which stood on the land was demolished. The lots were mostly sold between 1929 and 1936. Like the corresponding lots on the western side of Leopold Street, this part of the subdivision has archaeological potential. The site on which Peace Park is located now was the site of the South Ashfield brickworks. The final demolition of structures associated with the brickworks did not take place until 1987 (1). The South Ashfield brick pit was often called the Ashbury brickyard and was in operation since at least 1911. In 1924, the Suburban Land & Investment Co sold strips of land along King and Holden Streets, and the eastern end of Goodlet Street to the builders William James Pendlebury, David Rees, Stanley James and Yule Sydney Watson (2). This team of builders most probably constructed the houses that now front onto these streets around Peace Park. The brickworks ceased and re-commenced production several times together with ownership changes during and after the Inter and Post-War years until when it was purchased by the NSW Government in 1978 for use as open space. The Peace Park was formally named by the Mayors of Canterbury and Ashfield at a joint ceremony on 24th October 1985 to commemorate the opening of United Nations International Year of Peace (3).

(1) Nora Peek & Chris Pratten, *Working The Clays: The brickmakers of the Ashfield District*, 1996, Ashfield & District Historical Society, p104.

(2) Peek & Pratten, pp. 106-108.

(3) Joint press release of Mayors of Canterbury & Ashfield (from Brian Madden's personal archive).

2.1.1. HISTORICAL CONTEXT OF THE SITE – TIMELINE

YEAR	MONTH/ DATE	DESCRIPTION
1799		Crown Grant to Richard Johnson by Crown Grant on 5 October 1799
1878	November	Arthur Frederick Jeffreys inherited significant estates from his father, Arthur Jeffreys.
1878- 1889		Arthur F Jeffreys sold parts of the land to John Hay Goodlet, Her Most Gracious Majesty Queen Victoria, Robert Campbell Globe and Donald Robertson
1892		A F Jeffreys retained ownership of the remainder 181 acres of land, and a new Certificate of Title was issued
1906	February	Amy Constantia Jeffreys, John Jeffreys and George Darrell Jeffreys became the registered proprietors of the 181 acres of land
1908		The land was sold to George Darrell Jeffreys.
1911		He sold part of the land fronting Holden and Goodlet Street (now known as Trevenar Street) to South Ashfield Brick and Tile Company Limited.
1912		South Ashfield brickyard was first entered in the Sands Directory

1924	7 May	a newspaper article advertised the sale of The Hill Top Estate comprising 46 residential allotments.
1924	10 May	Auction sale for 46 residential allotments.
1924	10 May	Auction sale for 46 residential allotments. It was successful.
1924	July	Strips of land along King Street, Holden Street, and the eastern end Trevenar Street to the builders William James Pendlebury, David Rees, Stanley James Harrison and Yule Sydney Watson.
1924-1928		Pendlebury, Rees, Harrison and Watson sold the individual lots to various entity.
1925	November	Clyde Samuel Clements Marshall, a Croydon builder acquired Lot 39 in DP 12677, now known as the subject site 11 King Street, Ashbury.
1926	January	Clyde S C Marshall transferred the land to Claude Henry Sulis, a Croydon Park motor driver. Sulis subsequently took out a mortgage from Marshall.
1927	January	11 King Street, Ashbury first entered in Sands Directory, indicating the construction of the building c1926
1948	March	Cecil John Richmond Grill, an Ashbury accountant acquired the property.
1950	August	the property was transferred to Allan Arthur Piggot, an Ashfield Hospital Clerk.
1989		Gwen Elaine Duthic was recorded as the registered proprietor of the property.

2.1.2. HISTORICAL CONTEXT OF THE SITE AND BUILDING

11 King Street, Ashbury is located within lands originally granted to Richard Johnson by Crown Grant on 5 October 1799. It is also located within the immediate vicinity of the former South Ashfield Brickworks site.

In November 1878, Arthur Frederick Jeffreys inherited significant estates from his father¹, Arthur Jeffreys, a Naval officer and grazier who became prominent landholder in Canterbury, Kirribilli and near Queanbeyan². He acquired 255 acres of land at Canterbury in the Parish of Petersham, County of Cumberland³. (Figure 2.1)

Arthur Frederick Jeffreys sold parts of the land in portions to John Hay Goodlet, Her Most Gracious Majesty Queen Victoria, Robert Campbell Globe and Donald Robertson between 1878-1889⁴ (Figure 2.2). He retained ownership of the remainder 181 acres of land, and a new Certificate of Title was issued in April 1892⁵. (Figure 2.3)

¹ https://dictionaryofsydney.org/person/jeffreys_arthur_frederick

² https://dictionaryofsydney.org/person/jeffreys_arthur

³ Certificate of Title Vol 382 Fol 137, Historical Land Records Viewer

⁴ Certificates of Title Vol 380 Fol 230; Vol 624 Fol 204; Vol 842 Fol 80; Vol 1035 Fol 240; Vol 1035 Fol 241, Historical Land Records Viewer

⁵ Certificate of Title Vol 1053 Fol 57, Historical Land Records Viewer

Following Arthur F Jeffreys' death in February 1906, his wife, Amy Constantia Jeffreys together with John Jeffreys and George Darrell Jeffreys became the registered proprietors of the 181 acres of land⁶. In 1908, George Darrell Jeffreys became the sole registered proprietor of this land⁷. He sold part of the land fronting Holden and Goodlet Street (now known as Trevenar Street) located to the east of the subject site in January 1911 to South Ashfield Brick and Tile Company Limited⁸. (Figure 2.4) In August, it was sold to the Suburban Land and Investment Company⁹.

In November 1911, George Darrell Jeffreys transferred a portion of land containing 5-acres, 18 ³/₄ perches to the Suburban Land and Investment Company Limited located on the corner of King Street and Goodlet Street. The subject site is located within this portion of land¹⁰. (Figure 2.5)

In 1912, South Ashfield brickyard was first entered in the Sands Directory, located on Goodlet Street, (now Trevenar Street)¹¹. This former South Ashfield Brickworks site is now known as Peace Park¹².

It is not known whether it was the original South Ashfield company or the Suburban Land & Investment Co who erected the first plan and equipment at the works, but as the yard first entered in Sands Directory in 1912, it is assumed that there was some activity on the site at least in 1911¹³.

On 7 May 1924, a newspaper article advertised the sale of The Hill Top Estate comprising 46 residential allotments in an auction on 10 May 1924. The allotments have frontages to Holden Street, Trevenar Avenue (late Goodlet Street), and King Street. The auctioneers involved were Richardson and Wrench, in conjunction with J. Harrison and Son¹⁴. (Figure 2.6) The advertisement also notes that these allotments were "*practically the last available vacant land left in this part of Ashfield*"¹⁵. Further, it notes that "this portion of Ashfield during the past few years has become thickly covered with snappy bungalow homes, due to the fact, no doubt, that an efficient bus service passes through the locality, connection with Ashfield Station, Hurlstone Park, and Dulwich Hill"¹⁶. The auction was successful. The whole of the Hill Top Estate (46 lots) was sold with total sales of £10,598¹⁷.

In July 1924, the Suburban Land & Investment Co sold these strips of land along King Street, Holden Street, and the eastern end Trevenar Street to the builders William James Pendlebury, David Rees, Stanley James Harrison and Yule Sydney Watson¹⁸. (Figure 2.7) They subsequently sold the individual lots

⁶ Certificate of Title Vol 1053 Fol 57, Application by Transmission No. 18610, Historical Land Records Viewer

⁷ Certificate of Title Vol 1053 Fol 57, Transfer No. 482640, Historical Land Records Viewer

⁸ Certificate of Title Vol 2140 Fol 50, Historical Land Records Viewer

⁹ Certificate of Title Vol 2140 Fol 50, Transfer No. 627159, Historical Land Records Viewer

¹⁰ Certificate of Title Vol 2214 Fol 162, Historical Land Records Viewer

¹¹ Nora Peek & Chris Pratten, Working The Clays: The Brickmakers of the Ashfield District, 1996, Ashfield & District Historical Society

¹² Nora Peek & Chris Pratten, Working The Clays: The Brickmakers of the Ashfield District, 1996, Ashfield & District Historical Society

¹³ Nora Peek & Chris Pratten, Working The Clays: The Brickmakers of the Ashfield District, 1996, Ashfield & District Historical Society

¹⁴ Ashfield Sale, The Hill Top Estate, The Sun, Wed 7 May 1924, p15

¹⁵ Ashfield Sale, The Hill Top Estate, The Sun, Wed 7 May 1924, p15

¹⁶ Ashfield Sale, The Hill Top Estate, The Sun, Wed 7 May 1924, p15

¹⁷ Real Estate, Yesterday's Sales, Sunday Times, Sun 11 May 1924, p7

¹⁸ Certificate of Title Vol 3616 Fol 45, Historical Land Records Viewer

to various entity between 1924 and 1928. It is assumed that these builders were involved in the construction of some of the houses along these streets¹⁹.

In November 1925, Clyde Samuel Clements Marshall, a Croydon builder, acquired Lot 39 in DP 12677 containing 16 ½ perches, now known as the subject site 11 King Street, Ashbury²⁰. The sale contained a covenant agreement: *"..... that not more than one main building shall be erected on the lot hereby transferred that any such main building shall be built of brick and/or stone and that the main roof of any such main building shall be of slates tiles or shingle tiles and that the cost of such main building shall not be less than the sum of Five hundred pounds and any such main building shall be completed within a period of six months after the commencement of building operations."*

In January 1926, Clyde S C Marshall transferred the land to Claude Henry Sulis, a Croydon Park motor driver. Sulis subsequently took out a mortgage from Marshall.

In 1927, 11 King Street, Ashbury first entered in Sands Directory, indicating the construction of the building c1926²¹.

A c1948 aerial photograph showing the location of the subject site relative to the former South Ashfield Brickworks site. The photograph also showing the development in the area at the time. (Figure 2.8)

In March 1948, Cecil John Richmond Grill, an Ashbury accountant acquired the property.

In August 1950, the property was transferred to Allan Arthur Piggot, an Ashfield Hospital Clerk.

In 1989, Gwen Elaine Duthic was recorded as the registered proprietor of the property.

2.1.3. OUTLINE OF CHANGES

The building has undergone very little change.

¹⁹ Nora Peek & Chris Pratten, Working The Clays: The Brickmakers of the Ashfield District, 1996, Ashfield & District Historical Society

²⁰ Certificate of Title Vol 3795 Fol 58, Historical Land Records Viewer

²¹ Sands Directory, 1927

3. PHYSICAL ANALYSIS

3.1.1. THE CONTEXT

The subject site is located within the Ashbury Heritage Conservation Area which is a relatively intact example of a residential area characterised by predominantly Inter-War Californian Bungalows, late Inter-War dwellings and late Federation houses. Many buildings in the area include similar architectural detailing, materials and scale. The area reflects the historic development of the Canterbury Estate which comprises of regular allotments orientated towards King Street.

3.1.2. THE SITE AND SETTING

Lot 39 DP 12677 has an area of 423m².

According to the Deposited Plan, the land has dimensions of 42.9m x 9.4m x 43m x 10.4m (NESW).

The site gently falls to the rear by 2m.

3.1.3. DESCRIPTION OF THE BUILDING/S

The existing building is an Inter-War Californian Bungalow made of brick construction with portions of the front façade rendered and a terracotta tile roof. The existing building appears to be in a good condition and contributes positively to the heritage conservation area.

Plan

The existing floor plan is divided into two zones with the primary form being under a pitched roof. The first zone is slightly wider which projects out as a gable and contains the bathrooms, living areas, dining areas, bedrooms 1 & 2, and the side entry.

The second zone contains bedroom 3, bathroom, study, sunroom, laundry and part of the kitchen roofed by a skillion roof.

Elevation

The front elevation of the house sits under a main gable with a projecting gable over the living room.

The other side is recessed behind a verandah. The entry is located on the side.

4. SIGNIFICANCE

4.1. STATEMENT OF SIGNIFICANCE

The Statement of Significance (SoS) from the statutory listing for the heritage conservation area is as follows:

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.

