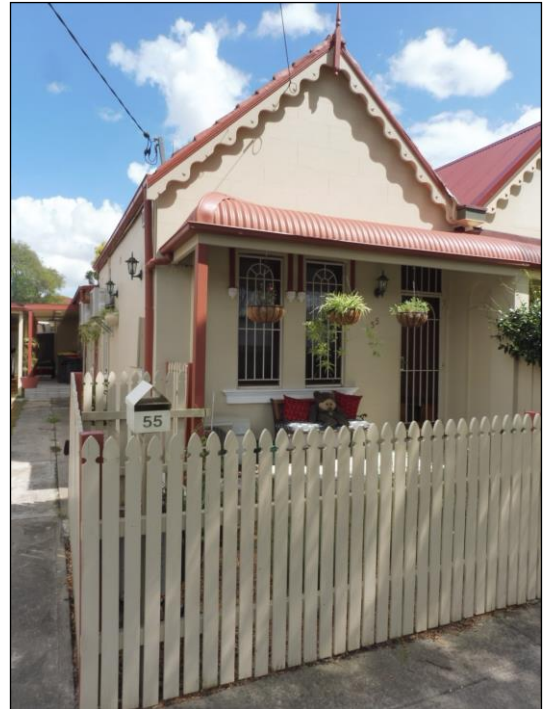


STATEMENT OF HERITAGE IMPACT



No. 55 Windsor Avenue, Croydon Park

July 2023

Table of contents

1.0	Introduction	3
2.0	Background & heritage listing status	3
3.0	Historical overview	3
4.0	The site context	8
5.0	No. 55 Windsor Avenue	14
6.0	Summary analysis and assessment	21
7.0	Description of the proposal	25
8.0	Heritage Impact Assessment	26
9.0	Conclusion and recommendations	37

1.0 Introduction

This report has been prepared on behalf of the property owner to assess the potential heritage impacts and to accompany the Development Application for the proposed alterations and additions to No. 55 Windsor Avenue, Croydon Park (the site).

2.0 Background & heritage listing status

The site is located on the western side of Windsor Avenue, in the block south of Lyminge Road. Windsor Avenue is a wide, two-way street and no through road with deep grassed verges, some street trees and plantings and car parking each side. The southern end of the street is terminated by a grassed reserve (Sando Reserve) which extends to the Cooks River.

The built context comprises of a mix of one and two storey attached and detached dwellings dating from the late 19th to the early 21st centuries. A former commercial building/ hall is also located at the south western end of the street. Most of the earlier dwellings have undergone some visible modifications, alterations and additions.

No. 55 Windsor Avenue is a single storey, rendered late 19th century period, semi-detached dwelling with steep pitched, main gabled roof with timber details, an open verandah facing the street and a skillion roofed rear wing. The building is setback from the street frontage and also has a deep setback from the southern side boundary. A driveway extends along the southern side to a detached carport and garage which are later additions to the site.

The dwelling has previously undergone some external and internal modifications, alterations and rear additions. It is currently proposed to retain the existing dwelling on the site, undertake internal alterations and construct a single storey, contemporary addition at the rear. The addition is proposed to extend into the deep, southern setback and also incorporates a new garage to replace the existing.

No. 55 Windsor Avenue has not been listed on the State Heritage Register or classified by the National Trust of Australia (NSW). However, the site has been listed as a local heritage item under Schedule 5, Part 1 of the Canterbury-Bankstown Local Environmental Plan (LEP) 2023 (I117). The attached semi, No. 53 and another pair of Victorian period semis located opposite, on the eastern side of the street, (Nos. 60 and 62 Windsor Avenue) have also been listed as local items (I116, I118 and I119).

As such, Canterbury Bankstown Council must consider the potential heritage impacts of any proposed works on the character and significance of the item, attached and other items in the vicinity and their setting.

This assessment is based on inspection of the site and review of the context and setting. The report follows a standard format, in accordance with the guidelines provided by Heritage NSW and includes site specific information, description of the existing building and its contribution to the area. The proposed works have been assessed with reference to Canterbury-Bankstown LEP 2023, Development Control Plan (DCP) and standard criteria. The purpose of the report is to outline how any potential heritage impacts may be reduced or are mitigated.

3.0 Historical overview

Prior to European occupation the area was occupied by the Darug and Eora people.¹

¹ Canterbury Bankstown Council website.

The site was part of 800 acres originally granted to Simeon Lord in October 1816. Lord was a prominent land owner and named his land the *Brighton Estate* which was bounded by Liverpool Road to the north, Coronation Parade to the west, Cooks River to the south and Croydon Avenue to the east. The estate was sold in 1824 and again in 1834 and from 1836 to 1838 it was subdivided into small farm allotments. The subdivision created Burwood Road. It wasn't until the 1870s that the various allotments were subdivided. The subject site was part of the *Rosedale Estate* which was subdivided in 1882.²

In May 1881 an area of over 57 acres, being Lot 92 and Lots 57, 58 and 59 of the Brighton Estate located to the east of Burwood Road (**Figure 3.1**) were transferred to Edward Hogben, a cordial manufacturer of Sydney. In August 1882 the lots were transferred to James Balfour, a bank manager of Sydney who proceeded to sell residential sized lots from September 1882, however, in November 1892 the subdivision (excepting the lots already sold) was reconveyed back to Edward Hogben and Henry George Swyny, an agent of Sydney.³

Hogben and Swyny continued to sell the lots from this time. However, in a transfer dated 19 April 1883 the bulk of the estate was transferred to the Australian Mutual Investment and Building Company.⁴ The Company designed model worker's cottages for the estate and parcels of land were sold in a series of auctions in the 1880s. However, it would appear that it wasn't until the promise of extension of the tramway along Georges River Road to Enfield (which occurred in 1891) that development of the area really occurred.

In a transfer dated 4 April 1893 the site, Lot 8 of Section I was sold by the Company to Peter Fraser, a jeweller from Windsor.⁵

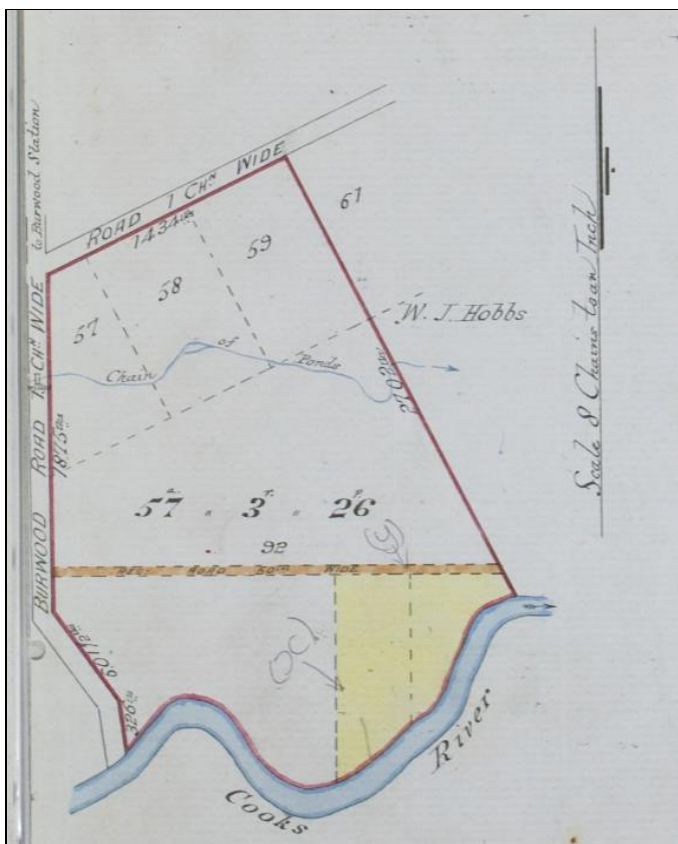


Figure 3.1 The land acquired by Hogben in 1881.

(NSW Land Registry Services, CT Volume 578 Folio 220)

² NSW Land Registry Services, Primary Application No. 5261 & DP 876.

³ NSW Land Registry Services, Certificates of Title, Volume 578 Folio 220 & Volume 624 Folio 21.

