



Statement of Heritage Impact

25 Trevenar Street, Ashbury, NSW 2193

19 September 2024

CONTENTS

1.0 BACKGROUND	3
1.1 Introduction	3
1.2 Limitations and Constraints	3
1.3 Methodology	3
1.4 Authorship and Acknowledgements	3
2.0 THE SITE	4
2.1 Location	4
2.2 Heritage Context	7
3.0 HISTORICAL SUMMARY	8
3.1 Pre-European Occupation.....	8
3.2 Brief history of Ashbury	9
3.3 Brief history of the subject site	10
4.0 SITE DESCRIPTION	16
4.1 Summary Description.....	16
5.0 SIGNIFICANCE	21
5.1 Statement of significance	21
6.0 PROPOSAL	22
6.1 Proposed works.....	22
Table 6-0: List Of Drawings.....	22
7.0 HERITAGE IMPACTS.....	23
7.1 Introduction	23
7.2 Impacts on significance.....	23
Table 7-2.1: Impacts Terminology	23
7.3 Matters for consideration (Heritage NSW Guidelines).....	23
7.4 Canterbury-Bankstown Development Control Plan 2023	27
8.0 CONCLUSION.....	28
9.0 BIBLIOGRAPHY	29

1.0 BACKGROUND

1.1 Introduction

This Statement of Heritage Impact (SOHI) has been prepared in accordance with the Standard Guidelines of Heritage NSW, the Canterbury-Bankstown LEP 2023 and the Canterbury-Bankstown Development Control Plan 2023 (DCP) to accompany a Development Application (DA) for 25 Trevenar Street, Ashbury, NSW 2193 (subject site). The proposal involves the construction of a first floor addition to the existing dwelling on the subject site.

Details of the development proposal have been prepared by Addbuild Master Builders Pty Ltd.

This report aims to:

- Provide a brief history of the subject site;
- Provide a description of the proposed works; and
- Assess the impact of the proposed works on the heritage significance of the site in accordance with the relevant legislative controls.

1.2 Limitations and Constraints

- This assessment of impacts has been based on available site evidence along with historic research. A site visit was undertaken in August 2024.
- This report does not include or consider potential impacts on Aboriginal heritage or archaeological heritage within the site or vicinity.

1.3 Methodology

This SOHI relates to the proposed alterations and additions to 25 Trevenar Street, Ashbury NSW 2193. It does not include an assessment for below ground archaeological works. It has been prepared in accordance with the Department of Planning and Environment publications, Guidelines for preparing a statement of heritage impact, 2023 and Assessing Heritage Significance, 2023. It is also guided by the philosophy and processes included in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter).

The subject proposal has been assessed with consideration of the relevant controls and provisions contained within the Canterbury-Bankstown LEP 2023 and the Canterbury Bankstown DCP 2023, as well as the relevant provisions of the *NSW Heritage Act 1977*.

1.4 Authorship and Acknowledgements

The documentary research and assessment of potential heritage impacts have been prepared by:

- Zach Nix, Heritage Consultant (M. Heritage Conservation, University of Sydney, ICOMOS)
- Robert Nix, Graduate Heritage Consultant, (Dip. Library and Information Services)

2.0 THE SITE

2.1 Location

25 Trevenar Street, Ashbury fronts Trevenar Street on its southern boundary (Figures 1 and 2). The property adjoins neighbouring residential lots along its eastern and western boundaries. A recent multistorey residential site adjoins at the rear northern boundary.

Street Address	Suburb/Town	LGA	Lot/DP	Parish	County
25 Trevenar Street	Ashbury	Canterbury-Bankstown	Lot 4, DP310180	Petersham	Cumberland

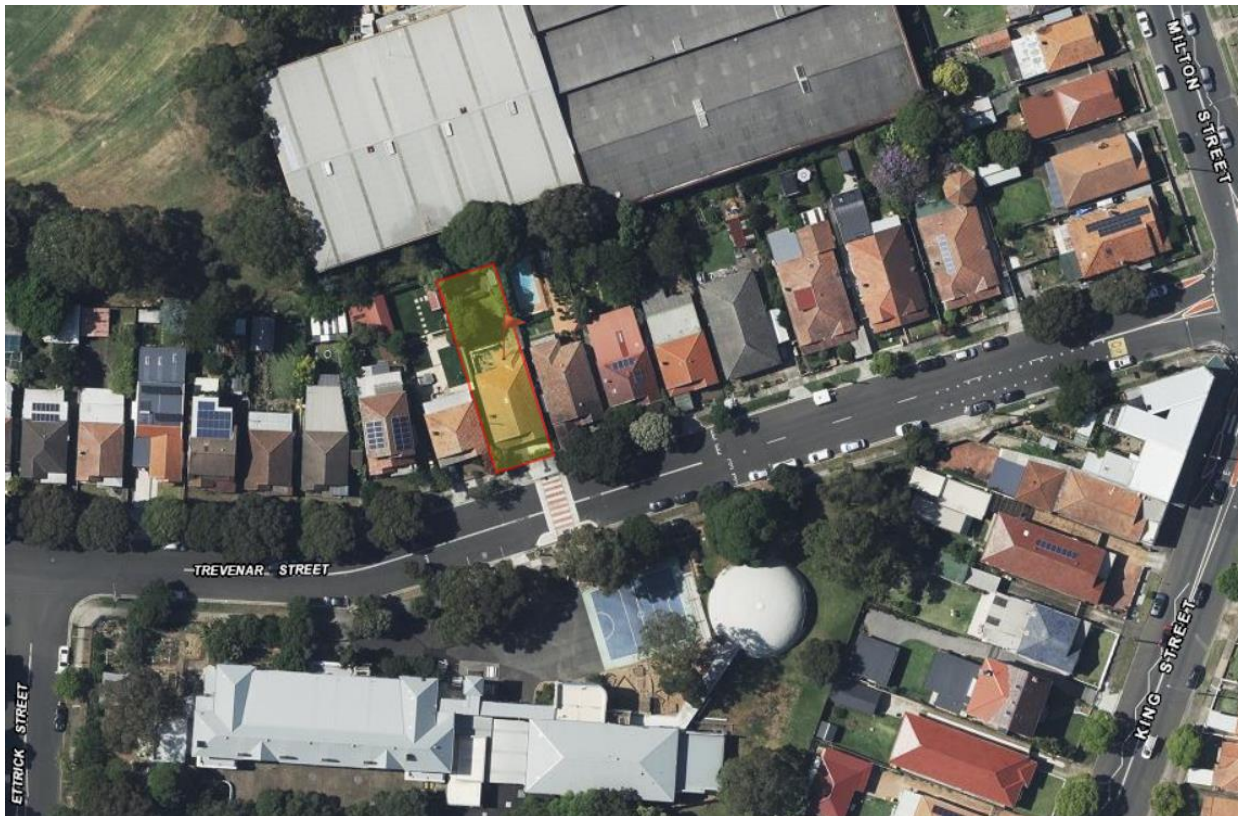


Figure 1 - Aerial image of the local area, with subject site outlined in red (Source: SIX Maps, 2024).

