



Planning Proposal No. 12

Remove local heritage listing from Lot 54 DP 596242, 1A Dorothy Avenue, Armidale

December 2016

Armidale Regional Council

135 Rusden Street, Armidale

New South Wales 2350

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INTRODUCTION

This Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's "A Guide to Preparing Planning Proposals" (August 2016). The Planning Proposal seeks to amend the Armidale Dumaresq Local Environmental Plan 2012 (ADLEP 2012).

Council has received a request from the owner of Lot 54 DP 596242, 1A Dorothy Avenue, Armidale (the Site) to remove the heritage listing applying to the land, indicating that it is believed that the Site was incorrectly listed, there are no items of heritage significance located on the Site and the listing places the unwarranted need for a Development Application to be lodged for any future residence on the Site in accordance with Clause 5.10 Heritage Conservation of the ADLEP 2012.

The Site is currently listed in Schedule 5 – Environmental Heritage of ADLEP 2012 as locally significant Item Number I067 House – 3 Dorothy Avenue, Armidale, Lots 54 and 55 DP 596242. It is not proposed to remove Lot 55 DP 596242 from Schedule 5 which contains a pre 1890's Victorian style stone and brick house.

The location of the Site is shown in Figures 1 and 2.

Figure 1. Location of the Site

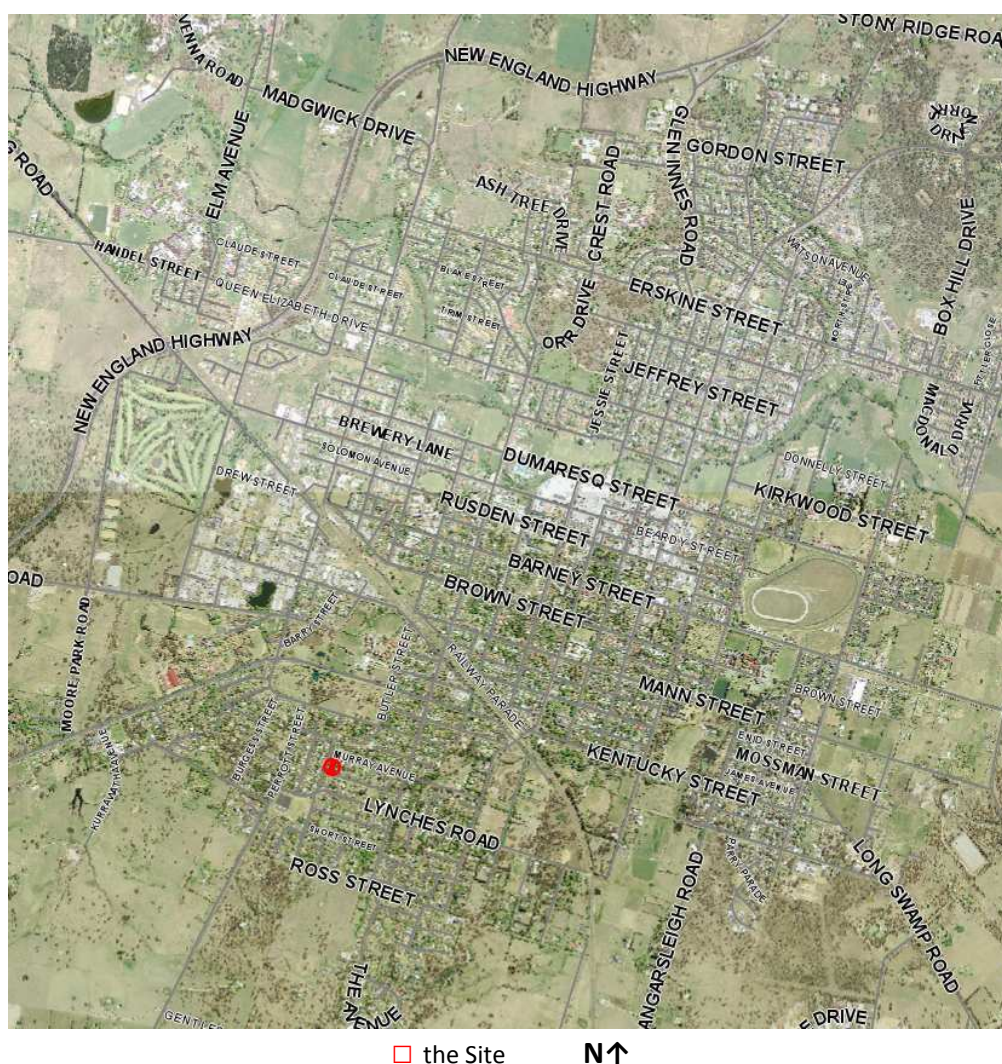


Figure 2. Location of the Site - Aerial photograph (2009)



PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of the Planning Proposal is to amend the ADLEP 2012 to remove the local heritage listing from Lot 54 DP 596242, 1A Dorothy Avenue, Armidale (the Site).

The Site and adjoining Lot 55 DP 596242 (Lot 55) are listed as a single heritage item of local significance under ADLEP 2012. There is a Victorian style stone and brick house on Lot 55 and the current heritage listing will continue to apply to Lot 55.

The Site is zoned R1 General Residential under ADLEP 2012 and has an area of 850.9m². The current heritage listing of the Site requires a development application for different types of residential accommodation permitted under the R1 General Residential zoning as well as additional matters to be taken into consideration under the heritage provisions in ADLEP 2012. Removal of the heritage listing is likely to facilitate future residential development on the Site.

PART 2 - EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by making the following amendments to the ADLEP 2012:

- a) Removing Lot 54 DP 596242 from Item Number I067 in Schedule 5 – Environmental Heritage, and
- b) Amending the Heritage Map to remove Lot 54 DP 596242.

The current and proposed Heritage Maps for ADLEP 2012 are shown in Attachments 1 and 2, respectively.

PART 3 - JUSTIFICATION

Section A. Need for the planning proposal.

Q1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not supported by any strategic study or report.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered to be the only means of achieving the objectives or intended outcomes for the Site.