Canterbury-Bankstown Development Control Plan 2023 provides the following Character Statement for Ashbury Heritage Conservation Area for the 1920s Subdivisions Estates Precinct:

The 1920s subdivisions precinct of the Ashbury Heritage Conservation Area is of local heritage significance. The precinct is of local historical significance as an area developed from a series of predominantly 1920s subdivisions that form the major development period of the suburb. These include:

- *Goodlet Estate 1st subdivision (DP9804) offered for sale in 1919 through to the Goodlet Estate 8th subdivision (DP13650) offered for sale in November 1925.*
- *Other 1920s subdivisions such as Ashfield Heights Estate (1920), Trevenar Estate (1922), south side of Leith Street (1922), and The Hill Top Estate (1924).*

The precinct is of local aesthetic significance for its relatively uniform development of 1920s freestanding single storey Inter War California Bungalow style houses set in generally wide streets on generous allotments with side driveways. The precinct is representative of residential areas in the Council area and beyond developed in the Inter War period.

The DCP 2023 notes that all buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. There are three (3) Building Contribution rankings:

- Ranking 1 (Contributory 1) - A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well conserved Federation Queen Anne Style house).
- Ranking 2 (Contributory 2) - A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
- Ranking 3 (Non-Contributory) - Either a building which does not date from a key period of significance for the area (for example a late 20th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

11 King Street, Ashbury has been identified as Ranking 2 (Contributory 2).

4.2. GRADING OF SIGNIFICANCE

The site is a contributory component of the Heritage Conservation Area (HCA).

The following aspects of the site contribute to the heritage significance of the HCA:

- Ability to demonstrate typical characteristics of an Inter-war house being an intact example of an Inter-War Californian Bungalow.
- The building dates from a key period of significance for the HCA.
- A high degree of fabric integrity is maintained.
- The original form and brickwork remain intact.
- Original walls and finishes to the primary form remain intact.

5. **THE PROPOSAL**

The proposal is described in the Architectural Drawings prepared by Carter Williamson Architects dated 06.09.24, revision B.

The proposal involves the following scope of works:

- Demolition of the existing secondary rear extension and internal doorways to the primary form.
- Demolition of non-sympathetic alterations and additions to the rear
- New two-storey pavilion addition to the rear.
- A new kitchen, dining, living, study and master bedroom with an ensuite.
- New wall adjacent to the existing entry to signify the entrance.
- New bin storage area to the existing car space.

6. ASSESSMENT OF HERITAGE IMPACT

6.1. ASSESSMENT OF HERITAGE IMPACT USING THE DPE (2023) GUIDELINES

The Department of Planning and Environment provides the following guidelines as a prompt to assess the impact of a proposed development.

Matters for Consideration

6.1.1. Fabric and spatial arrangements

The proposed alterations and additions will not impact on the significant fabric of the contributory building of the heritage conservation area. Demolition is limited to minor internal areas of the primary form and the non-original extension.

The proposed works include removal of non-sympathetic alterations and additions specifically the non-original extension to the rear and replaces it with a contemporary addition that responds well to the existing primary form.

6.1.2. Setting, views and vistas

The proposal will not impact on significant views and vistas, including views to, from and within the heritage conservation area due to its location at the rear of the site.

6.1.3. Landscape

The proposal retains landscape elements that contribute to the heritage significance.

6.1.4. Use

The proposal supports the existing use which contributes to the significance.

6.1.5. Demolition

The proposed demolition is limited the non-original rear extension and internal doors part of the primary form. The primary form is retained and the appearance of the contributory building is not altered.

6.1.6. Curtilage

The site is not a heritage item but sits within the Conservation Area. The boundaries of the Conservation Area relate to its historic development.

6.1.7. Moveable heritage

No moveable heritage has been identified.

6.1.8. Aboriginal cultural heritage

The heritage listing of the item does not identify Aboriginal cultural heritage values.

6.1.9. Historical archaeology

The development is not sited on any known, or potentially significant archaeological deposits.

6.1.10. Natural heritage

The heritage listing does not identify the heritage item as a place of natural heritage values.

6.1.11. Conservation areas

The proposed will not impact on the significance of the Heritage Conservation Area as elements contributing to the significance of the Heritage Conservation Area are retained including the primary form fronting King Street. The proposed rear additions comply with all statutory and non-statutory development controls and remain lower than the existing ridge height of the primary form.

This addition will not be readily visible from the streetscape therefore no impact is foreseen on the streetscape of King Street and the integrity of the HCA is retained.

6.1.12. Cumulative impacts

The proposed works are not part of a broader scope of works. No cumulative impacts are foreseen.

6.1.13. The conservation management plan

No conservation management plan has been required or prepared.

6.1.14. Other heritage items in the vicinity

Not applicable. There is no other heritage item in the vicinity.

6.1.15. Commonwealth/National heritage significance

Not applicable.

6.1.16. World Heritage significance

Not applicable.

6.2. ASSESSMENT OF HERITAGE IMPACT USING COUNCIL HERITAGE CONTROLS

6.2.1. Canterbury-Bankstown Local Environmental Plan 2023

(1) Objectives: The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Canterbury-Bankstown,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Response:

The proposal conserves the primary form fronting King Street by retention of factors contributing to the heritage significance of the heritage conservation area including associated settings and views. The proposal complies with the objectives of this provision.

(2) Requirement for consent: Development consent is required for any of the following—

- (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)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,

- (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,
- (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,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Response:

This heritage impact statement forms part of a Development Application submitted to Canterbury Council. The proposal complies with this provision.

- (3) When consent not required However, development consent under this clause is not required if—
 - (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.

Response:

Not applicable. The proposal seeks development consent.

- (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).

Response:

This heritage impact statement considers the impact of the proposed development on the heritage significance of the heritage conservation area. The proposal complies with this provision.

- (5) Heritage assessment: The consent authority may, before granting consent to any development—
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Response:

This heritage impact statement assesses the extent of the proposed development to be carried out and the impact of that work on the heritage conservation area. The proposal complies with this provision.

- (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.

Response:

A conservation management plan has not been required or prepared for the site.

- (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)—
- (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.

Response:

The heritage listing nor the additional research does not identify any known, or potentially significant archaeological deposits.

- (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—
- (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.

Response:

The heritage listing nor the additional research does not identify Aboriginal cultural heritage values.

- (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—
- (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.

Response:

Not applicable. The building is not a nominated State heritage item is proposed.

- (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—
- (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.

Response:

No conservation incentives are requested.

6.2.2. Canterbury-Bankstown Development Control Plan 2023

Chapter 4 – Heritage

4.3. Heritage Conservation Areas

COMPLIANCE

Section 2 – Contributory buildings (rankings 1 and 2)	
2.1 Contributory buildings (buildings ranked Contributory 1 or 2) are to be retained and conserved with their significant setting	Complies. The contributory primary form of the building is retained and its appearance towards the street is not adversely impacted upon. The legibility of the building as an example of inter-war development in the Ashbury Heritage Conservation Area is retained and conserved.
2.2 Original or largely intact main roof forms are to remain unaltered except for the reinstatement of missing detail. Where it is stylistically appropriate, minor changes such as dormer windows, skylights and solar panels may be considered. Where minor changes are proposed they should be located towards the rear and not on main roof planes.	Complies. The contributory primary roof form of the building is retained and its appearance towards the street is not adversely impacted upon. A minor change to the roof form occurs to the rear to accommodate the pavilion addition at the rear of the site. This change is not visible from King Street and does not cause adverse impacts upon the HCA in regard to deterioration of its setting and streetscape.
2.3 The front or main section of contributory buildings is to be retained (this is usually the building below the main roof form).	Complies. The contributory primary form of the building is retained and its appearance towards the street is not adversely impacted upon. The legibility of the building as an example of inter-war development in the Ashbury Heritage Conservation Area is retained and conserved.
2.4 Alterations and additions to a Contributory building are to: (a) Respect significant original or characteristic built form. (b) Retain original and significant fabric. (c) Retain, and where possible, reinstate or reconstruct significant features and building elements. Such work should be based on research rather than conjecture. (d) Remove unsympathetic alterations and additions, including inappropriate building elements. (e) Use appropriate materials, finishes and colours. (f) Respect the pattern, style and dimensions of original windows and doors, verandahs and other design features.	Complies. The contributory primary form of the building is retained and its appearance towards the street is not adversely impacted upon. The legibility of the building as an example of inter-war development in the Ashbury Heritage Conservation Area is retained and conserved. The existing non-original extension is proposed to be demolished and replaced with a new pavilion development. The pavilion addition utilises appropriate materials, finishes and colours that do not create an adverse impact upon the HCA due to the neutral tones and similar materials utilised.

<p>2.5 Second storey additions to the rear of contributory buildings should not visually dominate contributory buildings or the streetscape of the HCA. They may be considered where:</p> <p>(a) A second storey is set back behind the main roof form and does not visually dominate the main roof of the house when viewed from the street.</p> <p>(b) A second storey is in the form of a rear pavilion addition that is separated from the main building.</p> <p>(c) An additional storey does not alter the form or scale of the main roof form of the building.</p> <p>(d) Alterations and additions are designed to fit into the character of the HCA.</p> <p>(e) The scale of a second floor addition is consistent with the predominant scale of contributory items in the street.</p> <p>(f) Links to rear pavilion extensions are to be kept low and the roof space above the original house should not be integrated with the addition.</p> <p>(g) The bulk and scale of second storey additions is to be minimised. This may be achieved by incorporating floor space into the roof space of the addition.</p> <p>(h) Additions may be layered and stepped in order to avoid building forms that are bland, bulky and over scale. Long flat walls will not be supported.</p>	<p>Complies. The contributory primary form of the building is retained and its appearance towards the street is not adversely impacted upon.</p> <p>The second storey additions to the rear is setback well beyond the street and is in the form of a rear pavilion. The pavilion addition incorporates a minor change to the primary roof form at the rear. The minor change is not visible from the public domain and the primary roof form is still easily legible from the public domain.</p> <p>The scale of the rear pavilion is considered acceptable as it is lower than the primary roof form and slopes down to the rear as to be concealed from the street.</p>
<p>2.8 Development should not obscure or reduce the visual relationship of contributory buildings to each other within a HCA or to the street frontage.</p>	<p>Complies. The proposed additions are primarily located to the rear of the subject site. The legibility of the building as an example of inter-war development in the Ashbury Heritage Conservation Area is retained and conserved. Therefore, the visual relationship of contributory buildings along King Street between buildings is not disrupted.</p>
<p>Section 3 – Form, massing and scale</p>	
<p>3.1 Alterations and additions should reflect the bulk, mass, scale, orientation and setbacks of surrounding heritage and contributory items as well as the immediate property.</p>	<p>Complies. The proposed alterations and additions are compatible with existing contributory buildings and streetscapes. The rear pavilion is lower than the existing ridge of the primary roof form and slopes down to the rear. Due to the location of the addition, the legibility of the contributory building is not significantly impacted upon</p>
<p>3.2 Alterations and additions should complement the predominant architectural scale and form of the area but are not required to imitate the existing style of</p>	<p>Complies. The proposed alterations and additions are compatible with existing contributory buildings and streetscapes. The rear pavilion is considered a</p>