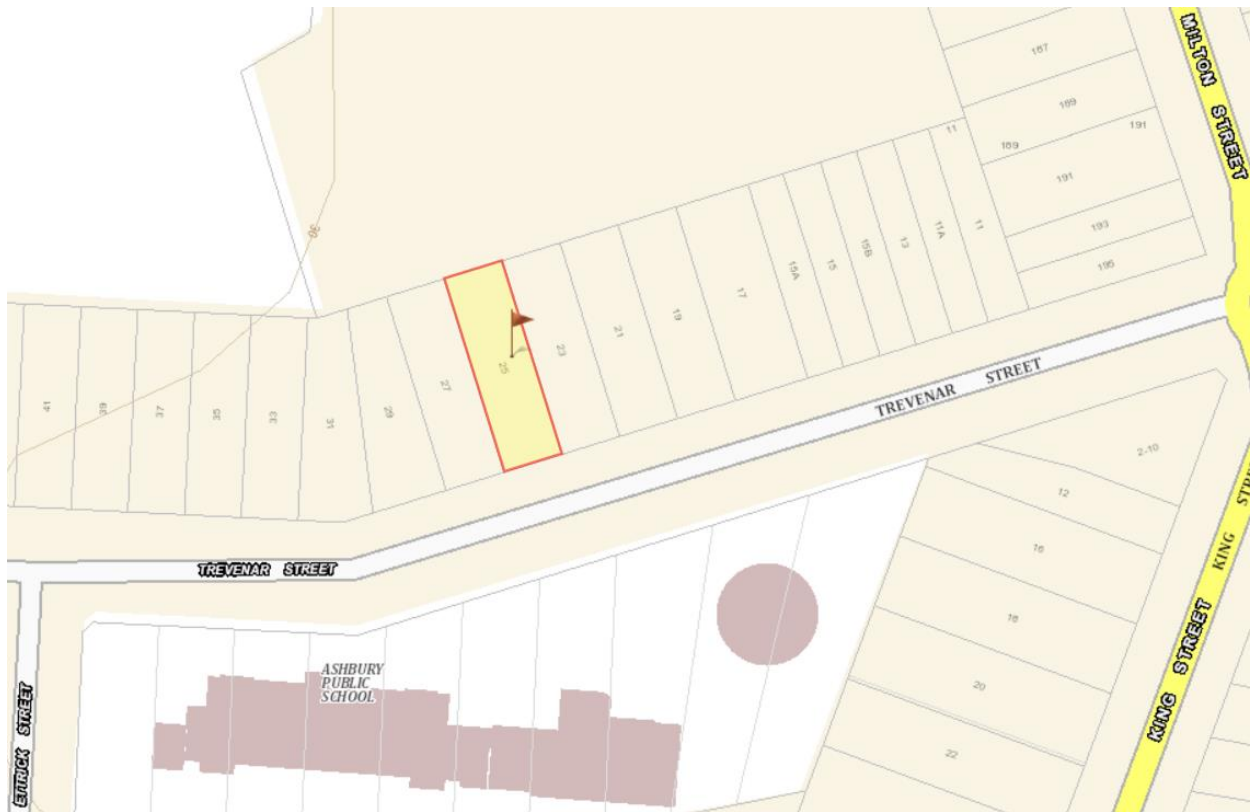


Figure 2 - Lot boundary plan of local area, with subject site outlined in red (Source: SIX Maps, 2024)



Figure 3 - View of local streetscape looking east along Trevenar Street with the subject site indicated with red arrow (Source: Three + One Heritage, 2024)



Figure 5 - View of local streetscape looking west along Trevenar Street with the subject site indicated with red arrow (Source: Three + One Heritage, 2024)

2.2 Heritage Context

The subject site is located within the Ashbury Conservation Area (identifier no. C1), listed in Part 2 of Schedule 5 of the Canterbury-Bankstown LEP 2023. The subject dwelling is identified specifically as a 'Contributory 1' building within the HCA.

Statutory heritage listings

Listing type	Item name and document details	Listing number
Local heritage conservation area	Ashbury Conservation Area, Canterbury-Bankstown LEP 2023	C1
Local heritage item		
State agency s 170 heritage and conservation register		
State Heritage Register		
Commonwealth Heritage List		
National Heritage List		
World Heritage buffer zone		
World Heritage List		

In addition, the subject site is also located within proximity to the below heritage item listed within Part 1 of Schedule 5 of the Canterbury-Bankstown LEP 2023 as well as the NSW State Heritage Register.