The alternative to using this Planning Proposal to remove the heritage listing of the Site is to wait until Council undertakes a review of its heritage listings and prepares an LEP amendment. However, this is unlikely to commence within the next 12 months as it will involve a comprehensive review following the consolidation of the current ADLEP 2012 and Guyra LEP 2012 into a single LEP for the newly merged Council.

Section B. Relationship to strategic planning framework.

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The *New England North West Strategic Regional Land Use Plan 2012* (SRLUP) represents the NSW State Government's proposed framework to support growth, protect the environment and respond to competing land uses, whilst preserving key regional values over the next 20 years. It includes a particular focus on protection of agricultural land and the recent growth of mining activities and emergence of the coal seam gas industry.

Actions in the SRLUP where local councils are the lead agencies and are relevant to this Planning Proposal are discussed below:

SRLUP		Applicable to Planning Proposal?	
Action	Timeframe		
Infrastructure			
4.3	LEPs are to ensure housing and employment development occurs in areas which can be appropriately serviced (p.40).	Ongoing	The Site is located approximately 3km by road from the Armidale CBD in an existing residential area with council’s reticulated water supply, sewerage system and road network readily available. Social infrastructure is available in the locality (schools and recreational areas) and Armidale (hospitals, government agencies, retail and commercial centre).
Housing and settlement			
6.1	Local councils will prepare land and housing supply strategies that identify sufficient land to facilitate an adequate supply of appropriately located housing to meet identified demand (p.51).	Ongoing	The Planning Proposal does not propose to change the supply of land in Armidale that is available for housing.
6.2	Local councils will zone land through their LEPs to ensure an adequate supply of land for residential development and to facilitate delivery of a range of housing types (p.51).	Ongoing	The Planning Proposal does not propose to rezone the Site which currently allows for different types of residential accommodation subject to the lodgment and approval of a Development Application.
6.3	Local councils will ensure that new residential development makes a positive contribution to liveability and character by ensuring residential areas are planned in accordance with the settlement principles in this plan (p.51).	Ongoing	See comments below for each settlement principle

Settlement planning principles (p.50) When planning for housing growth, the following settlement principles must be considered:		
Development will contribute to the diversity of housing types available. Any medium or higher density housing should be located in central and accessible locations, to ensure access to a full range of services within a reasonable walking distance.		The Site is located in an existing residential suburb that was developed in the 1970-1980s. The Planning Proposal does not propose to change the range of housing types permitted on the Site but removal of the heritage listing may facilitate residential development, for example by permitting development in accordance with the General Housing Code in State Environmental Planning Policy 2008 (Exempt and Complying Development).
Development will be located to maximise the efficiency of essential urban infrastructure, services and facilities, including transport, health and education.		The Site is located in an existing residential suburb where access to essential urban infrastructure is in place or can be made available.
Development will respect and respond to the character of the area and the identified settlement hierarchy of the region.		The Site is located in an existing residential suburb that was developed in the 1970-1980's. The subdivision of the surrounding land and subsequent residential development is not sympathetic to the setting of the old stone and brick house located on the adjoining Lot 55. Future development of Lot 54 in accordance with the Planning Proposal is unlikely to detract from the existing character of the area.
New residential areas will be planned with streets that make it easy for people to walk and cycle, and with recreational and open space.		Existing infrastructure is already in place in the surrounding established suburb.
New residential and rural residential areas will respect environmental and cultural heritage and avoid areas most affected by natural hazards or having high cultural significance.		The Site is located in an existing residential suburb that was developed in the late 1970-1980's. The subdivision of the surrounding land and subsequent development has over time compromised the setting of the old stone and brick house located on the adjoining Lot 55.
Natural environment		
9.1 Ensure that LEPs zone areas subject to natural hazards appropriately to reflect the risks associated with the hazard and the limitations of the land (p.66).	Ongoing	The Site has been identified as being subject to spring hazard. This matter can be addressed as part of a geotechnical assessment for any future development of the Site.

Q4. Is the planning proposal consistent with a Council's local strategy or other local strategic plan?

The *New England Development Strategy* (Worley Parsons 2010) identifies land use planning objectives and strategies to guide growth and change in the Armidale Dumaresq, Guyra, Uralla and Walcha Local Government areas.

Section 9.4 *Heritage and Landscape* of the Strategy identifies the importance to conserve the Sub-region's heritage for tourism and maintaining identity and cultural history. The relevant objective and policy of the Strategy in relation to heritage are:

Objectives – Heritage and landscape

- o *European heritage is identified, protected and valued.*

Policies – Heritage and landscape

- o *Heritage and landscape will be taken into account by implementing standard LEP provisions and DCP guidelines.*

The Strategy formed the basis for ADLEP 2012 including adoption of Clause 5.10 Heritage Conservation and Schedule 5 being from the Standard instrument Local Environmental Plan.

Due to the regional focus of the Strategy the Site is not specifically mentioned within the Strategy, however it is not considered that the Planning Proposal contradicts the Strategy's objectives or policies.

Q5. Is the planning proposal consistent with applicable state environmental planning policies?

Consideration of whether the Planning Proposal is consistent with the applicable SEPP's is contained in Attachment 3.

The Planning Proposal is considered to be consistent with applicable SEPP's. It is noted that upon removal of the Site from Schedule 5, erection of a dwelling-house would be permitted as Complying Development if carried out in accordance with the General Housing Code in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Currently, erection of a dwelling-house cannot be carried out as Complying Development due to the heritage listing of the Site.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Consideration of whether the Planning Proposal is consistent with applicable section 117 directions is contained in Attachment 4.

The Planning Proposal is considered consistent with applicable section 117 directions, except for the following:

- Section 117 direction 2.3 Heritage Conservation requires that Planning Proposals facilitate the conservation of:

Items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area.

Whilst the Planning Proposal proposes to remove the Site from Schedule 5 – Environmental Heritage of the ADLEP 2012, it does not appear to contain any items of heritage significance and from available documentation it is unclear why the Site was initially listed.

Lot 55 with the existing old brick and stone Victorian style house, will remain listed as a local heritage item under Schedule 5.

Section C. Environmental, social and economic impact.

