



HERITAGE IMPACT STATEMENT

ALTERATIONS AND ADDITIONS TO EXISTING
DWELLING HOUSE

27 TREVENAR STREET
ASHBURY NSW 2193
LOT 5 DP 310180

1 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared on behalf of the landowner of 27 Trevenar Street, Ashbury to support a Development Application for the proposed alterations and additions to the existing dwelling house located on the site. The subject site is located within the Ashbury Heritage Conservation Area (HCA) and as such, this HIS is required to demonstrate a suitable integration of the proposal within the local heritage context.

1.1 RATIONALE

This HIS is established under Clause 5.10 – *Heritage Conservation* of the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) which applies to any development associated with a Heritage Item or within a HCA identified on the Heritage Conservation Map. The objectives of Clause 5.10 of the CBLEP 2023 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.*

This document establishes the written evaluation of the proposed development in relation to the identified values or significance of the HCA and demonstrates that the proposed works would neither destroy nor detract from those identified qualities which make the conservation area significant.

1.2 METHODOLOGY

This HIS has been prepared in accordance with the NSW Heritage Manual “Statements of Heritage Impact”, “Assessing Heritage Significance Guidelines” and Canterbury Bankstown Council’s design guidelines. A HIS analyses and justifies the impact of place in a HCA, or development in the vicinity of a heritage item or HCA. Ideally, the impact would be such that the significance of the heritage item or area is not compromised, but rather enhanced by, for example, its stabilisation or repair and, where appropriate, restoration, reconstruction, adaptive re-use or sympathetic new development.

The contribution a building makes to a streetscape can be assessed by looking at contributory and non-contributory elements such as fabric and setting. Contributing elements are original fabric and/or fabric sympathetic to the building and/or the streetscape. The subject building features some contributory elements including the pitched and tiled roof form with decorative detail and the original brickwork to the side building elevations, however the façade has been heavily modified by architectural render in a light tone that contrasts the more traditional brick homes in the vicinity of the site that define the HCA. Further, the current solid fencing in a light tone render contrasts the traditional front fencing typologies of the street.

The proposed works are in keeping with the original subdivision pattern of the streetscape including the prominent front, side and rear setbacks. Existing original fabric including the dwelling house façade and decorative detailing, face brickwork to the side building elevations and the original roof form addressing the streetscape are retained. The development achieves a seamless integration with the rear of the building and enhances the presentation of the dwelling house to the streetscape, whilst remaining subordinate to the original structure. The first floor addition features a pitched and tiled roof form in keeping with the original building and the roof character of other two storey developments throughout the streetscape. The overall form and massing of the dwelling house is highly sympathetic of and compatible with the surrounding HCA.

2 SITE ANALYSIS

2.1 CONTEXT ANALYSIS

The subject site at 27 Trevenar Street, Ashbury is located within the Canterbury-Bankstown Council Local Government Area (LGA). Residential development within Ashbury is not defined by a single architectural style, but instead ranges from original dwellings to more contemporary developments. The past few years have seen many new homes being constructed in Ashbury and older dwellings undergoing extensive renovations. Future residential development in the locality is to preserve and enhance the landscape setting of the area and achieve compatibility with the established low to high density residential characteristic.

While the immediate area is characterised predominately by low to medium density residential development in the form of multi dwelling housing, dual occupancies and detached dwelling houses, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location that enjoys ease of access to a variety of services that promote social and economic activity within Ashbury.

2.2 SITE ANALYSIS

The subject site is located at 27 Trevenar Street, Ashbury and is legally defined as Lot 5 DP 310180. The site is arranged on a north-west to south-east tangent and is orientated to address the site frontage of Trevenar Street to the south-east. The site slopes gently downwards from the front boundary to the rear and is relatively flat between the side boundaries. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.

