

# TRACE

**Statement of Heritage Impact for:**

*128 Duntroon Street  
Hurlstone Park NSW 2193*

**Client:**

Jane & Nathan Buckle

**Architect:**

TRIAS Studio

**Revision:**

June 2025

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This report and its contents take into account the particular instructions and requirements of our Client.

It is not intended for and should not be relied upon by any third party, and no responsibility is undertaken to any third party.

Trace acknowledge the traditional custodians of the land on which we work, and of the land on which this project is located.

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# 1. Introduction

## 1.1 Background

TRIAS Studio ('the Architect') on behalf of Jane Morrow and Nathan Buckle (the 'Client') have engaged Trace Heritage (Trace) to prepare a Statement of Heritage Impact (SoHI) to accompany a Development Application (DA) for alterations and additions to the property at 128 Duntroon Street, Hurlstone Park (the 'subject property'). This SoHI will assess the significance of the subject property, and the heritage impact that the scope and extent of the proposed works is anticipated to have on the existing building, the site and its surroundings.

## 1.2 Site identification

The subject property is located at 128 Duntroon Street, Hurlstone Park and is identified as Lot 1 Sec 1 in DP3849. The subject property is located on the eastern side of Duntroon Street. The property is in close proximity to Hurlstone Park Station and the locality's commercial precinct surrounding the station. Situated within the City of Canterbury Bankstown Local Government Area (LGA), the site is located approximately eight kilometres southwest of the Sydney Central Business District (CBD). The location of the subject property is indicated in Figure 1 below.



Figure 1: Subject property at 128 Duntroon Street, Hurlstone Park (outlined in red), occupying Lot 1 Sec 1 DP3849 within the City of Canterbury Bankstown LGA.  
(Source: SIX Maps)

## 1.3 Documentation

This SoHI was prepared using information within the following materials received from the Architect:

- Architectural drawing set by TRIAS Studio
- Statement of Environmental Effects by TRIAS Studio



## 1.4 Methodology

The methodology and terminology of this report is in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999 (the 'Burra Charter') and the NSW Heritage Manual. In addition to the above, this SoHI has been prepared in accordance with requirements of the *Canterbury-Bankstown Local Environmental Plan (LEP) 2023* and *Canterbury-Bankstown Development Control Plan (DCP) 2023*.

## 1.5 Authorship

This report has been prepared by Charlotte Simons (Director, Trace) and Thomas Clark (Director, Trace).

Charlotte is an experienced heritage practitioner. She has prepared Heritage Assessments, Statements of Heritage Impact, Conservation Management Plans, Photographic Archival Recordings and various technical reports for a diverse range of places encompassing heritage listed residential properties, commercial buildings, infrastructure items, parks and heritage conservation areas. Charlotte has experience in working for local government as a Heritage Officer, assessing heritage related documentation submitted as part of the Development Application process and contributing to local strategic heritage planning. Charlotte also has experience as a Heritage Expert Witness in the NSW Land & Environment Court.

Thomas is an experienced structural, facade and environmental engineer who has worked on the delivery and construction of numerous large-scale infrastructure, mixed-use, commercial, heritage and residential projects, both locally within Australia as well as internationally. Thomas specialises in the detailed design, analysis, fabrication and construction of geometrically and technically complex building envelopes.

## 2. Legislative Context

### 2.1 Heritage Act 1977 – State Heritage Register

The *NSW Heritage Act 1977* (the ‘Heritage Act’) provides protection for items of ‘environmental heritage’ in NSW. Items considered to be significant at a State level are listed on the State Heritage Register (the ‘SHR’). The SHR is administered by Heritage NSW and includes a diverse range of over 1500 items. To be listed, an item must be deemed to be of heritage significance for the whole of NSW. SHR items cannot be demolished, altered, moved or damaged, or their significance altered without approval from the Heritage Council of NSW.

The subject property is not listed on the SHR.

### 2.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (the ‘EP&A Act’) provides a framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that local governments prepare planning instruments (including Local Environmental Plans ‘LEPs’ and Development Control Plans ‘DCPs’) to offer guidance on the level of environmental assessment required.

#### 2.2.1 Canterbury-Bankstown Local Environment Plan 2023

The subject property is located within the Canterbury-Bankstown LGA. Clause 5.10 of the Canterbury-Bankstown LEP 2023 stipulates provisions applying to heritage conservation and the requirements of DAs that affect a heritage item or that are located within a heritage conservation area (HCA). Schedule 5 of the LEP lists identified items of heritage significance.

The subject property is not listed as a Heritage Item under Schedule 5 of the Canterbury-Bankstown LEP 2023. It is noted the subject property was recommended for listing as a local heritage item in a heritage study undertaken by Council in 2017, however the listing has not been formalised at the time of this assessment.

The subject property is located within the Floss Street Heritage Conservation Area (HCA) (C4) under Schedule 5 of the Canterbury-Bankstown LEP 2023.

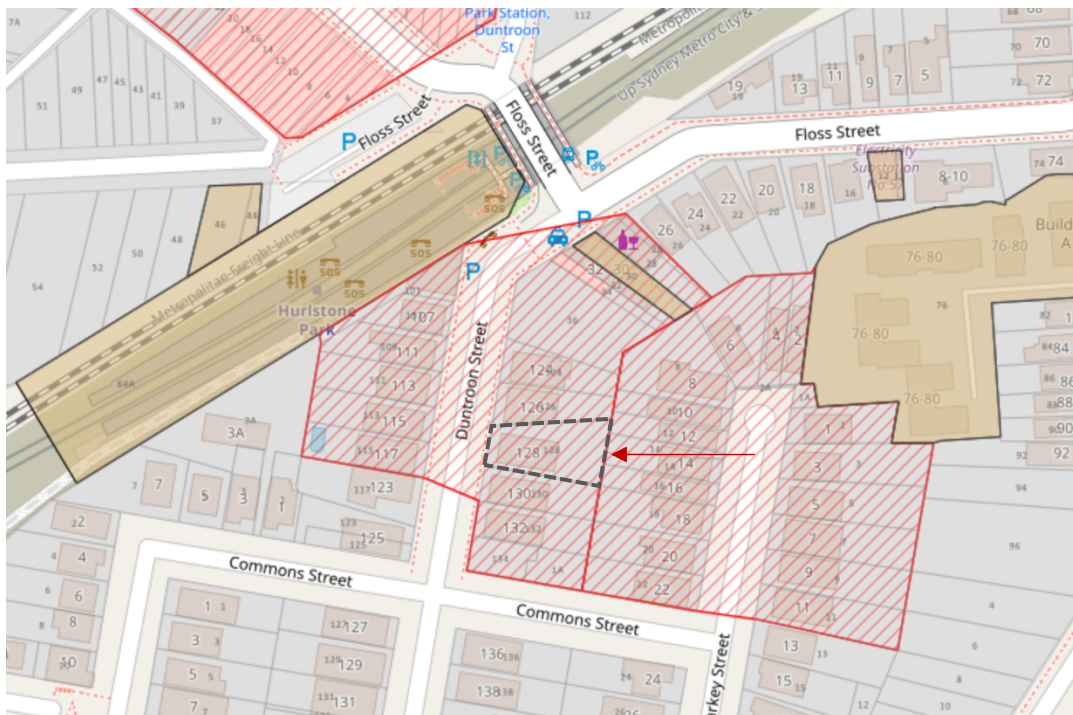


Figure 2: Heritage Map, Canterbury-Bankstown LEP 2023. Location of subject property is indicated with a red arrow.  
(Source: Canterbury-Bankstown Council)

## 2.3 Heritage items in the vicinity

The following heritage items are located in the vicinity of the subject property:

- Starkey Street Heritage Conservation Area (Canterbury-Bankstown LEP 2023, Item No. C7)
- 'Inter war building - The Chambers' located at 30 Floss Street, Hurlstone Park (Canterbury-Bankstown LEP 2023, Item No. I175)
- 'Victorian and Federation railway station buildings' located at Floss Street, Hurlstone Park (Canterbury-Bankstown LEP 2023, Item No. I124)

The location of the heritage items in the vicinity, and their relationship with the subject property, can be seen in Figure 2 above.

### 3. History

A summary historical overview of Hurlstone Park and the subject property is provided below.

#### 3.1 Deep time

For tens of thousands of years prior to British colonisation, the land upon which the subject property is located was under the custodianship of the Darug and Bidjigal peoples. The natural landscape in the area comprised a rich forest environment that bordered the abundant waters of what is now known as Cooks River. The area had plentiful food and natural resources, which were valued and utilised on a seasonal basis. The network of local waterways were also a source of transport and connection within the wider landscape and a place of spiritual focus.

The arrival of Europeans had a profound and devastating effect on the local Aboriginal communities. The introduction of disease, dispossession of land, competition for food and natural resources, settler violence and dislocation of traditions resulted in a significant reduction in the local Indigenous population in the early years of European occupation. Despite the impact of colonisation, Aboriginal custodianship and connection to Country has persisted, and Inner West Sydney has a strong Bidjigal and Darug community. Aboriginal people from other language groups have relocated to the Inner West, and also retain deep connections to Country.

#### 3.2 Early locality history

The history of Hurlstone Park after British colonisation is rooted in a substantial 673-acre estate that was progressively acquired Sydney merchant Robert Campbell. In 1846 this land passed to Campbell's daughter, Sophia Ives, who played a key role in shaping the suburb. Her significant subdivision in 1865 marked the beginning of Hurlstone Park's development, creating the initial street grid for the locality. The second subdivision of Sophia Campbell's property in 1874 further defined the area, with street names like Canberra Street (a nod to their Duntroon estate, which became Australia's capital) and Dunstaffenage, Duntroon, Kilbride, Melford, and Crinan Streets connecting the suburb to the Campbell family's Scottish heritage.