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site does not contain any critical habitat or threatened species, population or ecological communities, or their habitats.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is not envisaged that there will be any environmental effects as a result of the planning proposal.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The subject site (along with adjoining Lot 55) is identified as item number I067 within Schedule 5 – Environmental Heritage.

Investigations of Council records have been undertaken into the history of the listing of the subject site with the following information obtained:

- a) The 1943 aerial photograph for Armidale shows that the house was on a large farm outside Armidale. A plan of subdivision for the suburban area around Dorothy Avenue was registered in 1969. The Victorian style house was located on a lot identified as Lot 52 DP 238765, which was larger than the surrounding suburban lots. A further subdivision was undertaken in 1978 that subdivided Lot 52 DP 238765 into two lots to create the current Site and Lot 55, consistent with the size and shape of surrounding residential land.
- b) Lots 54 and 55 were held in the same ownership (Ms D Conder) until the end of 2015, which may explain why both lots were listed as heritage items. While the lots were in the same ownership the property description was 3 Dorothy Avenue.
- c) The Armidale Heritage Study (dated 7-1-90) undertaken by Perumal Murphy Pty Ltd for Armidale City Council provided the following information for the listing of the subject site:

Description: Appears to be an old brick and stone house, now somewhat altered. Victorian style, probably c1890, but possibly earlier. Strong similarity of design to 111 Brown Street which dates from 1860's. Spoilt by painting of masonry and rendering (?). Basic form still recognisable, with original corrugated iron roof. East side appears to have been the original front. Symmetrical design with small bullnosed verandah between projecting, hipped roof sections. Verandah no enclosed. Very good chimneys in dark local brick.

History: Not known.

Significance: Good example of this particular Victorian style, not common locally. One of the oldest houses in this area, built well before the suburban dwellings which now surround it.

There is no mention in the Heritage Study listing of the gardens or surroundings of the house, or any feature on the Site having heritage significance or contributing to the heritage significance of the house on Lot 55. This is also the case for heritage listing on the NSW office of Environment and heritage database. Copies of the Armidale Heritage Study entry for 3 Dorothy Avenue and the Office of Environment and Heritage data base listing are included in Attachment 5.

- d) The property at 3 Dorothy Avenue, comprising the Site and Lot 55, was listed as a heritage item under Amendment No. 4 to Armidale Local Environmental Plan 1988, gazetted 20 March 1992. The heritage listings in Amendment No. 4 were based on the findings and recommendations of the Armidale Heritage Study (Perumal Murphy, 1990).
- e) Three (3) applications for the removal of trees from the Site have been granted between 2010 and 2014. Due to the damage the trees were causing to the existing house, safety concerns and internal fungal decay a total of seven (7) Cypress Pines and six (6) Monterey Pines have been removed.
- f) Due to the heritage listing two (2) separate development applications have been approved with conditions for Lot 55 as follows:
 - DA-145-2014 – Alterations and additions to existing dwelling – demolition and construction of new front fence (granted 11 September 2014);
 - DA45-2015 – Construction of a carport (granted 28 April 2015).

Both applications concentrate on the heritage significance of the existing stone and brick dwelling on Lot 55 and do not mention or discuss any items of heritage value on Lot 54.

- g) The property address for the Site was changed to 1A Dorothy Avenue following the sale of Lot 55 in 2015. Lot 55 retained the property address of 3 Dorothy Avenue.

A site inspection undertaken on 26 October 2016 revealed that there are remnants of a garden and paths that are likely to have been associated with the old brick and stone house located on Lot 55.

The following photographs were taken of the Site (Plates 1 and 2) and the Victorian house on Lot 55 (Plate 3).



Plate 1 – Looking north across the Site



Plate 2 – Looking north-west at the Site with the existing garage on southwest corner of the Site



Plate 3 – Looking from Dorothy Avenue at the Victorian house on Lot 55

As shown in Plate 4 the existing stone and brick house located on Lot 55 does not front Dorothy Avenue, rather it sides onto Dorothy Avenue with the front of the building facing east. This is the only dwelling in the street that does not face Dorothy Avenue. The back of the house is towards the Site.

Land adjoining the Site and Lot 55 along Dorothy Avenue has been developed since the 1970s. The character and style of development is not similar to that of the Victorian house on Lot 55 (refer to Plates 4 and 5).



Plate 4 – Boundary between Lot 55 and adjoining residence to the east, Dorothy Avenue



Plate 5 – Boundary between the Site and land adjoining to the west

The surrounding existing streetscape and character is generally traditional suburban detached dwellings of a single story scale with grassed front setbacks, with minimal landscaping consisting of small trees and shrubs (refer to Plates 6 and 7).

Generally the dwellings are set back a distance of approximately 12m and 18m from Dorothy Avenue with the old stone and brick house located on Lot 55 being set back approximately 20m. Boundary setbacks are generally 2m-3m.



Plate 6 – Existing streetscape, northern side of Dorothy Avenue



Plate 7 – The existing streetscape, southern side of Dorothy Avenue

Attachment 6 shows the original 1969 subdivision plan that created the suburb. The old stone and brick house was located on a larger lot identified as Lot 52 DP 238765. A further subdivision was undertaken in 1978 (Attachment 7) that subdivided Lot 52 DP 238765 into two lots to create the subject site and Lot 55.

Subdivision of the surrounding land and subsequent residential development has compromised the setting of the old stone and brick house. The surrounding residential development is not sympathetic to the character of the heritage listed house.

In summary, removing the Site from Schedule 5 – Environmental Heritage of ADLEP 2012 is considered appropriate for the following reasons:

- There does not appear to be any items of heritage significance on the Site, nor do any features of the Site appear to contribute to the setting of the adjoining heritage item on Lot 55.
- Subdivision of the surrounding land and subsequent residential development since the 1970s and prior to the heritage listing in 1992 have compromised the setting of the Victorian house on Lot 55. The surrounding residential development is not considered to be sympathetic to the style or character of the heritage listed house.
- Including the Site in the heritage listing may have been a result of both properties being held in single ownership and having the same property description of 3 Dorothy Avenue at the time the Armidale Heritage Study was prepared in 1990 and the listing in Armidale LEP 1988 in 1992.
- The Site is 850.9m² and vacant, other than for a garage not associated with the house on Lot 55, and is considered suitable for residential development.
- Future residential development of the Site is unlikely to have a greater impact on the significance of the heritage item on Lot 55 than the existing residential development which has occurred in the locality since the 1970's.

