



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

Telephone +61 2 6770 3600

Email council@armidale.nsw.gov.au

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

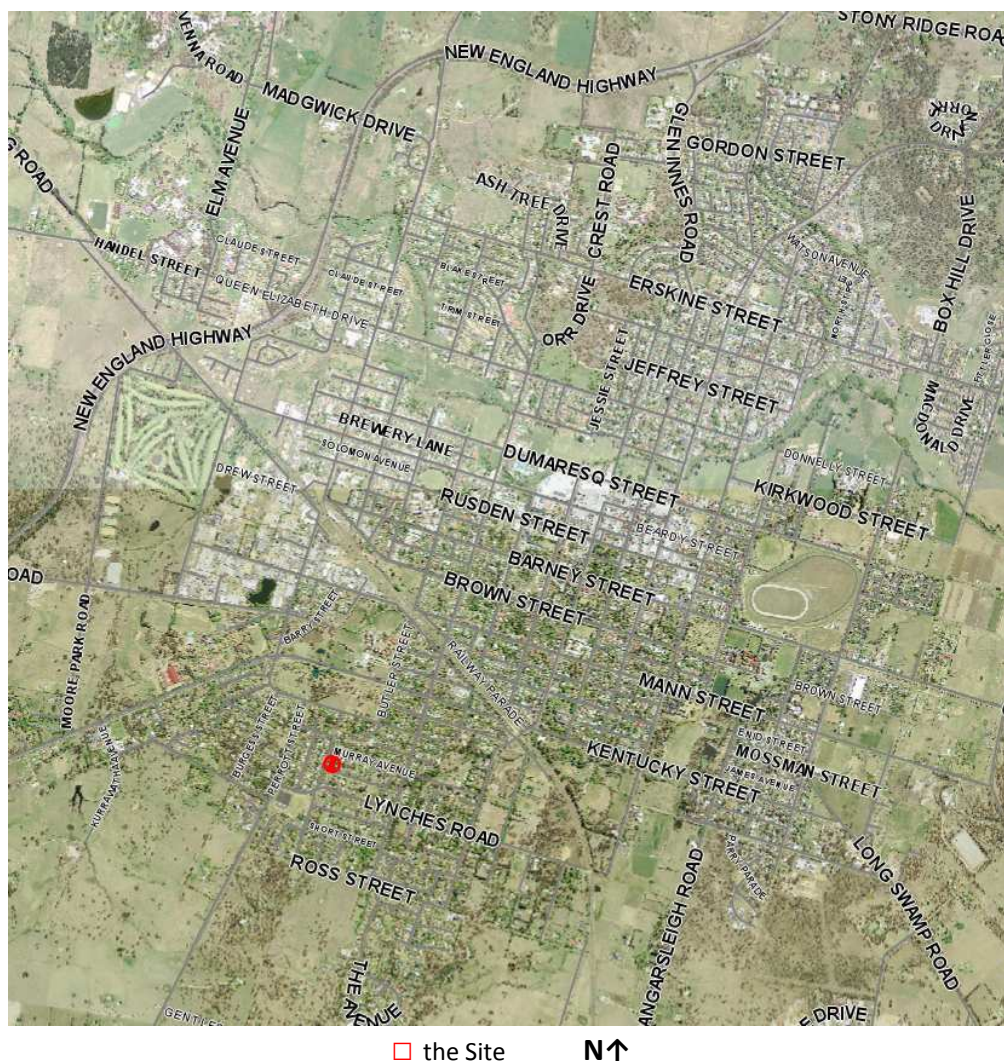


Figure 2. Location of the Site - Aerial photograph (2009)



□ the Site N↑

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

<p>Settlement planning principles (p.50) When planning for housing growth, the following settlement principles must be considered:</p>		
<ul style="list-style-type: none"> • 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. 		<p>The Site is located in an existing residential suburb that was developed in the 1970-1980s. The Planning Proposal does not to 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).</p>
<ul style="list-style-type: none"> • Development will be located to maximise the efficiency of essential urban infrastructure, services and facilities, including transport, health and education. 		<p>The Site is located in an existing residential suburb where access to essential urban infrastructure is in place or can be made available.</p>
<ul style="list-style-type: none"> • Development will respect and respond to the character of the area and the identified settlement hierarchy of the region. 		<p>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.</p>
<ul style="list-style-type: none"> • New residential areas will be planned with streets that make it easy for people to walk and cycle, and with recreational and open space. 		<p>Existing infrastructure is already in place in the surrounding established suburb.</p>
<ul style="list-style-type: none"> • 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. 		<p>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.</p>
<p>Natural environment</p>		
<p>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).</p>	<p>Ongoing</p>	<p>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.</p>