buildings (property owners may wish to add to their building in matching style however contemporary design approaches may also be acceptable).	sympathetic contemporary addition which does not aim to mimic the contributory building. Although not matching in style, the proposed rear pavilion does not produce a negative impact upon the HCA or the appearance of the contributory building in the streetscape.
3.3 Established or characteristic front setbacks or building alignments are to be retained.	Complies. The established front setback and building alignments are retained and the rear extension follows the existing side setbacks.
3.4 Alterations and additions should adopt the established pattern of side setbacks of contributory buildings within the HCA.	Complies. The established side setbacks are retained through the rear additions.
Section 4 – Infill development	Infill development is not considered to be part of this Development Application.
Section 5 – Roofs, dormers, chimneys and skylights	
5.1 Original and significant roof forms, materials, finishes and details to roofs are to be retained.	Complies. The primary roof form, finishes and materials are retained and conserved with a minor change to the rear of the primary form which is not visible from King Street.
5.2 Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where historically associated with the building style	Not applicable. replacement of deteriorated roof elements or features are not proposed.
5.3 The roof form and detail of the main building and any significant rear wings are to be retained.	Complies. The primary roof form, finishes and materials are retained and conserved with a minor change to the rear of the primary form which is not visible from King Street. The non-original rear extension is proposed to be demolished. This extension is not considered to be of any significant to the contributory building or the HCA therefore there are no requirements for its retention.
Section 6 – Verandahs, porches and balconies	No changes are proposed to the existing original verandahs, porches or balconies as part of this Development Application.
Section 7 – Driveways, garages and carports	No changes are proposed to the existing driveways, garages or carports as part of this Development Application.
Section 8 – Fences	No changes are proposed to the existing fences on site as part of this Development Application.
Section 9 – Landscape elements	No significant landscape elements have been identified on site. Minimal changes to the front

	garden is proposed as part of this Development Application.
Section 10 – Outbuildings	No changes are proposed to the existing outbuildings as part of this Development Application.
Section 11 – Windows and doors	
11.1 Original windows and doors visible from the public domain are to be retained and conserved.	Complies. All original windows and doors that are visible from the public domain are proposed to be retained. No new works are proposed beyond conservation works .
11.2 Original windows and door openings where visible from the public domain are not to be altered or widened.	Complies. All original windows and doors that are visible from the public domain are proposed to be retained. No new works are proposed beyond conservation works ..
11.3 Timber framed windows and doors with a paint finish are to be used where visible from the public domain.	Complies. All proposed new windows and doors to the rear are proposed to be aluminum framed. As the extension is to the rear, there is minimal opportunity to be visible from King Street therefore there is no foreseen adverse impact on the HCA.
11.5 New windows and doors are to reflect the location, proportion, size, materials sill heights, header treatment and glazing pattern of original windows and doors.	The rear pavilion is considered a sympathetic contemporary addition which does not aim to mimic the contributory building. Although not matching in style, the proposed rear pavilion does not produce a negative impact upon the HCA or the appearance of the contributory building in the streetscape as the extension will not be visible from King Street.
11.6 The proportion of new windows and doors is to be in keeping with the existing house, including the relationship between solids and voids.	The rear pavilion is considered a sympathetic contemporary addition which does not aim to mimic the contributory building. Although not matching in style, the proposed rear pavilion does not produce a negative impact upon the HCA or the appearance of the contributory building in the streetscape as the extension will not be visible from King Street.
11.7 Extensive areas of glazing are not permitted visible from the public domain.	The rear pavilion is considered a sympathetic contemporary addition which does not aim to mimic the contributory building. Although not matching in style, the proposed rear pavilion does not produce a negative impact upon the HCA or the appearance of the contributory building in the streetscape as the extension will not be visible from King Street.

Section 12 – Building materials, finishes and colour	
12.6 New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.	New materials, finishes, textures and details on the elevations which have limited visibility from the street utilise face brick.
Section 13 – Utility infrastructure	No changes are proposed to the existing utility infrastructure as part of this Development Application.
Section 14 – Treatment of non-contributory buildings	Not applicable. The building is considered to be a contributory building in the HCA.
Section 15 – Retail and commercial buildings	Not applicable. The building is a detached single residential dwelling.
Section 16 – Residential flat buildings	Not applicable. The building is a detached single residential dwelling.
Section 17 – Subdivision and lot consolidation	Not applicable. No subdivision or lot consolidation is proposed as part of this Development Application.
Section 18 – Demolition	
18.1 The demolition of contributory buildings will not be supported by Council.	<p>The proposed demolition is limited the non-original rear extension and internal doors part of the primary form.</p> <p>The primary form is retained and the appearance of the contributory building is not altered.</p>
18.4 Where partial demolition to facilitate alterations and additions (or similar) is proposed include in the Heritage Impact Statement an assessment of the impact on heritage values of that work, including any alternative solutions that may have been considered	This Heritage Impact Statement is provided as an assessment of the impact on heritage values of that work. It considers the impact upon the Heritage Conservation Area and concludes that a neutral impact is foreseen.
Section 19 – Incentives of conversion of first floor space	Not applicable. The subject site is not located within the Hurlstone Park Village Centre.
Section 20 – Secondary dwellings	Not applicable. A secondary dwelling is not proposed as part of this Development Application.
Section 21 – Specific controls for the Ashbury Heritage Conservation Area	

Storey Limit	Complies. The proposal is limited to two storeys at the rear and retains its appearance as a single-storey interwar building.
Setbacks	Complies. The existing side setbacks of the primary form are retained and the proposal extends the same side setback to the rear of the site. The proposed rear setback is larger than adjoining developments specifically at 9 King Street.
Building Expression and Streetscape	Complies. The proposed alterations and additions to the existing building maintain the appearance of a single storey house from the street as the site slopes to the rear.
Driveways, garages and carports	Complies. No changes are proposed to the exiting driveway or carport.
Landscape	Complies. The proposal retains at least 35% of the site area as open space. The proposal retains at least 25% of the site area as soft landscaping. No changes are proposed to the landscaping within the front setback.

7. CONCLUSION

The overall impacts to the heritage significance of the heritage conservation are considered acceptable.

The proposal retains the primarily form of the building and retains its setting as viewed from King Street. The proposed work to the rear is considered to have a neutral impact upon the heritage conservation area due to its location at the rear of the site.

The following measures are recommended to help mitigate any adverse impacts on the heritage conservation area:

- Retention of the primary form.
- Ensure that additions do not dominate or protrude above the existing ridge height.
- Locate additions solely to the rear and ensure compliance with the statutory and non-statutory controls.

Accordingly, the Development Application warrants approval from a heritage perspective.

8. **BIBLIOGRAPHY**

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Department of Planning and Environment, *Guidelines to preparing statement of heritage impact*, 2023

Sands Sydney Directory, online at City of Sydney Archives

9. LIST OF ILLUSTRATIONS

FIGURE NO.	DATE	DESCRIPTION	SOURCE
Figure 1.1	2024	Location Map	SIXMaps
Figure 1.2	2024	Aerial Photograph	SIXMaps
Figure 1.3	2024	Heritage Map Detail	Canterbury-Bankstown LEP
Figure 2.1	1878	Certificate of Title Vol 382 Fol 137	HLRV
Figure 2.2	1891	Certificates of Title Vol 380 Fol 230; Vol 624 Fol 204; Vol 842 Fol 80; Vol 1035 Fol 240; Vol 1035 Fol 241	HLRV
Figure 2.3	1892	Certificate of Title Vol 1053 Fol 57	HLRV
Figure 2.4	1911	Certificate of Title Vol 2140 Fol 50	HLRV
Figure 2.5	1912	Certificate of Title Vol 2214 Fol 162	HLRV
Figure 2.6	1924	Ashfield Sale, The Hill Top Estate	SLNSW
Figure 2.7	1924	Certificate of Title Vol 3616 Fol 45	HLRV
Figure 2.8	1948	Aerial Photograph	NSW Historical Imagery
Figure 3.1	2022	Streetview of the Primary Elevation as viewed from King Street	Google Maps
Figure 3.2	2018	Primary Elevation as viewed from King Street	RealEstate
Figure 3.3	2022	Streetview Looking North Towards the Site	Google Maps
Figure 3.4	2022	Streetview Looking South Towards the Site	Google Maps

2176 | 11 KING STREET, ASHBURY

1.1 2024 Aerial Photograph SIXMaps



1.2 2024 Location Map SIXMaps



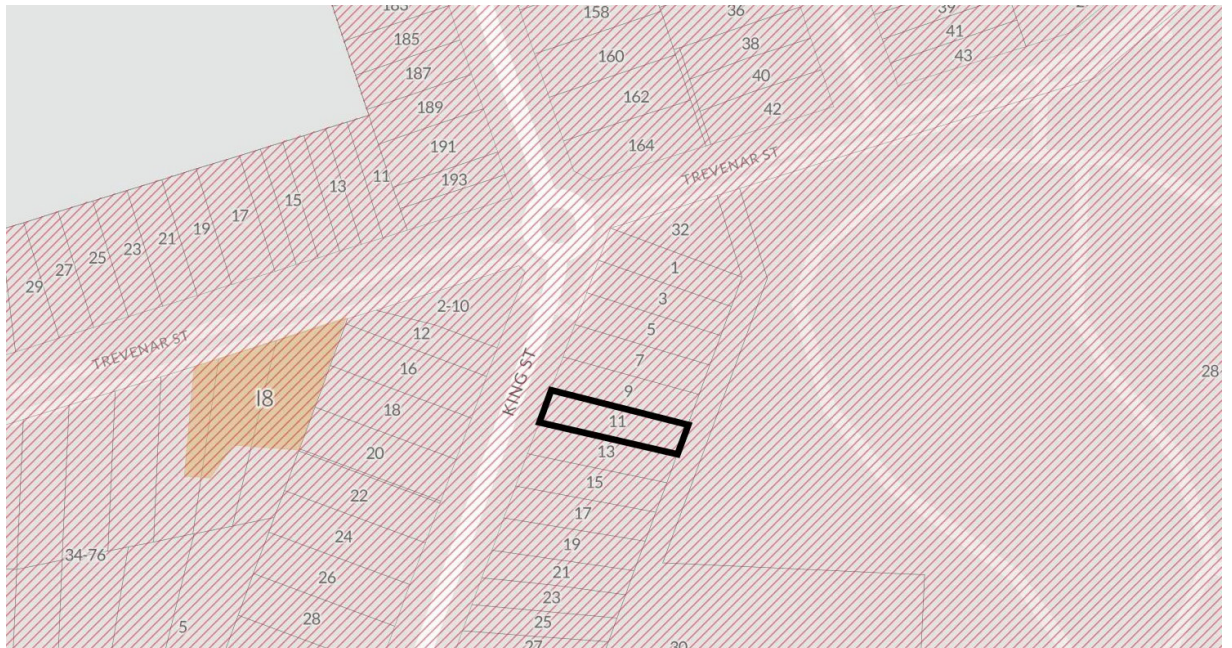
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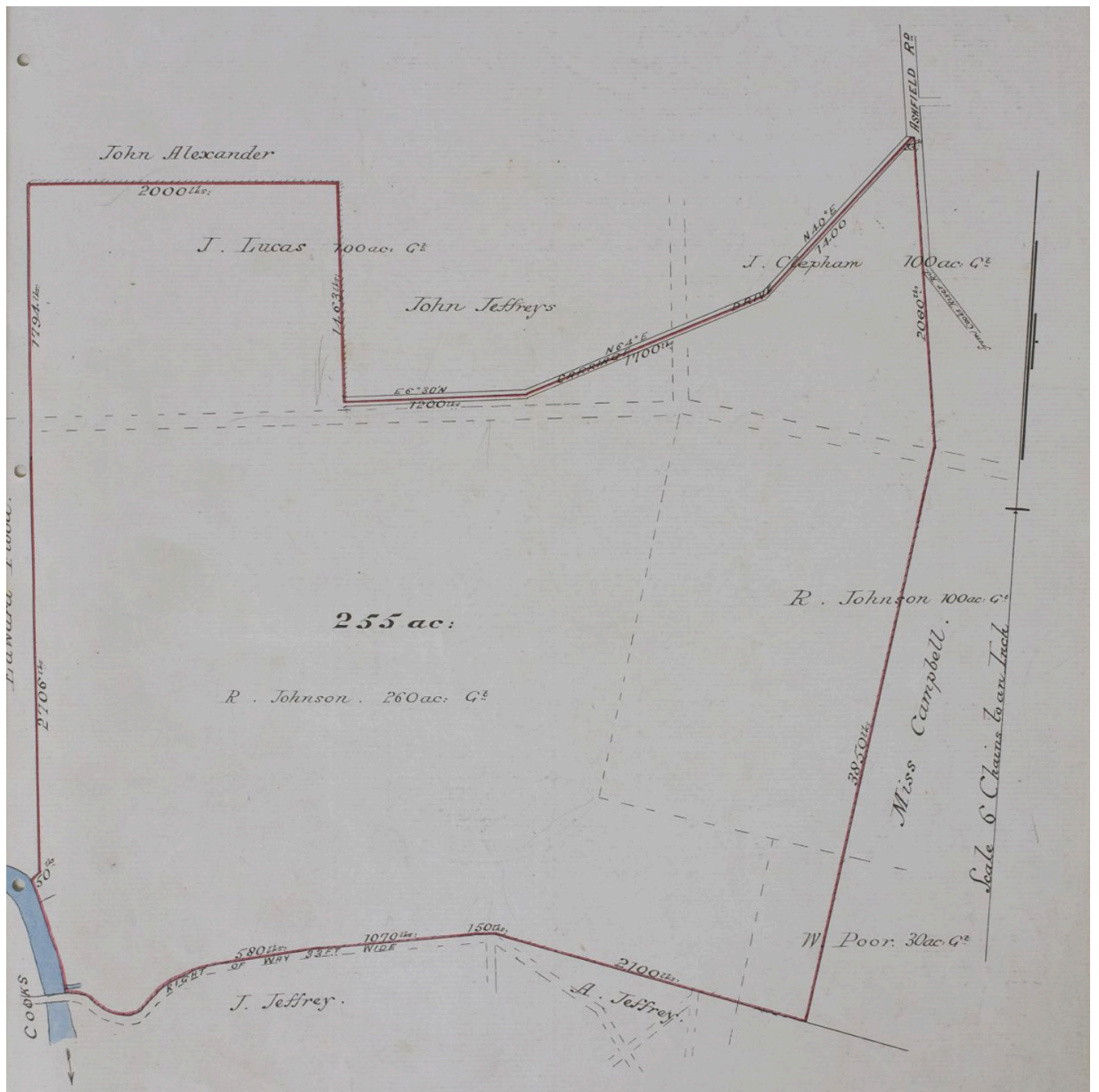
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2024