A Heritage Assessment has not been undertaken for the Site. Consultation with the Office of Environment and Heritage is recommended subject to a Gateway determination. A Heritage Assessment of the proposal may be required by the Office of Environment and Heritage.

Section D. State and Commonwealth interests.

Q.10 Is there adequate public infrastructure for the planning proposal?

Infrastructure in the form of water, sewer and electricity is available or can be connected to the Site. There will be no additional demand from future development on existing social infrastructure as the Planning Proposal does not change the types of development currently permitted on the Site.

Q.11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination?

The following identifies the state and Commonwealth agencies to be consulted and outlines the particular land use issues or site conditions which have triggered the need for the referral.

State or Commonwealth agency	Need for referral
Office of Environment and Heritage	Section 117 Direction 2.3 Heritage Conservation

PART 4 – MAPPING

Relevant mapping is included in the following attachments to the planning proposal:

- Attachment 1 Current Heritage Map of the Site.
- Attachment 2 Proposed Heritage Map of the Site.

PART 5 –COMMUNITY CONSULTATION

The community consultation proposed to be undertaken in relation to the planning proposal is:

Public exhibition of the planning proposal to take place for a period of 14 days by giving written notice of the planning proposal:

- In a local Armidale newspaper;
- On the Council's website at www.armidale.nsw.gov.au; and
- In writing to adjoining landowners.

Public exhibition of the Planning Proposal will be carried out in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and the Gateway determination.

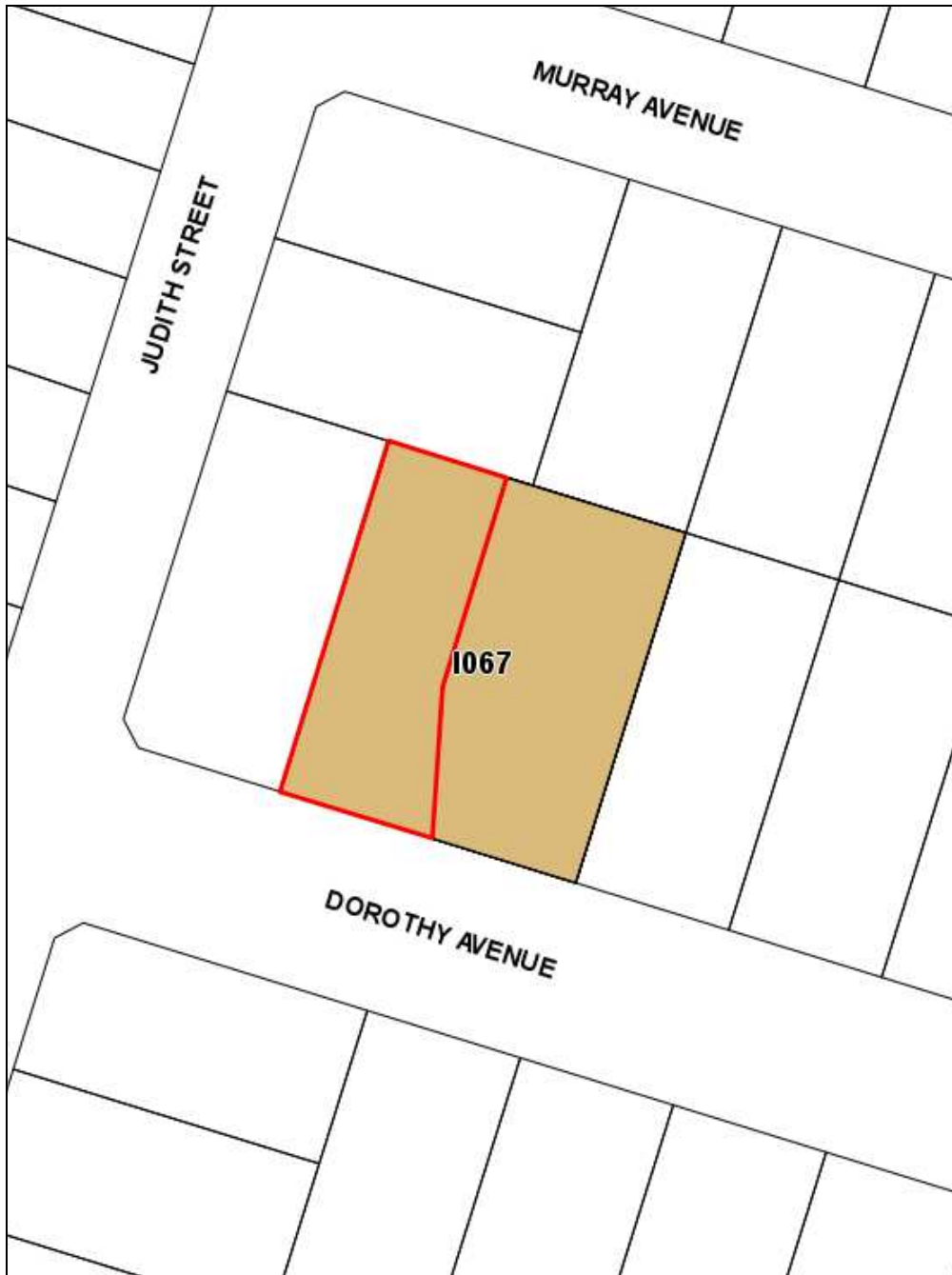
It is unlikely that a Public Hearing will be required for the Planning Proposal.

PART 6 – PROJECT TIMELINE

The anticipated project timeline for completion of the planning proposal is outline in the following table.