Description	Address	Listing number
Ashbury Public School - Building B00C	Part of 34–76 Trevenar Street	I8
The Binishell Collection (Department of Education)	76 Trevenar Street	SHR No. 02037

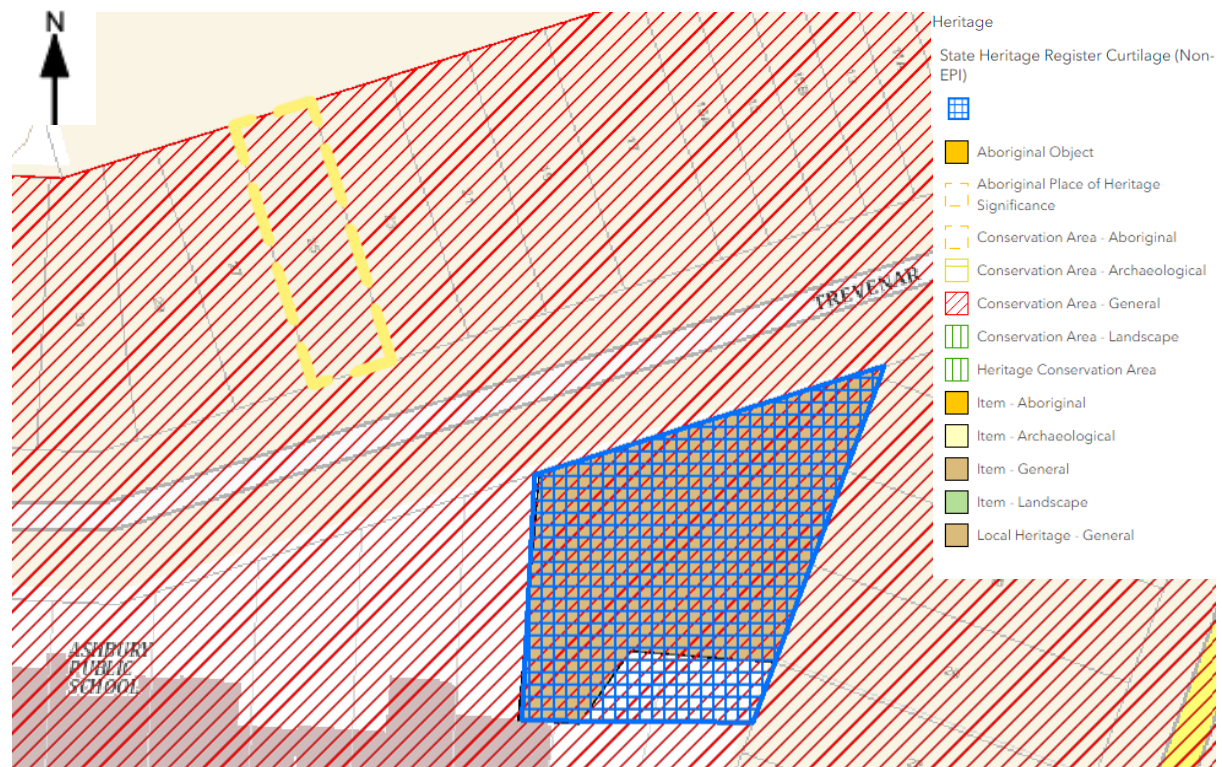


Figure 4: Heritage map showing the location of the subject site (indicated in yellow outline) and surrounding heritage context
(Source: NSW Planning Portal Spatial Viewer, 2024)

3.0 HISTORICAL SUMMARY

3.1 Pre-European Occupation

The Sydney basin is referred to as Eora Country. The term 'Eora' translates to 'here' or 'place' and was used by the local Aboriginal people to describe to the British where they came from. Eora Country is thought to have been comprised of approximately 29 groups.¹ Prior to European settlement, the Ashbury area was inhabited by the Wangal people who occupied the Balmain peninsula, Goat Island and along the south bank of the Parramatta River to Parramatta, stretching south towards the Cooks River. There is some conjecture regarding the languages spoken by Sydney's Aboriginal people. It is thought that there were two main languages spoken - Darug and Tharawal (or Dharawal), with the Wangal people speaking the Darug language, along with the neighbouring Gadigal people to the east.² Prior to European occupation, the Wangal people had lived for generations near river flats and creeks, fishing and gathering shellfish, and small game.³

Following European Settlement in 1788, Wangal populations were decimated through introduced diseases like smallpox, violence from colonisers and loss of traditional food sources through the dispossession of their land. Joining other displaced groups, the remaining Wangal people moved to other areas, forming groups such as the 'Kissing Point Tribe', located north of the Parramatta River and west of Ryde.⁴ In the 1930s working-class suburbs such as Balmain, Glebe and Redfern attracted Aboriginal people from all over NSW due to the proximity to employment and lower accommodation costs. Despite the extensive development of the Inner West area, evidence of the Wangal people survives.

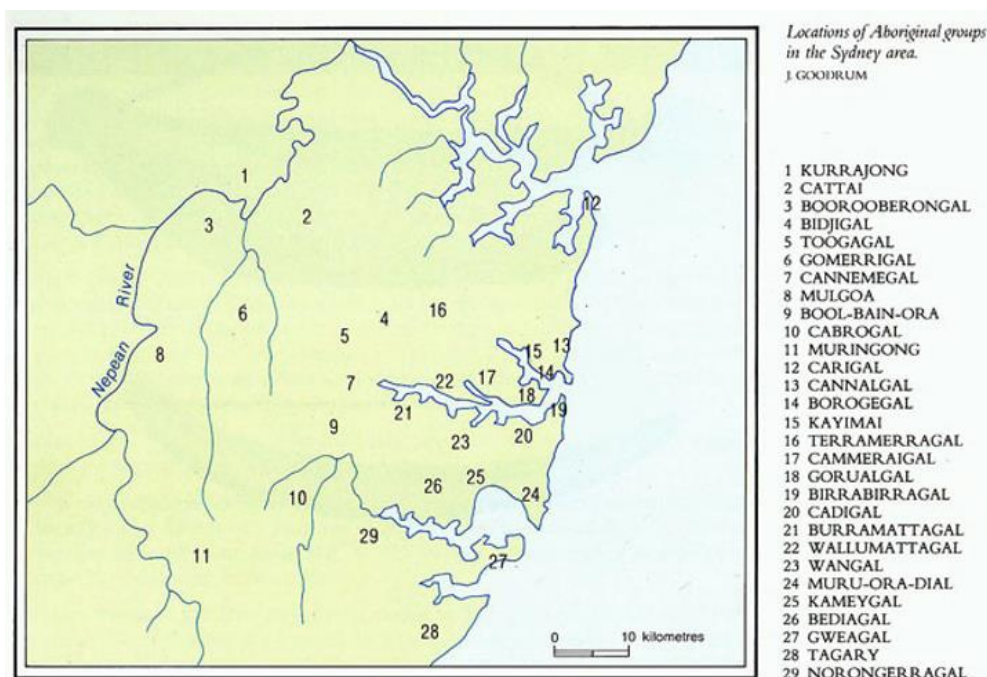


Figure 5 - Locations of Aboriginal groups within the Sydney area (Source: Goodrum J Goodrum in Mulvaney, D J and White, Peter, 1987, *Australians to 1788*, Fairfax, Syme & Weldon, Sydney, p. 345)