Heritage Map Detail

Canterbury-
Bankstown LEP





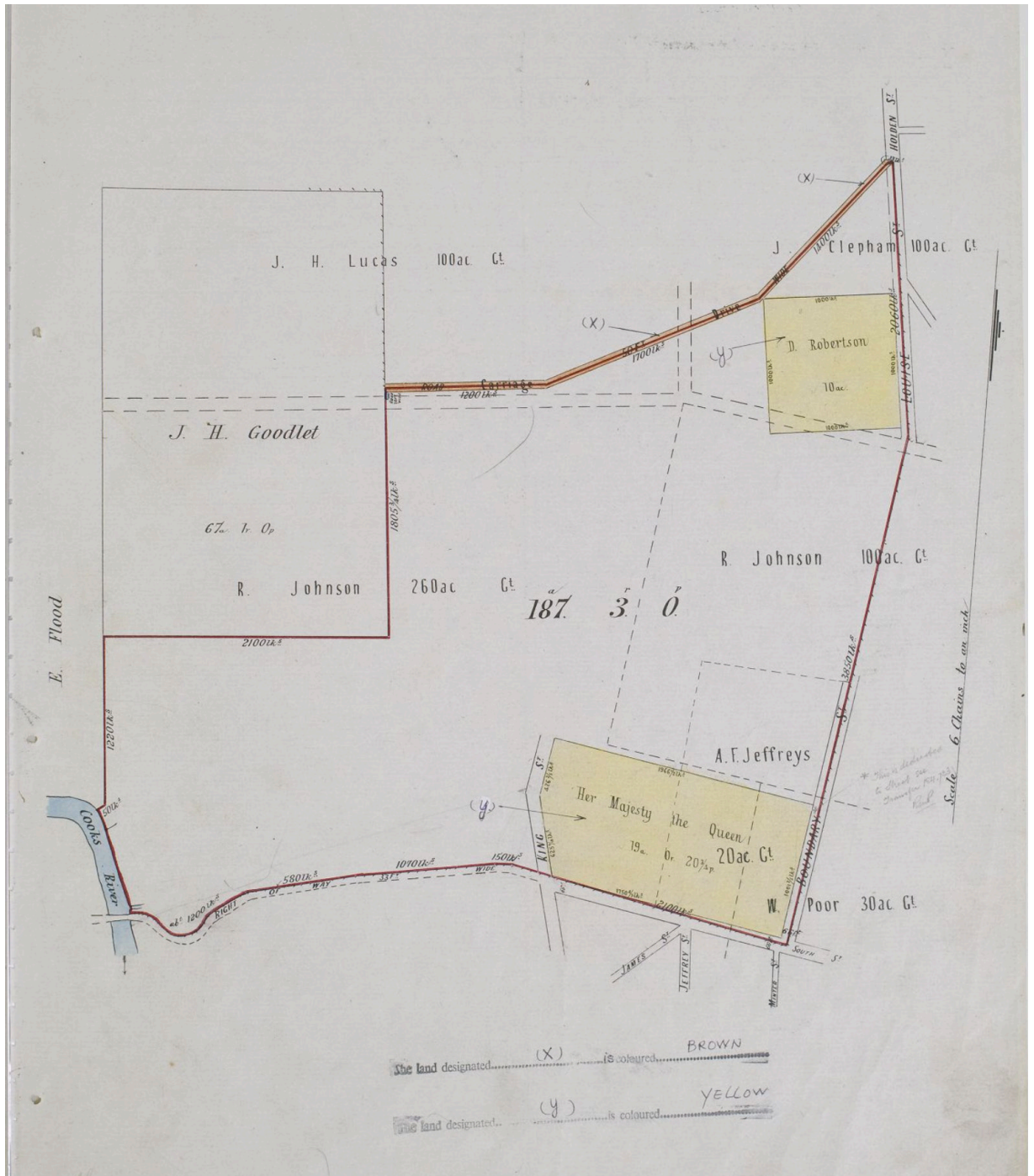
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2.2

1891

Certificates of Title Vol 380 Fol 230; Vol 624 Fol 204; Vol 842 Fol 80; Vol 1035 Fol 240; Vol 1035 Fol 241

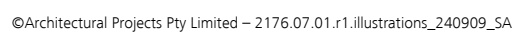
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HLRV



HLRV





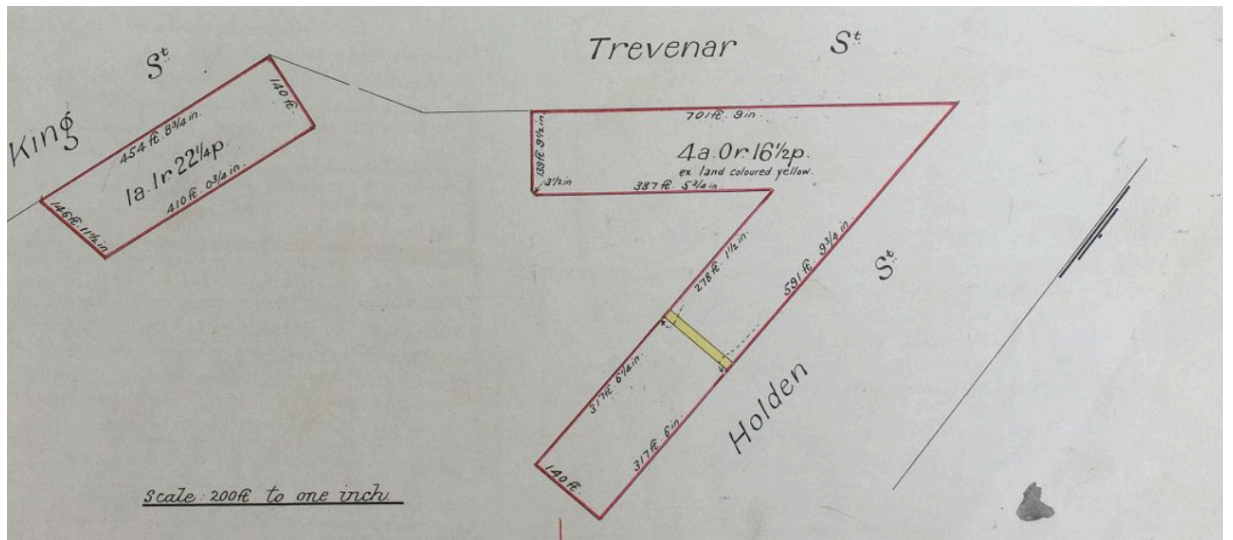
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1924