Task	Anticipated timeframe
Anticipated date of Gateway Determination.	December 2016/January 2017
Completion of required technical information (if required).	January-February 2017
Government agency consultation (pre and post exhibition - if required by Gateway Determination).	February 2017
Any changes that may be required to the Planning Proposal resulting from technical studies and government agency consultations. If required resubmit altered Planning Proposal to Gateway for consideration and issuing of revised Gateway determination.	March 2017
Commencement and completion dates for public exhibition.	16-31 March 2017
Consideration of submissions, Planning Proposal post exhibition.	Council meeting in May 2017
Anticipated date council will make the plan (if delegated).	30 June 2017
Date of submission of proposal to Department of Planning and Environment to finalise the LEP. Note: assuming Council will not be using its local plan making delegations.	1 May 2017

ATTACHMENT 1: CURRENT HERITAGE MAP FOR ARMIDALE DUMARESQ LEP 2012



Heritage items

-  Item - General
-  Item - Archaeological

 the Site

N↑

ATTACHMENT 2: PROPOSED HERITAGE MAP FOR ARMIDALE DUMARESQ LEP 2012



Heritage items

-  Item - General
-  Item - Archaeological

 the Site

N↑

ATTACHMENT 3: APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES

SEPP	Consistent	Comment
No. 65 Design Quality of Residential Flat Development	Yes	This SEPP aims to improve the design quality of residential apartment development across the State. The Planning Proposal is not inconsistent with this SEPP.
Housing for Seniors or People with a Disability 2004	Yes	This SEPP aims to increase the supply and choice of housing for older people with a disability. Such housing is permitted on the Site, or adjoining the Site, that is zoned primarily for urban purposes. The Planning Proposal is not inconsistent with this SEPP.
Building Sustainability Index: BASIX 2004	Yes	This SEPP operates in conjunction with the Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction and consistent implementation of BASIX in NSW by overriding competing provisions in other environmental planning instruments and development controls. The Planning Proposal is not inconsistent with this SEPP.
Infrastructure 2007	Yes	This SEPP permits certain infrastructure and services that are exempt development or development that may be carried out with or without consent where specific development standards and criteria are met. The Planning Proposal is not inconsistent with this SEPP.
Exempt and Complying Development Codes 2008	Yes	This SEPP aims to provide streamlined assessment processes for development that complies with specified development standards by providing exempt and complying development codes that have State-wide application. Due to the listing of the Site in Schedule 5 – Environmental Heritage of the ADLEP 2012, this SEPP can not be applied to the Site, however the application of the complying development codes will come into effect if the Planning Proposal is successful. Removal of the heritage listing from the Site will enable a dwelling-house and alterations and additions to a dwelling-house on the land as Complying Development in accordance with the General Housing Code under SEPP (Exempt and Complying Development) 2008. Subdivision of the surrounding land and subsequent residential development since the 1970s and prior to the heritage listing in 1992 have compromised the setting of the Victorian house on Lot 55. The surrounding residential development is not

		considered to be sympathetic to the style or character of the heritage listed house. The General Housing Code applies to other properties adjoining or in the vicinity of the Victorian house on Lot 55. The Planning Proposal is not inconsistent with this SEPP.
Affordable Rental Housing 2009	Yes	This SEPP aims to provide a consistent planning regime for the provision of affordable rental housing in the State and provides requirements for permissibility as well as development standards for such housing. The Planning Proposal is not inconsistent with this SEPP.
State and Regional Development 2011		This SEPP identifies regional development, State significant development and State significant infrastructure for the State. The Planning Proposal is not inconsistent with this SEPP.

ATTACHMENT 4: APPLICABLE MINISTERIAL DIRECTIONS (SECTION 117 DIRECTIONS)
1. Employment and Resources

Not applicable to this Planning Proposal.

2. Environment and Heritage

Direction	Consistent	Reason for inconsistency
2.3 Heritage Conservation	No (justified)	The Planning Proposal is considered to be inconsistent with the direction as it is proposed to remove a heritage listing from land identified in a study of the environmental heritage of the area. A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Department of Planning that: a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation or regulations that apply to the land, or b) the provision of the planning proposal that are inconsistent are of minor significance. The inconsistency is considered to be of minor significance and therefore justified. The Planning Proposal also recommends that a Heritage Assessment be undertaken for the Site along with the Office of Environment and Heritage be consulted, subject to a Gateway determination.

3. Housing, Infrastructure and Urban Development

Direction	Consistent	Comments
3.1 Residential Zones	Yes	The Planning Proposal does not propose to change the permissible residential uses on the Site which is zoned R1 General Residential. Due to the listing of the Site in Schedule 5 – Environmental Heritage of the ADLEP 2012, SEPP Exempt and Complying Development Codes 2008 can not be applied to the Site. However the application of the complying development codes will come into effect if the Planning Proposal is successful.
3.2 Caravan Parks and Manufactured Home Estates	Yes	The Planning Proposal does not propose to alter the permissibility of caravan parks and manufactured homes under ADLEP 2012.
3.3 Home Occupations	Yes	The removal of the Site from Schedule 5 – Environmental Heritage as proposed in this Planning Proposal will enable the current provisions in ADLEP 2012 that permits home occupations to be carried out in dwelling houses without the need for development consent.

4. Hazard and Risk

Not applicable to this Planning Proposal.

6. Local Plan Making

Direction		Consistent	Comments
6.1	Approval and Referral Requirements	Yes	The Planning Proposal does not include any concurrence, consultation or referral provisions and does not identify development as designated development.
6.3	Site Specific Provisions	Yes	The Planning Proposal will remove the requirement for development consent to be obtained unless in accordance with the R1 General Residential zone.