⁴ NSW Land Registry Services, Certificates of Title, Volume 624 Folio 21 & Volume 638 Folio 62.

⁵ NSW Land Registry Services, Certificates of Title, Volume 972 Folio 38 & Volume 1096 Folio 22.

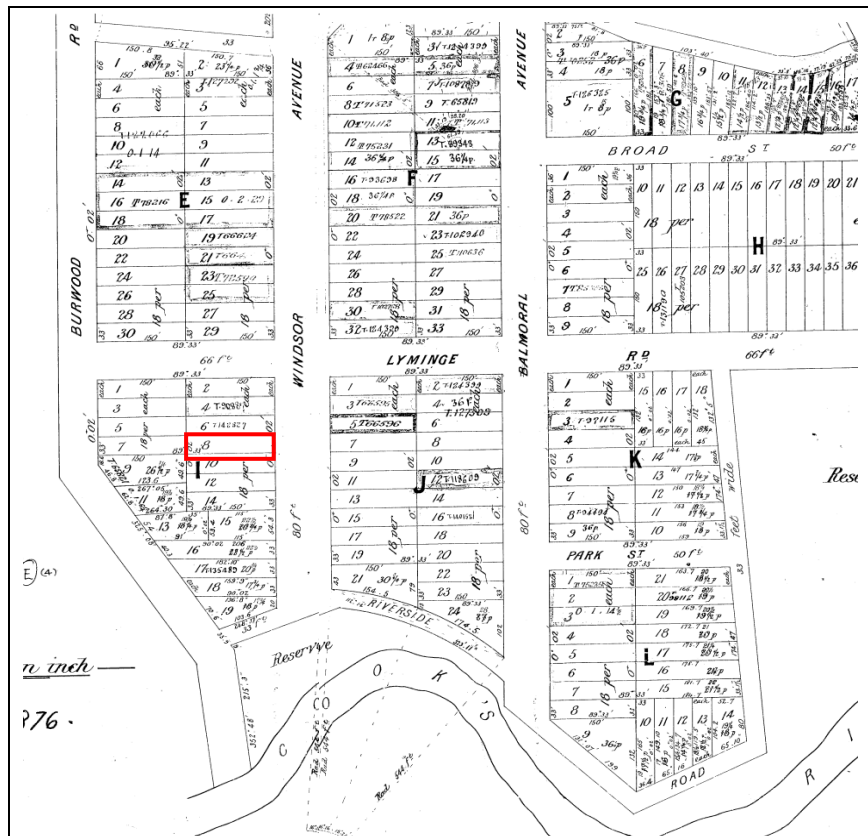
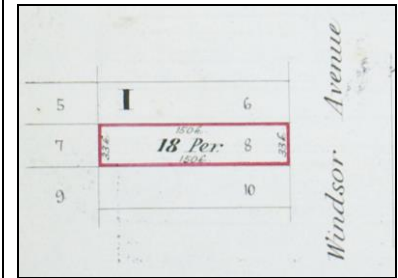


Figure 3.2 Part of the Rosedale subdivision. The site is Lot 8 of Section I that was transferred in 1893.

(NSW Land Registry Services, DP 876 & CT Volume 1096 Folio 22)



Like most of the lots along Windsor Street, the lot was 33 feet wide and extended back 150 feet.

However, it would appear that the subject building was constructed on the site (Lot 8) prior in c.1885 and that the adjoining building was also constructed by the Company on Lot 6 at the same time.

Windsor Avenue is first listed in the *Sands Directory* in 1884 when there are four listings with the note, “eastern side only”. In 1885 the same four listings are noted. However, in 1886 there are six listings on the same side (east) and three listings including a Charles Jones on the opposite side. No street numbers are noted for some years, however, Charles Edward Jones subsequently purchased Lot 6 (No. 53).⁶

Ownership of No. 55 was transferred in 1903 and in 1905 to Frank Lummis, a blacksmith from Rosedale (now Croydon Park). Lummis, formerly of St Peters had purchased Lot 6 (No. 53) by this time and by 1904 was listed in Windsor Avenue and later as occupant of No. 51 and No. 53.⁷

The *Sands* indicates that No. 55 was leased to various tenants from the time of its construction to the 1930s.

The 1943 aerial photograph (**Figure 3.3**) shows what is assumed to be the early form of the attached dwelling and siting. The main gabled roof form of the dwelling and attached dwelling is evident with a separate (verandah) roof extending across the front of both and a large roof at the rear. Shadows indicate a very low pitch skillion or flat roof form. A chimney is visible over what would be the central party wall of the rear wings. A small annex is also visible at the rear of each.

⁶ NSW Land Registry Services, Certificates of Title, Volume 638 Folio 62 & Volume 902 Folio 89.

⁷ NSW Land Registry Services, Certificates of Title, Volume 902 Folio 89 & Volume 1096 Folio 22.

The buildings are setback but sited relatively close to the street frontage. The subject dwelling has a deep setback along the southern side side.

There doesn't appear to be a central fence between the two rear yard, however, the rear yard of the site is clear with a small structure located close to the rear site boundary.

The aerial also shows that most of the lots in this section of the street had been developed by this time. Two vacant lots remain on the western side of this section of the street. A large structure had also been constructed by this time adjacent to the grassed areas that terminate the southern end of the street. A small street plantings are also evident.



Figure 3.3 1943 aerial showing the site and context.

(SIX Maps)



The same owner continued to own both dwellings (Nos. 53 and 55) and ownership was transferred in 1946, 1948 and in 1967. The lots were sold separately in 1983 and ownership has since been transferred several times and most recently in 2021.⁸

A relatively recent aerial (**Figure 3.4** and **Figure 3.5**) shows that some alterations and additions have been undertaken to the rear of both dwelling since 1943, probably following the separate sale and change of ownership in the late 20th century.

The main, gabled roof form of the dwellings remain with the front setback. No. 53 has a large addition extending from the rear of the front gable. The rear wing extends beyond the length of the subject building and into the deep, northern side setback. A large gabled roofed structure is also visible constructed to the rear boundary of No. 53.

The subject building also retains the front gabled roof section with front and side setbacks with a secondary rear wing setback from the southern side boundary. However, a driveway and long gabled roof (carport and garage) have been added along the rear wing and extends into the rear garden area. A paved area and open grassed area with perimeter trees and plantings also occupy the rear yard. Inspection also confirms a number of external and internal changes.

The aerial also shows a number of changes to the surrounding dwellings and area. Similar alterations and large additions. The large structure at the southern end of the street has been enlarged and the vacant lots have been developed and some redevelopment has also occurred.



Figure 3.4 Recent aerial showing changes to the rear of the building and site and also indicating a number of changes to the surrounding built context.

(SIX Maps)

⁸ NSW Land Registry Services, Certificate of Title, Volume 1096 Folio 22 & Volume 902 Folio 89 & realestate.com.au.
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Figure 3.5 Recent aerial showing changes to the rear of the building and neighbouring site.

(SIX Maps)

4.0 The site context

The subject site is located on the western side of Windsor Avenue, south of the junction with Lyminge Road. Windsor Avenue is a wide, two-way street with grassed verges, car parking, street trees and plantings along both sides.

The built context in the southern section of the street comprises a mix of one and two storey attached and detached dwellings dating from the late 19th to the early 21st centuries. A larger hall structure is located at the south western end of the street, adjacent to an open grassed reserve that terminates the street. Most of the earlier dwellings in this section of the street have undergone some visible modifications, alterations and additions including replacement and renewal of building fabric and roofs, replacement of fences and alterations and additions for car accommodation. Larger contemporary buildings have been constructed and also have verandahs and garages facing the street.

The subject building is part of a pair of Victorian, rendered semi-detached dwellings. No. 53 is constructed on its northern side. The buildings have matching main gabled main roof form and matching gabled ends with decorative timber barge boards and finials facing the street. A box gutter runs along the shared party wall. The front façades also have open verandahs (separated by a solid party wall) with a bullnosed, hipped roof clad in corrugated steel and simple pattern of openings.

No. 53 has corrugated steel roof cladding and is setback from the street frontage which has a modern palisade fence with sealed path and planted garden between. A sealed driveway/ hard stand also extends from the northern end of the street frontage to a high wall and gate which extends from the northern façade to the northern side boundary. A skillion roofed rear wing also extends into the northern setback, behind the main gabled roof form.