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

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

Policies – Heritage and landscape

- *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

		<p>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.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
Affordable Rental Housing 2009	Yes	<p>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.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>
State and Regional Development 2011		<p>This SEPP identifies regional development, State significant development and State significant infrastructure for the State.</p> <p>The Planning Proposal is not inconsistent with this SEPP.</p>

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)	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>

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		
<p>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.</p> <p>History: Not known.</p> <p>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.</p>				
Reasons for Listing: <input checked="" type="checkbox"/> Historical <input type="checkbox"/> Archaeological <input checked="" type="checkbox"/> Rarity Value <input type="checkbox"/> Scientific <input checked="" type="checkbox"/> Architectural <input type="checkbox"/> Group Value <input checked="" type="checkbox"/> Cultural <input type="checkbox"/> Natural <input type="checkbox"/> Landmark <input type="checkbox"/> Social <input checked="" type="checkbox"/> Aesthetic <input checked="" type="checkbox"/> Streetscape/Landscape			Significance: <input type="checkbox"/> State <input type="checkbox"/> Regional <input checked="" type="checkbox"/> Local	
Period: <input checked="" type="checkbox"/> Pre-1890 <input type="checkbox"/> 1915-45 <input type="checkbox"/> 1890-1915 <input type="checkbox"/> 1945- Date: Source:				
Integrity: <input type="checkbox"/> Substantially Intact <input type="checkbox"/> Altered Sympathetically <input checked="" type="checkbox"/> Altered Unsympathetically <input checked="" type="checkbox"/> Reversible				
Current listings: <input type="checkbox"/> AHC <input type="checkbox"/> HC <input type="checkbox"/> NT <input type="checkbox"/>				
Thematic Context: Railway/Educational Centre				
Interior not inspected				





Home > Topics > Heritage places and items > [Search for heritage](#)

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.

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1010050

[Return to previous page](#)

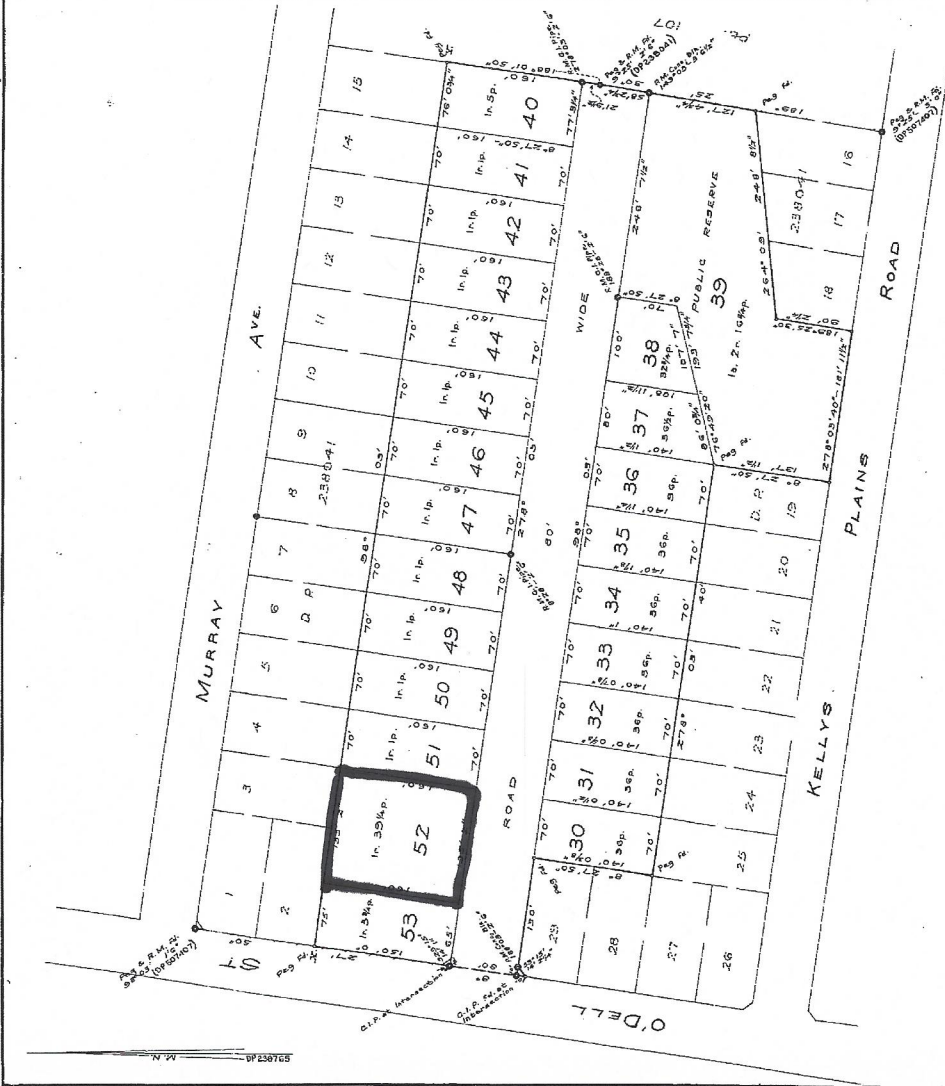
Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the [Database Manager](#).

