


Attachment 5

Hurlstone Park Heritage & Urban Design Review

The background of the cover features a dark blue diagonal band across the middle. Behind this band and the rest of the page is a light grey background with a pattern of white-outlined geometric shapes, including cubes and rectangles, some of which are slightly offset to create a 3D effect. On the right side, a blurred image of a city skyline with tall buildings is visible.

Hurlstone Park

Heritage & Urban Design Review

Submitted to City of Canterbury-Bankstown Council

February 2019

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Certification

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants. To the best of our knowledge the accuracy of the information contained herein is neither false nor misleading. The comments have been based upon information and facts that were correct at the time of writing.

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ABBREVIATIONS AND CONVENTIONS

Term	Refers to
Council	City of Canterbury Bankstown Council
HP HA Study	Hurlstone Park Heritage Assessment Study: Stages 1 & 2 (Paul Davies Pty Ltd, 2016-17)
Study area	The suburb of Hurlstone Park NSW 2193, with the exception of the area located to the north-west of Canterbury Road (Figure 2)
CBD	Central Business District
CPH	City Plan Heritage
CPSD	City Plan Strategy and Development
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
HCA	Heritage Conservation Area
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
LGA	Local Government Area
Paul Davies	Paul Davies Pty Ltd
PP	Planning Proposal

EXECUTIVE SUMMARY

This Heritage and Urban Design Review has been prepared by City Plan Heritage (CPH) and City Plan Strategy & Development for City of Canterbury Bankstown Council (Council) to address the key issues arising from the public consultation period following the exhibition of a Planning Proposal and draft Development Control Plan (DCP) amendment in June 2017.

The Planning Proposal and draft DCP amendment were developed from the *Hurlstone Park Heritage Assessment Study: Stages 1 & 2* (HP HA Study: Stages 1 & 2) undertaken by Paul Davies Pty Ltd (Paul Davies) in 2016-17 and which was subsequently endorsed by Council. The HA study proposed 29 heritage items, 7 Heritage Conservation Areas (HCA's) and zoning and height control changes for the suburb of Hurlstone Park.

Following exhibition of the Planning Proposal and draft DCP amendments, over 250 submissions were received from the Hurlstone Park community, which both supported and opposed various aspects. These generally concentrated on five key issues;

1. objections to proposed listings;
2. review of HCA boundaries;
3. an additional HCA south of the railway;
4. maximum building heights within commercial B2 zones; and
5. requests for heritage listings.

It was determined that an independent heritage review was required as a means of addressing these concerns incorporating, an Urban Design Review to address those concerns which related specifically to building height limits in the B2 zones.

This Heritage and Urban Design Review has made the following recommendations in relation to the five key issues, as raised in the submissions received by Council in response to the Hurlstone Park Planning Proposal and draft DCP amendments exhibited in June-July 2017:

1. Objections to proposed listings

In respect of objections to proposed listings it is recommended that:

- 66, 68, 70, 72, 76 and 78 Crinan Street: The Crinan Street group satisfies *Criteria c)* and *g)* for local heritage listing.
- 109 Duntroon Street: The existing contributory status of this property should be retained as it does not satisfy the criteria for listing.
- 128 Duntroon Street: The existing contributory status of this property should be retained. Unless historical research should demonstrate that the existing dwelling was purpose-built for a dairy, the site does not satisfy the criteria for listing,

In summary, CPH recommends that the Crinan Street group be progressed for heritage listing.

2. Review of HCA boundaries

In respect of the review of draft HCA boundaries, it is recommended that:

- Melford Street and Melford Street North HCAs be amalgamated with CPH proposed additions, to create a newly revised 'Melford Street HCA (revised)' (Section 5.2);
- Duntroon Street and Hampden Street HCAs be amalgamated with CPH proposed additions, to create a newly revised 'Duntroon Street HCA (revised)' (Section 5.3);
- Floss Street HCA be included with CPH recommended additions, to create a new 'Starkey Street HCA' (Section 5.4);
- Tennent Parade HCA retain its current boundaries (Section 5.5); and

- Crinan Street Shops HCA retain its current boundaries (Section 5.6), with the exception of 85-87 Duntroon Street, which is to be included in the newly proposed Duntroon Street HCA (revised).

In summary, CPH recommends that the revised HCA boundaries, as detailed in Section 5 of this report, be adopted so as to retain the uniquely cohesive architectural and historical character of Hurlstone Park.

3. New HCA south of the Railway line

In respect of the requests for a new HCA south of the railway, it is recommended that:

- A HCA be created south of the railway with the boundaries as depicted in Figure 22;
- The new HCA be named 'Railway Street HCA'; and
- That a new State Heritage Inventory (SHI) form and character statement be prepared.

4. Maximum building heights (in B2 Zones)

The following recommendations are made:

- Maximum building heights within the commercial B2 zones:
 - Implementing the recommendations made in this report;
 - Requiring setbacks in line with modelling outcomes (i.e. minimum 6 metres setback for western side shops and setting a setback line for the eastern side shops) for any new development above original envelopes. This is so that the original scale and parapets are not overwhelmed and the integrity and dominance of the existing traditional street wall is maintained;
 - Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views;
 - Requiring any new proposal which seeks to replace a non-heritage listed or uncharacteristic building to have a maximum 2 storey plus parapet street wall. Any development above should be setback from the street wall; and
 - Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing.
- That Development Control Plan controls specify the following in relation to building heights within the commercial (B2) zone to the north of the railway:
 - shopfronts along Crinan Street can accommodate one additional (third) storey only;
 - additions to shopfronts along Crinan Street should have appropriate setbacks as seen in Figures 34-38; and
 - additions to shopfronts along Crinan Street should comply with DCP controls similar to those contained in the Marrickville DCP 2011 provided in Appendix C of this report;
- That Development Control Plan controls specify the following in relation to maximum building heights within the commercial (B2) zone to the south of the railway:
 - The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38;
 - The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building;
 - The maximum height for 26 Floss Street (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss

Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics; and

- That Development Control Plan controls incorporate similar controls to those contained in the Marrickville DCP 2011, as contained in Appendix C of this report.

5. Requests for listings

In respect of the requests for listings, it has been established, on the basis of further research that the following properties satisfy the relevant criteria for listing:

- Shop frontages at 28, 30 and 32-34 Floss Street
- Former Masonic Hall, 65-69 Duntroon Street

Further to the above, it is recommended that research be undertaken, so as to determine whether the following additional properties satisfy the relevant criteria for listing:

- Barton Avenue houses group (1, 3, 5, 6, 7, 8, 10 & 12)
- 3, 5 and 10 Wallace Avenue

6. Additional Recommendations

The following additional recommendations are made in respect of the heritage values of Hurlstone Park and its properties therein:

- A Conservation Management Strategy be prepared for the proposed heritage item 'Worked quarry faces' at 76-80 Garnet Street in order to ensure that any future development at the site considers both its heritage values and proximity to the newly proposed Starkey Street HCA; and
- The status of the following properties be upgraded from non-contributory to contributory:
 - 49/51 Duntroon Street
 - 11A Dunstaffenage Street
 - 7 Canterton Street
 - 23, 35, 37 and 41 Fernhill Street

1. INTRODUCTION

1.1. Background

Following the release of the draft Sydenham to Bankstown Urban Renewal Corridor Strategy in late 2015, the City of Canterbury-Bankstown (Council) commissioned Paul Davies in May 2016 to prepare a Heritage Assessment (HA) Study for Hurlstone Park to assess the suburb's potential for identifying Heritage Conservation Areas (HCAs) and new heritage items.

Following Council's endorsement of the first HA Study (Paul Davies, May 2016) in September 2016 by Council, a second report was produced by Paul Davies in April 2017, which investigated more thoroughly the potential HCAs and heritage items which had been identified in the previous study. Following this, endorsements of the following were made by Council:

- 29 additional heritage items;
- 7 HCAs; and
- zoning and height control changes to support the desired future character of the HCAs.

These were incorporated into a Planning Proposal and draft DCP amendment, which were exhibited in June-July 2017. Over 250 submissions were subsequently received, both in opposition to and in favour of the proposed initiatives. These generally related to the following 5 key issues:

1. objections to proposed listings;
2. review of HCA boundaries;
3. new HCA south of the Railway line;
4. maximum building heights (in B2 Zones); and
5. requests for listings.

In response to public interest, Council engaged City Plan Heritage to undertake an independent Heritage Review of Hurlstone Park as a means of addressing these key issues. Additionally, City Plan Heritage in association with City Plan Strategy and Development also undertook an Urban Design Review to address the matter of maximum building heights within the commercial B2 zones. The outcomes of this review have been integrated into the present report for ease of reference.