Further north, extending to the south western corner of Lyminge Road, No. 51 Windsor Avenue/ 5 Lyminge Road is a large, two storey rendered duplex with parapeted gabled and hipped roof clad in tiles, open balconies and garages facing the street frontages. No. 51 has a small awning over the building entry. The building is setback from the Windsor Avenue frontage which has a rendered fence and piers with slatted gate and fencing. The south eastern corner with Lyminge Road also has a larger, one and two storey late 20th century face brick dwelling with parapeted and hipped roof sections clad in concrete tiles. The building is setback but located close to the Windsor Avenue frontage which has a timber picketed fence.

The building is neighboured by two face brick, single storey, Inter-war detached dwellings (Nos. 56 and 58 Windsor Avenue) with gabled main roofs clad in terracotta tiles and two street facing gables with timber boards, shingled and battened details to the gable ends. These are also setback from the street frontage with modern timber picket and palisade fences. Both have undergone some changes to the front façade and a carport has also been added to the front of No. 58.

Also opposite the site, Nos. 60 and 62 Windsor Avenue are single storey, painted brick late Victorian period semis with parapeted end walls, shared main gabled roof clad in corrugated steel and open verandahs facing the street. The dwellings, which have also been listed as heritage items, are sited close to the street frontage which has no front fence. The dwellings have narrow proportions as they have been constructed on one lot. The front facades have a typical pattern of openings and are symmetrical about a central arched service opening and street facing gablet with decorative details to the gable end. The main roof ridge also retains two rendered chimneys with profiled capping and pots.

To their south, No. 64 Windsor Avenue is a two storey, face and rendered brick and boarded contemporary dwelling with gabled and hipped roof clad in corrugate steel. The building is set further back and has open verandahs and a balcony facing the street. A hardstand, sealed path and lawn are also located in front of the dwelling. No. 66 is a modified two storey dwelling with high wall and gates along the street frontage and is also neighboured by two single storey contemporary dwellings (Nos. 68 and 70 Windsor Avenue) with hipped and gabled roofs and open verandahs and garages facing the street.

To the south of the site, No. 57 is a single storey, timber boarded Federation period dwelling with gabled and hipped main roof clad in corrugate steel. The front façade has a projecting bay and an open verandah with separated bullnosed roof also clad in corrugated steel. The building is setback from the street frontage which has a timber picket fence. A flat roofed carport has been added to the front setback.

Nos. 59 and 61 Windsor Avenue are two, rendered and modified Inter-war period dwellings with prominent double gables facing the street. Both are setback from the street frontage which have timber and rendered fences. Carports have also been added in front of the dwellings. Further south, Nos. 63 and 65A is a two storey, face brick late 20th century duplex with gabled and hipped roof clad in tiles with attached garages, verandahs and balconies facing the street. No. 65 is a small, single storey timber boarded, early but modified cottage.

A large, painted brick structure with gabled main roof clad in corrugated steel is located at the south western end of the street. The building is constructed to the street frontage and has large openings facing the street. The building is occupied by the Campsie Chinese Congregational Church. A large cross has been fixed to the gable end.



Figure 4.1 The site is located in the southern section of Windsor Avenue which is a wide, two-way street with deep grassed verges, car parking, street trees and plantings along both sides.

The built context in the southern section of the street comprises of a mix of one and two storey attached and detached residential dwellings.



Figure 4.2 The subject building is part of a pair of Victorian semi-detached dwellings that with No. 53 retains the main gabled roof form with gables facing the street.



Figure 4.3 Nos. 53 and 55 are setback from the street frontage.

No. 53 was constructed on a separate lot. The main gable roofed wing of No. 53 also retains a deep setback from its northern side boundary.



Figure 4.4 No. 53 also retains the openings and matching details on the front façade. A solid party wall separates the two front verandahs which have a continuous bullnosed hipped roof.



Figure 4.5 The deep setback, hardstand fence and gate in the northern setback of No. 53. The rear wing of No. 53 has been extended to the rear and into to the northern setback.



Figure 4.6 Nos. 51 Windsor Avenue/ No. 5 Lyminge Road are located to the north of the site and occupy the south western corner of Windsor Avenue and Lyminge Road.



Figure 4.7 Nos. 54 and 56 Windsor Avenue, located on the eastern side of the street and corner of Lyminge Road.



Figure 4.8 No. 58 Windsor Avenue.



Figure 4.9 Nos. 60 and 62 Windsor Avenue.



Figure 4.10 Located opposite the site, Nos. 60 and 62 Windsor Avenue are also late Victorian period, semi-detached dwellings. The dwellings, which have also been listed as items, are constructed on the one, single lot and are constructed close to the street frontage. The dwellings have shared main and verandah roofs extending between the parapeted end walls and also retain details of the front elevation and chimneys.



Figure 4.11 Nos. 64 and 66 Windsor Avenue.



Figure 4.12 Nos. 68 and 70 Windsor Avenue.



Figure 4.13 Dwellings at the south eastern end of the street.



Figure 4.14 To the immediate south of the subject site, No. 59 is a single storey timber boarded Federation period dwelling. A carport has been added in the front setback.



Figure 4.15 No. 61 is a modified Inter-war period dwelling. A carport has also been added in the front setback and over a sealed driveway.



Figure 4.16 No. 63 is also a modified Inter-war period dwelling also with a carport in the front setback.



Figure 4.17 Nos. 63 and 65A Windsor Avenue.



Figure 4.18 No. 65 and large hall/ Church building at the south western end of the street.

5.0 No. 55 Windsor Avenue

No. 55 Windsor Avenue is a single storey, rendered and painted brick, late Victorian period semi-detached dwelling with gabled main roof clad in tiles, skillion roofed rear wing with metal roof cladding, timber and aluminium framed windows and timber doors.

The front facade has an open verandah with two timber framed double hung windows and side entry door with a toplight and a scored rendered finish to the wall and gable end facing the street. The gable also retains a decorative scalloped timber barge board/ fascia and finial. The two front windows have been renewed but retain a continuous rendered and moulded sill. The front verandah has a tiled concrete floor. The projecting party wall and a simple timber post support the hipped and bullnosed verandah roof which is clad in corrugated steel.

The dwelling is located close to, but is setback from the street frontage which has modern timber picket fence which bounds a small front garden area.

A deeper setback extends along the southern side boundary. A concrete and strip driveway extends from a crossover and street frontage along the southern side of the dwelling and access a detached, open, steel framed carport with gabled roof and a lightweight garage. The garage also has a gabled roof clad in metal sheeting and roller doors at each end.

A tiled verandah and awning have been added between the rear wing and carport and serve what is now used as the building entry. The rear wing has varying windows and doors. A single door at the rear leads into a rear verandah.

The rear verandah has a modern tiled floor finish and low pitched, skillion roof with polycarbonate sheeting. The verandah accesses the rear garden which is bounded by timber paling fences and has open lawn with some small trees and plantings. A garden bed and a small shed are located along the rear boundary.

The interior of the dwelling retains a sense of the two rooms in the main wing, however, has generally been altered and modified and has modern timber and concrete slab floors with modern tiles, rendered and lightweight walls, plasterboard ceilings with simple coved cornices and retains a mix of timber joinery, skirtings and architraves. The timber windows and joinery have been renewed. No fireplaces or breasts (or chimneys) remain. The rear wing is simply finished. The kitchen (with laundry cupboard), bathroom and a separate WC are located in the rear wing have modern finishes, fixtures and fittings. Modern services have generally been added throughout and to the southern façade.



Figure 5.1 No. 55 Windsor Avenue (mid shot) in context. A street tree is also located in front of the site.



Figure 5.2 No. 55 Windsor Avenue (mid shot).



Figure 5.3 The front, Windsor Avenue façade which retains the street facing gable, pattern of openings, an open verandah and associated details that match No. 53 (at right).



Figure 5.4 The building is sited close to but setback from the street frontage and has a deep setback from the southern boundary.



Figure 5.5 The southern façade and setback. A driveway and path extends along the southern side of the dwelling.