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

ATTACHMENT 6: 1969 SUBDIVISION PLAN SHOWING CREATION OF THE SUBURB

DP 238765

DP 238765
 Registered: George B. ...
 CAN. 52/69 of 18-11-1969
 This System: Access.
 Purpose: Subdivision
 Ref. Map: Armidale Sh. 19
 Last Plan: DP 238041



WARNING: CRASING OR FOLDING WILL LEAD TO REJECTION.

INITIATOR AND SEALS ONLY.
 Owner: George B. ...
 Council Clerk: [Signature]
 The Common Seal of the Council of the City of Armidale is hereunto affixed in witness whereof the Mayor and Council in 1969 do hereby certify that this plan was passed by the Council.
 Mayor: [Signature]
 Town Clerk: [Signature]

CONVERSION TABLE ADDED IN REGISTER GENERAL'S DEPARTMENT
 DP 238765

FEET	INCHES	METRES
1	0 4/8	0.457
2	0 7/8	0.762
3	0 0	0.914
4	0 1/8	1.067
5	0 1/4	1.220
6	0 1/2	1.524
7	0 3/4	1.677
8	0 7/8	1.830
9	0 1/4	2.134
10	0 1/2	2.287
11	0 3/4	2.440
12	0 1/2	2.744
13	0 3/4	2.897
14	0 7/8	3.101
15	0 1/4	3.305
16	0 1/2	3.509
17	0 3/4	3.713
18	0 7/8	3.917
19	0 1/4	4.121
20	0 1/2	4.325
21	0 3/4	4.529
22	0 7/8	4.733
23	0 1/4	4.937
24	0 1/2	5.141
25	0 3/4	5.345
26	0 7/8	5.549
27	0 1/4	5.753
28	0 1/2	5.957
29	0 3/4	6.161
30	0 7/8	6.365
31	0 1/4	6.569
32	0 1/2	6.773
33	0 3/4	6.977
34	0 7/8	7.181
35	0 1/4	7.385
36	0 1/2	7.589
37	0 3/4	7.793
38	0 7/8	7.997
39	0 1/4	8.201
40	0 1/2	8.405
41	0 3/4	8.609
42	0 7/8	8.813
43	0 1/4	9.017
44	0 1/2	9.221
45	0 3/4	9.425
46	0 7/8	9.629
47	0 1/4	9.833
48	0 1/2	10.037
49	0 3/4	10.241
50	0 7/8	10.445
51	0 1/4	10.649
52	0 1/2	10.853
53	0 3/4	11.057

Committee's Certificate.
 I hereby certify that—
 (a) the requirements of the Local Government Act, 1972 (other than the requirements for registration) have been satisfied;
 (b) the requirements of section 244 and the (Municipalities Act—Development and Land-use—1974) and section 244 of the (Municipalities Act—Development and Land-use—1974) have been complied with by the applicant in relation to the proposed road reserve; and
 (c) the requirements of section 244 of the (Municipalities Act—Development and Land-use—1974) have been complied with by the applicant in relation to the proposed road reserve.
 Signed: [Signature]
 18th November, 1969
 Council Clerk