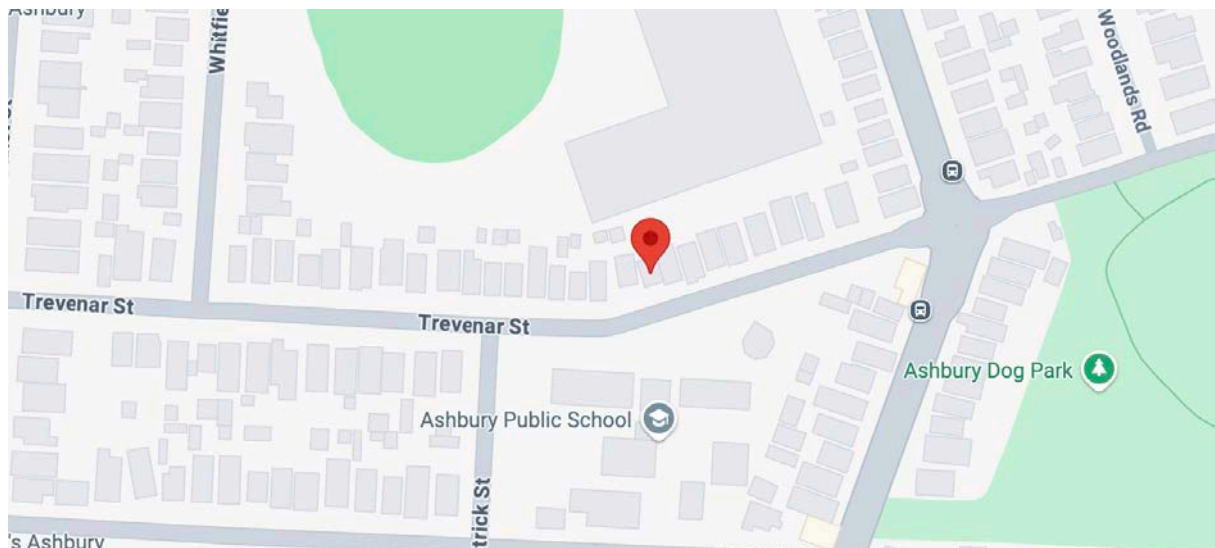


Figure 1: Aerial View of Subject Site and Surrounding Properties

The site is rectangular in shape with a 10.975m frontage to Trevenar Street, 36.575m side boundaries and a 10.975m rear boundary. The total site area is 401.4m². The site presently contains a single storey detached brick Inter War California bungalow style dwelling house with façade detailing and a pitched and tiled roof form. The site benefits from driveway access from Trevenar Street and there is a single hardstand parking space in the site frontage. Images of the subject site are shown below.