Figure 5.6 The front wing retains the main gabled roof form and one window opening on the southern façade.



Figure 5.7 The rear wing. A side verandah has been added to serve the main entry to the dwelling.



Figure 5.8 A steel framed carport and garage have been added to the deep setback adjacent to the rear wing.



Figure 5.9 The existing rear wall and rear verandah.



Figure 5.10 The rear verandah has a modern tiled floor and skillion roof and is also bounded by the shared boundary/ party wall with No. 53.



Figure 5.11 The rear verandah from the rear garden.



Figure 5.12 The existing garage is a lightweight structure with gabled roof and roller doors at each end.



Figure 5.13 The rear garden is bounded by timber fences and has open lawn with some trees and plantings.



Figure 5.14 A large gable roof structure at the rear of No. 53 is constructed to the shared boundary.



Figure 5.15 The western end of the site and rear boundary.

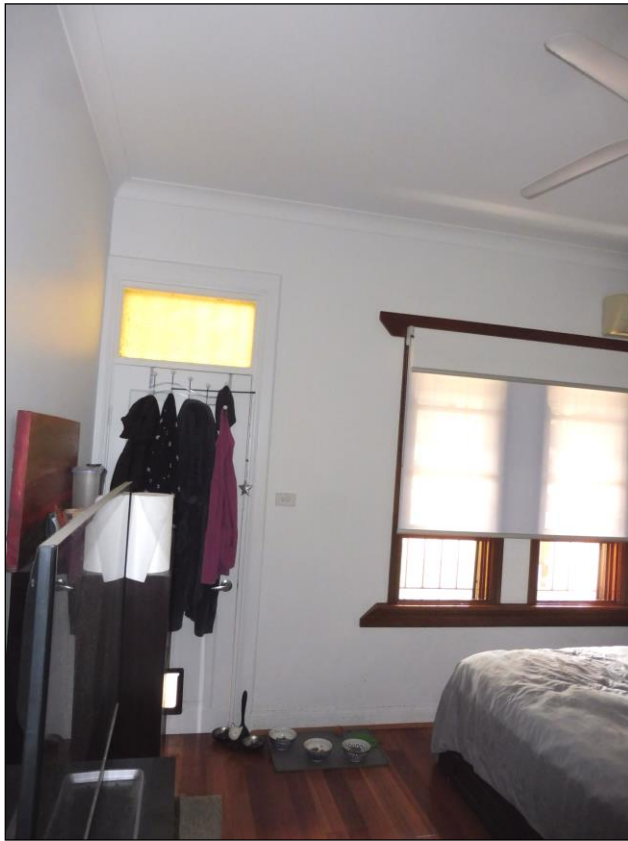


Figure 5.16 Internally the building has generally been modified. The front room is used as a bedroom. The front entry door and window openings remain, however, has modern plasterboard ceiling and renewed timber floors, windows and joinery.

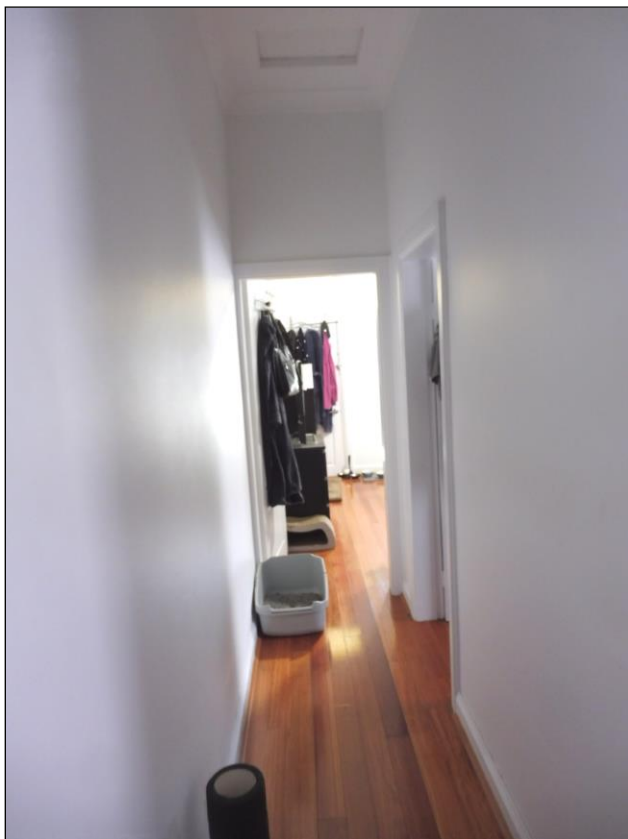


Figure 5.17 The front wing retains two rooms and high ceilings. A bulkhead indicates the differing roof form and ceiling height of the main and rear wings.

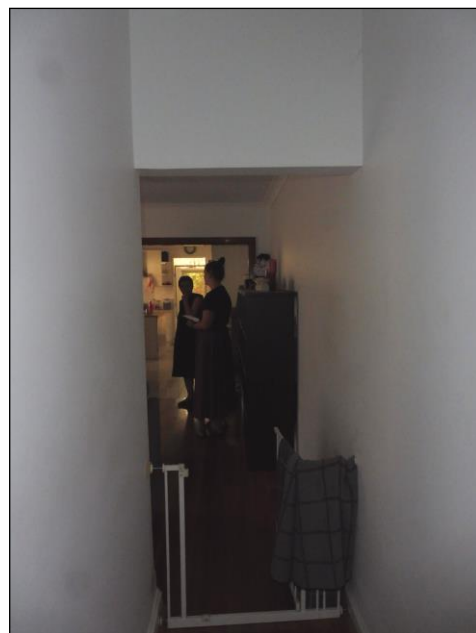




Figure 5.18 The existing central living room.



Figure 5.19 The living room has modern finishes and a window on the southern wall.

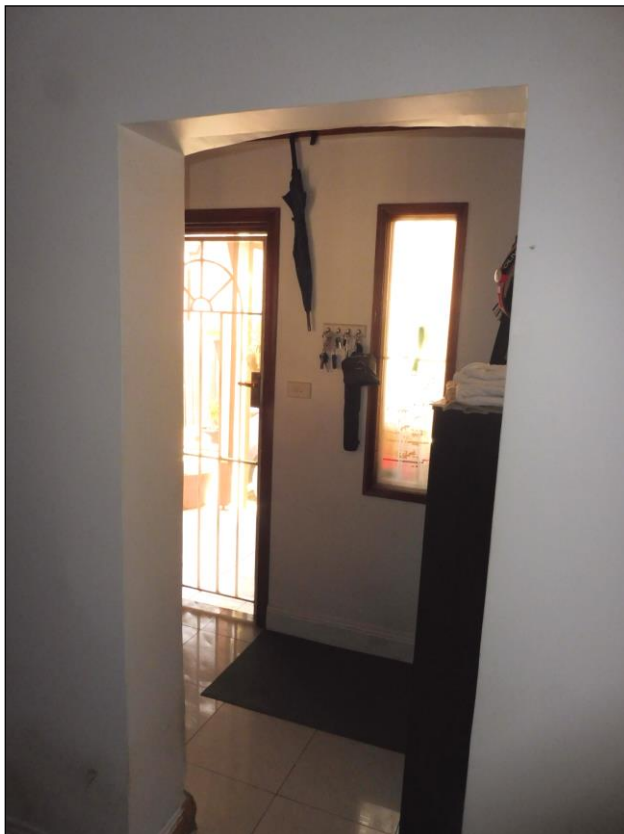


Figure 5.20 The existing (side) building entry.



Figure 5.21 The rear wing has a modern kitchen with window facing into the carport and leads to the rear verandah.



6.0 Summary analysis and assessment

No. 55 Windsor Avenue has been identified as a local heritage item. The adjoining semi, No. 53 and a pair of semis located opposite on the eastern side of the street, Nos. 60 and 62 Windsor Avenue, have also been listed as items.

The semis appear to have been constructed as model dwellings in c. 1885 by the Australian Mutual and Investment Building Company Ltd following the subdivision of Rosedale Estate in c. 1882.

Nos. 53 and 55 were constructed over two separate lots of Section I of the subdivision. The buildings were setback but sited close to the street frontage. The buildings were constructed to a central party wall on the shared boundary and as a result each have deep side setbacks.