Certificate of Title Vol 3616 Fol 45

HLRV

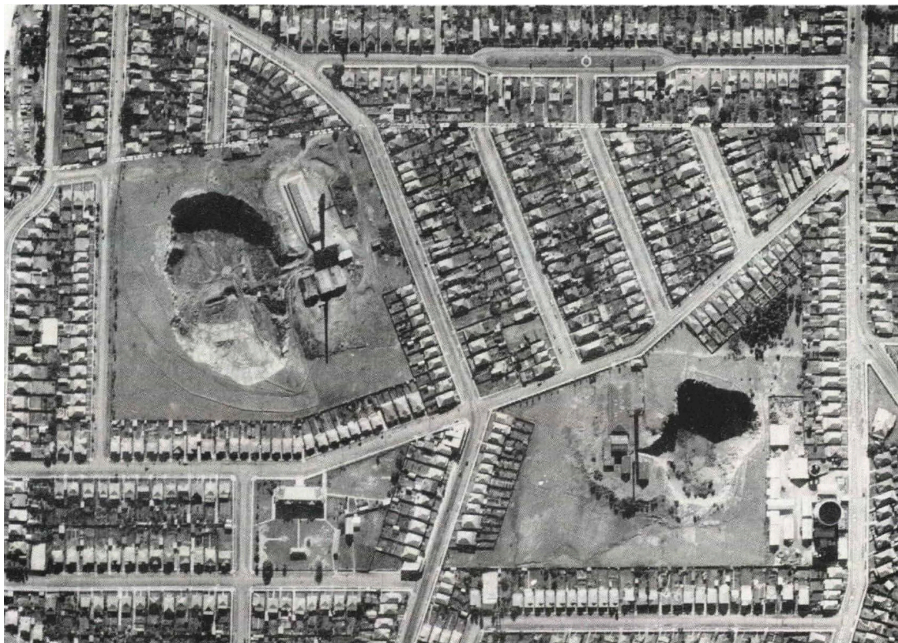


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1948

Aerial Photograph

NSW Historical
Imagery



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3.1

2022

Streetview of the Primary Elevation as viewed from King Street

Google Maps



3.2

2018

Primary Elevation as viewed from King Street

RealEstate



2176 | 11 KING STREET, ASHBURY

3.3

2022

Streetview Looking North Towards the Site

Google Maps



3.4

2022

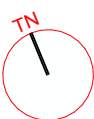
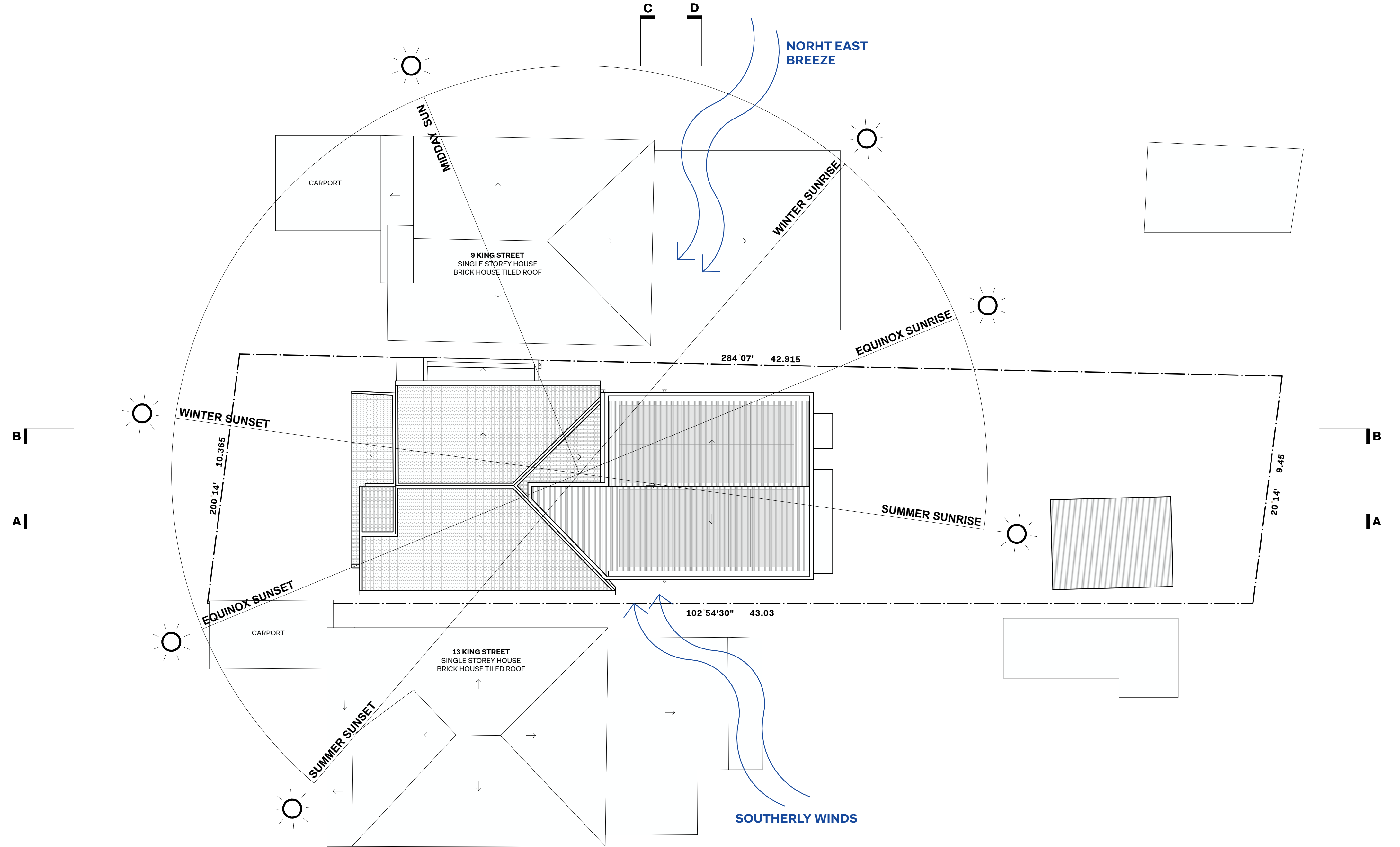
Streetview Looking South Towards the Site

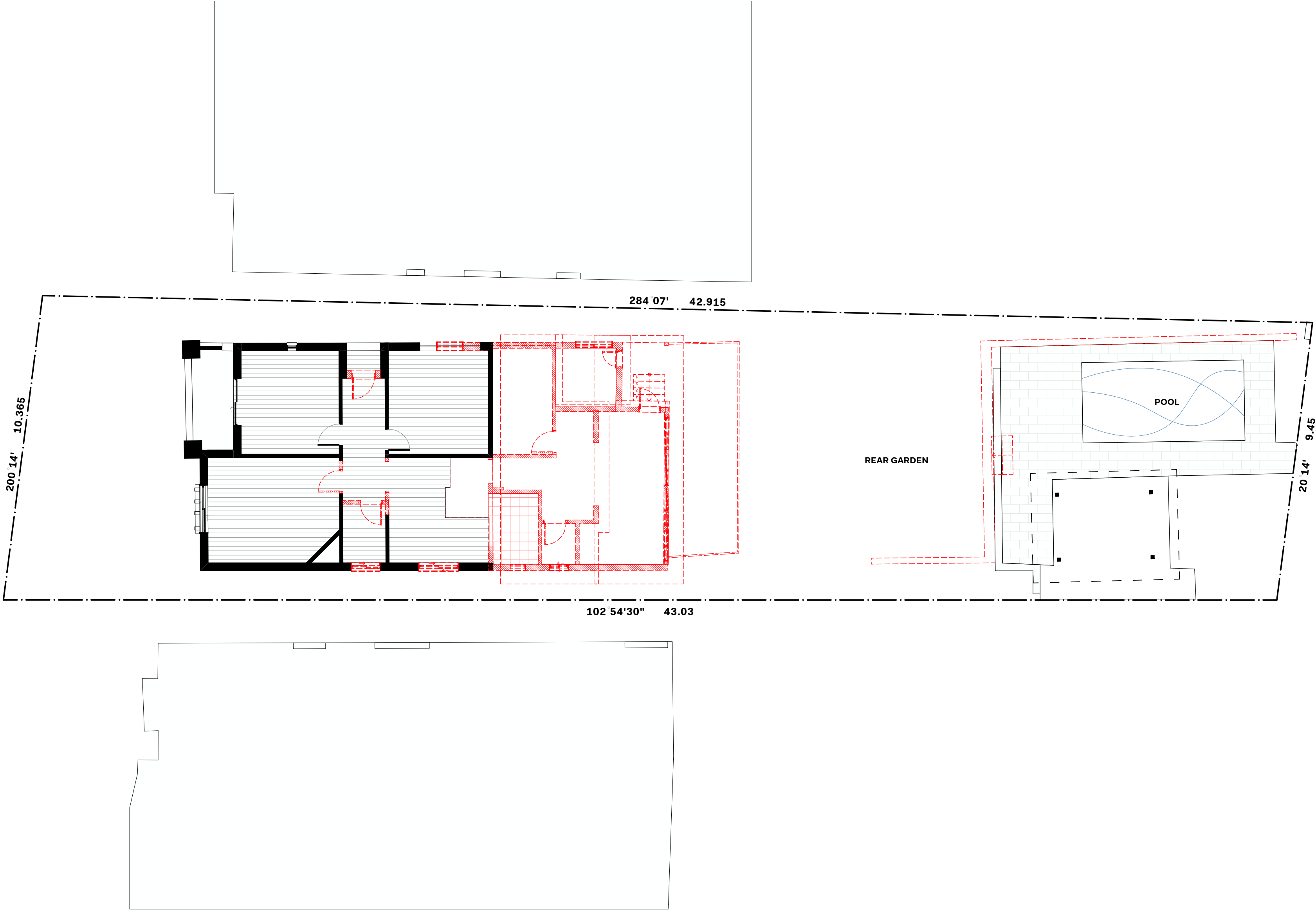
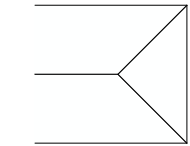
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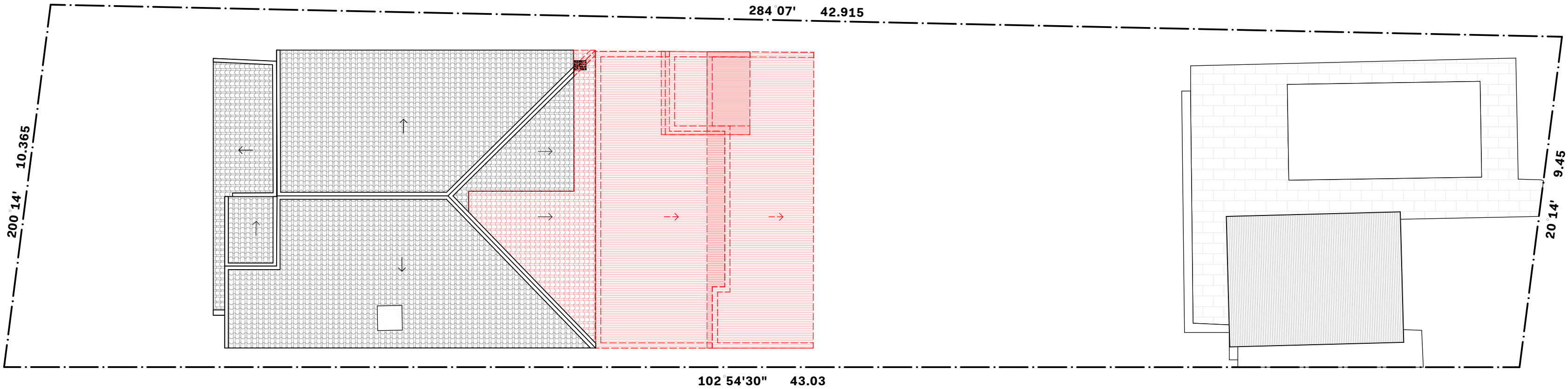
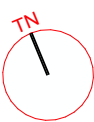