2.3 SITE IMAGES

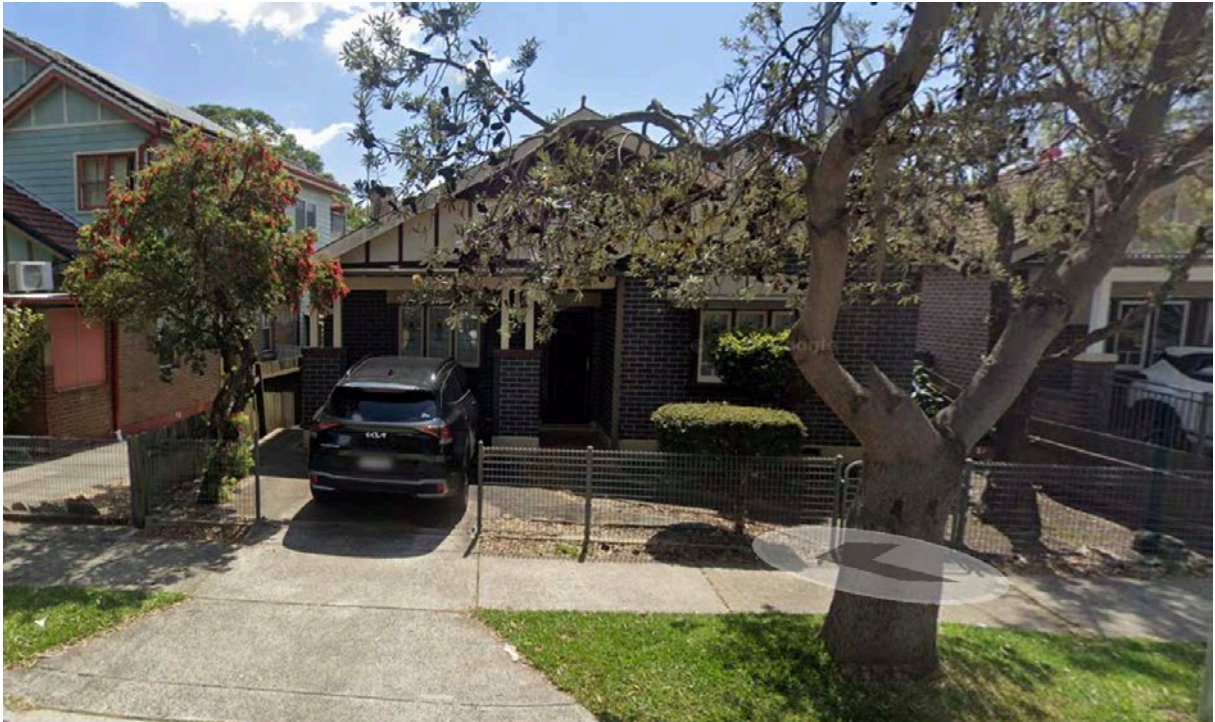


Figure 2: View of Subject Site from Trevenar Street



Figure 3: Rear View of Subject Site

3 CLASSIFICATION

The subject site is located within the Ashbury HCA as shown on the CBLEP 2023 Heritage Conservation Map at **Figure 6** below.



Figure 6: Heritage Conservation Map (Canterbury Bankstown Local Environmental Plan 2023)

A brief summary of the context of the subject site within the Ashbury HCA is provided below.

ASHBURY HERITAGE CONSERVATION AREA	
Name of Item	Ashbury Heritage Conservation Area
Commenced Date	23/06/2023
Currency Date	27/11/2024
EPI Name	Canterbury Bankstown Local Environmental Plan 2023
EPI Type	LEP
Heritage Type	Conservation Area – General
Item Number	C1
Significance	Local

4 CONTEXTUAL HISTORY

4.1 ASHBURY HERITAGE CONSERVATION AREA

Ashbury is a predominantly residential area that was largely developed between 1912 and 1940, with most development occurring during the Inter-War period and particularly during the building boom of the 1920s. Ashbury developed as part of the overall suburban expansion of Sydney that occurred along train lines and major roads.

The area has a consistent subdivision pattern, building form and streetscape; largely because its development occurred over a relatively short period of time. A high standard of design and residential amenity was also achieved, and housing in this area has become increasingly sought after.

Ashbury is experiencing significant development pressures, particularly by residents seeking to expand and/or adapt older houses to meet modern living requirements, or to build replacement houses. Some developments have been out of place with the special character of this area. At the same time there has also been a demonstrable move towards adapting and restoring existing houses in a sympathetic manner.

Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Detached brick Inter War California bungalow style housing.
- Some semi-detached single storey Federation Queen Anne style houses.
- Inter-war period two-storey residential flat buildings.
- Smaller late 19th century and early 20th century houses on narrow lots.
- Building heights appropriate to typology and period of construction.
- Increasing simplification of scale and detailing towards the rear including bulk, visual prominence, window size and detailing.
- Roof forms appropriate to typology and period of construction.
- Fences appropriate to typology and period of construction.
- Original details of houses such as front verandahs with original detailing.
- Original roof forms with original cladding of slate or unglazed terracotta tiles, slate or corrugated iron and original chimneys.
- Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes appropriate to period of construction.
- Face brickwork (Federation, Inter-war periods) and rendered or painted brickwork or weatherboard (Victorian period).
- Original timber-framed windows and timber panelled doors consistent with the period and style of houses.
- Original front fences - timber picket, low brick, brick and timber picket for Federation period houses, timber picket for Victorian period houses and low brick, brick and pipe rail for Inter-war period house.
- Frequent lack of car parking provision on sites. Where car parking is provided for, it is often in the form of narrow driveways with garages to the rear or carports to the side of houses.