Initially, some of the allotments created by Sophia Campbell's subdivisions were acquired by dairy farmers, brickmakers and land speculators. Many allotments remained unsold until the arrival of a railway line in 1895. At this time, the local railway station at the junction of Duntroon, Crinan and Floss Streets was established, and was originally named Fernhill.



Figure 3: Historical maps of the Parish of Petersham, showing early land grants in the area (approximate location of study area circled red)  
(Source: Historical Land Records Viewer)



### 3.3 Growth of a suburb

The early 20th century witnessed Hurlstone Park's growth from agricultural land and scattered industries into a consolidated residential area. Whilst a wave of development occurred around the railway station in the 1890s, the significant growth of Hurlstone Park was during the Federation period, spanning from the turn of the 20th century until the end of World War I. This period witnessed the transformation of the area's small farms into numerous housing estates, with builders from Fernhill, Croydon, Ashfield, and Marrickville constructing new homes throughout the suburb. A considerable portion of this subdivision was carried out by Sophia Campbell's heirs: her nephew John Jeffreys and great-nephew George Darell Jeffreys.

The establishment of a new post office in the locality was approved in 1910. However, a name change was required as two other post offices in Victoria and Queensland already used the name Fernhill. A local referendum was conducted during a municipal election to select a new name from either Hurlstone, Fernboro, or Garnett Hill. Hurlstone emerged as the preferred option. This name was taken from nearby Hurlstone College, an institution founded by John Kinloch, located on the site now occupied by Yeo Park in South Ashfield. The Department of Railways consented to the name change on the condition that 'Park' was appended to avoid any confusion with Hillston in western New South Wales.

In 1913, the extension of the Petersham to Dulwich Hill tramline to the junction of Old and New Canterbury Roads (formerly known as Wattle Hill) further improved access to the area. Later, tramlines from Summer Hill and Balmain and an extension to Canterbury also serviced the locality. These improvements in public transport contributed to the development of shops clustered around the tram terminus. Consequently, two commercial precincts emerged at Hurlstone Park including one near the railway station and the other at the junction of Old and New Canterbury Roads. The improved transport links also made the area more accessible to those working in the city, spurring further residential development and attracting a diverse local population.



Figure 4: Historic photograph from 1925 showing junction of Old Canterbury and New Canterbury Roads, Hurlstone Park.



*Figure 5: Historic photograph from 1920 of commercial precinct in Hurlstone Park  
(Source: State Library NSW)*



*Figure 6: Historic aerial photograph of the locality in 1943  
(Source: NSW Explorer)*

As Sydney expanded, Hurlstone Park evolved into a well-established inner-western suburb. Its landscape became characterized by Federation and Californian Bungalow style homes, reflecting the architectural trends of the early 20th century.

Over the decades Hurlstone Park has retained a distinctive village character, balancing its proximity to the city with a more suburban atmosphere. Its parks, local shopping strips and proximity to Cooks River have provided essential amenities for residents. Today, Hurlstone Park is a distinctive locality with a diverse and vibrant community. The 2021 census recorded the top ancestry of residents living in Hurlstone Park as comprising English (22.6%), Australian (21.8%), Irish (11.5%), Greek (10.4%) and Scottish (8.1%).

### 3.4 Floss Street

The following history of the Floss Street locality has been derived from the history description contained in the Floss Street HCA listing on the NSW State Heritage Inventory (SHI) database:

*This Conservation Area was originally part of three subdivisions: Jeffrey's Estate 1st subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912.*

*Both Floss and Duntroon Streets are among the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, e.g. Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.*

#### *Jeffrey's Estate 1st subdivision 1901*

*This subdivision was the first offered as part of the Jeffreys Estate. The subdivision comprised 92 building lots south of the railway line, bounded by Fernhill, Kilbride (later Burnett), Starkey and Commons streets. An example of houses developed on this subdivision is 128 Duntroon Street, (Lot 1, Section 1 of the subdivision), purchased in 1906 by dairyman Frederick Sherring, who moved his cows and horses to his new property. Sherring and his dairy are listed at the address in 1907. From 1911 the dairy was listed at the address under a new proprietor. In 1914 a new cottage on the property was advertised for rent, and from 1915, following another sale of the property, the dairy business on the property ceased.*

#### *Starkey Estate subdivision 1904*

*William Starkey was a cordial manufacturer resident in Dulwich Hill. Starkey's land lay south of Floss Street between Duntroon and Dunstaffnage streets, bisected by the railway cutting when this was constructed during the 1890s. Retitled in 1896 it was subdivided and offered for sale in 1904 as the Starkey Estate, which consisted of 18 lots facing Floss Street and six on the western side of Duntroon Street between the railway station and Commons Street.*

*Most of the estate was purchased by Lewis Parker Solomons and Adeline Burgess Halloran, wife of Edward Roland Halloran, an architect and Petersham alderman. (LPI Vol.1749 Folio 28, 10 January 1907). Halloran's son, Henry Ferdinand Halloran, had surveyed the Starkey Estate and was part of a 'land syndicate' with Solomons, buying, promoting and reselling land ('A land syndicate', Australian Star, 4 September 1906, p.4). He would go on to be one of Sydney's high profile realtors. We can be confident that the Halloran family did well from the Starkey Estate; their involvement may have extended to Edward Halloran, who specialised in domestic architecture, designing some of the Estate's houses.*

*Examples of houses developed on the Starkey Estate subdivision of 1904 are:*

- No. 109 Duntroon Street, built in 1908 for John Giblett, who ran a tannery near Melford Street, and lived nearby on the eastern side of Duntroon Street. This house was used as a commercial college from 1911 to about 1948, capitalising on its proximity to the railway station.
- No. 113 Duntroon Street, built in 1905 for provision agent John Wilson Bailey and his wife and named "Glenleith" by its second owner.

#### *Hurlstone Park Estate subdivision 1912*

*This subdivision included the lots from 26 to 36 Floss Street, on the southern side of Floss Street facing the railway line to the north, most of which were developed in the early 20th century for commercial or retail buildings. Lots 4 to 8 of the subdivision were long and narrow, clearly intended for retail development, where Lots 1 to 3 and 9 and 15 were larger and clearly intended for residential development. However Lots 4 and 5 were purchased together and later became the site of an Inter-war California Bungalow style house, which remains on these lots of the 1912 subdivision (DP6709). Lot 6 was developed in 1916 with a pair of shops (Nos. 32-34 Floss Street) and was later subdivided to give each shop a separate title. Lot 7 is the site of the 2-storey commercial building at No. 30 Floss Street. Lot 8 appears to have been purchased with the adjacent lot, and developed for a house, which later had a shopfront and awning built at the front, the building occupying Lot 8 and part of the re-subdivided former Lot 9.*



### 3.5 Site history

The existing dwelling on the subject property was established circa 1914 as a Federation house designed in the Queen Anne style. The site's allotment was created under the first subdivision of the Jeffrey's Estate in 1903. The site was Lot 1, Section 1 of the subdivision. It was purchased in 1906 by dairyman Frederick Sherring, who subsequently moved his livestock onto the property. The site continued to be used as a dairy business for several years. Between 1912 and 1914, a different local dairy operator was occupying the site. In 1914 a new cottage on the property was advertised for rent. From 1915 onwards, following another sale of the property, use of the site for dairying ceased.