¹ Anita Heiss and Melodie-Jane Gibson, "Aboriginal People & Place," Sydney Barani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

² Anita Heiss and Melodie-Jane Gibson, "Aboriginal People & Place," Sydney Barani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

³ Smith, An Aboriginal History of Ryde, (2005),1

⁴ Anita Heiss and Melodie-Jane Gibson, "Aboriginal People & Place," Sydney Barani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

3.2 Brief history of Ashbury

The area of Ashbury formed part of the land granted to Richard Johnson in the 1790's, who was the first chaplain of the colony, which comprised 100 acres. Johnson established a farm on the land calling it Canterbury Vale.⁵ William Cox, an English soldier, purchased the land in 1800, before selling it to politician Robert Campbell in 1803. Part of the Canterbury estate became used for industry including wood cutting, brickmaking and a sugar mill.⁶ In 1841, Naval officer and grazier Arthur Jeffreys married Sarah Campbell the daughter of Robert Campbell and in 1846 upon the death of Robert Campbell took over the property of the Canterbury Estate. In 1850 Jeffreys built Canterbury House, which was located on land that is now bordered by Alison, Forbes, Goodlet and Leith Streets.

The area became known as Goodlet's Bush in the 1880's, when timber merchant and manufacturer John Goodlet purchased Canterbury House. ⁷ In 1910, the Ashbury Brickyard opened on what is today, Peace Park. The area became subject to widespread housing development in the early 20th century. The first primary school in the area opened in 1924 and is located opposite the subject site, on the south side of Trevenar Street. In 1926 to match a newly opened post office the school adopted the name Ashbury, which was a combination of the names of the two adjoining locations in Ashfield and Canterbury. ⁸



Figure 6 - Petersham Parish map showing land grant to Johnson (Source: Historic Land Records Viewer)

⁵ K. J. Cable, 'Johnson, Richard (1753–1827)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/johnson-richard-2275/text2921>

⁶ Margaret Steven, 'Campbell, Robert (1769–1846)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/campbell-robert-1876/text2197>

⁷ Book of Sydney Suburbs, Frances Pollon (Angus and Robertson) 1990, p. 7

⁸ "Ashbury", Dictionary of Sydney – City of Sydney, <https://dictionaryofsydney.org/place/ashbury#ref-uuid=09676fac-73ed-a6ca-c726-c43e43e86c58>

3.3 Brief history of the subject site

The subject site is located on part of the land that was sold to developers by John Jeffery in 1913. John Jeffery was the son of Sarah Campbell and Arthur Jeffery, who inherited the land from Robert Campbell upon his death in 1846.⁹ The land containing the subject site was subdivided into smaller parcels for sale, as defined by deposited plan 10473 registered at the lands title office. The title description for the land comprising the subject site is part lot 33 and 34 in DP10473. This parcel was first purchased by Hugh William Hamilton in 1922.



Figure 7 – 'Ashfield Heights Estate' subdivision plan. The subject site indicated in blue (Source: The State Library of NSW)

⁹ State Heritage Inventory database, "Ashbury Conservation Area", accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1300428>

The Sands directory of postal addresses first shows an entry for the residence at 25 Trevenar Street, Ashbury in 1927, with the first occupant being Adams Leslie, 'btmkr'. This would indicate that the building located on the subject site was constructed within a few years of this date. The final Sands directory of 1933 shows Mrs Lillan Cole in occupation.



Figure 8 - Manual Title sketch showing land transferred in 1922 (Source: NSW LPI Historical Land Records Viewer)

Table 1 - Historical Owners

Year	Owner
1922	Hugh William Hamilton
1930	Charles Cole
1943	Clarice Potter
1949	Ivy May Keys
1952	John Schweinsberg and Doris Yorke Schweinsberg
1958	James Frederick Stanley Kearns and Marjorie Jean Kearns
1979	Stanley Kearns

Over the history of the site since its construction, the property has undergone a number of changes. Identified changes include:

- After 2009, the construction of a front driveway and metal and masonry fence.
- 2010, construction of rear extension to the house / modification of rear roof form.
- *Modification to amend the skillion roof over the rear addition and replace the north facing rear window to four strip windows*, which was proposed and approved in a 2010 development application.
- *2023, Addition of rear studio structure.*

The dwelling has also undergone several internal modifications throughout its history.

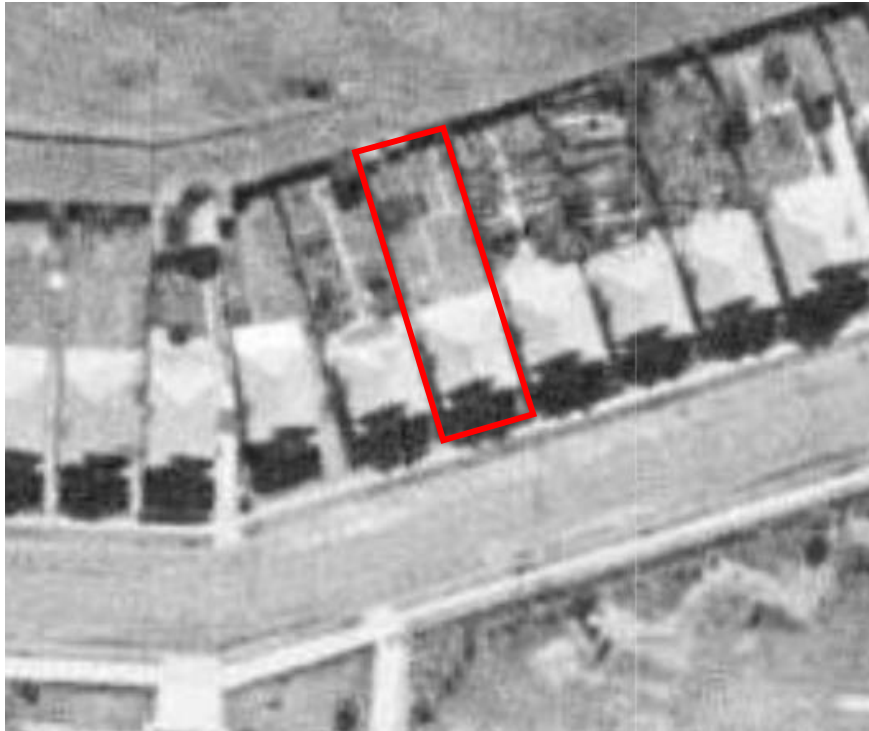


Figure 9 - Aerial image of the subject site (indicated in red) in 1943 (Source: NSW Spatial Services, Historical Aerial Imagery)