1.2. Methodology

1.2.1. Stage 1 - Project Inception

The initial stage of assessment involved review of the key issues (see Section 3), as raised in the submissions. These were generally categorised in accordance with 5 key issues, which were seen by council as reflecting collectively the breadth of concerns raised by the community.

1.2.2. Stage 2 - Field Survey

The second stage involved two days of on-site inspection (23-24 November 2017) undertaken by both City Plan Heritage and City Plan Strategy and Development. Key issues (Section 1.2) were addressed through visual inspection from street level only and photographically documented. So as to maintain the highest possible degree of objectivity, the HP HA Study: Stages 1 & 2 were not referred to in this phase. Additional survey work was also undertaken by City Plan Heritage on 15 January and 07 February 2018, so as to reassess areas identified and discussed at meetings with the Council's Spatial Planning Unit.

1.2.3. Stage 3 - Heritage and Urban Design Review

Heritage Review

This stage involved preparation of the present Hurlstone Park Heritage and Urban Design Review report. This involved assessing the initial conclusions against the recommendations of the HP HA Study: Stages 1 and 2. This Heritage and Urban Design Review has been prepared in accordance with the Office of Environment and Heritage (OEH) Heritage Division publications Statements of Heritage Impact (2002) and Assessing Heritage Significance (2001); and is guided by the philosophy and processes included in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter).

Urban Design Review

This stage involved City Plan Strategy and Development inspecting the locality to understand the existing and potential built form character and scale. The existing strategic and statutory planning framework was considered to understand the centre's likely standing within the Sydney metropolitan area. This includes the Greater Sydney Region Plan, the South District Plan, the Sydenham to Bankstown Urban Renewal Strategy, as well as the Canterbury Local Environmental Plan 2012. The findings of CPH's Heritage Review were also considered, as were public submissions received by Canterbury Bankstown Council when it sought feedback from local stakeholders in relation to the Hurlstone Park Heritage Review.

1.3. Limitations

- Additional historical research is beyond the scope of the present Heritage and Urban Design Review. Historical information is therefore limited to that which is contained within in the Hurlstone Park Heritage Assessment Study: Stages 1 & 2 (HP HA Study: Stages 1 & 2). It is noted that at the time the Hurlstone Park HA Study was authored, local studies resources were unavailable, as the Campsie Library was closed for renovations.¹ Where it is determined that further historical research would enable a more accurate evaluation of heritage significance, this will be stated.
- Inspection of the relevant properties and HCAs was undertaken as a pedestrian survey only. More detailed inspection of exterior and interior fabric is beyond the scope of this report.
- Illustrative material, which has been included for the commercial B2 zones, is not to scale and is intended as a visual aid only.
- Building rankings used have been those developed by Paul Davies in the Hurlstone Park Heritage Assessment Study.

1.4. Author Identification & Acknowledgement

The following report has been prepared by Alexandra Ribeny (Heritage Consultant) in association with Kerime Danis (Director - Heritage) who has also reviewed and endorsed its content.

The urban design review section has been prepared by City Plan Strategy and Development, provided by Juliet Grant (Executive Director), Carlo Di Giulio (Associate Director) and Francisco Medina (Project Planner).

All photos were taken during the field surveys by CPH unless otherwise noted. City Plan Strategy and Development has provided urban design input, which has been integrated throughout.

CPH acknowledges Paul Davies' HP HA Study: Stages 1 & 2, which has formed the basis for the proposed heritage provisions under review in this document, and from which a large amount of historical and contextual information has been extracted.

¹ Hurlstone Park Heritage Assessment Study: Part 1 (2016), Paul Davies Pty Ltd. p.3

The authors acknowledge the invaluable assistance and support provided by the Council's Heritage and Planning Officers including:

- Allan Shooter - Senior Urban Planner;
- Sally Charalambides - Heritage Advisor; and
- Mitchell Noble - Manager Spatial Planning.

2. THE AREA AND CONTEXT

2.1. Area Location

The study area is located within the suburb of Hurlstone Park and within the Local Government Area (LGA) of Canterbury-Bankstown Council. The suburb of Hurlstone Park is located approximately 9 kilometres west of the Sydney Central Business District (CBD) (Figure 1) and covers an area of approximately 1.1 km². It lies between the suburbs of Ashfield, Ashbury, Canterbury, Earlwood, Marrickville, Dulwich Hill and Summer Hill.

The study area covers the whole of the suburb of Hurlstone Park, with the exception of the component which lies to the north-west of Canterbury Road which is within the Inner West Council (Figure 2). The boundaries of the study area consist of Church Street and Canterbury Road to the west, New Canterbury Road to the north, Garnet Street to the east and the Cooks River to the south.

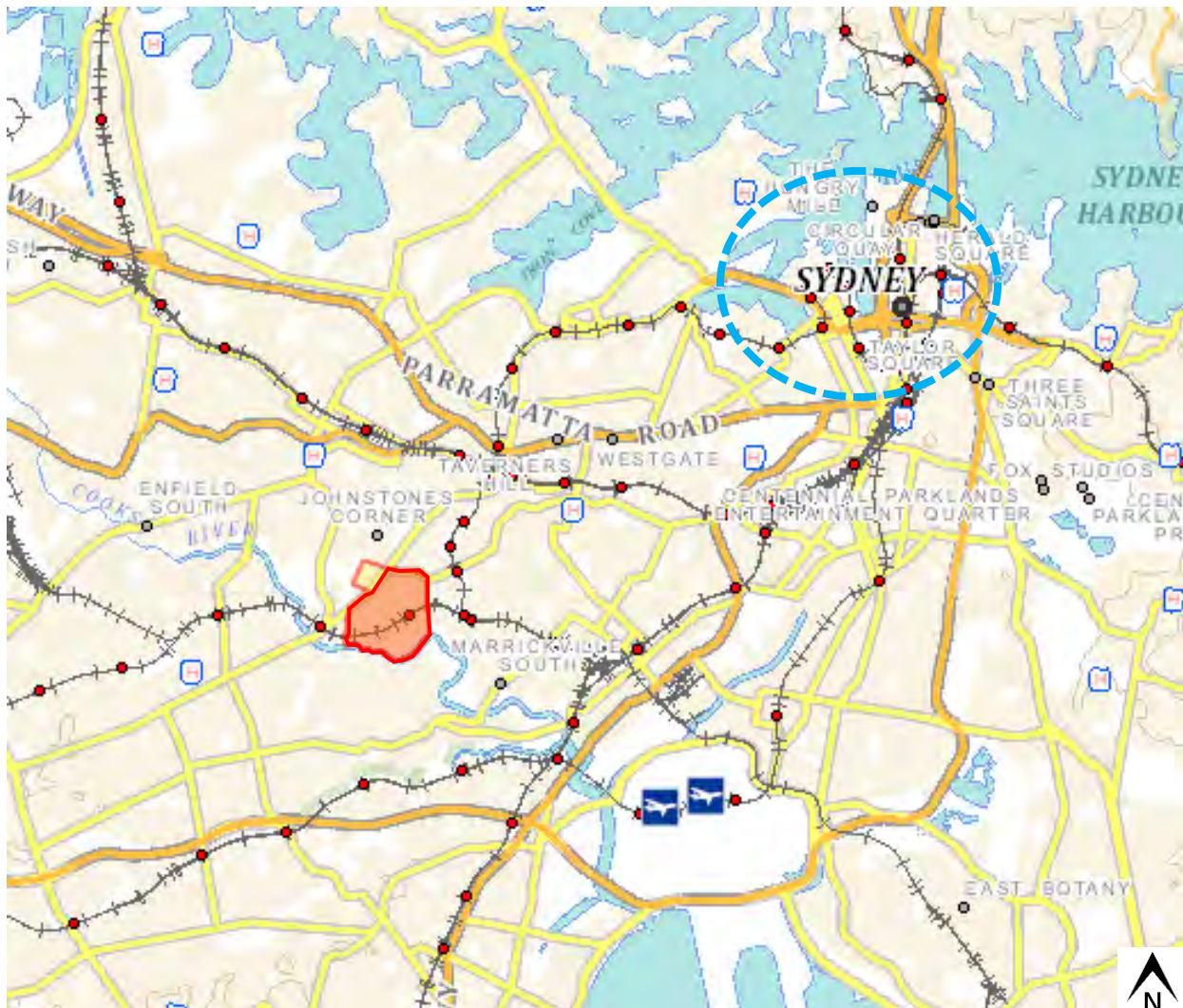


Figure 1: Location of study area (indicated in red) in relation to the Sydney CBD (indicated in blue) (Source: SIX Maps 2018)



Figure 2: Location of the study area (indicated in red) within the suburb of Hurlstone Park (indicated in yellow). Note: the area of Hurlstone Park which lies to the north-west of Canterbury Road and outside of Canterbury Bankstown Council is excluded from this review (Source: SIX Maps 2018)

2.2. Urban Context

Hurlstone Park consists of predominantly low-density residential development and a commercial centre on Crinan Street, immediately to the north of the railway corridor. Other facilities include 'Canterbury-Hurlstone Park RSL Club', the 'Edgeware School' and a number of churches, halls and community buildings.

