

21<sup>st</sup> May 2025

Attention: DA - Assessment Officer  
**Canterbury-Bankstown City Council**

Ref: H2553.01

**RE: Heritage Impact Statement for:  
21 Goodlet Street Ashbury NSW 2193.**

**Author:**

This HIS has been prepared by Tom Maric from MCAD Design.

Tom Maric holds a University Degree in Construction Management and Property and a diploma in Architectural Drafting. Tom's experience spans nearly 30 years in the construction industry ranging from the design and renovation of single dwellings, dual occupancies and town houses through to project managing the construction stage. In this time there have been numerous projects that MCAD Design has been the applicant for within heritage conservation areas.

**Background/Description:**

The existing site contains a detached single storey bungalow with a detached garage at the rear. The masonry dwelling has a mix of timber and aluminium windows and a pitched tiled roof.

The external front façade contains heritage features like gable panelling and timber casement windows.

The area of Ashbury is typical of dwellings of this type and age, although many dwellings have been substantially transformed by renovations whilst retaining front facade elements.

The site is located in the **Ashbury Conservation Area** with the nearest cross street being Alison Street.



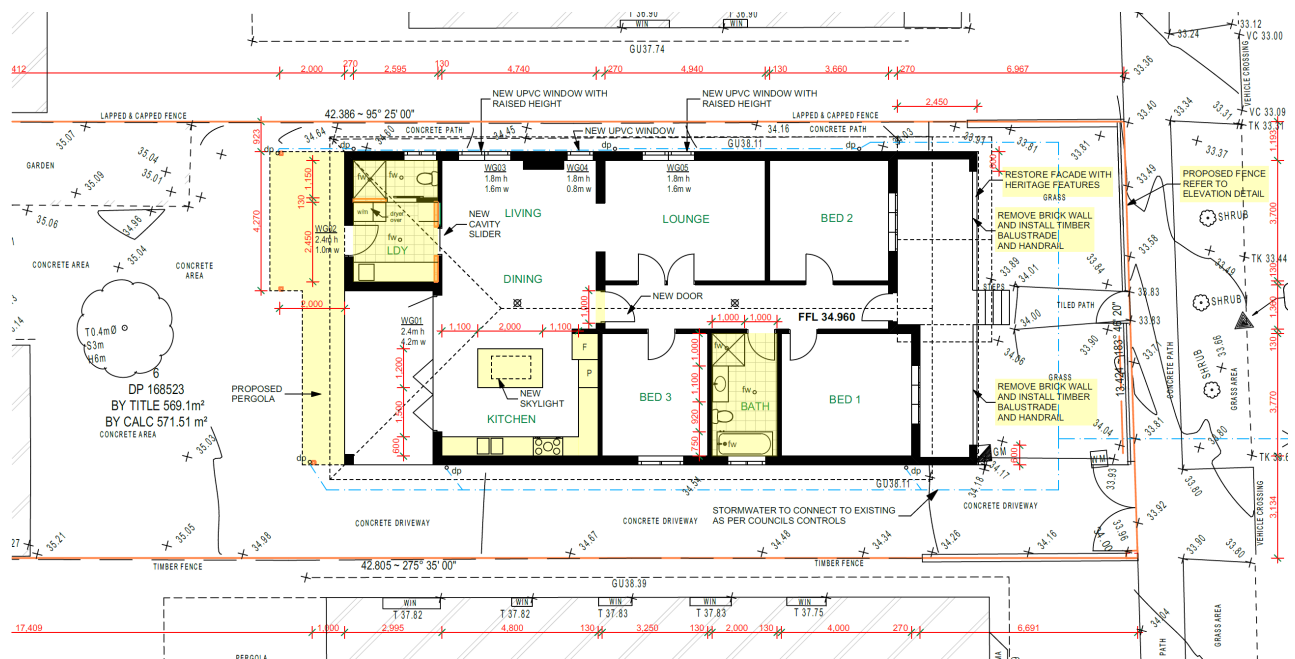
Image of subject dwelling

## Proposal:

The detached dwelling will be altered by the following changes:

- Altering the layout of the existing laundry/WC.
- Replacing the existing kitchen.
- New windows and bi-fold door to north and rear facades.
- Pergola to provide additional cover due to problematic rain penetrating the rear facade.
- Front façade changes including restoring and painting existing panelling, new softer porch balustrade and railing.
- New wrought iron front boundary fence between existing piers.
- New bathroom layout.

Refer to architectural drawings numbered 2553-00 to 2553-06 for this proposal and floor plan below.



## Proposed Ground Floor

## **Heritage Impact**

Taken from the Inner West Council DCP related to the Ashbury Conservation Area:

The Canterbury House Estates Precinct in the Ashbury Heritage Conservation Area is of local heritage significance. The precinct is of local historical significance as an area developed from the final, 1928 and 1929 Canterbury House Estate subdivisions (offered for sale respectively as "Canterbury House" Goodlet's Estate Ninth Subdivision on 10 March 1928, and "Goodlet's "Canterbury House" No. 2 Estate on 25 May 1929, which were the remaining land of Canterbury House and led to its demolition). The precinct is of local aesthetic significance for its relatively uniform subdivision pattern and development of late 1920s-1930s single storey dark brick Inter War period bungalows, and 1920s-1940s freestanding single storey brick housing in a variety of other Inter War period architectural styles, on generous allotments with side driveways and set in wide north-south streets. The housing within the precinct has a high level of integrity to the period of initial development. The housing and streetscapes within the precinct are representative of residential housing development in the local area and beyond, developed in the late 1920s to 1930s.

Goodlet Street has historical association with John Hay Goodlet (1835-1914), timber merchant and philanthropist, with street names relating to Goodlet and his family.

The dwelling does not appear as heritage listed nor is it a contributory item. However, the overall condition of the dwelling will benefit from the proposed renovation.

There are other examples in Goodlet Street which similarly do not present as contributory items. Refer to be below addresses:



Image of no.8 Goodlet Street



Image of no.4 Goodlet Street



Image of no.23 Goodlet Street



Image of no.32 Goodlet Street



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## The LEP part 5.10 Heritage conservation states:

### Note—

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

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

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

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

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

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

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

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

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

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

The proposed work will satisfy the objectives and controls of the LEP.

1. The proposed work will be sympathetic to the heritage significance of the area.
2. The design is sited to protect the heritage significance of the heritage conservation area.
3. Materials and detailing responds to the traditional form and style of the existing structure.
4. The new work will not dominate the character of the existing structure, nor be of excessive scale relative to the original building. The proposal is not noticeably visible other than the front façade which will restore and improve the heritage features.
5. Will not have an imposing street presence.
6. Roof forms will be appropriate to typology and period of construction. The new pergola roof will be subservient to the dwelling.

The proposed work will not negatively impact heritage significance. The existing dwelling as previously mentioned is not heritage listed and the addition will remain proportionate to the current grid pattern.

Given the main proposed work is internal and at the rear, there is no adverse impact that will arise with respect to streetscape heritage value.

### **Recommendation**

Materials. Proposed work will demarcate appearance from existing.

- *design fulfils this recommendation.*

Roof material – complement existing - *design fulfils this recommendation.*

Front fence – Wrought Iron fence as per heritage profile - *design fulfils this recommendation.*

### **References:**

Canterbury Bankstown DCP 2023.

Canterbury Bankstown LEP 2023 – 5.10 Heritage

It is our opinion that council's planner during the assessment stage does not require the owners to go through the expense of a more detailed heritage planner's report.

The proposed design is deemed acceptable from a heritage conservation perspective.

Yours faithfully,

**MCAD Design**

**Tom Maric**