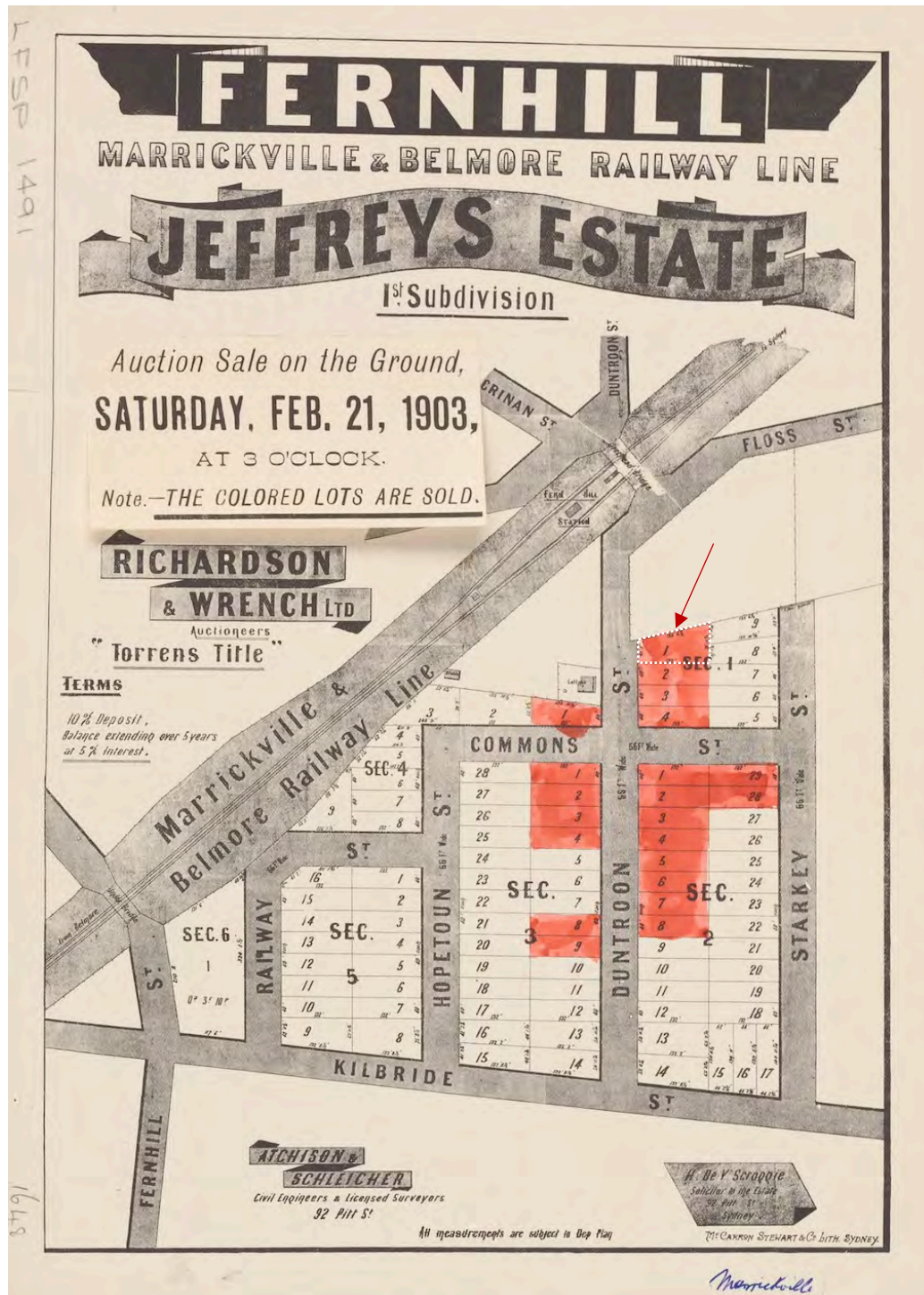


Figure 7: Jeffrey's Estate 1<sup>st</sup> Subdivision plan 1903 (subject property allotment indicated by arrow)  
(Source: National Library Australia)

Sands Directory entries identify the various early occupants of the site, including dairyman Frederick Sherring. Historical aerial photography of the locality from 1943 shows the Federation and Inter-War era consolidation of surrounding housing and development in the streets surrounding the subject property at this time. The historical aerial photograph also indicates the original building footprint including the rear wing.

<p>Sheldon J. A. Sheldon John T. Icke O. Morris David, constable <i>Hampden street</i> Keir John, plumber Auld John Rogers Frank J. Duncan Frederick, master printer Giblett John, tanner <i>Railway</i> <u>Sherring Frederick, dairy</u> Meredith Frederick Jones John G. Cochrane Frank Whitehead C. J., "Majorca" Meyer Carl W. R., J.P., "Amager" Meredith Charles Lyons Sydney</p>	<p>Shipway John, newsagent Giblett John, tanner <i>Railway</i> <u>Sherring Frederick, dairy</u> Meredith Frederick Jones John G. Paul Charles J., "Glendruid" <i>Common street</i> Cavanough Frederick J. II. Levy Harris, "Loufrelida" Whitehead Charles J., "Majorca"</p>
<p>Figure 8: 1907 Sands Directory entry</p>	<p>Figure 9: 1911 Sands Directory entry</p>
<p>Burne Miss M., nurse Icke Mrs. A. E., "Emulhuus" Thompson John W. <i>Hampden street</i> Keir John, plumber Auld John Murray Louis, "Brockleigh" Möller J. G., house and land agent Dawes A. G. N., newsagent Giblett John, tanner <i>Railway</i> <u>Serlingeur David, dairy</u> Meredith Frederick Jones John G. Thornston H. S., "Glendruid" <i>Common street</i> Preston Rev. G. (Cong.), "The Manse" Cavanough Frederick J. II. Levy Harris, "Loufrelida"</p>	<p><i>Hampden street</i> Martin Mrs. I. M., "Glennairle" Croghan Michael Auld John Murray Louis, "Brockleigh" Möller J. G., house and land agent Giblett John, "Tuena" <i>Railway</i> Lapraik Charles, "Elmbank" <u>Serlingeur David, dairy</u> Penman Leslie E., "Araluen" Jones John G., "Carrela" Nicol Angus N. N., "Cavanha" <i>Common street</i> Preston Rev. G. (Cong.), "The Manse" Cavanough Frederick J. II.</p>
<p>Figure 10: 1912 Sands Directory entry</p>	<p>Figure 11: 1914 Sands Directory entry</p>
<p><i>Hampden street</i> Robinson Arthur W., "Glennairle" Croghan Michael Auld John Murray Louis, "Brockleigh" Möller J. G., house and land agent Lockwood Henry, bootmaker Gilbert Mrs. Rebecca, "Thena" <i>Railway</i> Lapraik Charles, "Elmbank" <u>Sherring Frederick W.</u> Penman Leslie E., "Araluen" Jones John G., "Carrela" Nicol Angus N. N., "Glendruid" <i>Common street</i> Preston Rev. G. (Cong.), "The Manse" Cavanough Frederick J. II. Moore G. W., contractor Robertson Edward, "Majorca" Jones Richmond C., "Pyramus" Dawes Alfred</p>	<p>Möller J. G. Rigdon Edward J. White H. G., bootmaker Carroll Edward, "Hepzibah" <i>Railway</i> Popp F. G., "Elmbank" <u>Bennett Frederick</u> Penman Leslie E., "Araluen" Jones John G., "Carrela" Hungerford Emanuel B., "Glendruid" <i>Common street</i> Preston Rev. G. (Cong.), "The Manse" Cavanough Frederick J. II.</p>
<p>Figure 12: 1915 Sands Directory entry</p>	<p>Figure 13: 1917 Sands Directory entry</p>



*Figure 14: Historical aerial imagery of Hurlstone Park, 1943 (subject property indicated by arrow)  
(Source: SIX Maps)*



## 4. The Place

### 4.1 Introduction

A site inspection of the subject property was carried out by Charlotte Simons (Director, Trace) on 13 May 2025. The purpose of the site inspection was to assess the condition of the subject property, assess views to and from the site, and to identify the character of the surrounding area. Unless otherwise stated, all photographs were taken by the author.

### 4.2 Context and setting

The subject property is located within the central area of the suburb of Hurlstone Park, in proximity to Hurlstone Park Station, the commercial precinct along Floss Street and Crinan Street, and the Cooks River to the south. The site itself is located on the east side of Duntroon Street. It is bound by adjoining residential development to the north, east and south.

The immediate streetscape is dominated by Federation and Inter-War era bungalows with a relatively consistent pattern of setback, scaling, massing and form. Most of the buildings are single storey. The front boundaries of the allotments are typically defined by low brick walls and picket fences. Street verges are interspersed with plantings of varying size and species, mainly Bottlebrush trees. The modest yet consistent nature of surrounding Inter-War and Federation housing, low-rise front fencing and plantings on street verges creates a distinctive setting for the subject property.



Figure 15: View south from outside subject property along Duntroon Street, showing surrounding conservation area streetscape.



Figure 16: View north from outside subject property along Duntroon Street, showing surrounding conservation area streetscape.



Figure 17: View south along Duntroon Street at intersection with Commons Street.



Figure 18: View looking north along the footpath on the eastern side of Duntroon Street, adjacent to subject property.



### 4.3 The site

The existing building is situated on an allotment that is approximately 13 x 40 metres. Total land size is approximately 743 sqm. The existing dwelling is located on the front portion of the subject property, with a front setback of approximately 3.5 metres to the principal building form. There are several trees located within the subject property, including a large gum tree in the rear garden. At present, a gravel driveway and car space are located on the side (north) boundary of the site. There is a small metal shed to the rear of the site.

The subject property is bound by neighbouring residential properties to the north, east and south. The neighbouring properties at Nos. 126 and 130 Duntroon Street are comparable Federation dwellings that are also contributory items within the Floss Street HCA.

#### 4.3.1 External

The existing building on the site, “Orville”, is a Federation Queen Anne style house constructed c.1914. The free-standing single storey house is of face brick construction with a hipped slate tiled roof with street-facing gable. The building’s primary (west) elevation features a front porch with tiled flooring and a pitched metal roof supported on metal columns, timber framed leaded glass windows and a slate awning to the street facing gable. A small concrete path leads from the house through the leafy front garden to the metal gate and low-rise brick wall that line the street frontage.

The existing building on the subject property is in good condition externally. The principal building form remains intact including the overall footprint, original windows and other decorative external details. The front door is not original. Three original chimneys remain on the site, including two to the principal building form that are visible from the surrounding streetscape. Compared to the principal building form, the subject building’s rear has been subject to modification and alterations over time. There is an existing non-original rear extension to the building.

The exterior condition of the existing building on the subject property is illustrated in the photographs that follow.



Figure 19: View east showing primary elevation and street frontage of existing dwelling on subject property.





Figure 20: View east showing primary elevation of existing dwelling on the subject property.



Figure 21: View of existing front porch to subject dwelling, note existing metal posts.



Figure 22: View southeast towards subject property showing existing driveway/carport.



Figure 23: View east showing existing driveway/carport on the northern boundary of the subject property.



Figure 24: View to existing front two chimneys on the subject property, visible from Duntroon Street.



Figure 25: View west from back garden to rear (east) elevation of existing dwelling, showing non-original rear wing and extension.





Figure 26: View southwest from back garden to rear elevation of existing dwelling, showing non-original rear wing and extension.



Figure 27: View across existing back garden.



Figure 28: View southwest along northern boundary of subject property showing existing side presentation of cottage's principal building form and non-original rear wing.



Figure 29: View to existing windows to side (north) elevation of cottage's principal building form.



Figure 30: View southeast to existing side (north) elevation showing non-original rear wing.



Figure 31: View to existing rear roof planes, third chimney to rear wing seen left.





Figure 32: View from existing rear extension towards back garden.