Figure 10 - Aerial image of the subject site (indicated in red) in 1955 (Source: NSW Spatial Services, Historical Aerial Imagery)



Figure 11 - Aerial image of the subject site (indicated in red) in 1971 (Source NSW Spatial Services, Historical Aerial Imagery)



Figure 12 - Aerial image of the subject site (indicated in red) in 1986 (Source: NSW Spatial Services, Historical Aerial Imagery)



Figure 13 - Aerial image of the subject site (indicated in red) in 1998 (Source: NSW Spatial Services, Historical Aerial Imagery)



Figure 14 - Aerial image of the subject site (indicated in red) in 2005 (Source: NSW Spatial Services, Historical Aerial Imagery)



Figure 15: Aerial image of the subject site (indicated in red) in May 2010 (Source: Nearmap, accessed via <https://www.nearmap.com/au/en>)

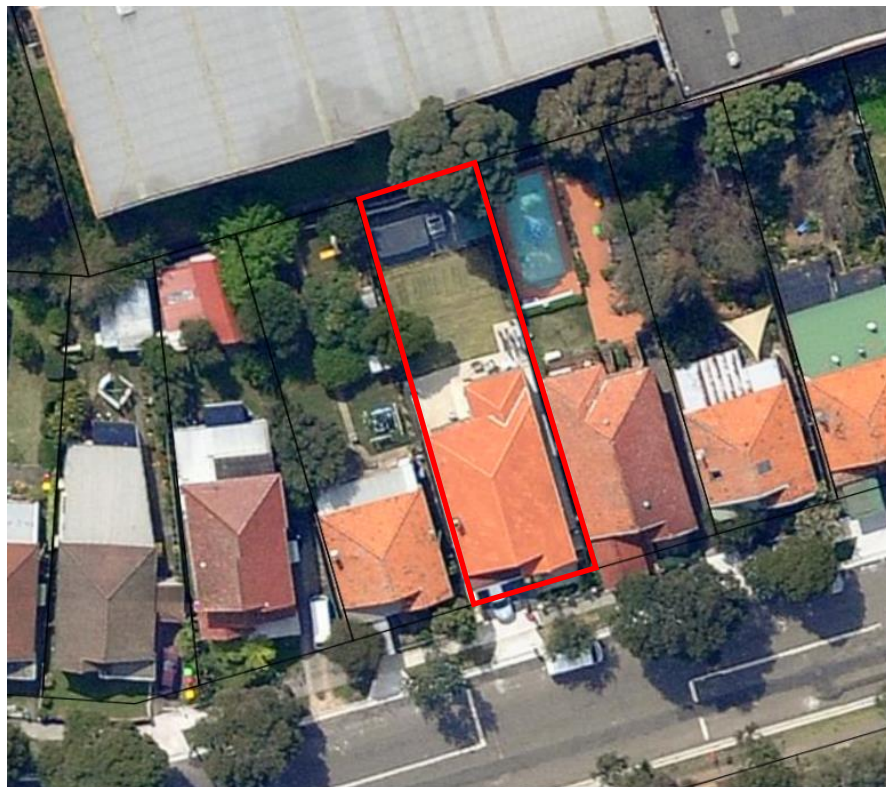


Figure 16: Aerial image of the subject site (indicated in red) in September 2010 (Source: Nearmap, accessed via <https://www.nearmap.com/au/en>)

4.0 SITE DESCRIPTION

4.1 Summary Description

The subject site is located on the northern side of Trevenar Street. The lot is rectangular in shape and oriented approximately north – south. The site is bounded by a masonry fence with metal panels on the Trevenar Street boundary, by timber paling fences on its east and west boundaries, and by a modern metal fence on its rear northern boundary. The site contains a small front yard with lawn and small plantings, with driveway access from Trevenar Street to the front carport/verandah on the western side of the site. The existing dwelling is single-storey and of brick construction with a terracotta tile clad gable/hipped roof with masonry chimney, built c.1926 during the Interwar period.

EXTERIOR

- The principal southern (front) façade fronting Trevenar Street is double-fronted with two street-facing half-timbered gables and includes a former front verandah that now partially covers the concrete driveway/car spot. This elevation contains the central entryway, which is flanked on the left by a timber triple casement window, while the projecting front also features a centrally located timber triple casement window, covered by a brief sunhood. The southern elevation contains a face brick finish to the base and a roughcast render finish above towards the gable.
- The eastern (side) elevation is of brick construction, with three windows (1 original double-casement window, 1 later sliding and 1 later awning window). At the rear northern end of the elevation is a modern masonry extension of matching brickwork delineated from the original by a joint.
- The western (side) elevation is of brick construction, with a single timber framed double-casement window and is generally reflective of the eastern elevation.
- The northern (rear) elevation is of modern masonry construction comprising the principal building form and a small rear wing extension. The hipped roof rear wing extension contains four slim vertically oriented fixed windows, equally spaced. The principal building form contains a large horizontally oriented operable window, and a contemporary timber framed deck structure, elevated above brick piers, with a wire balustrade, providing access from the building's interior, to the rear yard which is at a lower level.
- The rear yard of the site is largely open and grassed from the rear of the subject dwelling, with small areas of landscaping along the east and west boundaries including mature trees. The rear yard also contains a contemporary studio structure in the northwest corner, and a small shed/cubbyhouse structure in the northeast corner, both weatherboard clad with corrugated metal clad gable roofs.