To the north, Hurlstone Park meets New Canterbury Road, where commercial and high-rise residential development has been established. Upon entering Hurlstone Park a significant degree of architectural cohesivity can be observed; a legacy of the building boom between 1901 and 1915, which resulted in the erection of a large number of Federation-period dwellings (Figure 3). The Crinan Street commercial centre rises to the north-west of the Hurlstone Park railway station (Figure 5) and consists largely of intact Federation-period shopfronts (Figure 6) which sit within close proximity to the former Hurlstone Park Bowling Club (Figure 7). In the southern component of the suburb the land is characterised by Hawkesbury sandstone outcrops, which descend toward the Cooks River at its southern extent. Sandstone has been incorporated into the construction and landscaping of a number of dwellings which overlook Ewen Park and the Cooks River (Figure 8).

Hurlstone Park is historically significant as one of the earliest subdivisions in Canterbury Bankstown dating from the Miss Sophia Campbell's subdivision of Canterbury Estate in 1865. The existing urban context exactly reflects the original subdivision pattern following the distinct topography of the locality (Figure 9). This is most evident around the railway station with the views and vistas along Crinan Street from the station to the valley beyond where the land slopes and raises at the distance providing extensive views over the low-scale traditional shops. The street has a comprehensive uniformity with many intact low-rise houses in styles ranging from Victorian to Post-War periods, with the majority being from the Federation period. While the integrity of streets varies across the area, there is a high proportion of early buildings, which provide consistency at a level not evident elsewhere in the LGA. Comparative aerial maps of the area (1943 and 2018) clearly indicate the intact historic subdivision pattern and street alignments following the topography around the railway station. The intactness of the historic subdivision pattern is also evident.



Figure 3: A cohesive streetscape of Federation and Inter-war style dwellings along Woodside Avenue, Hurlstone Park, which is one of many intact streetscapes across the area reflecting the dominant urban form and historic characteristics of the suburb.



Figure 4: A sign recognises the importance of the Hurlstone Park (Former Fern Hill) Railway Station in the development of the modern suburb of Hurlstone Park (left) and the current Hurlstone Park railway station (right) (Source of photo at right: <https://www.dailytelegraph.com.au/newslocal/the-express/canterburybankstown-snaps-away/news-story>)



Figure 5: Crinan Street commercial centre consists of largely intact Federation-era shopfronts, view facing north showing clearly the land topography and the low-scale of the development with the traditional shops strip forming a two-storey street wall some with decorative and dominant parapets.



Figure 6: The Crinan Street commercial centre rises toward the Hurlstone Park railway station, view facing south. The two-storey street wall of the shopping strip is more evident in this view corridor that reflects the historic configuration of the area around the station with compatible and appropriately scaled infill development at the foreground.



Figure 7: The front gate of the Hurlstone Park Bowling Club (now demolished), located adjacent to the Crinan Street commercial centre



Figure 8: The southern border of Hurlstone Park consists of Hawkesbury sandstone outcrops which slope toward the Cooks River (left) and which have been integrated into the landscaping and construction of nearby houses (Source of photo at left: https://commons.wikimedia.org/wiki/File:Cooks_river_Hurlstone_Park.jpg)



Figure 9: Comparison of 1943 aerial and the 2018 aerial of the area around the Hurlstone Park railway station shows the distinct and intact subdivision pattern that formed the orientation and scale of the urban context since 1865 (Source: SIXMaps 2018)

2.3. Heritage Context

2.3.1. History

The following brief thematic history of Hurlstone Park is extracted directly from the *Hurlstone Park Heritage Assessment Study*.²

Hurlstone Park is part of a 673-hectare estate inherited by Miss Sophia Ives Campbell (1812-1891) from her father, Robert Campbell, in 1846. This estate was subdivided in about 1877 into large suburban blocks with a general street pattern that is in use today in comprising Garnet, Duntroon, Dunstaffnage (now Dunstaffenage), Melford, Fernhill (now Foord Avenue), Crinan, Floss, Kilbride and Canberra streets. Most streets were named after places associated with the Campbell family and of Scottish origin. In 1895 a new suburban railway from the city via Marrickville to Belmore (later extended to Bankstown) opened with a railway station, initially named Fernhill, which was changed in 1911 to Hurlstone Park. While some development occurred around the railway station at the time of its opening, Hurlstone Park's first building boom took place during of the Federation era between 1901 and 1915, and especially about 1911 when the suburb was sewered. Much of the land was still owned by the Jeffreys, descendants of the Campbell family, which they subdivided into the suburban blocks seen today. Within these estates local and neighbouring builders erected the houses that characterise the suburb to this day.

For a more comprehensive history of Hurlstone Park, reference should be made to the HP HA Study.

2.3.2. Heritage Status

The study area contains 24 existing heritage items listed under Part 1 of Schedule 5 of the Canterbury Local Environmental Plan (LEP) 2012. It has no existing HCAs.

The exhibited PP and draft DCP amendment, developed from the HP HA Study: Stages 1 & 2, proposed an additional 29 heritage items and 7 Heritage Conservation Areas (HCAs) (see Figure 10).

² Hurlstone Park Heritage Assessment Study: Part 1 (2016), Paul Davies Pty Ltd. p.3

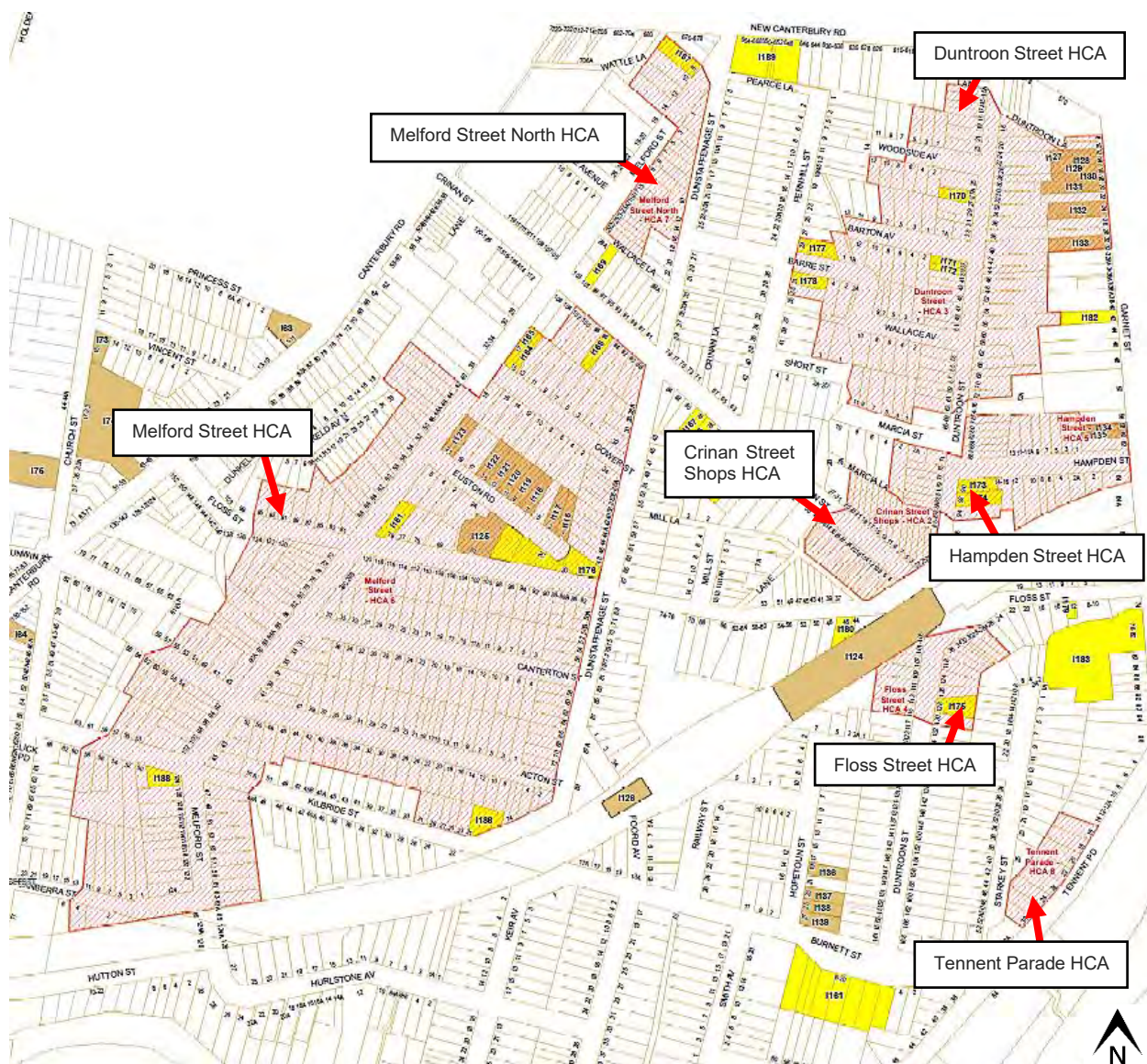


Figure 10: Map of proposed HCAs (indicated in red), existing heritage items (indicated in brown) and proposed heritage items (indicated in yellow) within Hurlstone Park (Canterbury Bankstown Council)