Figure 33: View across existing back garden on the subject property.

#### 4.3.2 Internal

The interior of the existing building on the site is in varying degrees of intactness. The current floorplan within the principal building form retains the original layout comprising a central hallway, three bedrooms, a bathroom, and living spaces. The rear of the dwelling has later additions, and contains a kitchen, bathroom and laundry. Much of the original/early fabric within the building has been retained, including timber skirting boards, picture railings and ceilings to several bedrooms. Several original marble fireplaces remain, including a fireplace within one of the front bedrooms and one in the main living room. Original timber flooring remains throughout the dwelling.



Figure 34: View of existing hallway and non-original timber front door to subject dwelling.



Figure 35: View within primary room (Bedroom 1) within the principal building form of the existing dwelling.



Figure 36: View within Bedroom 2, note original fireplace.



Figure 37: Detail view of original fireplace within Bedroom 2.





Figure 38: View within Bedroom 3 in principal building form.



Figure 39: View within modern bathroom in principal building form.



Figure 40: View of living room within principal building form.



Figure 41: View of living room within principal building form.



Figure 42: Detail view of original fireplace within living room.



Figure 43: Detail view of decorative ceilings within existing living room in principal building form.



Figure 44: View of existing living room within principal building form.



Figure 45: View of existing kitchen/dining within rear extension.



Figure 46: View of existing kitchen/dining within rear extension.



Figure 47: View of existing kitchen within rear extension.



Figure 48: View of existing bathroom within existing rear extension.



Figure 49: View of existing laundry within existing rear extension.



## 4.4 Heritage Significance

### 4.4.1 Assessment of significance

The following section provides an assessment of significance of the subject property in accordance with the guidelines outlined in the Burra Charter and the NSW Heritage Manual including associated significance assessment criteria.

Table 1: Significance assessment for 128 Duntroon Street, Hurlstone Park

Criterion	Explanation
A – Historical Significance	<p>The c.1914 dwelling on the subject property, “Orville”, is of historical significance as evidence of early housing that was established in the area in response to the residential consolidation of Canterbury at the turn of the 20<sup>th</sup> century. The existing building provides evidence of former lifestyle patterns of the time. The subject property operated as a local dairy for several years between 1906 and 1914 and reflects early local land uses of the time within Hurlstone Park/Canterbury.</p> <p>The item has local significance under this criterion.</p>
B – Associative Significance	<p>The subject property is associated with early local dairyman Frederick Sherring, who purchased the site in 1906. Sherring and his dairy are listed at the address in 1907. Sherring remained at the property for a relatively short period of time, and as such any associative significance is limited in nature.</p> <p>A search of the Australian Dictionary of Biography, ANU, 2006, <a href="http://www.adb.online.anu.edu.au/adbonline.htm">www.adb.online.anu.edu.au/adbonline.htm</a> or A Biographical Register 1788-1939 ed. H.J. Gibbney and Ann Smith, 1987, Canberra, ADB did not reveal any other entries for notable owners or occupants of the subject property.</p> <p>The item does not have local significance under this criterion.</p>
C – Aesthetic or Technical Significance	<p>The dwelling on the subject property is of aesthetic significance as a relatively fine Federation Queen Anne style house within the Floss Street HCA. The building retains key characteristics and detailing of its style and is an important typology within the Floss Street HCA. The house contributes to the character and composition of its historic locality.</p> <p>The item has local significance under this criterion.</p>
D – Social Significance	<p>While social significance has not been formally assessed during preparation of this report, given the building has been used continuously for residential purposes in it is presumed any social significance would be limited in nature.</p> <p>The item does not have local significance under this criterion.</p>
E – Research Potential	<p>Historical documentation indicates the existing Federation house was the first structure erected on the site. The subject property itself was historically used as a dairy for several years in the early 1900s, although any remains associated with this phase of occupation would be ephemeral in nature and limited in significance. As such the subject property is not considered to yield any research potential or archaeological potential.</p> <p>The item does not have local significance under this criterion.</p>
F – Rarity	<p>In the overall context of Hurlstone Park, which contains a concentration of historic Federation dwellings, the existing Federation house on the subject property is of relatively fine detailing and intactness, and is considered to be rare within the locality and wider LGA.</p> <p>The item has local significance under this criterion.</p>

Criterion	Explanation
G – Representativeness	<p>The existing building on the subject property is a representative example of a Queen Anne style Federation house within the Canterbury-Bankstown LGA. The building's representative value within the Floss Street HCA is mainly limited to the exterior of the principal building form, particularly it's street frontage.</p> <p>The item has local significance under this criterion.</p>

#### 4.4.2 Statement of significance

The following statement of significance for the subject property has been prepared and summarises its significant values:

The dwelling at No. 128 Duntroon Street, named "Orville", has local historic, aesthetic, rarity and representative significance as a relatively intact and fine Federation Queen Anne style house within its historic locality. Constructed c.1914, the building is representative of the type, style and standard of dwellings that were constructed in the area during a key phase of residential development that was occurring in Hurlstone Park at the turn of the 20th century. The dwelling's principal building form retains the overall key characteristics of its typology and style. Set within an area of buildings of comparable design and quality amidst a leafy streetscape, the subject property has distinctive qualities and is a contributory element within the Floss Street heritage conservation area.

#### 4.5 Floss Street HCA

The Floss Street HCA is of local heritage significance for its historical, aesthetic and representative heritage values. The NSW State Heritage Inventory (SHI) database contains the following statement of significance for the Floss Street HCA:

*"The Floss Street Heritage Conservation Area is of local heritage significance.*

*The area is of historical significance as an area developed as part of the Jeffrey's Estate 1st subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912.*

*The area is of historical significance for the collection of buildings from the early take-up of those sub-divisions for both residential and commercial use. The precinct is adjacent to the railway station and the mix of commercial and more substantial residential buildings reflects its proximity to transport and services.*

*The area is of aesthetic significance for its wide streets with grass verges and its varying low scale (one and two storey) residential and commercial buildings dating from 1901 to the 1930s."*

#### 4.6 Heritage items in the vicinity

The following section provides an overview of the significance of heritage items that are located in the vicinity of the subject property.

##### 4.6.1 'Starkey Street Heritage Conservation Area'

Starkey Street HCA is of significance due to its historical, aesthetic and representative heritage value. The NSW State Heritage Inventory (SHI) database contains the following statement of significance for the conservation area:

*"The Starkey Street Heritage Conservation Area is of local heritage significance. The area is of historical significance for its development between the late 19th to early 20th centuries including:*

- *Sections 13 of Sophia Campbell's original 1876 subdivision of Hurlstone Park;*
- *The northern component of the 1st Jeffrey's Estate subdivision of 1901; and*
- *The northern component of the 9th Jeffrey's Estate subdivision of 1917.*

*The area is of historical significance for the collection of buildings from the early take-up of those subdivisions for residential use.*

*The area is of aesthetic significance for its wide street with grass verges and its cohesive collection of narrow fronted Federation period dwellings on the western side of the street (with the exception of no. 18 which is recently constructed) and wider more substantial Inter-War period dwellings on the eastern side with built form reflected in the change in topography and close proximity to local stone quarries.*

*The area is representative of Federation Queen Anne style detached brick houses and Inter war period residential buildings.”*

#### **4.6.2 ‘Inter-War Building – The Chambers’ (30 Floss Street)**

The ‘Inter-War Building – The Chambers’ heritage listed property at 30 Floss Street is of significance due to its historical, aesthetic and representative heritage value. The NSW State Heritage Inventory (SHI) database contains the following statement of significance for the item:

*“30 Floss Street is of local historical significance as it reflects the first subdivision of Hurlstone Park by Sophia Campbell and the later Hurlstone Park Estate subdivision of 1912 for the purposes of commercial use in close proximity to the railway. It reflects the changing nature of banking, accommodating the Savings Bank of NSW before it became the Commonwealth Bank of Australia.*

*The property is of local aesthetic significance as a substantial Federation period Neo-classical style commercial building which occupies a prominent location within the suburb of Hurlstone Park adjacent to the railway and looking downhill towards the central commercial thoroughfare of Crinan Street.”*

#### **4.6.3 Hurlstone Park Railway Station (‘Victorian and Federation railway station buildings’)**

Hurlstone Park Railway Station is of significance due to its historical, aesthetic, social, rarity and representative heritage values. The NSW State Heritage Inventory (SHI) database contains the following statement of significance for the item:

*“Hurlstone Park Railway Station has local historical significance as it is one of the stations to be located on the Sydenham to Bankstown Line which was built to take pressure off the traffic on the Main South Line as well as promote agriculture and suburban development in the late 19th and early 20th centuries. The platform buildings, footbridge and stairs are significant as examples of the designs used by NSW Railways during the period 1910 to 1920. The wayside platform buildings are good examples of their type, being relatively intact, with the original 1915 men’s toilet on Platform 2, although long disused, still retaining its original configuration (RailCorp S170 Register).”*

## 5. The Proposal

### 5.1 Summary

The proposal can be summarised as alterations and additions to the existing building and property. Changes within the building are largely limited to the rear. The current owners of the subject property are seeking to improve the amenity of the existing building through improvements to the existing layout and construction of a rear pavilion style addition.

The works that form the proposal consist of the following:

- Modification to the existing building including:
  - Demolition of existing rear additions and rear landscaping
  - Localised demolition of walls and minor reconfiguration within the principal building form
  - Construction of a new two storey rear extension
  - Installation of solar panels and skylights
  - Replacement of existing metal roofing to rear wing
  - Repainting of front façade elements/features (excluding existing face brickwork)
  - Reconstruction of the existing front porch
  - Removal of rear chimney to existing rear wing
- Construction of a new rear studio
- Modifications to existing car space
- Landscaping works including a new swimming pool

The extent of the proposed works is demonstrated in the architectural drawing package. Relevant drawings have been included below for reference.