Non-Contributory Elements

- Late 20th century or more recent houses.
- Heavily altered houses with difficult to reverse uncharacteristic alterations.
- Uncharacteristic first floor additions to single storey houses that are visible from the street.
- Changes to materials: Cement rendering of original face brickwork, modern roof cladding (e.g. concrete tiles) and loss of chimneys.
- Changes to roof forms.

- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

4.2 SUBJECT SITE

The subject site and the surrounding area are not listed on the Register of the National Estate, the State Heritage Register nor subject to any conservation instrument under the provisions of the NSW Heritage Act 1977. The property is not listed as a heritage item under the provisions of the CBDP 2013.

The subject site contains a detached brick Inter War California bungalow style dwelling house. The original external bulk, massing and materials of the dwelling house have been retained and are characteristic of the surrounding HCA. The dwelling features a pitched and tiled roof form.

5 SCOPE OF WORKS

This Development Application is made for alterations and additions to the existing dwelling house on the site located at 27 Trevenar Street, Ashbury. The proposed works are to be undertaken in accordance with the Architectural Plans submitted with this application. Specifically, the proposed development comprises the following works:

- Demolition of selected internal and external walls, doors and windows and the rear patio
- Extension of existing ground floor level
- Construction of new outdoor alfresco area
- First floor addition

The intention of the proposed development is to achieve the development potential of the site and satisfy the housing and amenity needs of the residents. The proposed development will not adversely affect the adjoining land or open spaces in terms of overshadowing, views, privacy or visual intrusion. The final design of the development achieves a seamless integration with the existing building on the site and is consistent with the existing and desired future characteristics of Trevenar Street and the wider Ashbury locality.

3.1 DEMOLITION

To facilitate the proposed development, selected internal and external walls, doors and windows and the rear patio are to be demolished in accordance with the Demolition Plan submitted with this application. Consideration will be given to the re-use of materials at construction stage.

3.2 PROPOSED LAND USE AND BUILT FORM

The proposal seeks development consent from Council for alterations and additions to the existing dwelling house on the site located at 27 Trevenar Street, Ashbury. This includes the following elements:

GROUND FLOOR LEVEL
<ul style="list-style-type: none">• Internal reconfiguration and extension of ground floor level to provide the following:<ul style="list-style-type: none">○ Conversion of existing living room to new bedroom○ New laundry○ New open plan kitchen, living and dining area○ New stair access to first floor addition• Construction of new outdoor alfresco area
FIRST FLOOR LEVEL
<ul style="list-style-type: none">• First floor addition comprising the following:<ul style="list-style-type: none">○ Master bedroom with ensuite and walk-in-wardrobe○ Open study
ROOF FORM
<ul style="list-style-type: none">• Extension of existing roof ridge to ground floor extension with matching roof tiles• New tiled roof form to first floor addition with skylights

The final development has the following site dimensions:

AREA	CALCULATION
Site Area	401.4m ²
Existing Ground Floor Area	67.43m
Proposed Ground Floor Area	66.64m ²
Proposed First Floor Addition	60.77m ²
Total Floor Area	209.18m ²
Deep Soil Area	101.34m ²

3.3 LANDSCAPING WORKS

As detailed on the Architectural Plans and Landscape Plan submitted with this application, the proposed development retains landscaped within the front and rear setbacks of the site. The proposed building works are predominately contained to the established building envelope and hardstand areas and will not impact on the landscape setting of the site when viewed from the streetscape. A total of 151.54m² of open space is provided on the site, including 101.34m² of deep soil zone. Landscape treatment is commensurate with the proposed works and will help to soften the appearance of the built form and hardstand areas, whilst contributing to the well-maintained landscape characteristic of the locality.

3.4 SITE ACCESS AND CAR PARKING

The existing concrete driveway access from Trevenar Street is to be retained, including the hardstand car parking space within the site frontage. Additional on-site car parking is not proposed under this application.

3.5 PRIVATE OPEN SPACE

The proposed development retains and enhances the existing private open space area at the rear of the dwelling house in the form of a new outdoor alfresco area on the ground floor level that is accessed directly from the open plan kitchen, living and dining area. The private open space area will support a range of recreational uses for the amenity of the residents. The private open space area is orientated to the north and will receive maximum solar access. Fencing and landscaping within the site setbacks will screen the private open space area from adjoining properties.