Figure 17 – Streetscape of Trevenar Street, Ashbury, showing adjoining multistorey dwellings beyond, looking north (Source: Three + One Heritage, 2024)



Figure 18 – Site at 25 Trevenar Street, Ashbury, looking north (Source: Three + One Heritage, 26.08.24)



Figure 25: Eastern elevation (Source: Three + One Heritage, 26.08.24)



Figure 26: Western elevation (Source: Three + One Heritage, 26.08.24)



Figure 27: Rear northern elevation (Source: Three + One Heritage, 26.08.24)



Figure 28: Front elevation (Source: Three + One Heritage, 26.08.24)

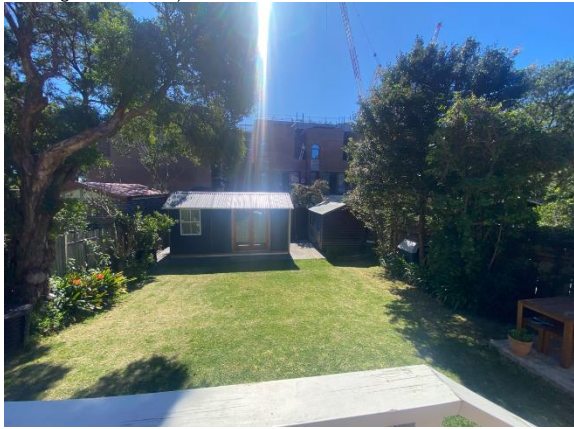


Figure 19: Rear yard (Source: Three + One Heritage, 26.08.24)



Figure 20: Rear elevation of the subject site and adjacent built context (Source: Three + One Heritage, 26.08.24)

INTERIOR

The principal building form of the dwelling contains three bedrooms, a dining room and one bathroom. The rear extension which is set lower than the principal building form due to the sloping topography of the site contains the kitchen, living room and a laundry / bathroom. An attic storage space is accessible via a ladder within the entrance hall.

The bedrooms are located within the principal building form, with Bedroom 1 and Bedroom 2 containing original windows facing south onto Trevenar Street. Both rooms contain an original ceiling rose and skirting, with Bedroom 1 also containing original cornices. Between these front two bedrooms is a central hallway that leads to the Dining Room.

- The Dining Room appears heavily modified with later but sympathetic cornices and skirting, a former fireplace in the southwest corner now infilled, and a large opening in the former rear perimeter wall.
- A third bedroom on the eastern side of the hall, contains an original double-casement window, while the skirting and cornices appear later but generally sympathetic to the original fabric of the building.
- A bathroom between two bedrooms has been modified in a contemporary style and contains a modern aluminium sliding window.
- The kitchen area, along with the Living Room and Laundry/Bathroom are located in the rear extension accessed via the Dining Room. These areas of the dwelling are entirely contemporary in presentation, but with sympathetic layered cornices present in most rooms of the dwelling.



Figure 17: Bedroom 3 (Source: Three + One Heritage, 26.08.24)



Figure 18: Doorway (middle) to Bedroom 3 to be infilled (Source: Three + One Heritage, 26.08.24)



Figure 19: Doorway to Bedroom 3 to be infilled (Source: Three + One Heritage, 2024)

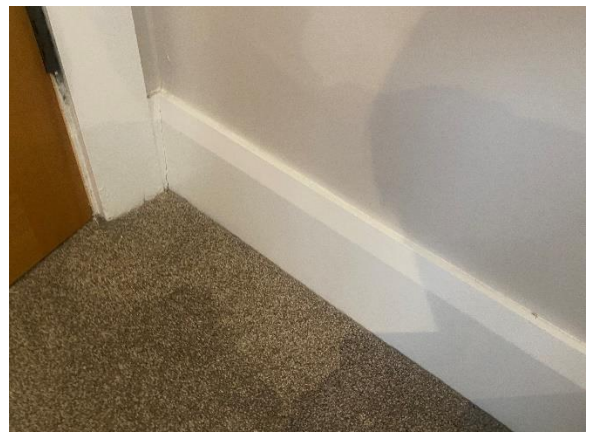


Figure 20: Later skirting on wall section to be removed in Bedroom 3 (Source: Three + One Heritage, 26.08.24)



Figure 21: Later but sympathetic cornice on wall to be removed (Source: Three + One Heritage, 26.08.24)



Figure 22: Section of original rear perimeter wall (left) to be removed (Source: Three + One Heritage, 26.08.24)



Figure 23: Contemporary kitchen (Source: Three + One Heritage, 26.08.24)



Figure 24: Rear modern extension (Source: Three + One Heritage, 26.08.24)

5.0 SIGNIFICANCE

5.1 Statement of significance

The following Statement of Significance for the 'Ashbury Heritage Conservation Area' (C1) has been extracted from the State Heritage Inventory database entry for the site.¹⁰

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.

¹⁰ State Heritage Inventory database, "Ashbury Conservation Area", accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1300428>

6.0 PROPOSAL

6.1 Proposed works

The proposed works are part of a Development Application relating to the subject site at 25 Trevenar Street, Ashbury, NSW 2193. The application involves the construction of a first floor addition to the existing dwelling including:

- Modifications to interior of principal building form including:
 - Removal of a section of wall between the Dining Room and Bedroom 3;
 - Infill of a Bed 3 doorway and addition of a staircase;
 - Widening of opening between Dining Room and Kitchen;
- Construction of a first floor addition including partial demolition of the existing roof and the removal and relocation of existing solar panels on current roof to new roof.

This Statement of Heritage Impact has assessed the following drawings provided by Addbuild Master Builders Pty Ltd.

Table 6-0: List Of Drawings

Sheet No.	Title	Date	Issue
02	SITE PLAN	31.07.24	1.1
03	GROUND FLOOR - EXISTING	31.07.24	1.1
03A	GROUND FLOOR - DEMOLITION	31.07.24	1.1
04	GROUND FLOOR - PROPOSED	31.07.24	1.1
05	FIRST FLOOR PLAN - PROPOSED	31.07.24	1.1
06	SOUTH AND WEST ELEVATION	31.07.24	1.1
07	NORTH AND EAST ELEVATION	31.07.24	1.1
08	SECTION A-A AND B-B	31.07.24	1.1

7.0 HERITAGE IMPACTS

7.1 Introduction

The following assessment is based on the Standard Guidelines of Heritage NSW, the Canterbury-Bankstown LEP (2023) and the Canterbury-Bankstown DCP (2023) to accompany a Development Application for the site at 25 Trevenar Street, Ashbury, NSW 2193.

