



Heritage Impact Statement-

Date 10/05/2025

Report by Floss Rutter .

This statement relates to a property at Lot 11, DP 16233 at - 76 Leopold Street Ashbury

The property is listed in the Canterbury Bankstown LEP as having Local Significance. ...

Ashbury Conservation Area Significance: Local

Commenced Date 23-6-2023

Currency Date 27-11-2024

EPI Name Canterbury-Bankstown Local Environmental Plan 2023

EPI Type EP

Heritage Type Conservation Area - General

Item Name Ashbury Conservation Area

Item Number C1

LGA Name Canterbury-Bankstown

Legislative Clause 5.10

Published Date 23-6-2023

Significance Local

The property is located in a heritage conservation area, known as the Ashbury Conservation Area and is listed as having Local Significance.

C1 Ambleside and Holwood Heritage Conservation area

KEY PERIOD OF SIGNIFICANCE: 1880-1940s

HCA TYPE 3: MIXED RESIDENTIAL STATEMENT OF SIGNIFICANCE

The Ambleside and Holwood Heritage Conservation Area is of local heritage significance.

The area is historically significant as an area developed in the 1880s with a series of late Victorian period "Gentleman's villas" by John Balfour Clement Miles. The properties included "Holwood" (since demolished) and "Ambleside" (now 160 Queen Street), which was later subdivided for development of Federation period housing in Queen Street and for 1920s housing in Yeo Avenue and Holwood Avenue.

The area is of aesthetic significance as an area developed from 1880 encompassing late 19th century 2 storey Victorian period villas set in large garden site and then for housing (predominantly brick single storey detached) on later subdivisions that included distinctive 1920s detached housing estates of Inter-war California bungalows (brick, single storey) in Yeo and Holwood Avenues. The HCA includes buildings representing styles from 1880 to the 1940s including Victorian Italianate, Victorian Filigree, Victorian Free Gothic (160 Queen Street), Federation Queen Anne, Inter-war California Bungalow, Inter-war Old English (No. 159 Victoria Street, corner Holwood Avenue).

The proposal is for alterations and additions to the existing dwelling. There is no change to the street elevation of the property.

The heritage of the area is of a local conservation significance. The area is complex mixture of heritage as seen in the council link here:

<https://www.cbcity.nsw.gov.au/development/planning-for-the-city/heritage>



There is no specific reference to this land in the Heritage Council Inventory, or the Canterbury Bankstown Heritage websites.

No heritage items are impacted by this development.

The proposal will be constructed in a manner that befits the conservation nature of the area. With no changes to the front articulation of the property, the streetscape remains unaltered. .

This proposal meets the requirements of the heritage conservation area and is consistent with the nature of the area.

This report is based on drawings supplied by Affordable Plans identified as 46 Fourth Street Ashbury.

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