3.6 EXTERNAL APPEARANCE AND DESIGN

The proposed development has been designed to integrate seamlessly with the existing dwelling on the site and respond to the built form characteristics of other similar developments in the vicinity of the site. Modifications to the ground floor level are generally located internally and at the rear and will not be perceivable from the public domain or adjoining properties. The proposed first floor addition is recessed behind the front building line of the ground floor level below to ensure that it appears as subordinate to the original building and does not dominate the site. The first floor addition features a pitched roof form in a similar configuration to the existing roof form of the dwelling house, as well as gable elements to achieve a seamless integration with the period styling of the dwelling. The façade and side elevations of the first floor level are of architectural render construction to complement the design of the original building without directly mimicking it. A perspective image of the proposed development is shown below.



Figure 6: Proposed Development

6 HERITAGE IMPACT ASSESSMENT

6.1 CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

Clause 5.10(2) *Heritage Conservation* of Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023) states that 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 development involves alterations and additions to an existing dwelling house located within the Ashbury HCA and therefore development consent is required in accordance with Clause 5.10(a) above. This document forms the written application to Canterbury Bankstown Council requesting development consent for the proposed works. In accordance with Clause 5.10(4), the consent authority must, before granting consent under this clause in respect of a heritage item or HCA, consider the effect of the proposed development on the heritage significance of the item or area concerned. The proposed development employs materials and finishes, a roof form and colours that are sympathetic of the established architectural characteristics of the streetscape and respect the historical significance of the HCA. The proposed addition has been sensitively designed to integrate seamlessly with the existing dwelling house to ensure that the final development presents to the streetscape as a cohesive and sympathetically designed building.

6.2 CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

Chapter 4 – Heritage of the CBDCP 2023 supports the CBLEP 2023 by providing additional objectives and development controls for protecting and conserving places of heritage significance. The heritage conservation process aims to ensure that the significant buildings, sites and elements of the past are appropriately managed and respected when planning for new development. An assessment of the proposed development against the relevant provisions of Chapter 4 is undertaken in the subheadings below.

Form, Massing and Scale

The scale of the proposed development relates to that of the subject property as well as nearby buildings. Both the existing building and the proposed alterations and additions are compatible with the surrounding streetscape which is made up of a mixture of single and two storey dwellings of a typical Interwar California Bungalow style. To the immediate east of the subject site at 29 Trevenar Street, Ashbury is a two storey period dwelling house. The ground floor level features face brickwork and a pitched and tiled roof form and the first floor level features

horizontal cladding and a similar pitched and tiled roof form. The first floor level is recessed behind the ground floor level below when viewed from the streetscape. The adjoining dwelling is shown at **Figure 4** below.



Figure 4: 29 Trevenar Street, Ashbury

To the immediate west of the site at 25 Trevenar Street, Ashbury is a single storey period dwelling house of face brickwork construction with a pitched and tiled roof form. The adjoining dwelling is shown at **Figure 5** below.



Figure 5: 25 Trevenar Street, Ashbury

The proposed development features a ground floor extension and first floor addition that are recessed behind the building line and cohesively integrated with the building design. In keeping with the built form character of other two storey dwellings throughout the streetscape including the adjoining property at 29 Trevenar Street, Ashbury the first floor addition features a pitched and tiled roof form with gable end that reflects the original roof form of the ground floor level below. With the proposed siting of the building works behind the original portion of the existing building, the apparent bulk of the development is reduced and will not result in negative visual impacts to the streetscape or when viewed from adjoining properties. The proposal reflects the bulk, mass, scale, orientation, curtilage and setbacks of the surrounding streetscape. Existing landscaping and mature trees throughout the site will provide a visual buffer to the works and soften the appearance of the built form when viewed from the public domain. The alterations and additions to the subject building will not overwhelm, dominate or change the heritage details or character of the existing building.