7.2 Impacts on significance

This section assesses how each of the proposed works will impact on the heritage significance of the subject site, this assessment is based on the proposed plans supplied by Addbuild Master Builders Pty Ltd.

Table 7-2.1: Impacts Terminology

Definition	Impact
Actions that would have a long-term and substantial impact on the significance of a heritage item. Actions that would remove key historic building elements, key historic landscape features, or significant archaeological materials, thereby resulting in a change of historic character, or altering of a historical resource. These actions cannot be fully mitigated.	Major
This would include actions involving the modification of a heritage place, including altering the setting of a heritage item or landscape, partially removing archaeological resources, or the alteration of significant elements of fabric from historic structures. The impacts arising from such actions may be able to be partially mitigated.	Moderate
Actions that would result in the slight alteration of heritage buildings, archaeological resources, or the setting of an historical item. The impacts arising from such actions can usually be mitigated.	Minor
Actions that would result in very minor changes to heritage items.	Negligible
Actions that would have no heritage impact.	Neutral

7.3 Matters for consideration (Heritage NSW Guidelines)

The following matters for consideration arranged into subheadings have been extracted from Template section 4 – Heritage impact assessment, of the document Guidelines for preparing a statement of heritage impact, 2023, prepared by Heritage NSW. The following section provides discussion on the potential impact of the proposed works against the relevant matters for consideration.

7.3.1 - Fabric and spatial arrangements

- The proposed works will see changes within the principal building form of the existing dwelling to accommodate access to the new first floor addition. This includes removal of the existing western wall from Bedroom 3, and infill of the doorway to Bedroom 3 on its southern wall, as well as the removal of a section of the Dining Room's northern masonry wall.

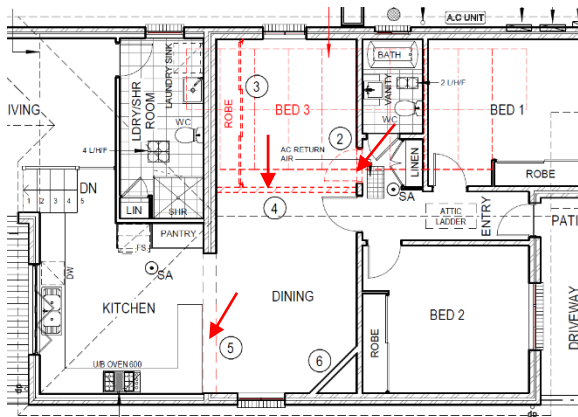


Figure 21: Proposed internal demolition plan with items to be demolished/infilled indicated in red (Source: Addbuild, Ground Floor – Demolition, Sheet 03A, 31.07.24)

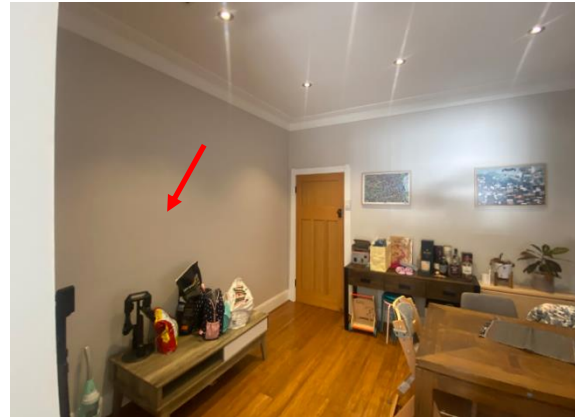


Figure 22: Proposed wall between dining room and bedroom 3 to be demolished indicated in red (Source: Three + One Heritage, 26.08.24)

- These elements are likely original components of the site and its original configuration, however, having undergone a number of modifications over the history of the site. This includes the removal of original cornices and skirting, and the creation of a large opening through the northern perimeter wall of the Dining Room. The only remnant original detailing identified are the architraves to the Bedroom 3 door to be infilled.
- The proposed change to the previously modified interiors of the site including the addition of a new staircase to provide access to the first floor, will have limited impact on the internal presentation and/or readability of the original configuration of the existing dwelling. These works will have minimal impact on the integrity of the site and contribution to the integrity of the Ashbury Conservation Area.
- The proposed works will see the partial removal of the rear of the existing roof structure including timber structure and roof tiles. The roof structure was heavily modified in 2010 during the construction of the rear extension, this included removal of part of the timber structure and replacement of all roof tiles. Subsequently, the proposed changes will involve minimal intervention with any existing original fabric.
- The proposed works also include the removal of the original masonry chimney on the western roof fall of the dwelling. Despite being a generally austere example of a chimney structure, it is a component of the original design of the dwelling and is part of the dwelling's overall integrity, and somewhat contributes to the character of the surrounding area. Subsequently, the proposed removal of this component will contribute to the overall 'Moderate' impact of the proposed works on the surrounding streetscape character.
- Due to the proposed modifications supporting a first floor extension the spatial arrangements of the existing roof form will be modified. The proposed design of the first floor extension has been designed to be set back from the front of the dwelling and from the edges of the roof structure. This will assist in retaining an understanding of the original roof form (although previously modified), as appreciated from Trevenar Street.

7.3.2 - Setting, views and vistas

- The proposed works to the site include the construction of a new first floor addition to the subject site containing three bedrooms and a shared bathroom.