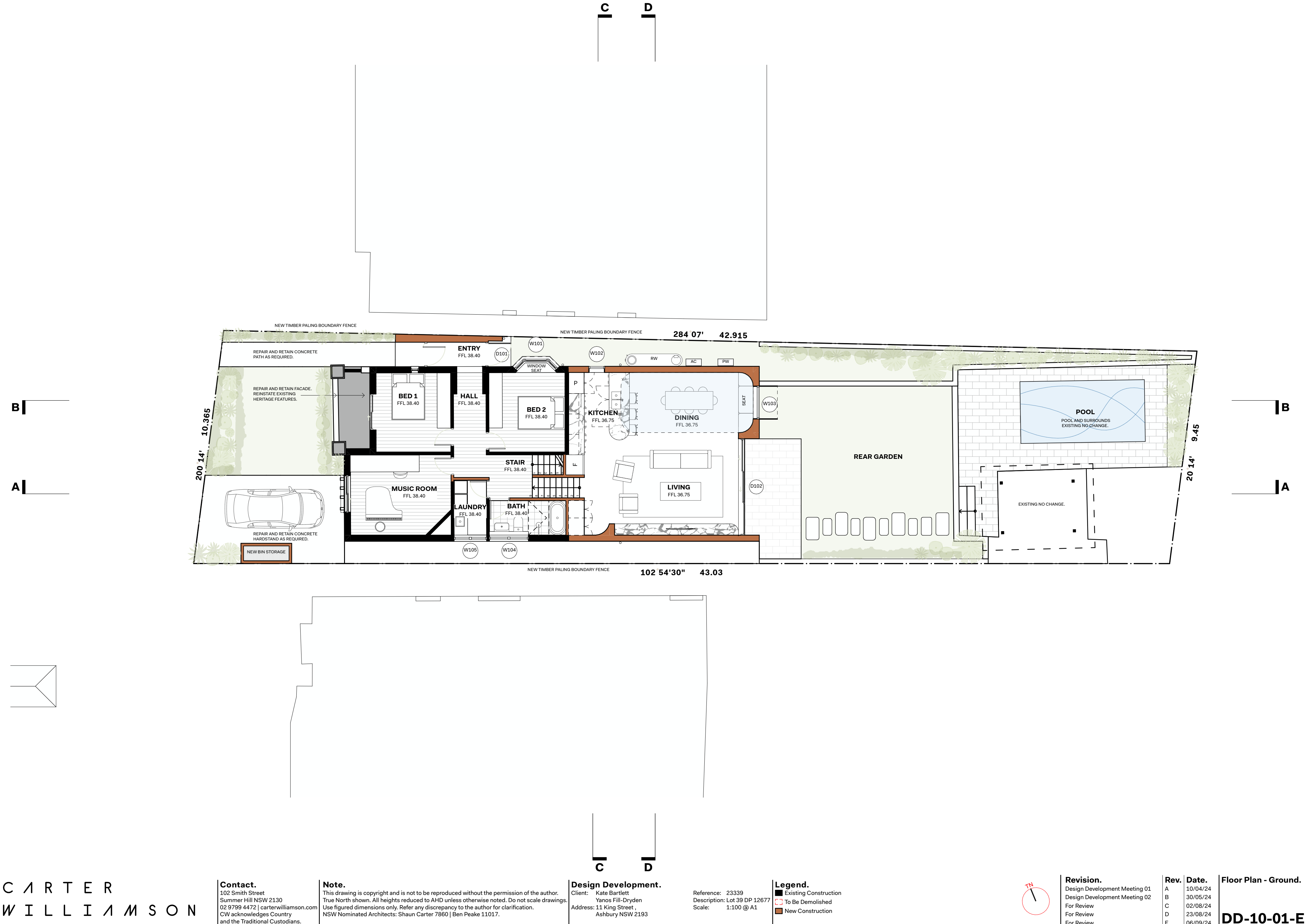
10. LIST OF APPENDICES

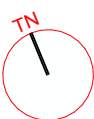
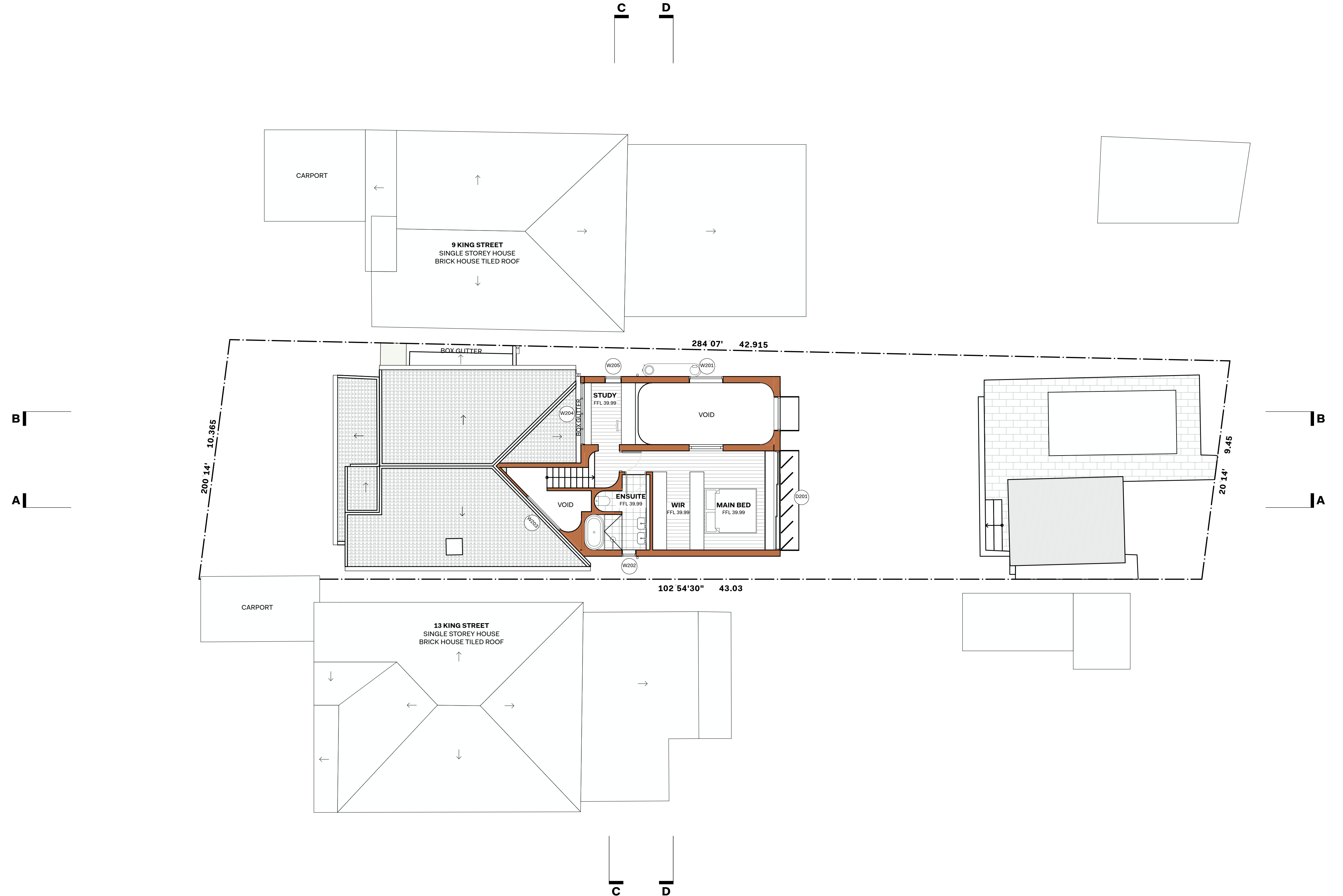
APPENDIX A	Architectural Drawings prepared by Carter Williamson Architects dated 06.09.24, revision B.
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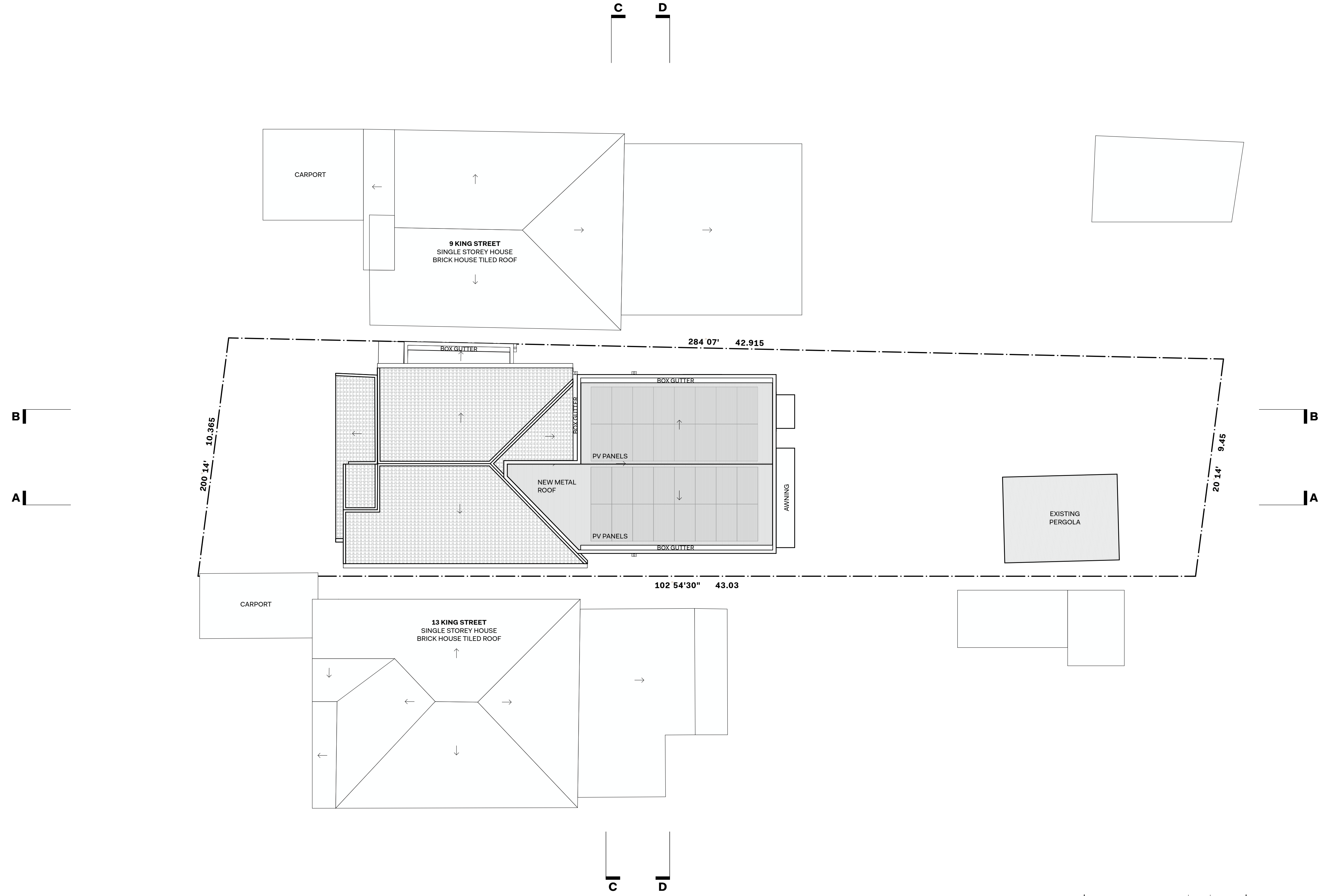


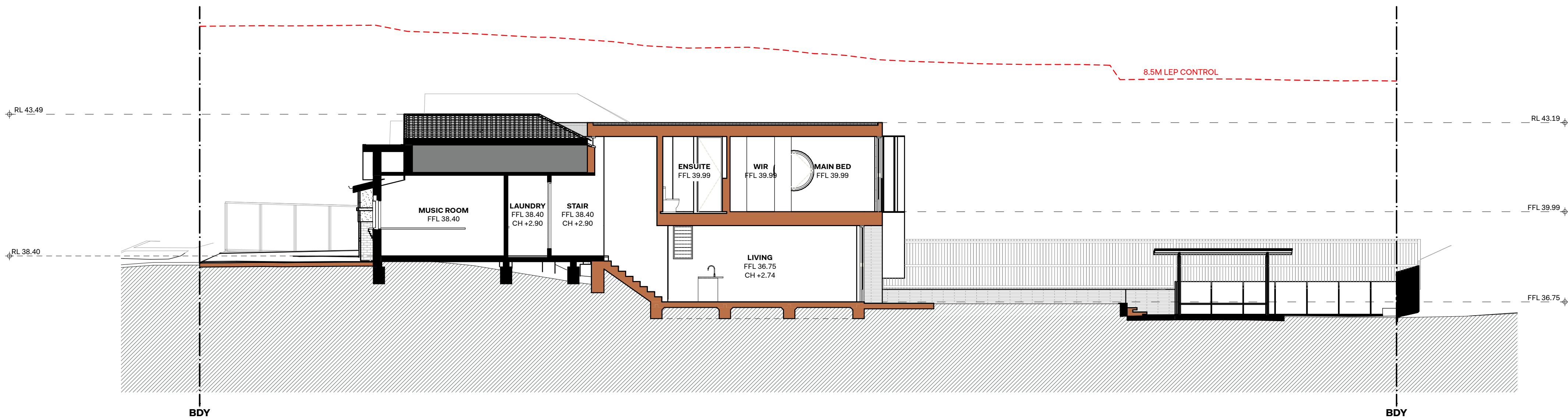


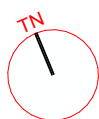
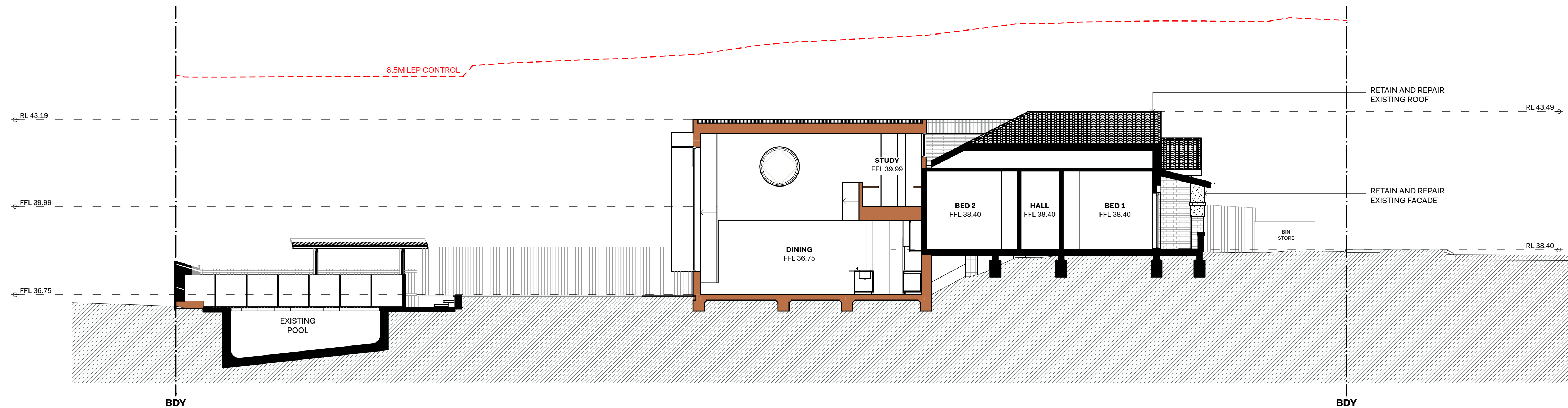