Roofs, Dormers, Chimneys and Skylights

The proposed development involves the retention of the original roof form addressing the streetscape and an extension of the existing ridge line above the extended ground floor level, with tiles to match the existing roof tile. Extension of the existing ridgeline will ensure water runoff away from the new extension. The proposed first floor addition features a pitched and tiled roof profile that reflects the original roof profile of the ground floor level below and is also characteristic of other two storey developments throughout the streetscape and the surrounding HCA, as demonstrated by the examples below.



Figure 6: 29 Trevenar Street, Ashbury



Figure 7: 49 Trevenar Street, Ashbury

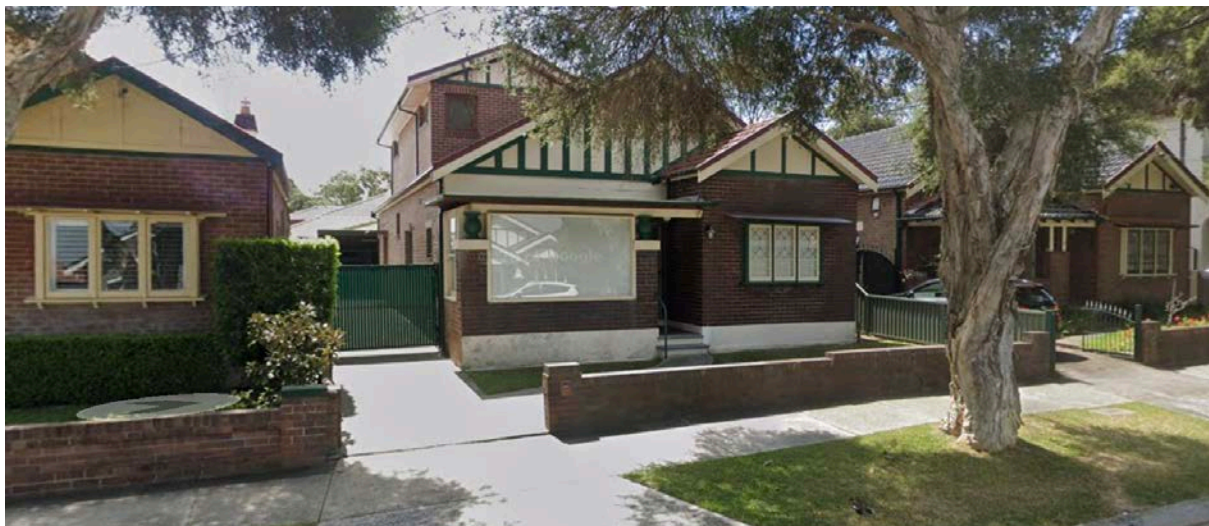


Figure 8: 59 Trevenar Street, Ashbury



Figure 9: 90 Trevenar Street, Ashbury

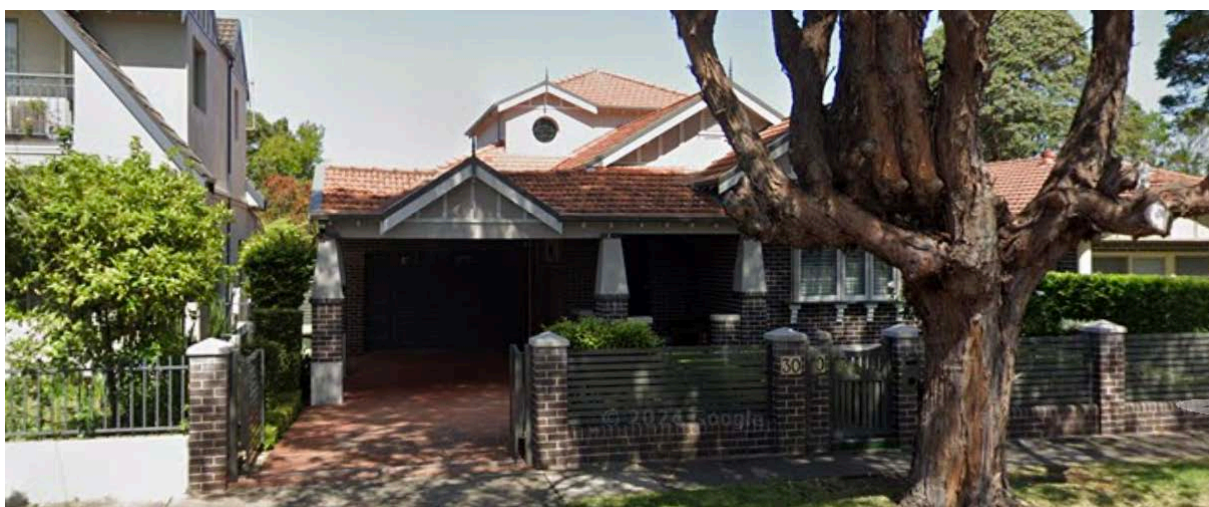


Figure 10: 30 Cheviot Street, Ashbury



Figure 11: 30 Crieff Street, Ashbury

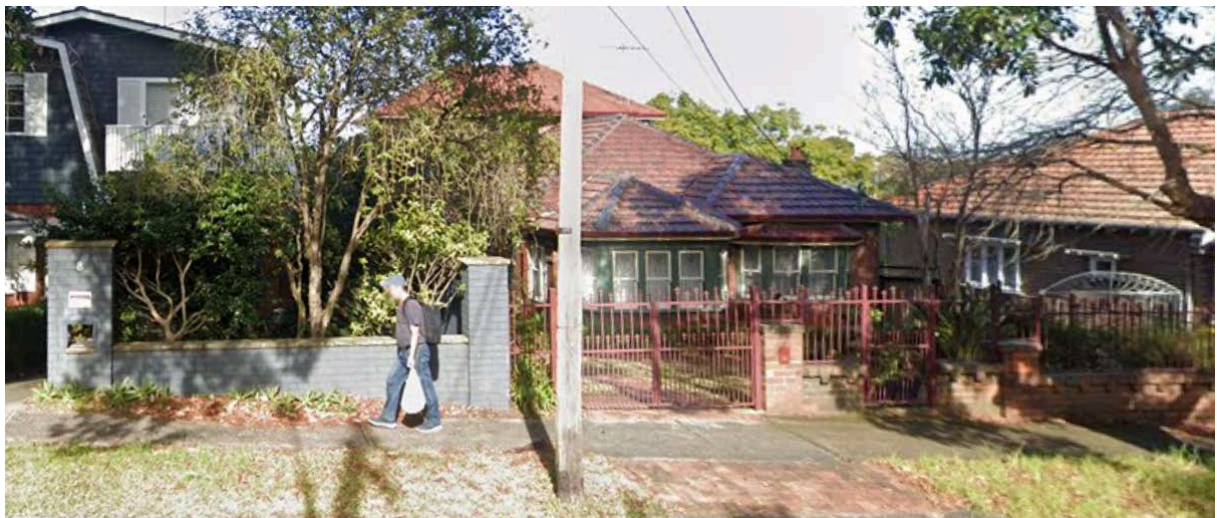


Figure 12: 10 Crieff Street, Ashbury



Figure 13: 82 Hay Street, Ashbury

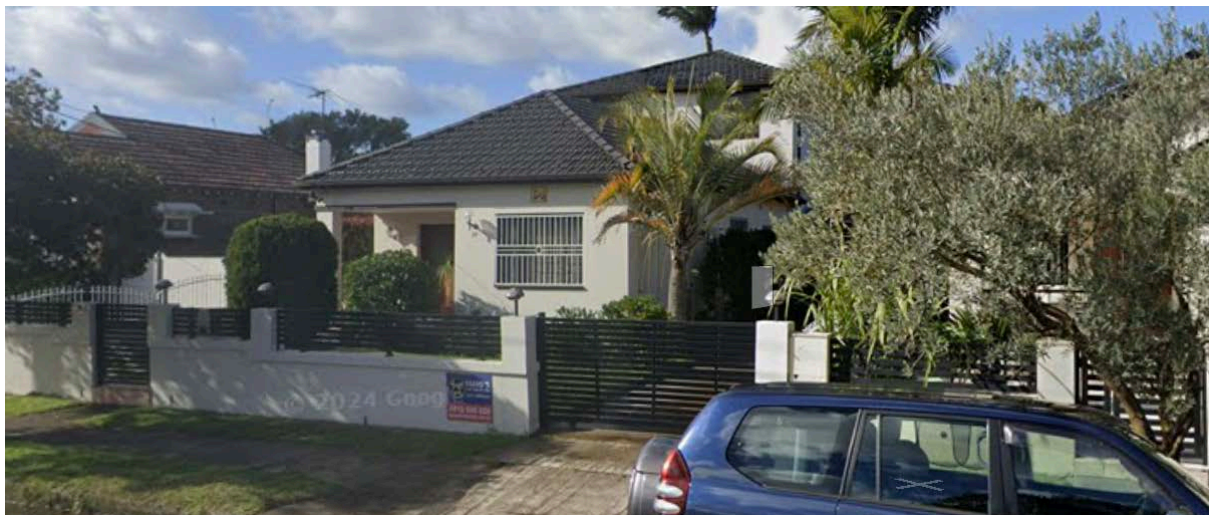


Figure 14: 94 Hay Street, Ashbury



Figure 15: 29 Lasswade Street, Ashbury



Figure 16: 26 Lasswade Street, Ashbury

Verandahs, Porches and Balconies

The proposed new building elements are recessed behind the façade and maintain the original roof form of the dwelling house to ensure that they do not dominate the site or detract from the visual quality of the streetscape. The existing verandah, entrance doorway and garden as well as the main room form and decorative features to the building façade remain unchanged.

Driveways, Garages and Carports

The proposed development retains the existing concrete driveway on the site as well as the hardstand parking space within the site frontage. Additional on-site car parking is not proposed under this application.