Nos. 60 and 62 appear to have been constructed as a model of constructing two dwellings on the one lot. The dwellings have differing form to Nos. 53 and 55 and narrower proportions with end walls and rear wings constructed to the side boundaries. A central service opening accessed open setbacks along the central, shared boundary line.

The front main wings of Nos. 53 and 55 retain the front and side setbacks, matching form and details, including the main gabled roof, street facing gable ends and associated decorative details, pattern of openings on the front façade and an open front verandah with a separate roof. However, both have undergone some change and details such as chimneys have been removed.

No. 53 has a metal roof cladding. The rear wing of No. 53 has also been elongated and extended out, into the deep (northern) side setback. A hardstand and high fence and gate have also been added to the frontage. A large structure has also been added to the rear yard.

Alterations and typical modifications have also been undertaken to the interior and rear wing of No. 55. A driveway, side verandah and side building entry, carport and garage have also been added.

The buildings are part of a mixed, mostly residential streetscape that also retains some late 19th and early 20th century dwellings overlaid with late 20th and early 21st century dwellings and duplexes. Most of the early dwellings have also undergone some alterations and additions and modifications including replacement of building fabric, painting and rendered and the addition of off street car accommodation. However, the buildings are generally enhanced by the wide street and verge portions, varying front fence treatments, garden and street trees and plantings.

6.1 Assessed significance

The assessed significance of Nos. 53 and 55 relates to their association with the Australian Mutual and Investment Building Company Ltd, subdivision and historic values.

The Statement of Significance is as follows:

Early houses built by the development company, which subdivided and sold the first successful suburban settlement in Canterbury.⁹

6.2 Assessment of Significance

The following assessment of heritage significance has been prepared utilising the current State Heritage Inventory evaluation criteria.

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The site, like the surrounding area, is of local historic significance as part of the c. 1882 subdivision of the Rosedale Estate.

The existing building is of local historic significance as part of the late 19th century period of development of the local area. Constructed in c. 1885 as a model worker’s dwelling on one lot of the subdivision. The various changes, alterations and additions to the dwelling and site represent changing standards of living, owner and user requirements.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)

The site, like the area, is associated with early grantee and land speculators.

The subject site and dwelling are associated with The Australian Mutual and Investment Building Company Ltd.

The Company purchased the bulk of the Rosedale Estate in 1883 and from that time held a series of auctions, designed and constructed model worker’s cottages and promoted the estate which was the first successful suburban settlement of Canterbury.

⁹ NSW State Heritage Inventory, Heritage Item ID: 1300018.
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Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area)

No. 55 Windsor Avenue is a good example of a late Victorian, rendered and painted brick semi-detached dwelling that despite some modifications, alterations and additions retains its original single storey scale, external form, character and details of the primary, main wing including the gabled roof form, street facing gable and associated details and scored render finish, pattern of openings on the front façade, rendered sill and an open front verandah and separate verandah roof.

The building also retains its primary relationship with the adjoined semi, party wall, front setbacks and setting and is enhanced by a front garden and low fence, street proportions and trees which overall make a positive contribution to the Windsor Avenue streetscape and Croydon Park/ Canterbury area.

The front wing retains a sense of the early, two roomed layout and a high ceiling. However, the interior and rear wing have undergone some alterations and additions, typical modifications and replacement of fabric to suit ongoing and contemporary residential use.

The later additions to the side, also the carport and garage are of little architectural significance and make no particular contribution to the significance of the site.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The site and building have no special social associations as a speculative and private residence.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The existing dwelling is the first constructed on the site, however, the archaeological potential is considered to be low and disturbed by the residential subdivision and development of the site and neighbouring site also alterations and additions to the side and rear of the dwelling.

The existing building incorporates standard construction materials and details. The internal layout and existing floors, ceilings and timber joinery have been renewed and are not unusual or rare. The replacement of the roof cladding, ceiling and floor linings have also reduced the potential for relics in floor and ceiling cavities and overall would not reveal any new information that is not available elsewhere.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Late Victorian period semis are not unusual or rare in the wider context and Sydney region. However, the dwelling is one of two pairs of Victorian period semis in the street and are relatively rare in the Canterbury-Bankstown area. Other listed Victorian period buildings in the Canterbury-Bankstown area are single dwellings.

- Criterion (g) -** **An item is important in demonstrating the principal characteristics of a class of NSW's**
- **cultural or natural places; or**
 - **cultural or natural environments.**
(or a class of the local area's
cultural or natural places; or
 - **cultural or natural environments)**

The existing dwelling is of high local significance as a relatively early model, workers dwelling and as part of the early residential development in the area.

6.2.1 Statement of Significance

No. 55 Windsor Avenue is of local historic and aesthetic significance as part of the late Victorian period of development of the Rosedale Estate and Croydon Park area. Constructed in c. 1885 as part of a pair of matching semis and model worker's dwellings by The Australian Mutual and Investment Building Company Ltd. Despite some alterations and additions and modifications, the dwelling retains its original single storey scale, external form, character and details of the primary, main wing including the gabled roof form, street facing gable and associated details, pattern of openings and rendered details on the front façade and an open front verandah.

The building also retains its primary relationship with the adjoined semi, party wall and front setbacks and is enhanced by a front garden and low fence, street proportions and trees which overall make a positive contribution to the Windsor Avenue streetscape and Croydon Park/Canterbury area.

The primary form and details that make a contribution to its significance and character and area are largely concentrated at the front of the building. The rear wing and interior have undergone typical modifications and additions and are secondary and utilitarian. The side additions, carport and garage are later additions and simple structures and make no contribution to the significance of the site or area.

There are two pairs of Victorian semis in the street and that are relatively rare in the Canterbury-Bankstown area. The building type is not rare in the wider context and Sydney region.

The existing dwelling is the first constructed on the site, however, the archaeological potential of the building and site is considered to be low and disturbed. Constructed as a worker's dwelling, the existing building incorporates standard construction materials and details. The roof claddings, timber floors, ceilings and timber joinery have been upgraded and replaced and are not unusual or rare. The changes have also reduced the potential for relics in floor and ceiling cavities and overall would not reveal any new information that is not available elsewhere.

The building is of no particular social significance as a speculative and private dwelling.

As noted above, the primary details that contribute to the character and significance of the building and its significance as part of a pair of Victorian period semis are concentrated at the front and exterior of the building, which with the attached dwelling retains the original external form and details. The rear wings and setting of both have undergone some alterations and additions and changes.

The elements that are considered to be of High significance are as follows:

- the site boundaries, front setbacks and garden setting, including the deep southern side setback of the front gable roofed wing, but not the existing fencing or gates and driveway finishes or front plantings;

- the single storey scale and external form of the main wing including the gabled roof form and details of the front gabled end including the scored rendered wall finish, decorative barge/ fascia and finial;
- the pattern of openings on the front façade and rendered details including the scored wall finish and rendered/ moulded window sill and style of the existing timber windows and door with toplight;
- the open front verandah, projecting party wall and separate verandah roof and simple post, but not the roof cladding or verandah floor finishes;
- the south eastern façade, rendered wall finish, plinth and window opening;
- the visual relationship with the neighbouring semi and street;
- sense of the two roomed internal layout and spatial character (ceiling height) of the main wing; and
- a rear garden setting.

The following elements are considered to be of Moderate significance:

- the modern tiled and metal roof claddings;
- the low and complementary front fence and front garden beds;
- the existing timber windows and doors which have been renewed and replaced;
- internal timber floors and details in the front wing;
- part of the rear wing which has undergone some alterations, additions and modifications.

The following elements are considered to be of Little significance:

- the existing concrete driveway, strips and path;
- the driveway gates;
- the verandah floor tiles and finishes;
- the side and rear verandah spaces, roofs and floors;
- the existing carport and garage;
- plasterboard ceilings and cornices;
- modern kitchen, laundry, bathroom and WC finishes, fixtures and fittings;
- aluminium framed windows and modern doors;
- the rear shed and storage units.

The following elements are considered to be Intrusive:

- the security grilles and screens to the front openings;
- air conditioning units and services fixed to the southern façade of the front, main wing.