2.4. Strategic Planning Context

The existing strategic planning context was considered to ensure any urban design advice is consistent with metropolitan, district and/or local patterns of development. Given the study area is small relative to the Sydney metropolitan area, the review of the planning context was tailored accordingly.

2.4.1. Greater Sydney Region Plan (GSRP)

The NSW Government released the Greater Sydney Region Plan - A Metropolis of Three Cities (GSRP) in March 2018. The purpose of the plan is to establish the strategic direction for planning across metropolitan Sydney. The GSRP replaces 'A Plan for Growing Sydney' (2014). Recent amendments to the Environmental Planning & Assessment Act, 1979 give statutory weight to this plan by requiring its implementation through Local Environmental Plans (LEPs).

According to the GSRP, Hurlstone Park is located within the South District. As indicated in the following extract of the GSRP, Hurlstone Park is adjacent to the committed Sydenham to Bankstown metro line and is nominated for 'Transit Oriented Development' (TOD). The implications of the 'Sydenham to Bankstown metro line' are discussed in further detail at Section 2.4.3



Figure 11: Extract of GSRP, with approximate location of Hurlstone Park nominated (Source: GSRP, pages 14-15)

The GSRP advocates for urban renewal and increasing residential densities in areas close to public transport, particularly those areas benefitting from significant investment. The GSRP includes objectives to locate dwellings closer to jobs and reduce the length of time required to travel to places of employment (i.e. 'Well connected' and 'The 30-minute city'). Local housing strategies are to be prepared to identify appropriate locations for additional housing supply.

The GSRP recognises the importance of conserving environmental heritage through inclusion of Objective 13 "Environmental heritage is identified, conserved and enhanced" as part of its ten directions for the metropolis of three cities. Strategy 13.1 details that this objective would be achieved by:

- engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place
- applying adaptive re-use and interpreting heritage to foster distinctive local places
- managing and monitoring the cumulative impact of development on the heritage values and character of places.

2.4.2. South District Plan (SDP)

The SDP is generally aligned with the outcomes and objectives of the GSRP. As such, it is not necessary that this be separately addressed, given that the relevant components of the GSRP are outlined above. It is worth noting, however, that the SDP places similar emphasis on conservation of environmental heritage.

Planning Priority S6 of the SDP encourages creating and renewing great places and local centres and respecting the District's heritage, as set out under Objective 13 of the GSRP quoted above, including ensuring local centres remain viable. The Plan encourages a place-based planning approach for better understanding a place and building relationships and collaboration to deliver a vision and solutions that respond to a place's potential. The Government Architect NSW has prepared Better Placed – An integrated design policy for the built environment of New South Wales, which supports the creation and renewal of great places, for use by all place makers including State and local government, business and the community. The Plan also sets out five actions (18 to 22) to deliver the desired future outcomes by using the place-based planning approach.

2.4.3. Sydenham to Bankstown Urban Renewal Corridor Strategy (SBURCS)³

The SBURCS is being further considered by the Department of Planning & Environment in light with the City of Canterbury-Bankstown Council's comprehensive submission on the revised strategy, the significant community interest and recognition of the extensive strategic work that Council is undertaking upon to review the City of Canterbury-Bankstown LEP as part of the funded accelerated council program.

The Minister for Planning has expressed an interest in working with Council to identify "a coordinated approach to deliver new homes and jobs that are well supported by public transport, infrastructure, community facilities and open space". The Minister's letter notes that Council will play a "major role" in planning Canterbury, Campsie, Belmore and Lakemba, and a "leading role" in the remaining precincts, namely Hurlstone Park, Wiley Park, Punchbowl and Bankstown.⁴

2.5. Planning Proposal

Council submitted a Planning Proposal (PP) to the Department of Planning & Environment on 21 November 2016, for the implementation of the Hurlstone Park Heritage Assessment Study which introduces additional heritage items and new and expanded heritage conservation areas. The PP was granted a Gateway Determination (subject to conditions) in December 2016. An altered Gateway Determination for the current Planning Proposal was issued on 16 May 2017.

The Gateway conditions required Canterbury-Bankstown Council to include the new local heritage items and heritage conservation areas in Hurlstone Park, which are the subject of this report.

The Gateway Determination notes the PP's inconsistency with Section 117 Direction 3.1 Residential Zones, however this was considered of minor significance and justifiable. Refer to the following extract from the Planning Team Report (dated 15 December 2016):

"The planning proposal is not consistent with Direction 3.1 Residential Zones as it seeks to preserve an existing housing type (low density residential development) which does not make efficient use of existing infrastructure and services in an area that is well serviced by mass public transport. The area is directly adjacent to Hurlstone Park train station, which is on the T3 Bankstown Line and which is proposed to be upgraded as part of the new Sydney Metro Southwest. However, as the area also forms part of the Sydenham to Bankstown Urban Renewal Corridor, which will generate significant new high density residential flat development, the proposal will result in creating housing choices by preserving an alternate

³ Summary of the letter from the Minister for Planning dated 25 July 2018 on the Sydenham to Bankstown Urban Renewal Corridor revised strategy

⁴ Based on the Ordinary Meeting of Council held on 28 August 2018, p.61.

housing form to that proposed under the Strategy. The inconsistency is therefore considered to be minor and justifiable."

The PP envisioned that more detailed design controls should be prepared as part of the amendment to the Canterbury Development Control Plan (DCP) 2012. It is our view that specific DCP controls can assist in preserving those existing heritage elements characteristic to Hurlstone Park.

3. SUMMARY OF KEY ISSUES

This section summarises each of the five key issues raised within the submissions received by Council in relation to the PP and draft DCP amendments.

3.1. Objections to Proposed Listings

Submissions were received which objected to the proposed listing of their property as a heritage item. These were concentrated in Crinan and Duntroon Streets. These objections referred to perceived inconsistencies and questioned how satisfactorily individual properties satisfied the relevant criteria for heritage listing.

3.2. Review of Draft HCA Boundaries

The HP HA Study: Stage 1 recommended the creation of seven HCAs within Hurlstone Park (Figure 10); the boundaries of which were informed by historical research, which explored the original subdivision patterns and architectural and social development of Hurlstone Park.

While the draft HCAs were generally supported by the when exhibited community, submissions were received which both objected to, and requested the inclusion of, individual properties. Concerns ranged from issues surrounding the risks of exposure to unsympathetic development for those properties which weren't included within an HCA, to the limitations on development imposed on those that were. Attention was also drawn to a number of perceived 'development corridors' between proposed HCA boundaries.

3.3. New HCA South of Railway

Submissions were received requesting the creation of a new HCA south of the railway line in the vicinity of Hopetoun Street and Railway Street. Reference was particularly made to the properties at 19 and 23-27 Hopetoun Street, which were noted as being the only current heritage items within Hurlstone Park not currently included within the draft HCAs.

3.4. Maximum Height Limits

As part of the PP, Council proposed a reduction in the maximum building height control in the B2 zones covering the town centre HCAs (Crinan Street Shops and Floss Street HCAs) from 14 metres to 11 metres. This was to reduce the building height from 4 storeys (which is possible under the current maximum building height limits) to 3 storeys. It was considered that a 3-storey building height with appropriate setbacks would create a better fit with the prevailing single and two storey heights in the HCAs.

A number of submissions were received which objected to these changes. A greater number still were received which supported, some of which suggested a further reduction. Submissions were also received seeking the reduction of building heights of B2 zoned properties which adjoin the HCAs but are not part of them.