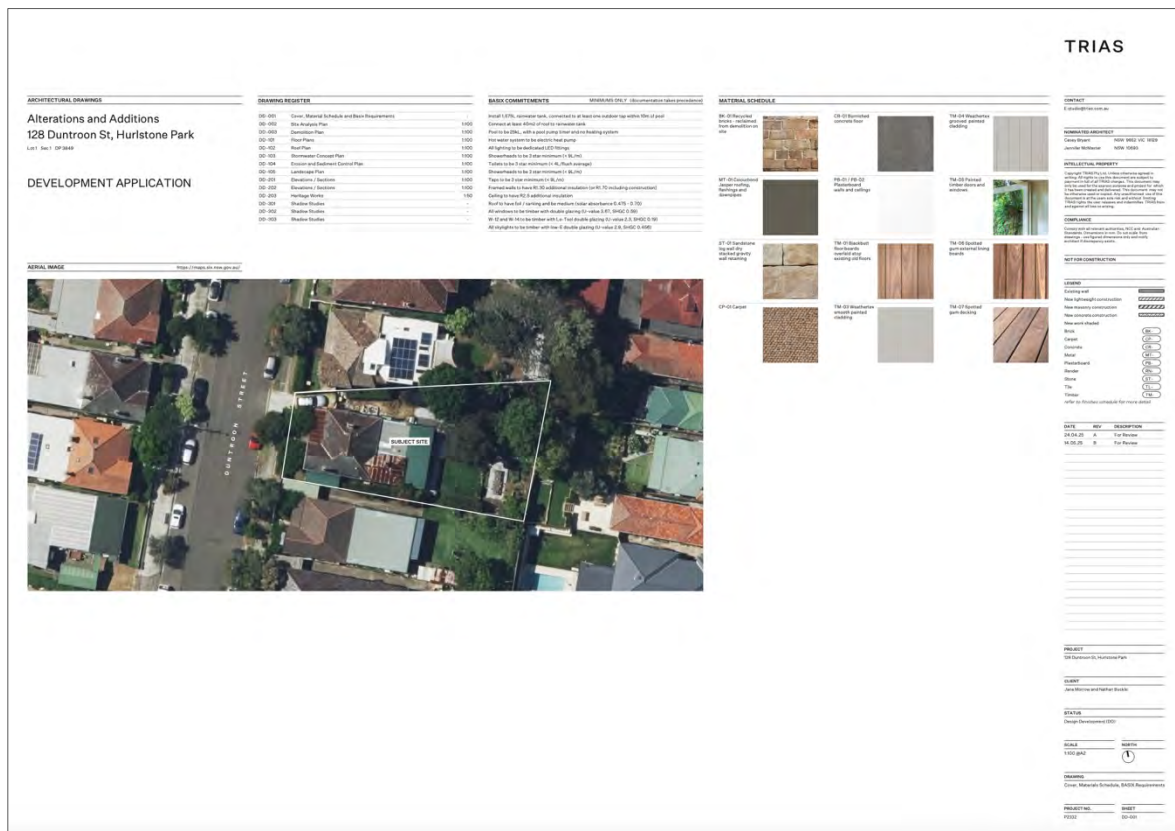






Figure 51: Existing site plan (TRIAS Studio)

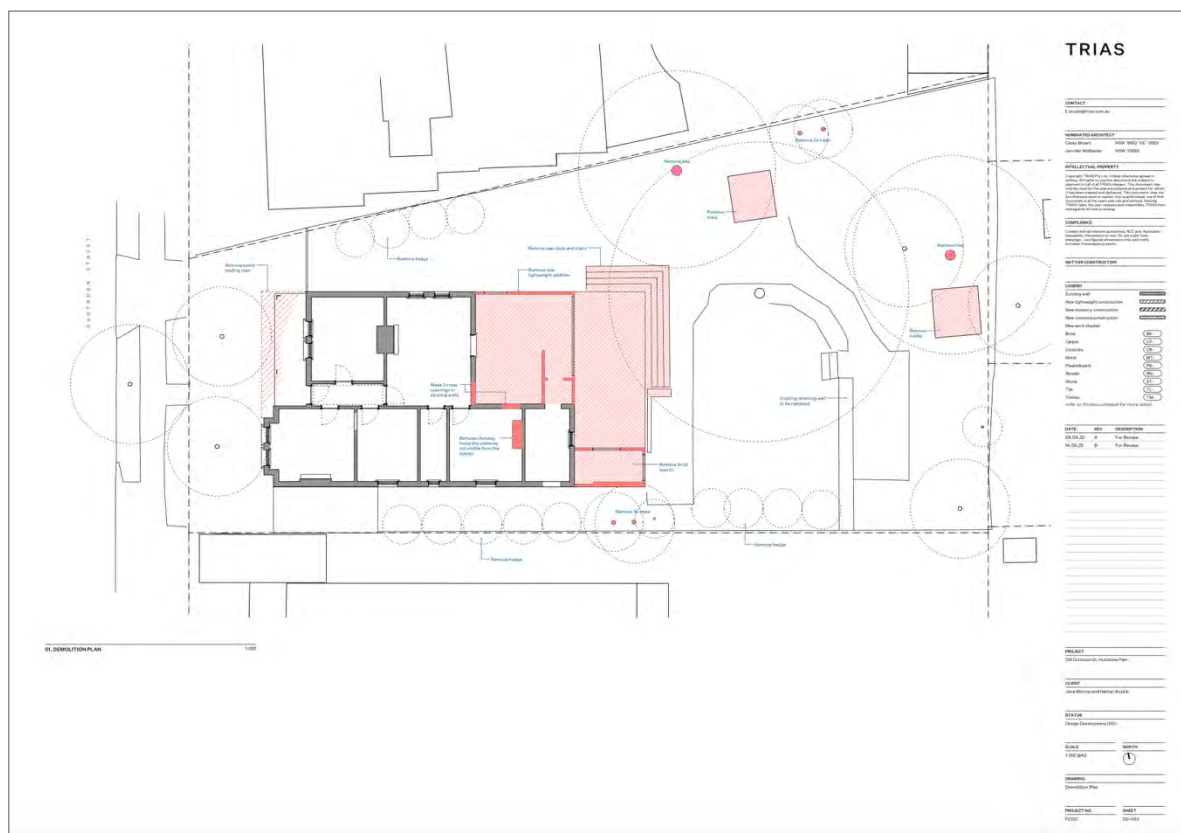
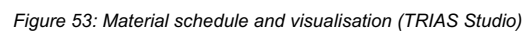


Figure 52: Site and demolition plans (TRIAS Studio)



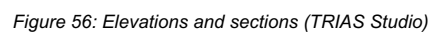
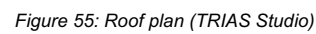




Figure 57: Elevations and sections (TRIAS Studio)



## 6. Assessment of Heritage Impact

### 6.1 Introduction

The following assessment of heritage impact has been prepared in reference to the NSW Heritage Office guideline 'Statements of Heritage Impact'. The assessment identifies issues (if any) associated with the proposed works and provides an assessment against the relevant controls and objectives of the Canterbury Bankstown DCP 2023.

### 6.2 Canterbury-Bankstown DCP 2023

Heritage requirements within the Canterbury Bankstown DCP 2023 are specified under Part 4 – Heritage. The following section assesses the impact of the proposed works in relation to the relevant objectives and provisions found within.

#### 6.2.1 Canterbury Bankstown DCP 2023

##### **Part 4.1 – Introduction**

##### **Objectives**

*O1 To conserve the environmental heritage of Canterbury-Bankstown.*

*O2 To ensure changes to places of heritage significance are in accordance with the heritage conservation process, and the design principles set out in this DCP.*

*O3 To ensure the significant fabric, materials and finishes, visual setting, landscape elements, fencing, and other contributory elements of places of heritage significance are conserved.*

*O4 To ensure that new fabric, materials and finishes, visual setting, landscape elements, fencing, and other elements are complementary to places of heritage significance.*

*O5 To require that development on land in the vicinity of a place of heritage significance is designed in a way that is compatible with the character of the place of heritage significance.*

**Response:** The proposal meets the objectives of this clause. The contributory building on the subject property would be retained and conserved. The proposed alterations and additions have been sensitively developed and refined to complement the significant character of the existing Federation-era dwelling and its contributory status within the Floss Street HCA. The overall principal building form would be retained by the proposed works, including significant original fabric, overall layout and the significant front (Duntroon Street) elevation. This includes utilisation of a sympathetic form, scale, setbacks and material and finishes palette of new works. Proposed changes largely comprise the new rear wing, new rear studio in the location of an existing rear shed, and associated landscaping works. The works would be compatible with the character of the place and wider context of the surrounding conservation area.

Detailed discussion of the impact of the proposed works against the relevant objectives and development controls is covered in the sections that follow.

##### **Part 4.3 – Heritage Conservation Areas**

##### **Section 2 – Contributory buildings (Rankings 1 and 2)**

##### **Objectives**

*O1 Ensure that contributory buildings are retained, conserved and maintained for their streetscape heritage value.*

*O2 Ensure that additions and alterations are designed to retain and complement the character and significance of the HCA as set out in the Area Character Statements, generally with new work located at the rear or away from the public domain.*

*O3 Encourage uncharacteristic, unsympathetic or intrusive elements to be removed or reversed as part of development proposals, in order to recover significant detail and form of contributory buildings.*

*O4 Ensure that effective modulation and variation of buildings and additions occurs to reduce the appearance of scale and mass, and to provide visual interest.*

**Response:** The proposal meets the objectives for Contributory buildings. The contributory Federation Queen Anne style house on the site would be retained and conserved, and its streetscape heritage value enhanced. The proposed alterations and additions are mainly to the rear of the site and would not be readily visible from the public domain. Nonetheless, new interventions including the new rear wing and rear studio have been carefully designed to respect and maintain the prominence of the existing historic building on the site, whilst adding a sympathetic new design layer within the Floss Street HCA.