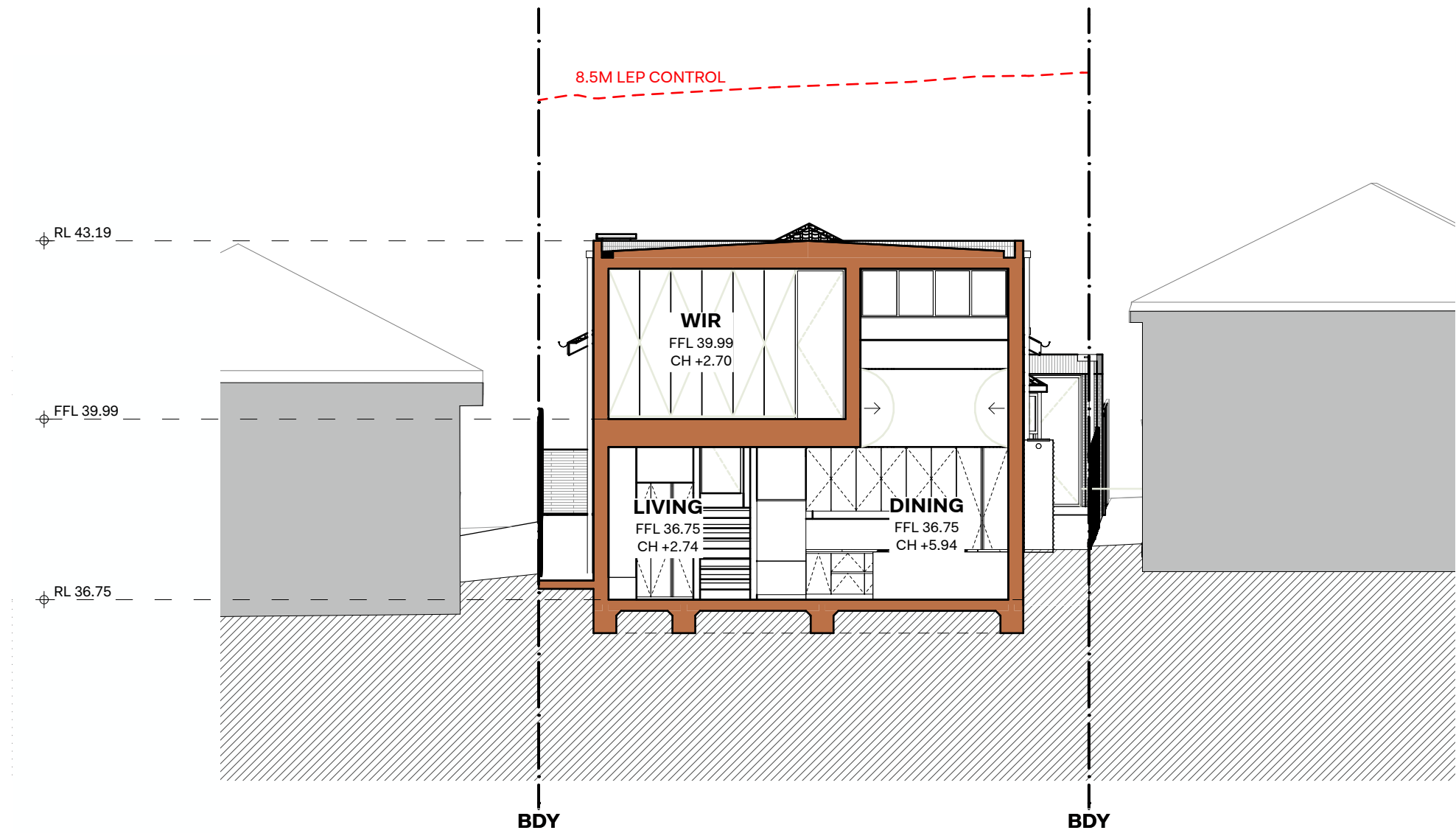
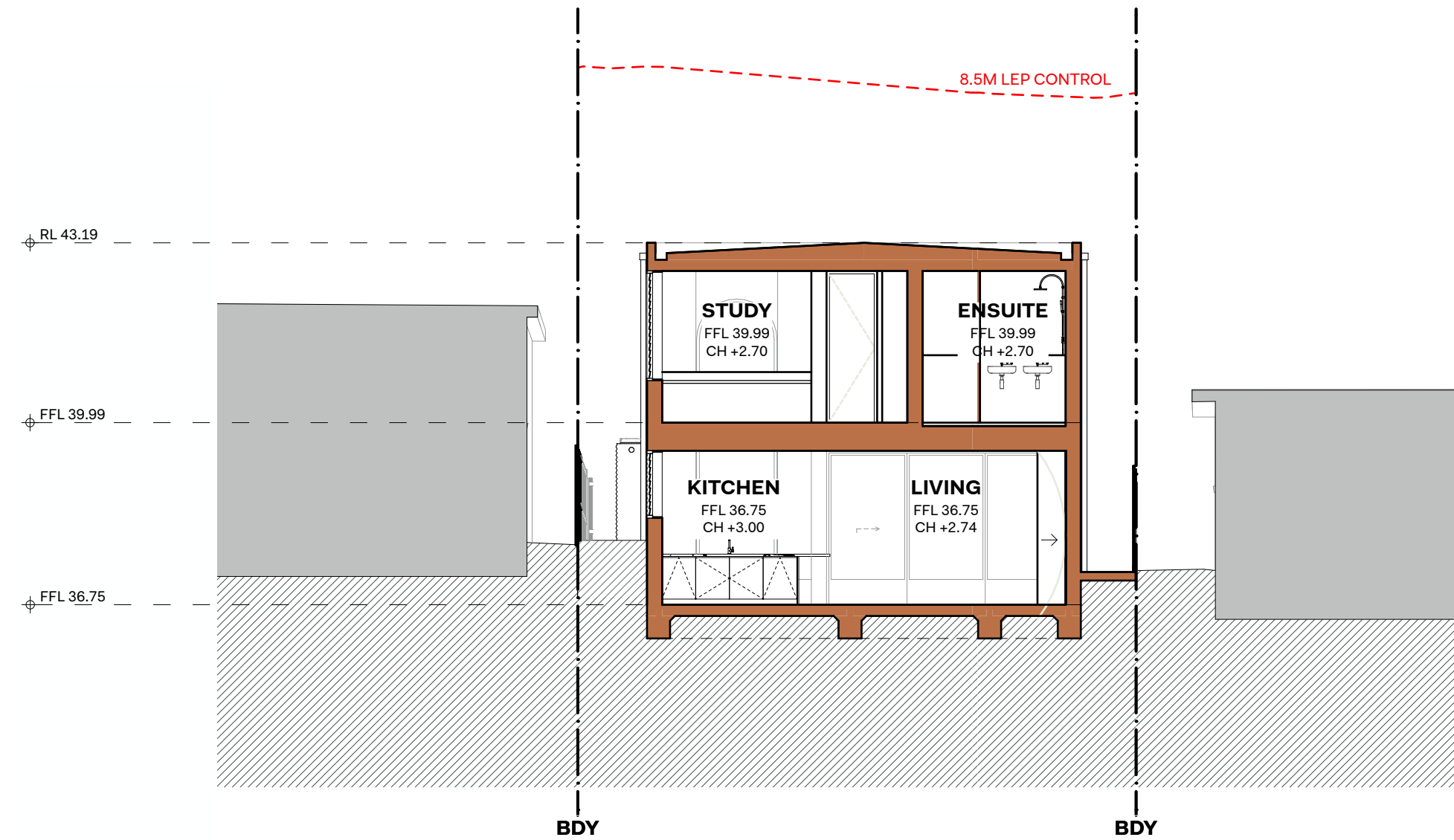