- The new first floor addition to the subject dwelling will be visible from public domain, particularly from the south along Trevenar Street.
- The proposed new first floor addition has been setback towards the rear half of the roof form of the existing dwelling in order to reduce visibility and perceived prominence from Trevenar Street. The proposed addition has also been set back from the sides of the roof structure, in order to retain the ability to appreciate the extent of the original roof form. The siting has considered precedent examples of first floor extensions in the streetscape including at 29 Trevenar Street, and has included a further setback in order to reduce visual impacts. However, the structure will still overlap with sections of the original/principal roof form and will be somewhat visually prominent from the public domain.
- The scale of the proposed first floor addition is considered to be typical of other first floor additions/multistorey dwellings in the area, however, due to the height of the new structure and its location above the existing roof form, this first floor will create additional visual bulk above the existing dwelling. This visual bulk will somewhat increase the prominence of the structure in the landscape.
- The proposed new first floor addition has been designed to largely reflect the design of the existing dwelling on the site including its asymmetrical form and hipped rear roof form with a street facing gable and gable infill. In general, the proposed form of the new addition is traditional in appearance and will integrate visually with the design character of the existing dwelling and surrounding streetscape, reducing its impact on the established character of the surrounding HCA. The detailing of the structure is generally simple and will reinforce the secondary nature of the structure in comparison to the slightly more elaborate detailing of the existing dwelling. The proposed new windows on the front and rear elevation of the subject site have taken cues from the proportions of window openings of the existing dwelling, however due to their sliding configuration, they present a generally horizontal orientation opposed to the vertical orientation of the ground floor windows below. This horizontal orientation without mullions providing a more vertical presentation is atypical of Interwar development and will somewhat impact the visual cohesion with the existing dwelling.
- The materiality of the structure is again reflective of the existing dwelling in its use of terracotta tiling for the roof. However, the use of lightweight FC sheet cladding for the external walls of the proposed addition will appear secondary to the strength of the brick and rendered brick materiality of the existing dwelling below. This will highlight the new structure as a secondary component of the site, and will assist in ensuring its readability as a later addition to the site. The use of aluminium frames for proposed new window openings will also highlight the more recent construction of the addition, however, their presence on the principal southern elevation of the dwelling opposed to more traditional timber frames may contribute to an impact on visual cohesion with the existing dwelling.
- The proposed new first floor addition has been designed to generally avoid adverse impact on the character of the subject site and surrounding HCA. However, due to the scale and siting of the addition above the existing roof form, the new structure will be highly visible within the streetscape and will modify the characteristic roof form of the dwelling, which is typical of Interwar dwellings within the conservation area. As such the proposed first floor addition is considered to have an overall 'Moderate' impact on the subject site's contribution to the HCA.

7.3.3 - Landscape

Not applicable.

7.3.4 – Use

Not applicable.

7.3.5 - Demolition

The proposed works to the site do not include the complete demolition of any of the existing structures. Further assessment of modifications including the removal of individual elements of fabric within the site has been included in Section 7.3.1 of this report.

7.3.6 – Curtilage

Not applicable.

7.3.7 - Moveable heritage

Not applicable.

7.3.8 - Aboriginal cultural heritage

The provision of advice or commentary on Aboriginal cultural heritage is outside the scope of this report.

7.3.9 - Historical archaeology

Not applicable.

7.3.10 - Natural heritage

Not applicable.

7.3.11 - Conservation areas

- The dwelling at 25 Trevenar Street, Ashbury, NSW 2193 is a contributory building within the Ashbury Conservation Area.
- The proposed works to the interiors of the site and roof structure have been largely limited to previously modified areas of the dwelling. Whilst involving change to select elements of original fabric and the original internal configuration, the subsequent impact of these works on the overall integrity and readability of the site is minor.
- The proposed new first floor addition to the existing dwelling has generally considered effective form, detailing, and materiality to assist it in integrating visually with the presentation of the

existing dwelling and surrounding development. However, due to the siting of the new structure and its height above the existing dwelling, it will be visible from a number of locations along Trevenar Street, and despite being generally in accordance with the single to double-storey height commonly found in the surrounding area, will have a 'Moderate' impact on the existing dwelling's contribution to the character of the surrounding HCA.

7.3.12 - Cumulative impacts

- The proposed works are sought in isolation with no proposal for additional work or a long-term strategy for further development to the site.

7.3.13 - Other heritage items in the vicinity

- The subject site is in the vicinity of an item listed on the State Heritage Register 'The Binishell Collection (Department of Education)' (SHR No. 02037). This item is located on the opposite side of Trevenar Street, southeast of the subject site. The structure was built in 1977 and designed by Italian industrial designer and architect Dante Bini, and is an example of a concrete 'bubble' building.
- Despite being partially visible to and from the subject site, the separation created between the two sites by Trevenar Street, and the proposed setback of the new first floor addition, will result in limited impact on the visibility or appreciation of the Binishell building or Ashbury Public School buildings.
- Further, despite the proposed works being partially visible from the identified heritage items in proximity, the proposed works will be generally sympathetic in form, scale and detailing to the character of the surrounding conservation area, subsequently, it is considered that the works will result in minor alteration of the streetscape and therefore any impact to the prominence and appreciation of the nearby heritage item will be minor.

7.4 Canterbury-Bankstown Development Control Plan 2023

The Canterbury-Bankstown LEP 2023 is supported by the provisions and controls of the Canterbury-Bankstown DCP 2023, specifically Chapter 4 – Heritage, which provides additional objectives and development standards for heritage items and properties within the vicinity of heritage items.

This Heritage Impact Statement has considered the relevant objectives and controls provided in Chapter 4 of the Canterbury-Bankstown DCP 2023 in assessment of the proposed works in Section 7.3 of this report.

8.0 CONCLUSION

The site of 25 Trevenar Street, Ashbury is not listed as a heritage item. However, it is located within the Ashbury Conservation Area (C1) listed in Part 2 of Schedule 5 of the Canterbury-Bankstown LEP 2023. The subject dwelling is identified specifically as a 'Contributory 1' building within the HCA.

The proposed new works to the interior of the existing dwelling have been sufficiently considered so as to avoid substantial impact on the original configuration and fabric of the existing dwelling, avoiding major change to its physical integrity.

The proposed first floor addition has also been effectively designed to consider appropriate form, detailing and materiality, so as to integrate visually with the character of the existing dwelling and surrounding HCA. Due to the siting / scale of the proposed new first floor addition, the change will alter the visual integrity of the building's roof form, which contributes to the surrounding streetscape uniformity. There is some precedence for first-floor additions of like form and scale in the surrounding streetscape, subsequently, the change will not result in a substantial change to the character of the HCA. However, the works will have some impact on the contributory values of the subject site.

Taking into account the above, it is considered that the proposal will result in an overall 'Moderate' impact to the subject site and its contribution to the HCA. The proposal will have 'Negligible' impact on nearby listed items.

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