### **Development controls**

*2.1 Contributory buildings (buildings ranked Contributory 1 or 2) are to be retained and conserved with their significant setting.*

**Response:** The proposal complies with this control. The contributory building would be retained, conserved and enhanced by the proposal.

*2.2 Original or largely intact main roof forms are to remain unaltered except for the reinstatement of missing detail. Where it is stylistically appropriate, minor changes such as dormer windows, skylights and solar panels may be considered. Where minor changes are proposed they should be located towards the rear and not on main roof planes.*

**Response:** The proposal complies with this control. The main roof form of the Federation Queen Anne style house would be retained and conserved. Minor changes comprise alterations to a localised section of the rear roof plane to accommodate the new low-scale rear wing. One small skylight would be added to the rear of the main roof form, which would not be visible from the public domain. The existing original slate roofing would be retained.

*2.3 The front or main section of contributory buildings is to be retained (this is usually the building below the main roof form).*

**Response:** The proposal complies. The principal building form/main section of the contributory building would be retained, conserved and enhanced by the proposal. Proposed alterations within the main building are localised in nature, and would maintain the overall layout, fabric and significance of the Federation house. The proposal includes new timber flooring which would be installed on top of the existing original timber floor, which is in variable condition.

*2.4 Alterations and additions to a Contributory building are to:*

- (a) Respect significant original or characteristic built form.*
- (b) Retain original and significant fabric.*
- (c) Retain, and where possible, reinstate or reconstruct significant features and building elements. Such work should be based on research rather than conjecture.*
- (d) Remove unsympathetic alterations and additions, including inappropriate building elements.*
- (e) Use appropriate materials, finishes and colours.*
- (d) Respect the pattern, style and dimensions of original windows and doors, verandahs and other design features.*

**Response:** The proposal complies with the above control characteristics. The significant built form of the contributory Federation Queen Anne style house would be respected, retained and enhanced. The majority of original and significant fabric would be conserved. The proposal includes replacement of the front metal balcony posts with new timber posts. The proposed timber posts are in keeping with the Federation house dwelling and are supported in this instance on heritage grounds. The proposed materials & finishes palette comprises an appropriate combination of traditional and modern materials (comprising recycled bricks, metal roofing, timber doors and windows, burnished concrete and timber flooring, and painted board cladding). These materials would be complementary to the existing house and are supported. The new colour scheme for the front façade is consistent with the Federation-era dwelling and is considered to enhance the style and character of the contributory building. New windows and doors are vertically proportioned and articulated, which would respect the pattern and style of existing fenestration to the house.

*2.5 Second storey additions to the rear of contributory buildings should not visually dominate contributory buildings or the streetscape of the HCA. They may be considered where:*

- (a) A second storey is set back behind the main roof form and does not visually dominate the main roof of the house when viewed from the street.*
- (b) A second storey is in the form of a rear pavilion addition that is separated from the main building.*
- (c) An additional storey does not alter the form or scale of the main roof form of the building.*
- (d) Alterations and additions are designed to fit into the character of the HCA.*
- (e) The scale of a second floor addition is consistent with the predominant scale of contributory items in the street.*
- (f) Links to rear pavilion extensions are to be kept low and the roof space above the original house should not be integrated with the addition.*
- (g) The bulk and scale of second storey additions is to be minimised. This may be achieved by incorporating floor space into the roof space of the addition.*
- (h) Additions may be layered and stepped in order to avoid building forms that are bland, bulky and over scale. Long flat walls will not be supported.*

**Response:** The proposal complies. The new two storey rear addition is modest in nature, being set beneath the ridge of the main roof form and of a subservient design. In the context of neighbouring development to contributory buildings in the vicinity, which have large bulky two storey rear additions, the proposal is considered to be a restrained and subservient scheme that would retain and enhance the significance of the Federation Queen Anne style house. The main roof would remain virtually unchanged by the proposal, aside from a minor incursion of the replacement rear wing. The rear wing would be stepped to reduce the bulk and scale of the new addition. Overall, the rear wing would be consistent with the character of the historic Federation house and surrounding HCA.

*2.6 Single storey rear additions should be designed to be in sympathy with the scale and form of the existing contributory building. They should:*

- (a) Not be visually dominant on the site.*
- (b) Where they are a direct addition from the rear of the existing main building, not extend the building form without modulation, step backs and articulation from the existing building.*
- (c) Where a direct roof extension is required, set new roofs within the existing rear plane so that the rear roof plan remains discernible. A new roof must be a minimum of 300mm lower than the existing main roof ridge. However this is a minimum only, and this distance may need to be increased depending on the building circumstances.*
- (d) Rear pavilion additions are encouraged as a design approach to maintain the main building form and minimise impact on the main building.*

**Response:** See above. The proposal is for a two storey rear addition.

*2.7 Retain established garden settings, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.*

**Response:** The proposal retains the existing front garden setting of the subject property, and the mature gum tree located in the rear garden. There are no changes proposed to the existing front fencing comprising a low brick wall with metal gate.

*2.8 Development should not obscure or reduce the visual relationship of contributory buildings to each other within a HCA or to the street frontage.*

**Response:** The proposal complies. There would be no change to the visual relationship between contributory buildings within the HCA. The proposed alterations and additions are modest in nature and mainly restricted to the rear of the existing dwelling. Neighbouring contributory dwellings have bulky two storey rear extensions.

*2.9 Rebuilding or replacement of existing structures will not be permitted unless the new structure complies with current controls. Where the new structure is not permitted, rebuilding or replacement structures will not be allowed*



**Response:** As above, the proposed rear wing – which comprises a stepped two – single storey addition, has been carefully designed to retain the significance of the Federation house and its prominence within the Floss Street HCA. The existing mature gum tree within the rear garden would be retained. The proposal complies with this control.

### **Section 3 – Form, Massing and Scale**

#### **Objectives**

*O1 To ensure that development maintains and enhances the identified streetscape character of each HCA.*

*O2 To ensure that alterations and additions are compatible with existing contributory buildings and streetscapes.*

*O3 To ensure that the established historical pattern of development is continued in terms of siting, levels and front, side and rear building setbacks.*

*O4 To retain the patterns of height, bulk and scale that are significant and distinctive to individual streetscapes and HCAs.*

*O5 To maintain visual consistency of building forms to ensure that new buildings do not dominate.*

**Response:** The proposal meets the above objectives. The modest nature of the proposed alterations and additions to the existing Federation Queen Anne style house on the site would ensure that the significant Federation and Inter-War streetscape character of the Floss Street HCA is maintained. Minor improvements to the building's primary elevation to Duntroon Street (comprising repainting, reinstatement of traditional details) and enhancement of the building's front landscaping including increased setback of the car space to the northern boundary of the property would strengthen the building's contributory role within the conservation area. The proposed rear extension is modestly scaled and sympathetic in its form, siting and materiality, and would be compatible with the Federation house. There are no rear patterns within the surrounding streetscape.

#### **Development controls**

*3.1 Alterations and additions should reflect the bulk, mass, scale, orientation and setbacks of surrounding heritage and contributory items as well as the immediate property.*

**Response:** Proposal complies. The proposed rear addition is of modest bulk, scale and massing, is of a stepped form and is set beneath the ridge of the existing Federation house's main roof form. In the context of neighbouring contributory buildings, which have large bulky two storey rear additions, the proposal is a subservient scheme that would reflect and enhance the significance of the historic dwelling.

*3.2 Alterations and additions should complement the predominant architectural scale and form of the area but are not required to imitate the existing style of buildings (property owners may wish to add to their building in matching style however contemporary design approaches may also be acceptable).*

**Response:** The proposed rear addition offers a new design layer to the site that interprets the contributory Federation Queen Anne style house in a sympathetic and contemporary manner. The materials/finishes palette utilises an appropriate combination of traditional and modern materials (including recycled bricks, metal roofing, timber doors and windows, burnished concrete and timber flooring, and painted board cladding) that would be complementary to the Federation character of the main dwelling and wider HCA. The proposed colour scheme for the front Duntroon Street façade is consistent with the Federation-era dwelling and is complementary to the style and character of the contributory building. New windows and doors are vertically proportioned and articulated, which would respect the pattern and style of existing fenestration to the Federation house. The overall massing of new additions is subservient to and respects the existing contributory dwelling as the focal point of the site.

*3.3 Established or characteristic front setbacks or building alignments are to be retained.*

**Response:** Proposal complies. There are no changes to the existing front setbacks on the site.

*3.4 Alterations and additions should adopt the established pattern of side setbacks of contributory buildings within the HCA.*

**Response:** The proposed setbacks of the new extension are consistent with the existing site conditions of the contributory building and surrounding HCA.

**Section 5 – Roofs, dormers, chimneys and skylights****Objectives**

*O1 To maintain the characteristic roof profile, form and materials of contributory buildings within heritage conservation areas.*

*O2 To ensure new roofs and alterations to existing roofs are consistent with the character and historic context of heritage conservation areas.*

*O3 To retain and conserve original and significant chimneys.*

*O4 To ensure dormer windows (when they are stylistically appropriate) are compatible with the period and style of the existing building and are secondary in scale to the main roof form.*

*O5 To ensure roof windows do not detrimentally impact on the significance or appearance of the heritage conservation area.*

**Response:** The proposal meets the above objectives. The characteristic roof form, materials and details of the existing Federation house would be retained and conserved. Detailed discussion is provided against the relevant controls below.