ATTACHMENT 5: HERITAGE INVENTORY FORMS – ARMIDALE HERITAGE STUDY (PERUMAL MURPHY, 1990) AND OFFICE OF ENVIRONMENT AND HERITAGE DATABASE

ARMIDALE HERITAGE STUDY 1990		Item 50	Photograph 12/2															
for Armidale City Council		by Perumal Murphy Pty. Ltd.																
Name Location 3 Dorothy Avenue ARMIDALE Title Reference Lot 55/54 DP 596242		Precinct Date 7.1.90 Survey By VM																
Description: Appears to be an old brick and stone house, now somewhat altered. Victorian style, probably c1890, but possibly earlier. Strong similarity of design to 111 Brown Street which dates from 1860's. Spoilt by painting of masonry and rendering(?). Basic form still recognisable, with original corrugated iron roof. East side appears to have been the original front. Symmetrical design with small bullnosed verandah between projecting, hipped roof sections. Verandah now enclosed. Very good chimneys in dark local brick. History: Not known. Significance: Good example of this particular Victorian style, not common locally. One of the oldest houses in this area, built well before the suburban dwellings which now surround it.																		
Reasons for Listing: <table style="width: 100%; border: none;"> <tr> <td>☒ Historical</td> <td>☐ Archaeological</td> <td>☒ Rarity Value</td> </tr> <tr> <td>☐ Scientific</td> <td>☒ Architectural</td> <td>☐ Group Value</td> </tr> <tr> <td>☒ Cultural</td> <td>☐ Natural</td> <td>☐ Landmark</td> </tr> <tr> <td>☐ Social</td> <td>☒ Aesthetic</td> <td>☒ Streetscape/Landscape</td> </tr> </table>			☒ Historical	☐ Archaeological	☒ Rarity Value	☐ Scientific	☒ Architectural	☐ Group Value	☒ Cultural	☐ Natural	☐ Landmark	☐ Social	☒ Aesthetic	☒ Streetscape/Landscape	Significance: <table style="width: 100%; border: none;"> <tr> <td>☐ State</td> </tr> <tr> <td>☐ Regional</td> </tr> <tr> <td>☒ Local</td> </tr> </table>	☐ State	☐ Regional	☒ Local
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Thematic Context: Railway/Educational Centre																		
Interior not inspected																		





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House

Item details

Name of item:	House
Type of item:	Built
Primary address:	3 Dorothy Avenue, Armidale, NSW 2350
Local govt. area:	Armidale Dumaresq

All addresses					
Street Address	Suburb/town	LGA	Parish	County	Type
3 Dorothy Avenue	Armidale	Armidale Dumaresq			Primary Address

Statement of significance:

Good example of this particular Victorian style, not common locally. One of the oldest houses in this area, built well before the suburban dwellings which now surround it.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description:	Appears to be an old brick and stone house, now somewhat altered. Victorian style, probably c1890, but possibly earlier. Strong similarity of design to 111 Brown Street which dates from 1860's. Spoilt by painting masonry and rendering. Basic form still recognisable, with original corrugated iron roof. East side appears to have been the original front. Symmetrical design with small bullnosed verandah between projecting, hipped roof sections. Verandah now enclosed. Very good chimneys in dark local brick. Materials: Painted Brickwork, Corrugated Iron. Number of Stories: 1. Style: Mid-Victorian
Physical condition and/or Archaeological potential:	Condition: Good.
Modifications and dates:	Masonry painted and rendered (?). Enclosed verandah. Otherwise exterior has lost minor detail only, as far as possible to tell.

Residential

Former use:

History

Historical notes: Not known. Period: 1851 - 1890.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Amend No.7	50	30 Jul 93		
Local Environmental Plan	LEP 2012	I067	07 Nov 12		
Heritage study		0050			

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Armidale Heritage Study	1990	0050	Perumal Murphy Pty Ltd		Yes