3.5. Requests for Listings

Submissions were received requesting that 6 individual properties be listed or otherwise these protected by heritage controls. Historical and anecdotal information was provided as a means of supporting this request. In addition to these more general submissions were received which requested that an additional 60 individual properties be considered for listing.

A standardised table format has been used for assessing objections to, and requests for, listing. This is shown below (Table 1).


Name of Street		
Street Number	Image of subject property/site	<p>Submission Notes:</p> <p>A brief summary of any comment/s contained within the submissions which relate to the subject property/site.</p> <p>Paul Davies Assessment:</p> <p>The Council exhibited proposal and recommended status of the property/site, as per the HP HA Study: Stage 2</p> <p>Justification:</p> <p>The justification for the above recommended status, as contained within the HP HA Study: Stage 2</p> <p>CPH Assessment:</p> <p>CPH recommended status of the subject property/site</p> <p>CPH Justification:</p> <p>CPH assessment of which criteria the subject site/property meets and from which the above recommended status is derived.</p>
		

Table 1: Key for assessment of 'Key Issues'

4. OBJECTIONS TO PROPOSED LISTINGS

4.1. Introduction

The following section presents CPH's assessment of the objections to listings which were received in the submissions. Although additional historical research is beyond the scope of this report, the justifications, as contained within the HP HA Study: Stage 2, have been reviewed and recommendations made, where relevant, that further historical research be undertaken.

As submissions relating to 70, 72 & 76 Crinan Street objected to both the individual and the group listing of the Crinan Street properties, these have been assessed as a group accordingly. The submissions which objected to the listing of 109 and 128 Duntroon Street have been addressed individually. (Note: 109 Duntroon Street is not a draft heritage item, as listing was not recommended in the HP HA Study: Stage 2 after it was initially identified by Paul Davies as a potential item. Objections to its inclusion within an HCA have been addressed in Section 5.

4.2. 66, 68, 70, 72, 76 and 78 Crinan Street

The criteria used by Paul Davies to justify the proposed listing of these properties is outlined below:

Criteria a) The Crinan Street house group is of local historical significance as a group of houses constructed 1895-1916 on an 1895 subdivision by brickmaker and building contractor William Pendlebury on land adjacent to Pendlebury's Crinan Street brickpit. This group provides evidence of the developmental history of the area when the railway to Belmore was built through Fernhill (now Hurlstone Park) in 1895.

Criteria b) The group of houses are significant at a local level for their historical association with prominent local builders of the 1895-1916 period including William James Pendlebury and James Findlay.

Criteria c) The group of houses are local aesthetic significance as a group which demonstrates typical characteristics of their periods and styles (Victorian Filigree, Victorian Italianate and Federation Queen Anne) in terms of architectural detailing, elements, form and materials. The houses provide evidence of the construction techniques of their styles and particularly of the typical characteristics of the work of prominent local builders of the period 1895-1916.

Criteria g) The houses are representative examples of late Victorian and Federation period housing styles that were speculatively built in the Hurlstone Park area.

The table below contains an assessment of the listing of these properties and submissions received:

Crinan Street

66



Submission Notes: Objections to heritage listing on grounds of modern alterations including:

- original front fence removed;
- non-original aluminium windows; and
- non-original porch tiles.

Paul Davies Assessment: Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment: Potential heritage item within revised Melford Street HCA (Appendix B)

CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition assessment includes:
 - removal of original chimney, slate roof, windows and timber fretwork. These modifications can be easily reversed;
 - retention of original form and verandah configuration and is identifiably part of the historical group; and
 - overall low-medium integrity.
- Group satisfies *Criteria a)* and *b)*.

Crinan Street

68



Submission Notes: Objects to heritage listing on grounds of modern alterations, including:

- non-original porch tiles;
- modern rear extension; and
- original front fence partially removed.

Paul Davies Assessment: Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment: Potential heritage item within revised Melford Street HCA (Appendix B)

CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - retention of original chimneys, brick boundary wall;
 - replacement of original slate roof, windows and timber fretwork and replacement of original brick façade with render;
 - unsympathetic modifications are easily reversible; and
 - medium integrity overall.
- Group satisfies *Criteria a)* and *b)*.

Crinan Street

70



Submission Notes:

Questions heritage listing on the grounds of a loose connection to historical persons.

Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - retention of original gable infill, chimneys, timber fretwork, finials, slate roof, windows and brick façade and brick boundary wall; and
 - high integrity overall.
- Group satisfies *Criteria a)* and *b)*.

Crinan Street

72



Submission Notes:

Objects to heritage listing on grounds of modern alterations, poor construction and loose connection to builder, William Pendlebury.

Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - retention of original slate roof, chimneys and brick façade;
 - sympathetic replacement of original timber fretwork and tiling;
 - installation of a modern fence; and
 - medium-high integrity overall.
- Group satisfies *Criteria a)* and *b)*.

Crinan Street

76



Submission Notes:

Objects to heritage listing on grounds of unexceptional design and poor construction.

Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - removal of original chimneys and slate roof;
 - retention of stained glass windows;
 - sympathetic replacement of original timber fretwork;
 - installation of modern fence; and
 - medium integrity overall.
- Group satisfies *Criteria a)* and *b)*.

Crinan Street

78



Submission Notes:

Objects to heritage listing on grounds of modern alterations.

Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - retention of original windows, chimney and brick boundary wall;
 - replacement of original roof;
 - demonstrates evolution of design, though diverges from the overall aesthetic of the group; and
 - medium-high integrity overall.
- Group satisfies *Criteria a)* and *b)*.

Conclusions

The Crinan Street houses satisfy *Criteria a)* and *b)*. If the historical significance of this group related only to their association with prominent local builders, James Findlay and William Pendlebury, it might be argued that this would have to be uniformly applied to all properties with which they are associated throughout Hurlstone Park. Their significance, however, relates also to their geographical proximity and relative contemporaneity. While No. 72 was designed and built by Pendlebury as his own residence, he also had 66, 68 and 76 constructed during the same period for clients. The allotment of No. 70 was originally owned by Pendlebury and sold on to Findlay, who built the house with its characteristic verandah brackets. No. 78 was likewise owned by Pendlebury; however, he was not involved with the construction of the dwelling, which is the likely reason for its Victorian design.

The historical significance of the Crinan Street houses therefore derives from their collective and relatively contemporary construction from 1908; which places them as some of the earliest dwellings constructed within the suburb of Hurlstone Park. It further derives from their collective association with the life and work of William Pendlebury and James Findlay; both of whom contributed significantly to Hurlstone Park's architectural development and enduring character.

The Crinan Street houses less convincingly satisfy *Criteria c)* and *g)* on the basis that they represent a range of moderately-significantly modified examples of Victorian and Federation Queen Anne style dwellings. While some (68, 70 & 72) retain their original detailing and fabric and may, therefore, merit listing individually, the heritage value of these dwellings derives from their collective historical and associative significance. As a group, the dwellings at 66, 68, 70, 72, 76 and 78 Crinan Street cannot therefore be said to represent high integrity examples of Federation and Victorian Style.

It has therefore been determined that the Crinan Street group of houses satisfy *Criteria a)* and *b)* for local heritage listing.

4.3. 109 Duntroon Street

Duntroon Street

109



Figure 12: Broadhurst postcard depicting housing in Duntroon St, 1912 (Source: State Library of NSW)

Submission Notes:

Objects to heritage listing on the grounds modern alterations including:

- removal of stained glass windows;
- addition of 2 brick columns; and
- Removal of original awning.

Paul Davies Assessment:

Further assessment did not support listing of this property.

Justification:

Federation Queen Anne style brick freestanding house with an original slate roof. Built circa 1910 on a 1904 subdivision, operated as a private commercial college by lessee/tenant Hugh Thomas Williamson 1911 to 1920s, in 1924 Williamson purchased the site.

The house is considered Contributory within the Floss Street Heritage Conservation Area but is not considered to be of a level of significance that would warrant local heritage listing as an individual heritage item.

Paul Davies Assessment:

Contributory item within Starkey Street HCA (Appendix B)

Justification:

- Current condition includes:
 - removal of original bay window and stained glass;
 - installation of new verandah columns and an unsympathetic awning;
 - retention of original slate roof;
 - unsympathetic modifications are reversible with minor intervention; and
 - low-medium integrity overall.
- Does not meet threshold for listing

4.4. 128 Duntroon Street

The criteria used by Paul Davies to justify the proposed listing of this property is outlined below:

Criteria a) Built 1906 on Lot 1 Section 1 of the Jeffrey's Estate 1st subdivision, the house is of local historical significance as evidence of the development of the 1st subdivision of the Jeffrey's Estate and as the residence and place of operation of local dairymen, illustrating the operation of local suburban dairies in the early 20th century. The property was operated as a local dairy under two subsequent operators from 1906 until 1914.