Fences

The fencing of the property and the front and rear gardens will remain unchanged.

Landscape Elements

The proposed development is predominately contained to the existing building envelope and will retain all areas of landscaping within the site frontage that are visible from the streetscape and contribute to the garden character of the HCA.

Windows and Doors

Proposed new windows and doors are compatible with the period styling of the dwelling house and those used in nearby residences. New windows will not be visually dominant when viewed from the public domain and adjoining properties due to the location of the proposed works at the rear of the site and the recessed nature of the first floor addition. Existing façade windows and those within the front portion of the dwelling house that are visible from the streetscape are retained.

Building Materials, Finishes and Colours

The details of the existing house will be maintained, thus preserving the Interwar California Bungalow period elements that characterise this and other dwellings located in the surrounding area. The primary elements of the proposed development will be of a form that integrates seamlessly with the original building and reflects the external wall and roof design to appear as a seamless dwelling house.

The front external appearance of the original dwelling house will be retained when viewed from Trevenar Street. The proposed development has been designed to integrate seamlessly with, and improve the durability of, the existing dwelling house on the site. The proposed development features architectural render to the first floor addition and a pitched and tiled roof form to reflect the external appearance of the dwelling house and the character of the street, as demonstrated by the example images above.

The final development employs a high-quality architectural design with quality materials and simple forms to acknowledge the original dwelling house. New windows within the dwelling comprise materials and finishes that are in keeping with the original window forms and have been designed and sited to maximise natural light and ventilation to all internal spaces and provide good solar access.

The final development will retain the existing orientation of the building towards the site frontage of Trevenar Street. The scale of the works proposed under this application creates a respectful dialogue with the original dwelling house. The overall development retains the general form of the original dwelling house and the scale of development along the streetscape.

6 CONCLUSION

This report concludes that the impacts generated by the proposal to the surrounding Ashbury Heritage Conservation Area, whether considered individually or cumulatively in the context of the site and broader area, are not significant and therefore the application warrants the support of Council. The proposed development is considerate of the characteristics of the existing dwelling house and the surrounding streetscape and employs building materials and finishes that ensure that the final development presents to the public domain as a seamless building.

In general, the development proposal for this particular site is considered to be acceptable, as it does not compete with the integrity or character of the surrounding area. It is not expected that there would be any public objection to the works due to their sensitivity in design. The nature of the site, including its location, topography, zoning, and physical attributes make it an ideal candidate for the proposed development.