7.0 Description of the proposal

It is currently proposed to retain the primary form and details of the existing dwelling and undertake alterations and additions as illustrated in the architectural drawings prepared by Sydesign Pty Ltd.

The existing single storey scale, primary external form and details of the front wing of the existing dwelling, particularly the painted and rendered brick walls and details of the front facade, the main gabled roof, street facing gable and associated details to the gable end and tiled roof cladding are proposed to be retained. The existing open verandah, verandah roof and associated details, pattern of openings on the front and south eastern facades also existing timber door and toplight and timber windows will be retained.

The existing front fence and small front garden and front setbacks, including the deep, southern side setback of the front wing and existing front driveway will also be retained.

The proposed alterations and additions can be summarised as follows:

- alteration of the existing hall and second bedroom and addition of new internal walls to form a new walk-in-robe and bathroom. The existing front bedroom and front door and window openings and existing timber framed windows and doors including the existing internal door to the proposed bathroom will be retained. The security grilles and screen door on the front openings are proposed to be removed. The existing window on the south eastern façade will also be retained with the existing ceiling heights;
- demolition of internal and rear and southern walls (additions) to the rear wing, side and rear verandahs, carport and garage. Part of the earlier rear wing will be retained;
- addition of a new independent internal wall along the central party wall and new internal walls and construction of new additions to provide a new recessed entry and garage, bathroom, laundry, two bedrooms, store and open plan living, dining and kitchen area with walk-in pantry and opening out to an open, but covered alfresco; and
- removal of part of the front fencing and addition of new side fences and gates and landscaping along the southern side of the addition. The front picket fencing and gates are proposed to be retained. The rear lawn and garden will be retained.

Overall the works are intended to improve the accommodation, use and amenity of the existing dwelling and site for ongoing residential use.

A single storey scale has been retained. It is proposed to make use of the deeper southern setback and crossover for vehicular access. The existing front and primary side setbacks have been retained. A rear garden and private open space have also been retained.

The addition has been setback behind the principal building and roof form and has been designed to align with the existing additions to the attached semi (No. 53).

The rear addition is simple in architectural form and fabric and incorporates concrete slab floors, rendered Hebel block and lightweight walls and aluminium framed windows and doors at the rear and a timber framed roof with metal roof cladding. A parapeted, skillion roof profile is proposed. Two skylight are also proposed over the new roof.

The existing painted brick and rendered facades and the existing tiled cladding to the gabled roof will be retained. The existing colour scheme is also proposed to be retained with light (white) window and door frames and new metal roofing to the rear to match No. 53.

8.0 Heritage Impact Assessment

The relevant clauses of Canterbury-Bankstown planning documents and guideline document on the preparation of Statement of Heritage Impact reports have been considered below.

8.1 Canterbury-Bankstown LEP 202 & DCP 2023

In accordance clause **5.10 Heritage conservation** of the CBLEP and DCP 2023:

(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).

(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.

The recognised significance of the item relates to its historical values and association with the early subdivision, promotion and development of the Rosedale Estate and area. The building remains as an early, Victorian period semi-detached dwelling and part of one of two pairs in the street.

The front, main wing retains its early form and details and its relationship with the adjoined dwelling that with the front setbacks also makes a positive visual contribution to Windsor Avenue and area. The dwellings and other pair of Victorian period semis located opposite are also enhanced by the street proportions, deep grassed verge and mature street trees which contribute to their setting.

The proposed works are considered acceptable from a heritage point of view as the existing subdivision pattern and elements that contribute to its significance will be retained. The front setbacks and primary form of the dwelling also the existing single storey scale and Victorian period character and relationship with the adjoined semi and semis located opposite have been retained, will remain highly visible and able to be interpreted.

The proposed works relate to the interior and rear of the dwelling and areas which have previously undergone some alterations, additions and modifications for ongoing residential use.

The proposed internal changes to the second bedroom and hall will have no adverse impact on the primary historic or aesthetic value of the place.

The existing external form and details, particularly the single storey scale and gabled roof form, existing pattern of openings and associated details on the front and south eastern facades and existing matching details of the neighbouring semi will be retained. The external character will also be improve by the remove of the intrusive, security and air-conditioning elements.

Internally, the floors and ceilings have been previously replaced, however, a sense of the two roomed layout has also been retained. The existing front room and side hall opening have been retained with the existing ceiling height. The central party wall will also remain and new internal walls are also lightweight and removable.

The proposed removal of the existing carport, garage and side verandah and changes to the southern side setback will have no adverse impact on the item or neighbouring item. These elements are part of later, late 20th century additions to the place and are simple structures that are of no significance.

The proposed alterations and additions to the existing rear wing are intended to rationalise past changes and improve the layout, accommodation and amenity of the existing semi and site. The addition has been setback behind the principal building form and gabled roof, retain a single storey scale and have been designed to relate to the additions to the adjoined semi (No. 53). The use of the deep side setback is also proposed to retain a rear garden and maximise the available private space.

The proposed side building entry has been recessed so that it does not compete and allows the original front door and building entry to remain visible and able to be interpreted. This will also be reinforced by the retention of the existing complementary, low front fence, open front verandah and associated details that will also continue to visually relate to the adjoining semi.

Part of the early rear wing wall has also been retained. An existing window opening will be converted to a door. The proposed new wing incorporates a simple form and details with rendered external walls and a compatible skillion roof. It is proposed to raise the ceiling height (and roof) to match the height of the ceiling in the main wing, however, the new roof will continue to be secondary in terms of height and below the existing main ridge of the dwelling and adjoining semi.

The addition incorporates a garage which has been setback from the front of the semis. The distinctive double gabled main roofs and associated matching decorative details and finishes will be retained and remain visually prominent. Some views to the side and rear will also be partly screened by the proximity of the neighbour to the south (No. 57) which also has a carport constructed in the front setback and close to the shared boundary with the subject site.

Any potential visual impacts will also be reduced by the retention of the primary setting, open spaces and low elements around the front of the existing items, also retention of the existing deep verge, garden and street trees and plantings which will continue to contribute to their curtilage and primary setting. Some additional planting and softening of the front driveway may also be undertaken.

The rear building line has also been designed to relate to the neighbouring item with an open and covered alfresco that will also improve the relationship between the dwelling and rear garden area.

In relation to **Chapter 4 Heritage, 4.2 Heritage Items** of the Canterbury-Bankstown DCP 2023.

Section 2 – External Form and Setting

Development controls		Response
2.1	<i>Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.</i>	Unsympathetic elements such as the existing security grilles and screens and air-conditioning units fixed to the visible building facades will be removed and relocated.
2.2	<i>New work is to be consistent with the setback, massing, form and scale of the heritage item.</i>	The proposed alterations and additions retain the primary setbacks, principal massing, form and existing single storey scale with a secondary rear wing. It is proposed to extend into the side setback and extend to the rear, however, the changes are consistent with the front setback of the addition to the neighbouring item (No. 53). The front, primary setbacks also a side and rear setback have also been retained and will allow the primary external form, matching details and setting of the items to remain visually prominent and able to be interpreted.

2.3	<i>Retain significant fabric, features or parts of the heritage item that represent key periods of the item.</i>	The significant and primary form, fabric and features that relate to the early development are located at the front and are part of the main wing of the building and have been retained. The rear wing is proposed to be altered and extended, however, has previously undergone changes and modifications which have affected and removed early fabric and features. Part of the early rear wall has also been retained.
2.4	<i>Alterations and additions are to be generally located away from original and intact areas of the heritage item.</i>	The works largely relate to the interior and rear wing which have been affected by past alterations and additions and upgrades and seek to rationalise and improve on past changes. The early and significant form and elements that contribute to the significance of the building and pair have been retained.
2.5	<i>Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.</i>	The primary external form, particularly the main gable roof form, profile and associated details have been retained and will remain highly visible and discernible from the public domain.
2.6	<i>Avoid changes to significant parts of a place.</i>	The external form and setting of the highly significant part of the building has been retained.
2.7	<i>Rebuilding or replacement of existing structures will not be permitted unless the new structure complies with current controls. Where the structure is not permitted, rebuilding or replacement structures will not be allowed.</i>	It is proposed to retain the primary form and details including the central party wall. Some alterations and additions are proposed to the rear wing, however, the rear walls and a secondary rear wing will be retained.