Criteria b) The house has associational significance with early dairying and industry in the suburb.

Criteria c) The house is of aesthetic significance as a representative example of a Federation Queen Anne style house in a garden setting, with features of the style including hipped and gabled slate roof with stuccoed chimneys, polychrome brickwork, leadlight windows.

Criteria f) The place has local rarity for its association with early dairying in the area.

Criteria g) The house is a representative example of the Federation Queen Anne Style and of early development in the suburb.

The table below contains an assessment of the listing and submission received:

Duntroon Street

128



Figure 13: Broadhurst postcard depicting housing in Duntroon St, 1912 (Source: State Library of NSW)

Submission Notes:

Objects to heritage listing on the basis of loose connection with historical dairy, unexceptional 'Queen Anne' design and modern alterations, including:

- removal of original bullnose verandah;
- 50's decorative metalwork has replaced original timberwork; and
- unoriginal slate-roofed awning, brick fence and leadlight windows.

Paul Davies Assessment:

Heritage item (not within a HCA) (Appendix A)

Justification:

The house has an original slate roof, with 2 chimneys, and is on an original subdivision lot. Lot 1, Section 1 of the Jeffreys Estate No.1 subdivision and initially built for a local dairyman, on a site operating as a local dairy under two subsequent early operators from 1906 to 1914. The front verandah has been altered with circa 1950s metal posts. Leadlight windows to façade may also date from the 1920s. Front door is also modern. However, these are relatively minor changes and the house remains a fine representative example of its style. The house is recommended for local heritage listing due to its' historical significance demonstrating the development of the 1st subdivision of Jeffrey's Estate, and as a place of operation of a local dairy from its construction in 1906 till 1914. The house is also of local aesthetic significance as a representative example of the Federation Queen Anne style and has local rarity for its association with early dairying in the area. (Hurlstone Park HA Study: Stage 2 (2017), p.14)

CPH Assessment:

Potential heritage item within the newly proposed Starkey Street HCA (Appendix B)

CPH Justification:

Current condition includes:

- Retention of original fanlight
- sympathetic replacement of original slate roof and leadlight windows and unsympathetic replacement of original timber fretwork with 50's decorative metalwork (as stated by occupant);
- removal of original bullnose verandah; and
- medium integrity overall.

Representativeness of Federation 'Queen Anne Style' has not been established. Should additional historical research indicate that the existing dwelling is the original house from which a local dairy was operated, it would satisfy *Criterion a*). It would also satisfy *Criterion f*) on the basis that few tangible remnants of these early agricultural activities remain within Hurlstone Park.

Conclusions

128 Duntroon Street does not convincingly satisfy *Criterion c)* or *g)* on the grounds that it is a medium integrity example of the Federation Queen Anne style with a number of unsympathetic modifications, including:

- unoriginal slate roof;
- unoriginal leadlight windows;
- removal of original bullnose verandah; and
- replacement of original timberwork with 50's decorative metalwork.

Criterion b) has been less satisfactorily addressed, as the submissions suggest that the present community has limited awareness of the site's original function.

Should additional historical research demonstrate that the existing dwelling at 128 Duntroon Street was originally part of an early dairy, this would satisfy *Criteria a)* for heritage listing. It would also satisfy the requirements for *Criteria f)*, as a remnant of early agricultural activities within the area.

It has therefore been determined that, unless additional historical research should demonstrate that the existing dwelling is the original house from which a dairy was operated, 128 Duntroon Street does not meet the criteria for heritage listing.

5. REVIEW OF HCA BOUNDARIES

5.1. Introduction

The following section presents CPH's assessment of the proposed HCA boundaries (Figure 14). This assessment is not intended as an historical/contextual review of the HCAs and properties therein, but as a 'fine tuning' of the proposed HCA boundaries. Review of the proposed HCA boundaries has been undertaken with the following key objectives:

- to reassess HCA boundaries with consideration given to submissions made for and against inclusion of individual properties; and
- to also reassess boundaries in the context of observations made during the on-site assessment.



Figure 14: Map of draft HCAs (HP HA Study: Stage 1)

The assessment has resulted in proposed additions being recommended, which have resulted in enlargement and in some instances consolidation of HCAs. This is outlined below.

5.2. Proposed additions to draft Melford Street and Melford Street North HCAs

The following section summarises the assessment and proposed additions to the draft Melford Street and Melford Street North HCAs.

5.2.1. Assessment

HCA Name	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Melford Street HCA	Federation period housing and streetscapes	Jeffreys Estate No. 4 (1906); Jeffreys Estate No. 5 (1910); Jeffreys Estate No. 6 (1912)	From the railway line north including parts of Melford Street, Canberra Street, Kirkbride Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, western side of Dunstaffenage Street.	76%
Melford Street North HCA	A mix of large single storey Federation period houses and small detached and semidetached late Victorian to Federation period houses	Triangular area initially subdivided 1881-1883, re-subdivided 1897-1913. Area on west side of Melford Street initially subdivided 1882-1896, partially re-subdivided in 1913	From 10-16 Dunstaffenage St north (west side only), On Melford St from Wallace Lane north including 1-29 Melford Street (east side) and 8 to 14 Melford Street (west side)	88%
Proposed additions	<p>87-104 Crinan St have been included because they contribute to the Crinan Street Streetscape - the historical commercial thoroughfare of Hurlstone Park. Properties on the eastern side of Dunstaffenage St have been included on the basis that:</p> <ul style="list-style-type: none"> Number 77-79 Crinan Street is a Federation-era corner shopfront although with a number of modifications; 27-39 Dunstaffenage Street includes a mixture of modern and modified Inter-war period dwellings, which retain their original textured brick boundary fences and contribute to the overall streetscape; and Those dwellings located north of Barre Street retain a large amount of their Federation-era characteristics and are consistent with the aesthetic of the HCA. <p>The properties at 80-84 Crinan St have been included as, in combination with the potential heritage items at 66-78 Crinan Street, they reflect the 1888 allotment purchased by William Pendlebury and, despite alterations, are still of a compatible scale with the rest of the HCA.</p>		19-39 Dunstaffenage Street, 62-79, 81, 87-104 & 108 Crinan Street and 42 Fernhill Street	62%

5.2.2. Conclusions

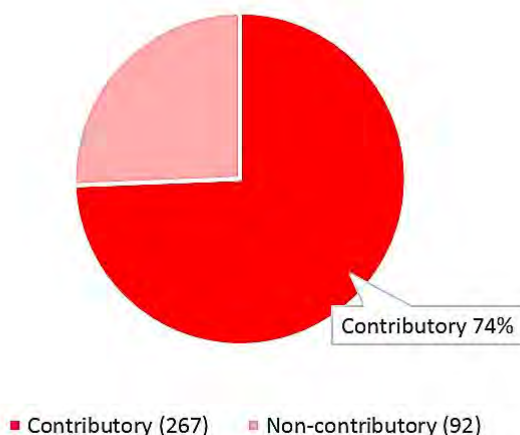
Recommended name: Melford Street HCA (Revised)

The proposed Melford Street HCA (revised) is an amalgamation of the draft Melford Street HCA and Melford Street North HCA with proposed additions.

- Proposed additions on the eastern side of Dunstaffenage Street would retain the northern component of the Dunstaffenage Street streetscape, which was assessed to have a medium-high level of cohesiveness. The southern component of Dunstaffenage street was omitted as it was assessed to have a lower level of cohesion.
- The proposed additions, in combination with the proposed Duntroon Street HCA (revised), will retain the Crinan Street streetscape and primary thoroughfare of Hurlstone Park.
- The properties at 80-84 Crinan Street have been included as, in combination with the potential heritage item at 66-78 Crinan Street, they reflect the 1888 allotment purchased by William Pendlebury.

The amalgamation of Melford Street HCA and Melford Street North HCA will also prevent unsympathetic development in the area which separates them.