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

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ATTACHMENT 6: 1969 SUBDIVISION PLAN SHOWING CREATION OF THE SUBURB

FEET	INCHES	METRES
1	6	0.457
2	6	0.762
3	6	1.067
4	6	1.372
5	6	1.677
6	6	1.982
7	6	2.287
8	6	2.592
9	6	2.897
10	6	3.202
11	6	3.507
12	6	3.812
13	6	4.117
14	6	4.422
15	6	4.727
16	6	5.032
17	6	5.337
18	6	5.642
19	6	5.947
20	6	6.252
21	6	6.557
22	6	6.862
23	6	7.167
24	6	7.472
25	6	7.777
26	6	8.082
27	6	8.387
28	6	8.692
29	6	8.997
30	6	9.302
31	6	9.607
32	6	9.912
33	6	10.217
34	6	10.522
35	6	10.827
36	6	11.132
37	6	11.437
38	6	11.742
39	6	12.047
40	6	12.352
41	6	12.657
42	6	12.962
43	6	13.267
44	6	13.572
45	6	13.877
46	6	14.182
47	6	14.487
48	6	14.792
49	6	15.097
50	6	15.402
51	6	15.707
52	6	16.012
53	6	16.317
54	6	16.622
55	6	16.927
56	6	17.232
57	6	17.537
58	6	17.842
59	6	18.147
60	6	18.452
61	6	18.757
62	6	19.062
63	6	19.367
64	6	19.672
65	6	19.977
66	6	20.282
67	6	20.587
68	6	20.892
69	6	21.197
70	6	21.502
71	6	21.807
72	6	22.112
73	6	22.417
74	6	22.722
75	6	23.027
76	6	23.332
77	6	23.637
78	6	23.942
79	6	24.247
80	6	24.552
81	6	24.857
82	6	25.162
83	6	25.467
84	6	25.772
85	6	26.077
86	6	26.382
87	6	26.687
88	6	26.992
89	6	27.297
90	6	27.602
91	6	27.907
92	6	28.212
93	6	28.517
94	6	28.822
95	6	29.127
96	6	29.432
97	6	29.737
98	6	30.042
99	6	30.347
100	6	30.652
101	6	30.957
102	6	31.262
103	6	31.567
104	6	31.872
105	6	32.177
106	6	32.482
107	6	32.787
108	6	33.092
109	6	33.397
110	6	33.702
111	6	34.007
112	6	34.312
113	6	34.617
114	6	34.922
115	6	35.227
116	6	35.532
117	6	35.837
118	6	36.142
119	6	36.447
120	6	36.752
121	6	37.057
122	6	37.362
123	6	37.667
124	6	37.972
125	6	38.277
126	6	38.582
127	6	38.887
128	6	39.192
129	6	39.497
130	6	39.802
131	6	40.107
132	6	40.412
133	6	40.717
134	6	41.022
135	6	41.327
136	6	41.632
137	6	41.937
138	6	42.242
139	6	42.547
140	6	42.852
141	6	43.157
142	6	43.462
143	6	43.767
144	6	44.072
145	6	44.377
146	6	44.682
147	6	44.987
148	6	45.292
149	6	45.597
150	6	45.902
151	6	46.207
152	6	46.512
153	6	46.817
154	6	47.122
155	6	47.427
156	6	47.732
157	6	48.037
158	6	48.342
159	6	48.647
160	6	48.952
161	6	49.257
162	6	49.562
163	6	49.867
164	6	50.172
165	6	50.477
166	6	50.782
167	6	51.087
168	6	51.392
169	6	51.697
170	6	52.002
171	6	52.307
172	6	52.612
173	6	52.917
174	6	53.222
175	6	53.527
176	6	53.832
177	6	54.137
178	6	54.442
179	6	54.747
180	6	55.052
181	6	55.357
182	6	55.662
183	6	55.967
184	6	56.272
185	6	56.577
186	6	56.882
187	6	57.187
188	6	57.492
189	6	57.797
190	6	58.102
191	6	58.407
192	6	58.712
193	6	59.017
194	6	59.322
195	6	59.627
196	6	59.932
197	6	60.237
198	6	60.542
199	6	60.847
200	6	61.152
201	6	61.457
202	6	61.762
203	6	62.067
204	6	62.372
205	6	62.677
206	6	62.982
207	6	63.287
208	6	63.592
209	6	63.897
210	6	64.202
211	6	64.507
212	6	64.812
213	6	65.117
214	6	65.422
215	6	65.727
216	6	66.032
217	6	66.337
218	6	66.642
219	6	66.947
220	6	67.252
221	6	67.557
222	6	67.862
223	6	68.167
224	6	68.472
225	6	68.777
226	6	69.082
227	6	69.387
228	6	69.692
229	6	69.997
230	6	70.302
231	6	70.607
232	6	70.912
233	6	71.217
234	6	71.522
235	6	71.827
236	6	72.132
237	6	72.437
238	6	72.742
239	6	73.047
240	6	73.352
241	6	73.657
242	6	73.962
243	6	74.267
244	6	74.572
245	6	74.877
246	6	75.182
247	6	75.487
248	6	75.792
249	6	76.097
250	6	76.402
251	6	76.707
252	6	77.012
253	6	77.317
254	6	77.622
255	6	77.927
256	6	78.232
257	6	78.537
258	6	78.842
259	6	79.147
260	6	79.452
261	6	79.757
262	6	80.062
263	6	80.367
264	6	80.672
265	6	80.977
266	6	81.282
267	6	81.587
268	6	81.892
269	6	82.197
270	6	82.502
271	6	82.807
272	6	83.112
273	6	83.417
274	6	83.722
275	6	84.027
276	6	84.332
277	6	84.637
278	6	84.942
279	6	85.247
280	6	85.552
281	6	85.857
282	6	86.162
283	6	86.467
284	6	86.772
285	6	87.077
286	6	87.382
287	6	87.687
288	6	87.992
289	6	88.297
290	6	88.602
291	6	88.907
292	6	89.212
293	6	89.517
294	6	89.822
295	6	90.127
296	6	90.432
297	6	90.737
298	6	91.042
299	6	91.347
300	6	91.652
301	6	91.957
302	6	92.262
303	6	92.567
304	6	92.872
305	6	93.177
306	6	93.482
307	6	93.787
308	6	94.092
309	6	94.397
310	6	94.702
311	6	95.007
312	6	95.312
313	6	95.617
314	6	95.922
315	6	96.227
316	6	96.532
317	6	96.837
318	6	97.142
319	6	97.447
320	6	97.752
321	6	98.057
322	6	98.362
323	6	98.667
324	6	98.972
325	6	99.277
326	6	99.582
327	6	99.887
328	6	100.192
329	6	100.497
330	6	100.802
331	6	101.107
332	6	101.412
333	6	101.717
334	6	102.022
335	6	102.327
336	6	102.632
337	6	102.937
338	6	103.242
339	6	103.547
340	6	103.852
341	6	104.157
342	6	104.462
343	6	104.767
344	6	105.072
345	6	105.377
346	6	105.682
347	6	105.987
348	6	106.292
349	6	106.597
350	6	106.902
351	6	107.207
352	6	107.512
353	6	107.817
354	6	108.122
355	6	108.427
356	6	108.732
357	6	109.037
358	6	109.342
359	6	109.647
360	6	109.952
361	6	110.257
362	6	110.562
363	6	110.867
364	6	111.172
365	6	111.477
366	6	111.782
367	6	112.087
368	6	112.392
369	6	112.697
370	6	113.002
371	6	113.307
372	6	113.612
373	6	113.917
374	6	114.222
375	6	114.527
376	6	114.832
377	6	115.137
378	6	115.442
379	6	115.747
380	6	116.052
381	6	116.357
382	6	116.662
383	6	116.967
384	6	117.272
385	6	117.577
386	6	117.882
387	6	118.187
388	6	118.492
389	6	118.797
390	6	119.102
391	6	119.407
392	6	119.712
393	6	120.017
394	6	120.322
395	6	120.627
396	6	120.932
397	6	121.237
398	6	121.542
399	6	121.847
400	6	122.152
401	6	122.457
402	6	122.762
403	6	123.067
404	6	123.372
405	6	123.677
406	6	123.982
407	6	124.287
408	6	124.592
409	6	124.897
410	6	125.202
411	6	125.507
412	6	125.812
413	6	126.117
414	6	126.422
415	6	126.727
416	6	127.032
417	6	127.337
418	6	127.642
419	6	127.947
420	6	128.252
421	6	128.557
422	6	128.862
423	6	129.167
424	6	129.472
425	6	129.777

**ATTACHMENT 7: 1978 SUBDIVISION PLAN SHOWING FURTHER SUBDIVISION OF THE THEN LOT 52
DP 238765**

PLAN FORM 2

Signature and authority

R. A. Shaw

Plan Drawing only to appear in this space

OFFICE USE ONLY

D.P. 596242

Registration: 23.5.1978

C.A. NO 1178 OF 28.4.1978

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: ARMIDALE SH. 19

Last Plan: D.P. 238765

PLAN OF SUBDIVISION OF LOT 52 IN O.P. 238765.

Reduction Ratio 1:600

Lengths are in metres.