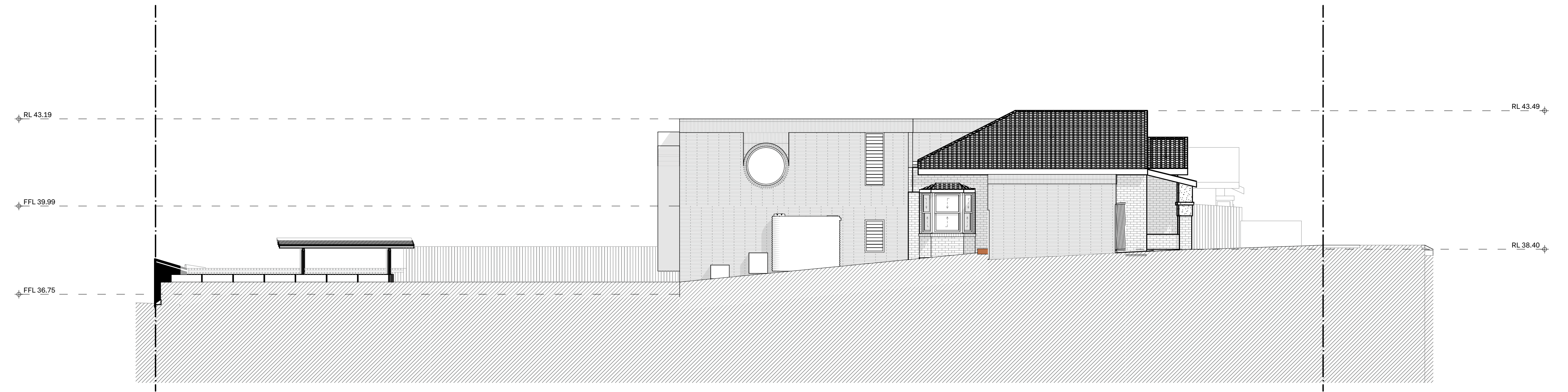


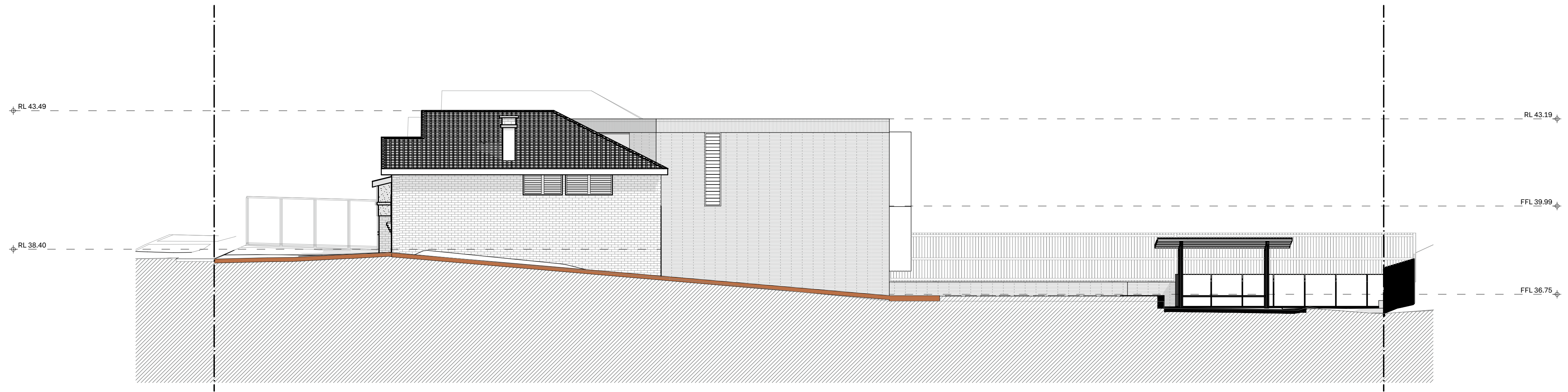


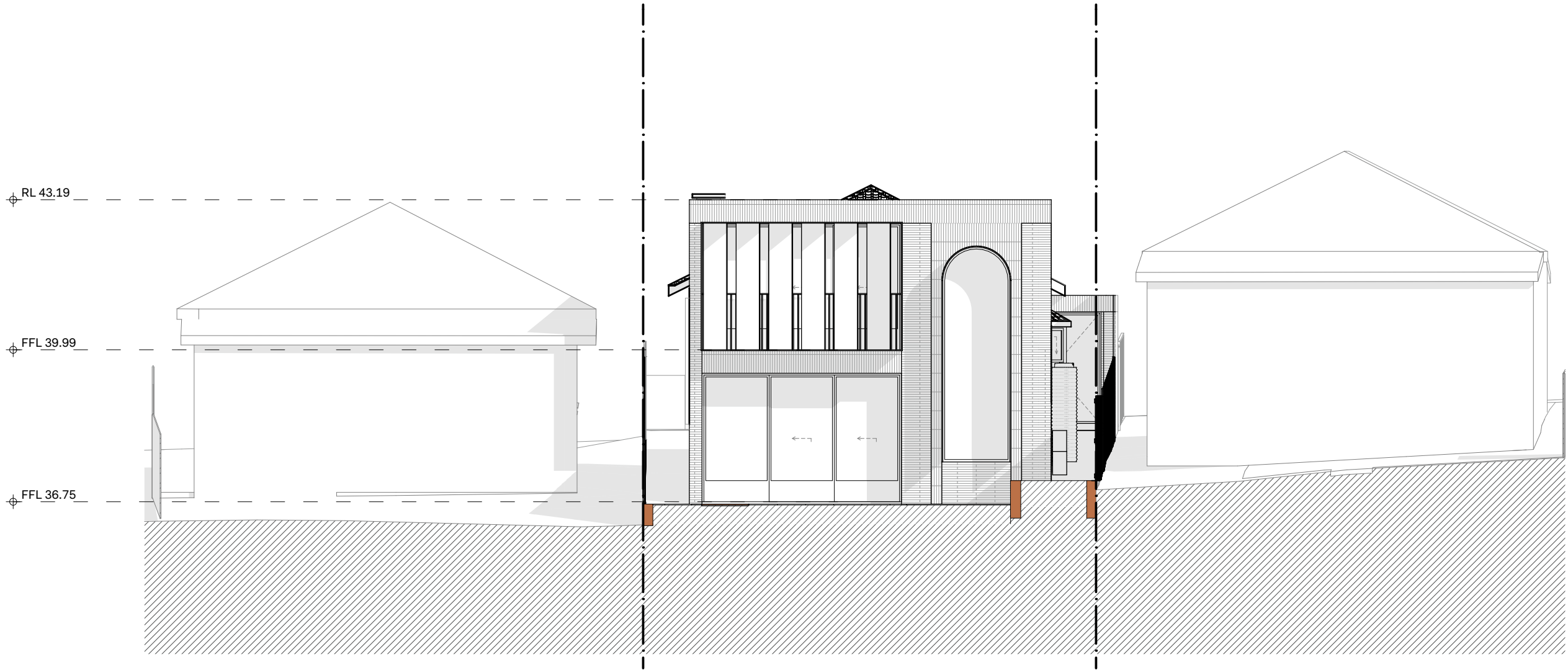


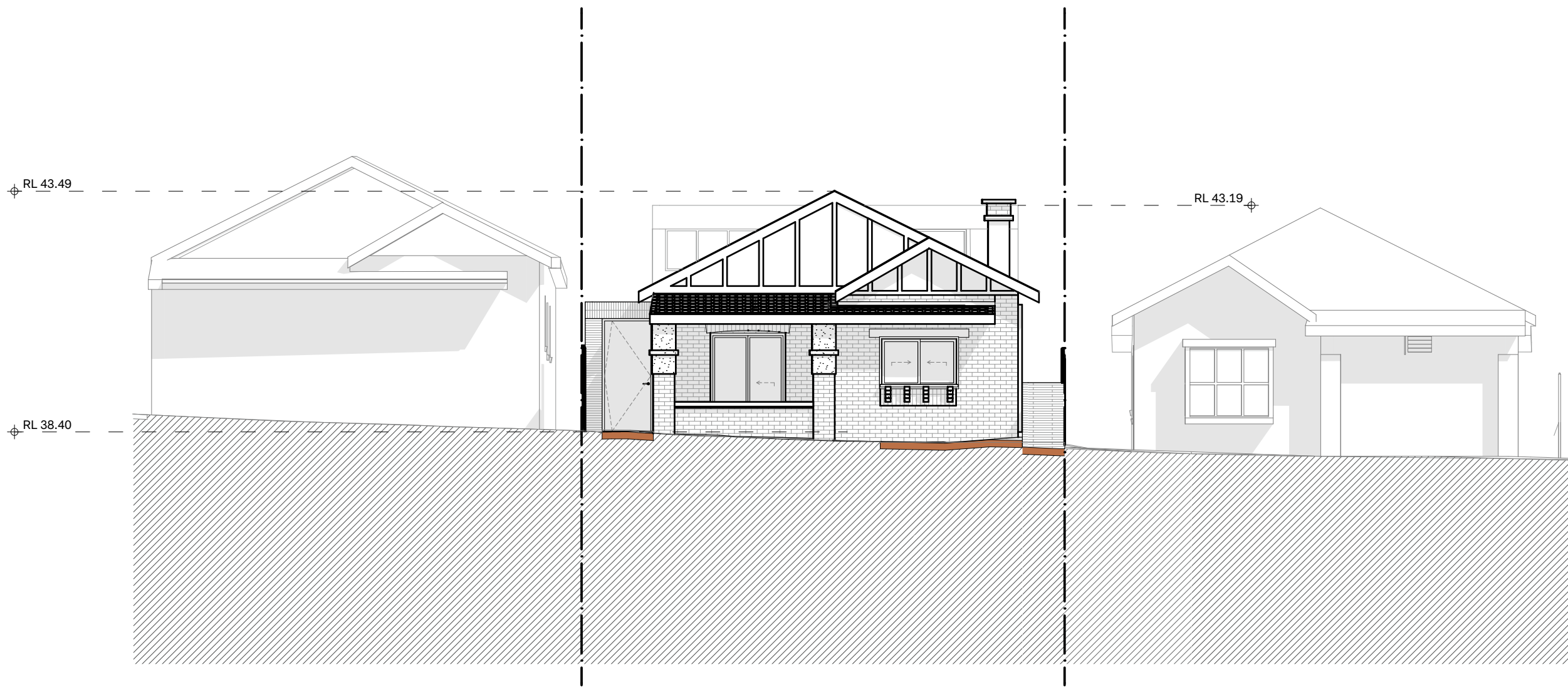


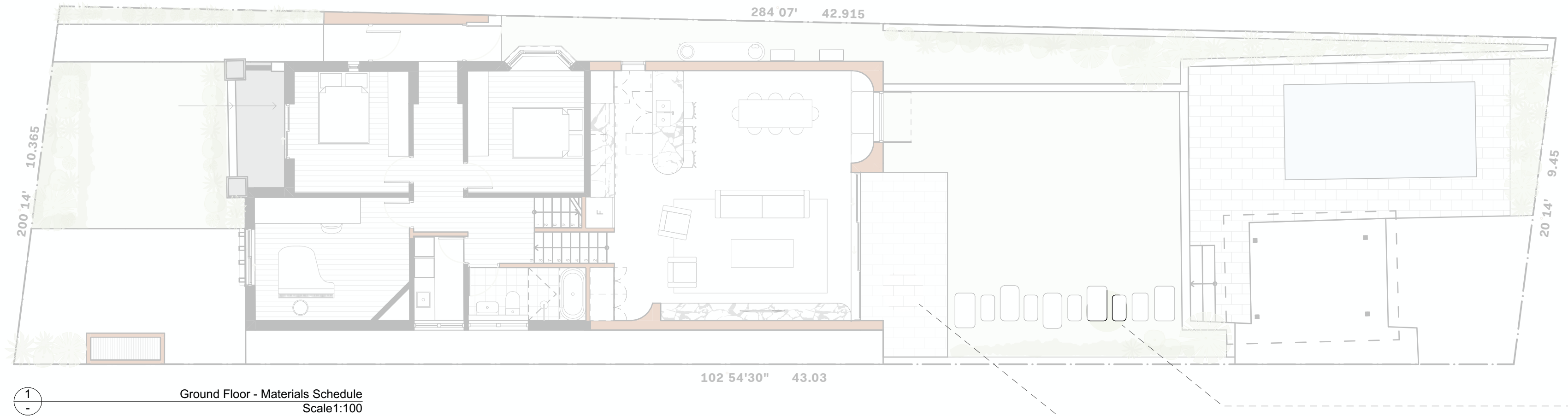












RESTORE EXISTING HOUSE



ZINCALUME ROOF SHEETING



PAINTED ALUMINIUM



PAINTED ALUMINIUM



PAINTED ALUMINIUM



BRICK



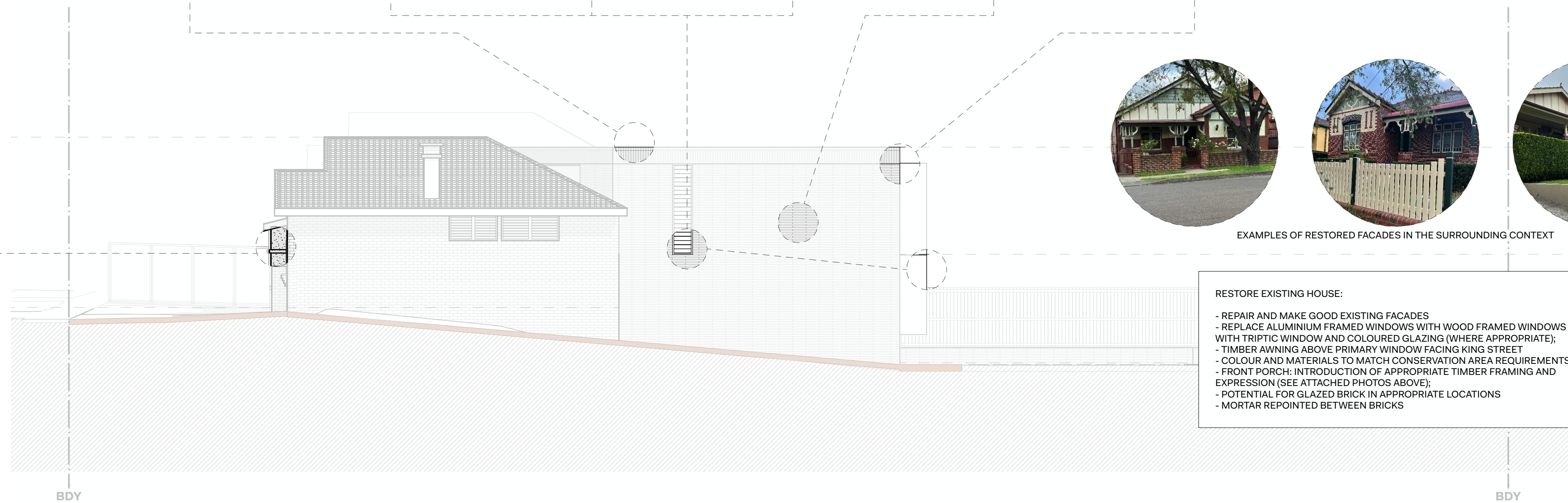
PATTERNED BRICK



TIMBER DECKING



CRAZY PAVING



EXAMPLES OF RESTORED FACADES IN THE SURROUNDING CONTEXT

RESTORE EXISTING HOUSE:

- REPAIR AND MAKE GOOD EXISTING FACADES
- REPLACE ALUMINIUM FRAMED WINDOWS WITH WOOD FRAMED WINDOWS WITH TRIPTIC WINDOW AND COLOURED GLAZING (WHERE APPROPRIATE);
- TIMBER AWNING ABOVE PRIMARY WINDOW FACING KING STREET
- COLOUR AND MATERIALS TO MATCH CONSERVATION AREA REQUIREMENTS
- FRONT PORCH: INTRODUCTION OF APPROPRIATE TIMBER FRAMING AND EXPRESSION (SEE ATTACHED PHOTOS ABOVE);
- POTENTIAL FOR GLAZED BRICK IN APPROPRIATE LOCATIONS
- MORTAR REPOINTED BETWEEN BRICKS