Overall Breakdown - Melford Street HCA (revised)



	'Melford St' HCA	'Melford St North' HCA	Additional CPH	HCA-A
Contributory	209	21	37	267
Non-contributory	66	3	23	92
HCA-A	275	24	60	359

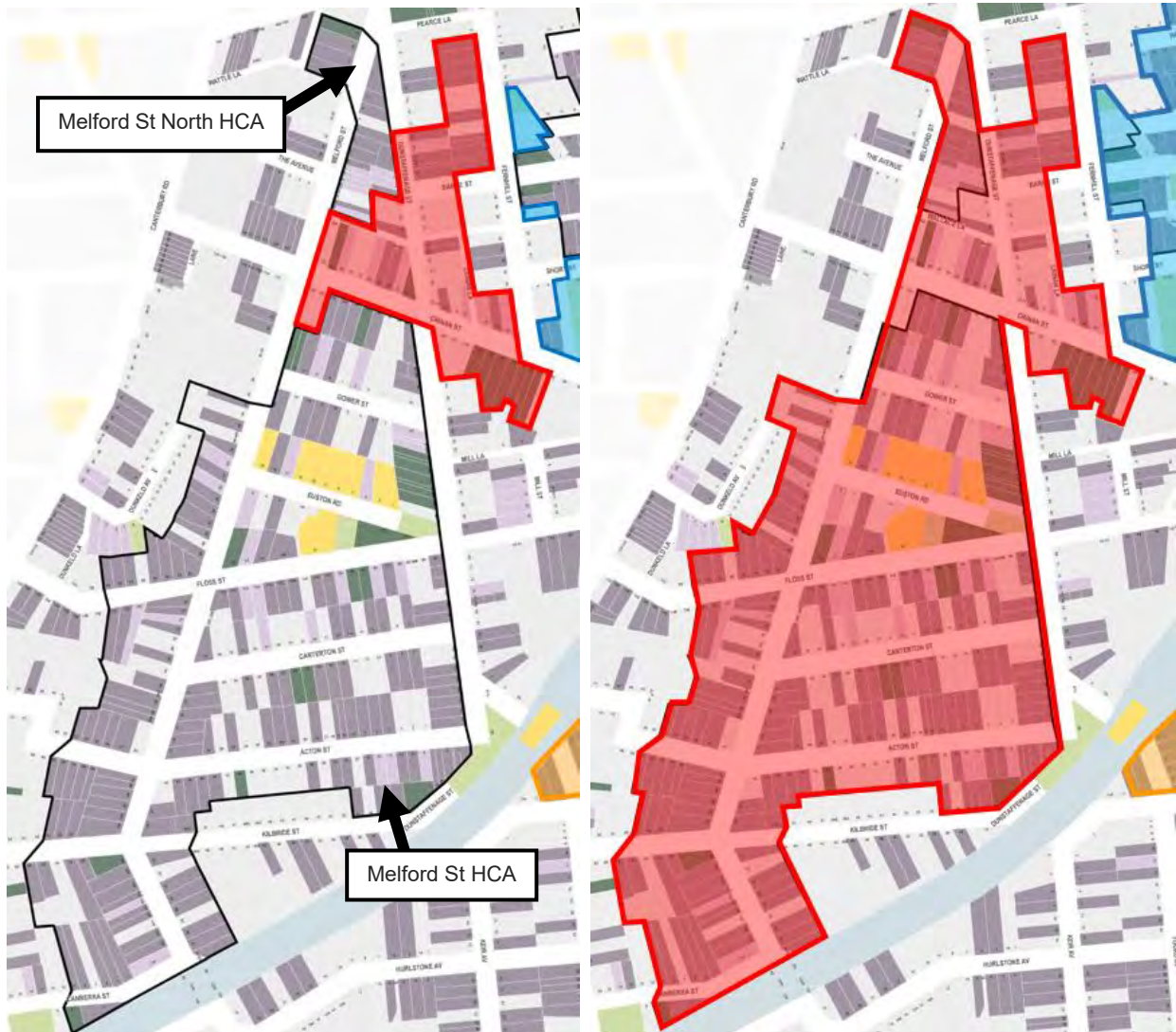


Figure 15: Proposed additions to Melford Street and Melford Street North HCAs (left) and proposed boundaries of the new HCA (right)

5.3. Proposed additions to draft Duntroon Street and Hampden Street HCAs

The following section summarises the submissions, assessment and proposed additions to the draft Duntroon Street and Hampden Street HCAs.

5.3.1. Submissions

Address & Image	Notes
<p>2/2A Marcia Street</p> 	<p>Submission Notes: Objects to inclusion within an HCA because neighbouring properties would be excluded.</p> <p>Paul Davies Assessment: Contributory item within Hampden Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory item within Duntroon Street HCA (revised), which includes the draft Hampden Street HCA (Appendix B)</p> <ul style="list-style-type: none"> Some unsympathetic modifications, though the property retains its original brick façade, bay window and brick boundary fence. The property is therefore contributory within the Marcia Street streetscape and should remain within the HCA. Neighbouring properties on all sides are now proposed to be included within an expanded HCA, so that this property can no longer be regarded as an isolated inclusion.
<p>3 Short Street</p> 	<p>Submission Notes: Objects to inclusion within (and creation of) an HCA on the grounds of minimal architectural cohesion and few heritage items.</p> <p>Proposed Status: Contributory item within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory item within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Federation-period dwelling with a mixture of neutral and sympathetic modifications. Original roof, fence line and timber fretwork appear to have been removed. The HCA consists of Federation Queen Anne style dwellings, so this property is consistent with the character of the HCA. Neighbouring properties to the south, including the former bowling green, are now proposed to be included within the revised Duntroon Street HCA. The property is also located within the vicinity of four heritage items to the east and is surrounded immediately to the north, south and east by contributory properties, most of which are Federation-period dwellings.

5.3.2. Assessment

HCA Name	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Duntroon Street HCA	Mix of Victorian, Federation and Inter-war period housing	Garnet Street-1898 & 1899 subdivisions; Wallace Ave & Barton Avenue - Hurlstone Park No. 2 Estate (1914); Short Street/Fernhill Street - 1893 subdivision; Woodside Ave - Woodside Estate (undated subdivision, circa 1900-1910)	Includes part of Duntroon Street, Woodside Ave, Barton Ave, Wallace Ave and sections of Fernhill & Garnet Streets (see map in Attachment 2 to this report)	75%
Hampden Street HCA	Mix of Victorian Italianate, Federation Queen Anne and Inter war California bungalow style houses	Fernhill Railway Estate 1895	Hampden Street both sides, 58-64 Garnet Street and 71-83 Duntroon Street.	91%
CPH proposed additions	<p>The properties at 4-10, 16-24 and 19-27 Fernhill Street have been included as they are medium integrity examples of Federation architecture with easily reversible unsympathetic modifications. The combination of these with those properties already included within Duntroon Street HCA at 29-33 Fernhill Street, form a cohesive streetscape.</p> <p>The former children's home at 50 Garnet Street, has been included because it dates to a similar period of construction the surrounding Federation-era properties (1912).</p> <p>The former Hurlstone Park Bowling Club is a key area of open space within the suburb, adjoining the commercial centre on Crinan Street. Views toward the former Bowling Club are enjoyed by properties to the north, east and south. Although the original Bowling Club building is now demolished, it has been determined that the site has social significance as a space which has been used recreationally by the local community for over 70 years. It may also be the site of an early quarry within the area. The surrounding properties on Crinan, Short and Marcia Streets are characterised by the topography which slopes toward the bowling green. They are also architecturally consistent with the character of the Federation and Inter-war character of the Duntroon and Hampton Street HCAs and have therefore been included.</p>		23, 25, 27 & 35 Fernhill Street, 27-31, 51 & 57 Crinan Street, the former Hurlstone Park Bowling Club site, 2A-10 Marcia Street, 65-69, 72A & 74-76 Duntroon Street, 50 & 56 Garnet Street	21%

5.3.3. Conclusions

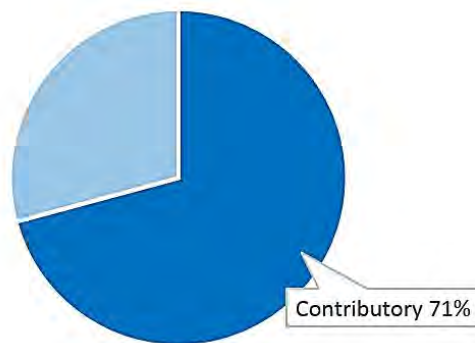
Recommended name: Duntroon Street HCA (Revised)

The proposed Duntroon Street HCA (revised) is an amalgamation of the draft Duntroon Street and Hampden Street HCAs with proposed additions.

- Although the Hurlstone Park Bowling Club has now been demolished, the site occupies an impressive setting next to the Crinan Street commercial centre and with landscaping and views from neighbouring properties. The bowling green site and its surroundings is therefore seen to constitute an important public space within the heart of Hurlstone Park, which should be included within the HCA.
- Properties immediately north and west of the bowling green site on Fernhill Street have been included within the HCA as they have high integrity and contribute toward its overall cohesion.