Manifold: ARMIDALE

Locality: ARMIDALE

Parish: ARMIDALE

County: SANDON

Map Sheet: 1011

Section: 52

Surveyor: J. J. J. J.

Survey Date: 1978

Surveyor's Declaration: I, J. J. J. J., being a duly qualified Surveyor, do hereby certify that the above is a true and correct copy of the original plan as deposited in my office.

Surveyor's Signature: J. J. J. J.

Surveyor's Stamp: J. J. J. J.

Surveyor's Address: J. J. J. J.

Surveyor's Phone: J. J. J. J.

Surveyor's Fax: J. J. J. J.

Surveyor's Email: J. J. J. J.

Surveyor's Website: J. J. J. J.

Surveyor's Social Media: J. J. J. J.

Surveyor's Other: J. J. J. J.

Surveyor's Notes: J. J. J. J.

Surveyor's Remarks: J. J. J. J.

Surveyor's Comments: J. J. J. J.

Surveyor's Observations: J. J. J. J.

Surveyor's Conclusions: J. J. J. J.

Surveyor's Recommendations: J. J. J. J.

Surveyor's Suggestions: J. J. J. J.

Surveyor's Advice: J. J. J. J.

Surveyor's Opinion: J. J. J. J.

Surveyor's View: J. J. J. J.

Surveyor's Belief: J. J. J. J.

Surveyor's Faith: J. J. J. J.

Surveyor's Trust: J. J. J. J.

Surveyor's Confidence: J. J. J. J.

Surveyor's Assurance: J. J. J. J.

Surveyor's Guarantee: J. J. J. J.

Surveyor's Warranty: J. J. J. J.

Surveyor's Indemnity: J. J. J. J.

Surveyor's Liability: J. J. J. J.

Surveyor's Responsibility: J. J. J. J.

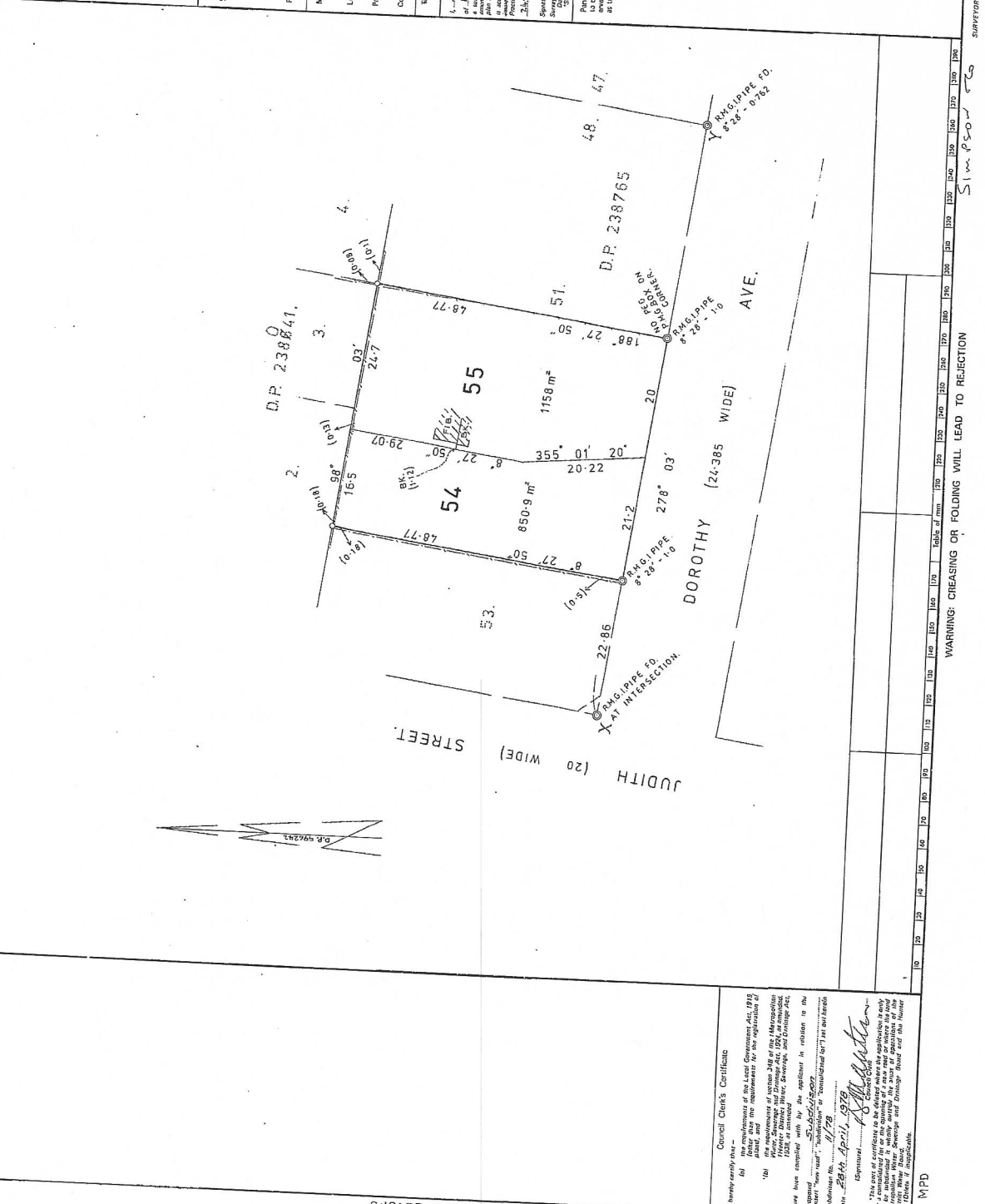
Surveyor's Accountability: J. J. J. J.

Surveyor's Transparency: J. J. J. J.

Surveyor's Integrity: J. J. J. J.

Surveyor's Honesty: J. J. J. J.

Surveyor's Sincerity: J. J. J. J.



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this is a true and correct copy of the original plan as deposited in my office, this 28th day of May, 1978.

Scale: 1:600

North Arrow

Surveyor's Signature: J. J. J. J.

SURVEYOR'S REFERENCE: AR/108/52