Section 3 – Interior elements

Development controls		Response
3.1	<i>Minimise change to significant internal room configurations, layouts and finishes of heritage items.</i>	Some changes are proposed to the existing second bedroom and hall, however, a sense of the early two roomed layout has been retained.
3.2	<i>Generally retain original significant building entrances and associated hallways.</i>	The building entry has been previously relocated to the side and front room converted into a bedroom. However, the existing pattern of openings at the front including the entry door and toplight will be retained and able to be interpreted. It is proposed to alter the internal layout, however, the cross walls and opening to the existing hall (proposed bathroom) will be retained and a sense of the early two roomed layout remains.
3.3	<i>Locate changes away from main rooms that have intact or significant features.</i>	

3.4	<i>New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.</i>	The main cross walls, external walls of the main wing, central party wall and part of the rear wing external wall have been retained.
3.5	<i>Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings.</i>	The existing internal fabric and details including timber floors, ceilings and joinery have been previously renewed and replaced.
3.6	<i>Avoid locating kitchen, bathroom or laundry fitouts within primary rooms of significance.</i>	A new bathroom is proposed in the front wing, however, the interior finishes and details have been previously renewed and replaced and are modern.
3.7	<i>Allow for reversibility of internal changes to significant areas where possible.</i>	The new walls and elements are lightweight and removable.

Section 4 – Roofs, Dormers, Chimneys and Skylights

Roofs

Development controls		Response
4.1	<i>Original and significant roof forms, materials, finishes and details to roofs are to be retained.</i>	The highly significant, main gabled roof form will be retained with the associated details to the gable ends and existing tiled roof cladding.
4.2	<i>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. If changes to materials are to take place Council consent will be required.</i>	
4.3	<i>The roof form and detail of the main building and any significant rear wings are to be retained.</i>	The rear wing and roof have previously been altered and modified. The alterations and additions incorporate a secondary skillion roof form with a compatible metal roof cladding that is similar to and matches the colour of the attached semi.

No dormers are proposed.

No chimneys are extant.

Skylights

4.11	<i>Skylights are not to be located on the front roof plane of a heritage item. Skylights may be approved on a side roof plane of a building where they do not affect the appearance of the roof from the public domain.</i>	The proposed skylights are confined to the rear wing (new) roof and will not be visible from the public domain.
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Section 5 – Verandahs, porches and balconies

Development controls		Response
5.1	<i>Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.</i>	The existing front verandah structure, roof and associated details are proposed to be retained with no change and will remain a primary feature of the building. The verandah will remain open and continue to visually relate to the neighbouring (matching) verandah and details.
5.2	<i>Reinstate or restore missing verandahs, porches and balconies and associated detailing.</i>	
5.3	<i>Reopen front verandahs, porch or balconies that have been enclosed.</i>	
5.4	<i>Enclosing or infilling original or significant front verandahs, porches or balconies is not supported.</i>	
5.5	<i>The design, proportions and detailing of new verandahs, porches and balconies are to relate to the period, style and detail and of the significant building.</i>	A new, small recessed porch is proposed at the side, however, has been kept simple to not compete with the existing front verandah.
5.6	<i>Glass or clear balustrades are not permitted where visible from the public domain.</i>	No glass balustrades are proposed.

Section 6 – Driveways, Garages and Carports

Development controls		Response
6.1	<i>Parking is not permitted forward of the building line (within the front garden area) of heritage items.</i>	No parking is proposed forward of the front building line. The existing driveway and access along the deep, side setback will be retained, however, the space will remain open and continue to contribute to the appreciation of the buildings.
6.2	<i>Locate garages and carports at the rear of the house. If this is not possible and side access is available, locate garages or carports at least 1m behind the predominant building line, and to the rear of any front verandah. The prescribed setback may need to be increased where these structures obscure any significant or characteristic features of the place such as side entrances, porticos, windows or the like</i>	The proposed garage is proposed to be setback 7060mm from the front building line and front verandah and behind the primary building form. The setback enhances the setting and will allow the primary form of the dwelling and matching details with the adjoined semi to remain visually prominent.
6.3	<i>No part of an existing building is to be demolished or altered in order to accommodate a garage, carport or car space within the front or side setbacks.</i>	The existing garage is proposed to replace an existing carport and garage constructed to the side of the existing building.
6.4	<i>Original fences are not to be removed or widened to create car access from the main street frontage.</i>	No original fences remain. The existing fences and gates will be largely retained.

6.5	<i>The form, size, detailing and materials of any new car parking structure should complement the existing heritage item and not mimic an earlier style.</i>	The proposed additions have been designed to be complementary and relatively simple and not mimic the primary details of the building.
6.6	<i>Car parking structures are not to use high pitched roofs and are not to incorporate attics or lofts.</i>	A parapeted and complementary low pitched skillion roof is proposed over the addition. No attics or lofts are proposed.
6.7	<i>Where driveways are permitted, pavement materials should reflect the traditional character of the place. Large areas of continuous concrete or asphalt are not to be used, however these materials may be used in smaller areas if designed in appropriate ways. Preferred materials for driveways include dry laid paving such as bricks, terracotta, stone and concrete pavers. Stencilled concrete will not be permitted.</i>	The existing crossover is proposed to be retained with the existing vehicular access and driveway.
6.8	<i>Basement garages and vertical stacked car spaces are not permitted.</i>	No basements or stackers are proposed.
6.9	<i>A maximum of one driveway crossing per building allotment or property, unless it can be demonstrated that the property was historically associated with more than one.</i>	The existing crossover is proposed to be retained.
6.10	<i>If a property has an accessible rear lane and where this rear lane was historically associated with the place, vehicular access is to be from the rear and will not be permissible from the main street.</i>	NA

Section 7 - Fences

The existing fences are proposed to be largely retained. A low, complementary, timber picket fence and gates will remain along the street frontage and allow ongoing views.

Section 8 – Landscape elements

Development controls		Response
8.1	<i>Retain landscape elements that contribute to the significance of an item, especially early or original plantings.</i>	No early or original plantings remain on the site, however, the front garden bed and open lawn with plantings at the rear are proposed to be retained and improved where possible.
8.2	<i>Where early or original plantings cannot be retained due to age or disease, replace with the same or similar plant species where possible. If plants of a similar species cannot be used, then the use of plants native to the local area is encouraged.</i>	

8.3	<i>Original or early garden layouts that contribute to the significance of the heritage item should not be altered.</i>	The semi was constructed as a speculative worker's cottage. No garden layouts remain, however, a front "garden" and setbacks and a rear garden setting and private open space have been retained.
8.4	<i>Materials for landscaping including paths, garden walls and edging should reflect and be appropriate to the period and style of the place.</i>	The existing landscaping materials and details are proposed to be retained and are consistent with the neighbouring item and streetscape.
8.5	<i>Materials and finishes for landscaping that imitate authentic materials and finishes including stencilled concrete paths, coloured concrete blocks or reconstituted stone are not to be used.</i>	

Section 9 - Outbuildings

No early outbuildings remain and no new outbuildings are proposed.

Section 10 - Windows and Doors

Development controls		Response
10.1	<i>Original windows and doors that contribute to the significance or aesthetic qualities of a place are to be retained and conserved.</i>	The existing timber framed windows of the main wing are not original, however, are appropriate to the style of the building and the timber windows and front door and toplight with the existing openings will be retained.
10.2	<i>Where original or significant windows and doors have been widened or removed and where replacement is proposed, original windows and doors should be reconstructed.</i>	
10.3	<i>New windows and doors are to reflect the location, proportion, size, materials sill heights, header treatment and glazing pattern of original windows and doors.</i>	The new windows and doors are confined to the new work and rear of the building. Some larger openings are proposed, however, will not detract from the retained details are setback and will not be visible from the public domain.
10.4	<i>Extensive areas of glazing are not permitted where this would have an adverse impact on the significance of the place or be visible from the public domain</i>	Larger areas of glazing are restricted to the rear and setback from the street.
10.5	<i>Security devices are to be mounted internally (for example internal security louvres).</i>	Any new security and service elements will be located appropriately and will be screened from view from the street.
10.6	<i>Roller shutters and externally mounted metal security bars on elevations visible from the street (except facades facing rear laneways) are not permitted.</i>	

Section 11 - Building Materials, Finishes and Colour

Materials and finishes have been noted on the drawings.