**Development controls****Roofs**

*5.1 Original and significant roof forms, materials, finishes and details to roofs are to be retained.*

**Response:** The proposal complies. The significant original roof form of the existing Federation house would be retained and conserved. The proposed rear addition would require removal of a small/localised section of rear (south-east) corner of the roof plane. This is highly restricted in nature and would not result in an adverse heritage impact to the contributory dwelling or surrounding HCA.

*5.2 Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where historically associated with the building style.*

**Response:** N/A. The proposal retains and conserves the existing original/early slate roofing to the Federation house.

*5.3 The roof form and detail of the main building and any significant rear wings are to be retained.*

**Response:** Proposal complies. The main roof form of the Federation house would be retained and conserved. Removal of a small section of rear roofing to the building's south-east rear roof plane would not be discernible from the public domain, is localised in nature and would not result in any substantial adverse impact. The original rear wing on the site has been altered as part of the adjoining modern rear extension, and does not warrant conservation or retention. The proposal has been sensitively designed, would enhance the amenity of the historic property and retain and enhance its significant Federation character.

**Chimneys**

*5.9 Original and significant chimneys are to be retained, conserved and maintained.*

**Response:** There are three original chimneys on site, including two chimneys to the principal building form and one chimney to the existing rear wing. The proposal includes removal of the rear chimney. While the two front chimneys are visually prominent within the surrounding streetscape, the rear chimney is setback approximately 16 metres from the front boundary of the allotment and is not readily visible from the public domain. Removal of the rear chimney is not considered to result in an adverse heritage impact to the Floss Street HCA in this instance and is supported. The two front original chimneys would be retained and conserved.

*5.10 Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.*

**Response:** Complies. As above, the proposal includes removal of a rear original chimney that is part of an existing rear wing. The rear chimney is not visually prominent from Duntroon Street or the surrounding HCA, and its removal to accommodate a new rear extension is supported on heritage grounds in this instance.

**Skylights**

*5.11 Skylights are not to be located on the front roof plane of a building. 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.*

**Response:** The proposal includes the addition of two small skylights, including one skylight to the rear roof plane of the Federation house. The skylights are of a discrete low-profile design and would not be visible from the public domain.

**Section 6 – Verandahs, Porches and Balconies****Objectives**

*O1 To retain original verandahs, porches and balconies.*

*O2 To encourage reinstatement of altered or missing verandahs, porches and balconies.*

*O3 To ensure that new verandahs, porches and balconies do not detrimentally impact upon the significance of the heritage conservation area.*

**Response:** The proposal meets the above objectives. The original front porch would be retained, conserved and enhanced. The existing simple lattice metal posts, presumed to be a later alteration, would be replaced with sympathetic timber verandah posts, porch framing and new timber lattice work that is consistent with the character of the Federation house. Timber posts would be obtained from a restoration provider. The existing metal roof sheeting to the porch would be replaced with corrugated Colourbond in a neutral 'Jasper' tone. Existing porch tiles would be retained and repaired where required. Restoration of the front façade is considered a positive heritage outcome.

**Development controls**

*6.1 Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.*

**Response:** The proposal complies. As above, the existing original front porch would be retained, conserved and enhanced. Stylistic timber details would be introduced to the front porch that are more consistent with the character of the Federation house than existing non-original elements. Existing deteriorated metal roofing would be replaced with corrugated roofing, and the existing porch tiles would be retained and conserved. The lattice metal posts, which are likely later alterations, would be replaced with appropriate timber posts that are in keeping with the house's original style and character.

**Section 7 – Driveways, Garages and Carports****Objectives**

*O1 To ensure that where on-site car parking and driveways are appropriate that the access or any associated structures do not dominate or detract from the appearance of existing buildings and the streetscape.*

*O2 To preference vehicle access where parking can be provided behind the front building line.*

*O3 To ensure the massing, form and scale of new garages and carports are sympathetic to the historic context and setting of existing buildings and appear as secondary structures.*

**Response:** The proposal meets the above objectives. Existing on-site car parking would be relocated to from the existing location in front of the building to behind. This is a positive heritage outcome. The car space does not include any structure/garage/carport, and would be concealed behind a simply detailed timber gate.

**Development controls**

*7.1 Where car access is available to the rear or side of a property, apart from a driveway (where side access is possible), parking is not permitted forward of the building line (within the front garden area).*

**Response:** N/A

*7.2 Garages must solely locate at the rear of the site.*

**Response:** N/A

*7.3 Carports must locate at the rear of the house. If this is not possible and side access is available, a carport may be located at least 1m behind the predominant building line, and to the rear of any front verandah. The 1m 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.*

**Response:** N/A

*7.5 Original or early fences or gates are not to be removed, altered or widened to create car access from the main street frontage.*

**Response:** N/A

*7.6 Car spaces are generally not to be provided between a building and the front boundary (forward of the building line). Council may consider a parking space within a building frontage where there is sufficient length (minimum 6m to accommodate a car) and space for landscaping between the car space and the building (nominally a minimum length of 7m is required for a car space located in front of a building) and sufficient width of frontage so that the parking space does not dominate the setting of the house.*

**Response:** The proposal is for a car space behind the front building line. This is an improvement from existing site conditions, where the car space is in front of the house, and is considered a positive heritage outcome.

*7.7 If parking is to be provided in front of the building line, it is to be in the form of an open unroofed car space.*

**Response:** As above, the proposal is to relocate the existing unroofed car space from the existing location in front of the house's front building line to behind. This is a positive heritage outcome.

*7.8 The form, size, detailing and materials of any new car parking structure should complement the existing heritage item and not mimic an earlier style.*

**Response:** N/A

*7.9 Car parking structures are not to use high pitched roofs and are not to incorporate attics or lofts.*

**Response:** N/A

*7.10 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.*

**Response:** The proposal complies.

## **Section 8 – Fences and Gates**

### **Objectives**

*O1 To retain original or early front fences and gates.*

*O2 To ensure that new or replacement fences and gates are consistent with the period and style of the contributory building or heritage conservation area.*

*O3 To ensure that materials, finishes and colours of fences and gates are consistent with the streetscape, historic context, style, and setting of existing buildings.*

**Response:** The proposal meets the objectives of this clause. There are no changes being proposed to the existing front brick fence.

### **Development controls**

*8.1 Retain and conserve original or early fences, gates and associated features.*

**Response:** The proposal complies with this control. The existing brick fence is being retained.

*8.2 Reinstatement of known original and early fences and gates is appropriate and encouraged.*

**Response:** N/A



*8.3 New front fences and gates are to be of a design and height that is appropriate to the period and style of the building, or characteristic of the conservation area.*

**Response:** N/A

*8.4 Materials that are compatible with the associated building or its period of construction are to be used for new fencing. Unacceptable materials include sheet metal fencing, exposed cement or concrete blocks, and fibrous cement sheets.*

**Response:** N/A

*8.5 Fencing materials that imitate authentic materials such as aluminium palisade fencing, coloured concrete blocks or reconstituted stone are not to be used.*

**Response:** N/A

## **Section 9 – Landscape Elements**

### **Objectives**

*O1 To retain important landscape settings and elements that contribute to the significance of the conservation area.*

*O2 To ensure that existing mature well established trees and characteristic plantings are maintained.*

*O3 To ensure that materials, finishes and colours of landscape elements are consistent with the period and style of the conservation area.*

**Response:** The proposal meets the objectives of this clause. The proposed landscaping works would retain and enhance the landscape setting and elements of the contributory subject property within the Floss Street HCA. The existing mature gum tree within the rear garden would be maintained. Materials, finishes and colours of new elements (comprising sandstone walls, timber decking) are consistent with the Federation house on the site and historic context of the surrounding HCA.

### **Development controls**

*9.1 All front setbacks are to consist primarily of soft landscaping. The only paved areas in the front setback are the driveways and pathways leading to and around the house.*

**Response:** The proposal complies. There is no change to the extent of paved areas in the front setback.

*9.2 Original or early garden layouts that contribute to the significance of the heritage item should not be altered.*

**Response:** The overall layout of existing front landscaping would be largely maintained.

*9.3 New garden layouts and landscape elements should complement the established character of the area.*

**Response:** The new garden layout and landscape elements to the rear of the site (behind the front building line), are consistent with the established character of the area and are supported on heritage grounds.

*9.4 Materials for landscaping including paths, garden walls and edging should reflect and be appropriate to the character of the conservation area.*

**Response:** Proposal complies. Materials of landscape elements, including sandstone walls and timber decking, is consistent with the Federation-era context of the subject property and surrounding HCA.

*9.5 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.*

**Response:** N/A

*9.6 Existing trees and plantings that contribute to the character of the heritage conservation areas are to be retained. Where 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.*

**Response:** N/A

**Section 11 – Windows and Doors****Objectives**

*O1 To ensure that characteristic windows and doors that contribute positively to original houses and the streetscape are retained.*

*O2 To ensure that new windows and doors are compatible with the original character of the area.*

*O3 To ensure that original or significant windows and doors are not obscured by any additions or development.*

*O4 To reduce the visual impact of security devices such as bars, grills, roller shutters and blinds.*

*O5 To ensure that new development has door and window patterns and proportions consistent with the character of the conservation area.*

**Response:** The proposal meets the relevant objectives of this clause. Original doors and windows visible from the public domain would be retained. The original front door is not original and replacement with a simply detailed timber door is appropriate from a heritage perspective. New windows and doors are to the rear of the site and would not be visible from the surrounding streetscape. New windows and doors would be timber framed and generally of compatible proportions to the Federation character of the existing dwelling.