24/11/69
 AW Simpson
 1

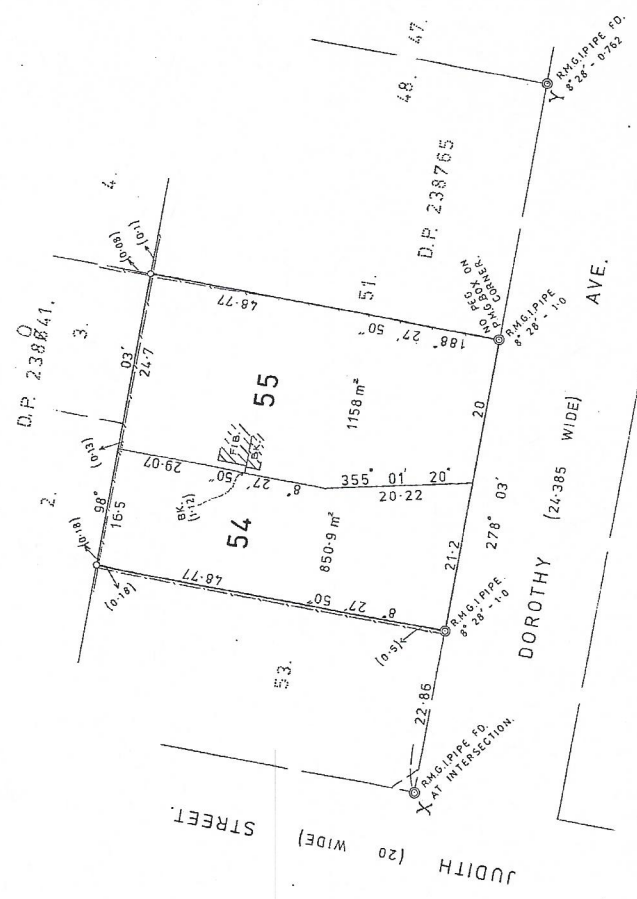
I, George B. ... Registrar General for the State of New South Wales, certify that this is a true and correct copy of the original of the plan as recorded in my custody this 27th day of July, 1977.

WARNING: This drawing only to appear in this space.



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

PLAN FORM 2
 Signature and seal of
R.A. Shaw



* 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 D.P. 238765.

Reduction Ratio 1:500
 Lengths are in metres.

Municipality: ARMIDALE
 Locality: ARMIDALE
 Parish: ARMIDALE
 County: SANDON

Map Sheet(s): 71
 District of (if applicable):

1. JOHN SLOOPY... HAWKINS.
 2. BOB BAXTER... ARMIDALE... 238765
 3. JOHN SLOOPY... HAWKINS.
 4. JOHN SLOOPY... HAWKINS.
 5. JOHN SLOOPY... HAWKINS.
 6. JOHN SLOOPY... HAWKINS.
 7. JOHN SLOOPY... HAWKINS.
 8. JOHN SLOOPY... HAWKINS.
 9. JOHN SLOOPY... HAWKINS.
 10. JOHN SLOOPY... HAWKINS.

SURVEYOR'S REFERENCE: AR/108/52

Plan Drawing only to appear in this space

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Scale 1:500

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this copy of the plan is a true and correct copy as made on a permanent record of a document in my custody, this 28th day of May, 1978

B.R. Davies

Council Clerk's Certificate

I hereby certify that -
 (a) the plan has been prepared in accordance with the Local Government Act, 1975
 (b) the plan has been approved by the Council of the Municipality of Armidale
 (c) the plan has been approved by the Registrar General for New South Wales
 (d) the plan has been approved by the Surveyor General for New South Wales
 (e) the plan has been approved by the Registrar of Deeds
 (f) the plan has been approved by the Registrar of Companies
 (g) the plan has been approved by the Registrar of Births and Deaths
 (h) the plan has been approved by the Registrar of Marriages
 (i) the plan has been approved by the Registrar of Motor Vehicles
 (j) the plan has been approved by the Registrar of Land

Date: *28th April 1978*
 Signature: *R.A. Shaw*
 Position: Council Clerk

MPD