Repair and conservation

Development controls		Response
11.2	<i>Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.</i>	Surviving original materials, finishes, textures and details on elevations visible from the public domain including the scored rendered detail on the front facade will to be retained and conserved.
11.3	<i>Where materials are missing or altered, reinstatement or repair is encouraged to return those features to their early form.</i>	No missing details are proposed to be reinstated, however, the existing features and details including the rendered window sill and details of the front verandah will be retained.
11.4	<i>Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished with other mediums must not be rendered, coated, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.</i>	There is no face brick or stone or tessellated tiles, however, existing details will be retained and continue to incorporate appropriate and complementary materials and colours.
11.5	<i>Provide external paint schemes that are characteristic of the style of the building in the use of tone, and palette of colours but not necessarily to be limited to standard traditional colour schemes.</i>	The existing colour scheme is proposed to be retained with matching and complementary colours and details.

Alterations and additions

11.6	<i>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.</i>	The proposed new materials including rendered external wall finish and metal roof claddings and details are appropriate to the style of the building and will complement the items and mixed streetscape character.
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Section 12 – Utility Infrastructure

Any new utility infrastructure and services will be located appropriately, at the rear and not be visible from the street.

Section 16 – Subdivision or Lot Consolidation

No subdivision or lot consolidation is proposed.

Section 17 - Demolition

It is proposed to demolish some internal and rear walls and associated skillion roof and additions also the existing garage, carport and awnings at the rear. These elements are utilitarian and secondary and have undergone some change and modifications. The garage, carport and awnings relate to the late 20th century and later development of the site and make no particular contribution to the character of the item or area.

The primary form and details that contribute to the significance and character of the item, attached semi and area have been retained and will be improved by the improvement of the rear wing and single garage.

A secondary rear wing with compatible form, materials, colours and details is proposed. The central party and part of the early external walls have been retained. The site boundaries and primary setbacks have also been retained and the site will be able to be interpreted as part of the Victorian period of development of the area.

No secondary dwellings are proposed.

8.2 Heritage NSW criteria

The relevant questions from the guideline document on the preparation of Statement of Heritage Impact reports have been considered in detail below.

How is the new impact of the new development on the heritage significance of the (contributory) item and area to be minimised?

The proposed works are intended to improve the accommodation, use and amenity of the existing dwelling and site for ongoing residential use.

Any potential heritage impacts are minimised in the following ways:

- by the retention of the existing subdivision pattern and site boundaries;
- by the retention and no impact on the existing street elements, street proportions, deep grassed verges, street trees and plantings;
- by the retention of the existing primary front setbacks and existing streetscape pattern along Windsor Avenue;
- by the retention of the primary, front setbacks and setting including the existing front garden bed and picket fence and deep side setback adjacent to the main wing and the existing pedestrian and vehicular access to the site;
- by the retention of the single storey scale of the building, primary external form and Victorian period character and details including the front painted and rendered brick façades and rendered details, main gabled roof form and existing tiled cladding and associated details to the front gable end, pattern of openings on the front façade and south eastern façade and existing timber framed windows, front door and toplight and retention of the existing open front verandah and associated details and verandah roof;
- by the retention of the matching form and primary details and existing primary visual relationship with the attached semi and retention of the existing visual relationship with the semis on the eastern side of the street;
- by the retention of a secondary rear wing with appropriate parapeted and rendered external walls and secondary, skillion roof form;
- by the retention of sense of the two roomed layout of the front wing and retention of the ceiling height;

- by the setback of the side addition and alignment with the additions to the neighbouring item (No. 53) and retention of the central and rear wing walls and nibs where possible;
- by the relatively simple architectural form, details, materials and colours that match and are complimentary to the building and neighbouring item, but also allow the historic building fabric to remain discernible and able to be interpreted;
- by the restriction of the rear extension and alignment with the neighbouring item; and
- by the retention of rear setbacks, a rear garden setting and private open space on the site.

How does the new development affect views to, and from the item? Will the public and users of the item, still be able to view and appreciate its significance?

The proposed works will have no adverse impact on the views to and from the item or neighbouring item, items on the eastern side of the street or streetscape pattern.

The proposed alterations and additions are confined to the site and largely relate to the interior of the building and are setback behind the primary external building form.

The front, primary wing and details of the building have been retained and will remain in the foreground and highly visible. The form and details and primary setbacks will continue to visually relate and match the attached item and relate to the other Victorian period dwellings (Nos. 60 and 62) located on the eastern side of the street.

The proposed alterations and additions to the dwelling will be visible. However, the addition is setback and has been designed to align with the additions to the neighbouring, attached item.

The additions are single storey and secondary to the main gabled roof form which will continue to match No. 53 and retain the distinctive double gables and decorative details facing the street.

The existing low front fence has been retained with the front setbacks. The building and items will also continue to be enhanced by the deep grassed verge and street proportions which will allow ongoing views to and from the site and along the street.

As such, it is considered that the building users and public will be able to view and appreciate the Victorian period character of the semi, attached and nearby items.

Some views to the items are also screened by the neighbouring dwellings and development to the north and south of the sites. Any potential impacts are reduced by the simple form and use of complementary fabric, colours and details that do not seek to mimic or detract from the historic building fabric.

Is the development sited on any known, or potentially significant archaeological deposits?

The development is not sited on any known deposits and archaeological potential of the site is considered to be low and disturbed by the residential subdivision and development of the site and neighbouring sites and previous alterations and additions.

The existing building and additions and the existing garage, carport and awnings incorporate typical construction materials and techniques. The building has previously undergone some modification, replacement of building claddings and linings and alterations and additions and overall are not likely to reveal any new information which is not available elsewhere.

9.0 Conclusion and recommendations

In summary, the proposed alterations and additions to No. 55 Windsor Avenue, Croydon Park, are considered acceptable from a heritage point of view.

The proposed works are intended to improve the condition, appearance, accommodation and amenity of the existing dwelling and site for ongoing residential use.

The existing subdivision and streetscape pattern, single storey scale and the primary front setbacks have been retained.

The primary form, character and details that contribute to the historic and aesthetic values and significance of the item and its relationship with the adjoining semi and other items in the street are concentrated at the front and have been retained and will continue to be interpreted as part of the Victorian period of development of the area.

The works largely relate to the interior and rear of the dwelling which have previously undergone some modifications, alterations and additions.

Original and highly significant elements, including the painted and rendered brick external walls of the primary wing, distinctive gabled roof form and associated decorative details, pattern of openings in the front facades with existing timber framed windows and door and the open front verandah, central party wall and separate verandah roof have been retained and will continue to match the adjoining semi, No. 53 Windsor Avenue.

The proposed demolition and removal of part of the rear wing and additions including the existing garage, carport and awnings will have no adverse impact on the character or significance of the item. These elements are secondary and utilitarian, have undergone some changes or relate to the later development of the site and make no particular contribution to the streetscape.

The proposed new rear additions are single storey and have been designed to align with the addition to the neighbouring semi (No. 53). The additions are setback from the front and side boundaries and make use of the deeper side setback. An open rear garden area and private open space have also been retained.

The additions are secondary in terms of height, are articulated and incorporate compatible materials, colours and details that will read as a secondary rear wing and do not detract, but rather will highlight the historic fabric and details of the building and neighbouring item.

The proposed internal alterations and additions will have no impact on the appreciation or any views to and from the items or along Windsor Avenue.

The additions will be visible, however, have been set well back from the street and front building line and the primary external form and character of the semis will remain in the foreground and visually prominent. The building and items will also continue to be enhanced by the extended curtilage, the deep grassed verge and street proportions and will also retain the existing visual relationship and appreciation of the items on the eastern side of the street.

Any potential adverse impacts are also reduced by the retention of an appropriate front fence and front garden setting, side setback and improvement of the front vehicular access and accommodation, garden and street trees and plantings and nature of the existing mixed built context.

On this basis, Council should have no hesitation in approving the proposed works on heritage grounds.