**Development controls**

*11.1 Original windows and doors visible from the public domain are to be retained and conserved.*

**Response:** Proposal complies. There are no changes proposed to original windows and doors visible from the public domain.

*11.2 Original windows and door openings where visible from the public domain are not to be altered or widened.*

**Response:** As above, there would be no changes to original window or door openings visible from the public domain.

*11.3 Timber framed windows and doors with a paint finish are to be used where visible from the public domain.*

**Response:** The proposal complies. New windows and doors are to be of painted timber framing. This is consistent with the character and style of the Federation Queen Anne style house although it is noted the majority of new windows and doors are to the rear of the site and will not be visible from the public domain.

*11.4 Reinstatement of traditional windows where they have been replaced by aluminium windows is encouraged.*

**Response:** N/A

*11.5 New windows and doors are to reflect the location, proportion, size, materials sill heights, header treatment and glazing pattern of original windows and doors.*

**Response:** The proposal includes a new front entry door to the Federation house. The existing is a non-original 'faux heritage' timber door. The proposal includes a simply detailed contemporary door of timber construction, which is considered appropriate in this instance and is supported. The existing door header would be retained.

*11.6 The proportion of new windows and doors is to be in keeping with the existing house, including the relationship between solids and voids.*

**Response:** New windows and doors to the rear extension would be of appropriate proportions and are supported. There would be localised modifications to original window openings to the rear of the southern elevation. This includes infill of the existing narrow window to the existing bathroom within the principal building form, and replacement of the window opening to the existing Bedroom 3 with a door. These openings are not visible from the public domain, do not constitute highly significant fabric on the site and their modification is supported on heritage grounds.

*11.7 Extensive areas of glazing are not permitted visible from the public domain.*

**Response:** The proposal complies. There are no areas of extensive glazing that would be visible from the public domain.

**Section 12 – Buildings Materials, Finishes and Colour****Objectives**

*O1 To retain and conserve traditional materials, finishes and details where they are found in contributory buildings.*

*O2 To conserve original significant external finishes.*

*O3 To provide for flexibility in the use of external paint schemes to reflect changing tastes.*

*O4 To promote high quality design, materials, finishes and detailing to additions and alterations that is appropriate to the architectural style of the place and historic context.*

*O5 To allow for infill development to be of contemporary design but to 'fit' within the overall form and context of the setting.*

**Response:** The proposal meets the relevant above objectives. The materials/finishes palette utilises an appropriate combination of high-quality traditional and modern materials that would complement the Federation character of the existing contributory building and surrounding HCA. The proposed colour scheme for the front Duntroon Street façade is consistent with the Federation-era dwelling and is complementary to the style and character of the contributory building.

**Development controls****General**

*12.1 A materials and finishes schedule is to be submitted with any proposal for works to a property within a heritage conservation area.*

**Response:** Refer to the drawing set, which includes a materials and finishes schedule.

**Repair and conservation work**

*12.2 Surviving original materials, finishes, textures and details on elevations visible from the public domain are to be retained and conserved.*

**Response:** The proposal would retain and conserve surviving original materials, finishes and details on the building's principal elevation to Duntroon Street and other portions of the principal building form visible from the public domain).

*12.3 Where materials are missing or altered, reinstatement or repair is encouraged to return those features to their early form.*

**Response:** The proposal includes reinstatement of timber detailing to the front porch including timber posts, timber lattice work and porch framing. This aspect of the proposal would enhance the presentation of the Federation Queen Anne style house and the character of the surrounding HCA.

*12.4 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.*

**Response:** N/A. Existing face brickwork and tessellated tiling of the Federation house would remain unpainted.

*12.5 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. Alterations and additions*

**Response:** Complies. The proposed paint scheme utilises a neutral and complementary selection of colours that would enhance the Federation Queen Anne style house's character and presentation.

*12.6 New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.*

**Response:** The materials and finishes palette for new works to the front of the Federation house utilises traditional materials and details. The rear addition, which would not be visible from the public domain, includes an

appropriate combination of traditional and modern materials including recycled bricks, metal roofing, timber doors and windows, burnished concrete and timber flooring, and painted board cladding that would be complementary to the Federation character of the main building and HCA.

### **Section 13 – Utility Infrastructure**

#### **Objectives**

*O1 To ensure utility infrastructure such as solar panels, air conditioning units, television aerials, satellite dishes, hot water systems and the like do not impact on the character of individual buildings and the area, and important views and vistas in the streetscape.*

**Response:** The proposal meets the objectives of this clause. Proposed solar panels have been sited on rear roof planes that would not be visible from the public domain. There would be no heritage impact of the proposed solar panelling.

#### **Development controls**

*13.1 Utility infrastructure is not to be fitted to visible street facing elevations.*

**Response:** N/A

*13.2 Utility infrastructure may be fitted on a side elevation provided it complies with clause 13.1, is located towards the rear of the property and not visible from the public domain.*

**Response:** The proposal includes solar panels to the roof planes of the rear wing, which would not be visible from the public domain. The proposal complies.

*13.3 Utility infrastructure is to be kept below the ridgeline or parapet and in the same plane as the roof where relevant.*

**Response:** N/A

*13.4 The placement of utility infrastructure at an alternative location within the site (such as an outbuilding or ground location) is encouraged.*

**Response:** N/A

### **6.3 Heritage items in the vicinity**

The subject property is located adjacent to several locally listed heritage items, including the adjacent Starkey Avenue HCA. The proposed alterations and additions are largely focused on modestly scaled and designed changes to the rear of the subject property. The proposed rear alterations and additions are modestly scaled, would not exceed the height of the main building on the site, and are considered to be consistent with neighbouring rear development. The proposal is beyond the visual catchment of all other heritage items in the vicinity. There would not be any adverse heritage impact.



## 6.4 Heritage NSW Guidelines

The following table provides an assessment of the proposed works against the key guidelines included in the Heritage NSW 'Statement of Heritage Impact' publication:

Guideline	Response
<i>Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?</i>	<p>The proposed alterations and additions are sympathetic to the Contributory 1 ranked building on the subject property and its role as a significant building typology within the Floss Street HCA. Changes to the Federation Queen Anne style house and its rear have been developed to enhance the amenity of the historic dwelling and improve existing rear conditions, whilst celebrating its significant character and style. Changes proposed to the building's primary façade to Duntroon Street have been carefully developed to enhance the building's streetscape contribution, including reinstatement of traditional detailing to the front porch, a sympathetic new paint scheme, relocation of the existing car space and minor landscaping works.</p> <p>The rear addition would not exceed the height of the main building, maintains existing side setbacks established by the principal building form, and is located approximately 15 metres from the front alignment of the subject property. Within this context the rear addition would not be readily discernible when viewed from the surrounding streetscape along Duntroon Street. The design and detailing of the proposed rear wing are appropriately contemporary in style. The material and finishes palette comprises a combination of traditional and modern materials, and would not detract from or compete with the character of the historic Federation house. These measures would ensure that the proposal is cohesive with the existing streetscape character and significant qualities of the wider Floss Street HCA.</p>
<i>Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?</i>	<p>The proposal includes changes to the Federation house's exterior and interiors and also a new rear extension. In order to reduce the impact of the proposed works, the rear extension has been designed to not exceed the height of the main building, would not exceed the existing side setbacks established by the principal building form on site, and is located approximately 15 metres from the front alignment of the subject property. These measures ensure the rear addition would not be visually dominant when viewed from the surrounding streetscape along Floss Street and would not result in an adverse heritage impact. The proposed rear addition would require removal of a localised section of the rear roof plane. Located to the rear part of the main building, these works would not be discernible from the surrounding streetscape along Duntroon Street and are supported.</p> <p>The proposal largely maintains the existing layout within the principal building form and surviving original and/or early fabric. Timber skirting boards, picture railings, ceilings and fireplaces would be mainly retained in the proposal. The proposal would involve removal of the existing fireplace and chimney breast in Bedroom 3. It is noted this fireplace is less decorative/ornate than the other two fireplaces to Bedroom 2 and the living room, and its removal is supported in this instance. New timber flooring would be installed on top of the existing timber floors throughout.</p> <p>Overall, the proposal is a high-quality design that maintains the prominence of the Contributory 1 ranked Federation house and is consistent with the character of the surrounding Floss Street HCA streetscape. It is not anticipated the proposal would result in any adverse visual impact on heritage items in the vicinity, which are beyond the visual catchment of the subject property.</p>

## 7. Conclusion and Recommendations

### 7.1 Findings

This SoHI has found the proposed works retain and respect the significance of the subject property and its contributory role within the Floss Street HCA. The high-quality design of the proposal, which would substantially improve the amenity of the Federation house, has been carefully refined in terms of scale, form and detailing. The overall character and streetscape presentation of the Federation Queen Anne style house, which is an important built typology within the conservation area, would be maintained and enhanced by the proposal. Within the context of the house's modified rear wing and the character of neighbouring rear development, it is considered that the modest alterations and additions would not diminish or detract from the Contributory 1 ranked building or its status within the Floss Street HCA. Conservation works and reinstatement of traditional elements to the front façade of the Federation house would be a positive heritage outcome.

The proposal would not result in any adverse impact to heritage items located in the vicinity including the adjoining Starkey Street HCA.

The proposal is in accordance with the heritage provisions of the Canterbury-Bankstown LEP 2023 and complies with the relevant objectives and controls in the Canterbury-Bankstown DCP 2023.

### 7.2 Recommendations

It is recommended that the proposal be approved on heritage grounds by Council.



**Charlotte Simons**  
Director

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