The amalgamation of the two HCAs will also prevent unsympathetic development within the vicinity of contributory and heritage items along Duntroon and Hampden Streets.

Overall Breakdown - Duntroon Street HCA (revised)



■ Contributory (114) ■ Non-contributory (47)

	Duntroon St HCA	Hampden St HCA	Additional CPH	TOTAL
Contributory	76	34	4	114
Non-contributory	29	3	15	47
TOTAL	105	37	19	161




Figure 16: Proposed additions to Duntroon Street and Hampden Street HCAs (left) and proposed boundaries of expanded Duntroon Street HCA (right)

5.4. Proposed additions to Floss Street HCA

The following section summarises the submissions, assessment and proposed additions to the draft Floss Street HCA.

5.4.1. Submissions

Address	Image	Notes
109 Duntroon Street		<p>Submission Notes:</p> <p>Objects to inclusion within an HCA on the grounds modern alterations including:</p> <ul style="list-style-type: none"> ▪ Removal of stain glass windows ▪ Addition of 2 brick columns ▪ Removal of original awning <p>Paul Davies Assessment:</p> <p>Contributory item within Floss Street HCA (Appendix A)</p> <p>CPH Assessment:</p> <p>Contributory item within new Starkey Street HCA (Appendix B)</p> <ul style="list-style-type: none"> ▪ Exterior modifications, including unsympathetic awning, but these are reversible with minor intervention ▪ Retains original slate roof, finials, chimney and brick facade ▪ Federation-era features distinguishable and alterations easily reversible. Contributory towards the Federation-Inter-war character of the Starkey Street HCA and, as such, should be included.
30 Floss Street		<p>Submission Notes:</p> <p>Recommends that the HCA be extended to include two buildings on either side of subject property or introduce transitional height limits to ensure its protection.</p> <p>Paul Davies Assessment:</p> <p>Contributory item within Floss Street HCA (Appendix A)</p> <p>CPH Assessment:</p> <p>Contributory item within new Starkey Street HCA (Appendix B)</p> <ul style="list-style-type: none"> ▪ 26 Floss Street is recommended to be included in the new Starkey Street HCA as it is an Inter-war style dwelling with reversible modifications which is consistent with the overall character of the HCA ▪ Other adjoining buildings on either side are already within the HCA

5.4.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Floss Street HCA	Federation to Inter-war period shops & houses south of the railway station	Hurlstone Park Estate 1912	Group of shops and houses including shops at Floss Street 28-30 Floss Street. 32-34 Floss Street (built 1916) and houses at 118-130 Duntroon Street	100%
CPH proposed additions	<p>The cul-de-sac at the termination of Starkey Street is characterised by Californian Bungalow dwellings, which are of particularly high integrity on the eastern side.</p> <p>There is sufficient consistency between Floss Street HCA and the properties on Starkey Street to justify the creation of a single HCA. Although it was initially considered for inclusion, the proposed heritage item 'Worked quarry faces' at 78-80 Garnet Street has not been included within the HCA as it is not considered to be contextually relevant to the HCA. It is instead recommended that a Conservation Management Strategy be prepared for the site so as to ensure that any future development on the site is sympathetic to the neighbouring HCA.</p>		1A Commons Street 26, 132 & 134 Floss Street, 1A-12, 14, 16, 18, 20 & 22 Starkey Street	70%

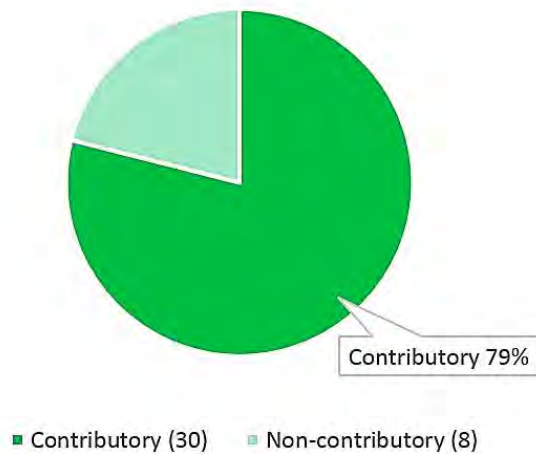
5.4.3. Conclusions

Recommended name: Starkey Street HCA

The proposed Starkey Street HCA includes the draft Floss Street HCA with proposed additions.

- The additional area is characterised by Californian Bungalow dwellings, of which a particularly cohesive group is found at 3-11 Starkey Street.
- Although it is a proposed heritage item 'Worked quarry faces' at 78-80 Garnet Street, it has not been included within the HCA as it is not considered contextually relevant to its overall character.

Overall Breakdown - Starkey Street HCA



	'Floss St' HCA	Additional CPH	TOTAL
Contributory	14	16	30
Non-contributory	2	6	8
TOTAL	16	22	38




Figure 17: Proposed additions to Floss Street HCA (left) and proposed boundaries of new Starkey Street HCA (right)

5.5. Tennent Parade HCA

The following section summarises the submissions, assessment and conclusions in relation to the draft Tennent Parade HCA.

5.5.1. Submissions

One objection was received concerning inclusion in the draft Tennent Parade HCA, which is assessed below:

Address & Image	Notes
<p>30 Tennent Parade</p> 	<p>Submission Notes:</p> <p>Objects to inclusion within (and creation of) an HCA on the grounds of perceived inconsistencies in the allocation of heritage status throughout Hurlstone Park.</p> <p>Paul Davies Assessment:</p> <p>Contributory item within Tennent Parade HCA (Appendix A)</p> <p>CPH Assessment:</p> <p>Contributory item within Tennent Parade HCA (Appendix B)</p> <ul style="list-style-type: none"> High integrity example of a Californian Bungalow-style dwelling Consistent with the character and description of the Tennent Parade HCA, this property: <ul style="list-style-type: none"> is an Inter-war Californian bungalow style dwelling; contains a sandstone undercroft; is located on the elevated side of the street with views over the parkland and Cooks River; and Should remain within the HCA as it is a substantially intact building within the draft HCA, which retains its overall form and detailing and streetscape integrity. The adjoining properties north of the group were considered for inclusion within the draft HCA but were found to be altered and have slightly different characteristics that would not fit within the identified heritage values and characteristics of the draft HCA.

5.5.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Tennent Parade HCA	<p>Inter-war California Bungalows, on elevated side of the street containing intact sandstone undercrofts looking south over parkland and the Cooks River.</p> <p>The six properties to the north of the Tennent Parade HCA (6, 8, 10, 12/12A & 14 Tennent Parade) were initially considered for inclusion by CPH within the HCA. These do not, however, exhibit the same degree of architectural cohesivity and integrity, nor do they fall within the descriptive parameters of the HCA itself.</p> <p>Council has advised that alterations and additions have been approved to 24 Tennent Parade prior to the draft HCA being exhibited. These works have not commenced.</p>	<p>The Tennent Parade Heritage Conservation Area was developed following the Jeffrey's Estate 9th subdivision offered for sale on 19th May 1917. Of the eight houses within the area, only No. 16 is Federation Queen Anne in style, so clearly built first, while the remaining houses are Inter-war California Bungalow in style and therefore built in the 1920s.</p>	16-30 Tennent Parade	100%

5.5.3. Conclusions

It is proposed that the boundaries of the draft Tennent Parade HCA be retained.




Figure 18: Proposed retention of the current Tennent Parade HCA boundaries.

5.6. Crinan Street Shops HCA

The following section summarises the submissions, assessment and conclusions in relation to the draft Crinan Street Shops HCA.

5.6.1. Submissions

One submission was received objecting to the inclusion in the draft Crinan Street Shops HCA, which is assessed below:

Address & Image	Notes
85-87 Duntroon Street 	<p>Submission Notes:</p> <p>Objects to inclusion within an HCA because it is isolated and not within a cohesive precinct of shops.</p> <p>Paul Davies Assessment:</p> <p>Contributory item within Crinan Street Shops HCA (Appendix A)</p> <p>CPH Assessment:</p> <p>Contributory item within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Medium integrity Federation-era shopfront As this property is separated geographically from the main commercial strip at Crinan Street and less ornate, it is considered to be more consistent with the more residential, lower-scale character of the Duntroon Street HCA.

5.6.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Crinan Street Shops HCA	The Crinan Street Shops Heritage Conservation Area consists of a streetscape of retail development commencing in 1903 (south-western side), and 1911 (north-eastern side) with a later group of early Interwar Functionalist residential flat buildings. A number of original or early shopfronts remain at 13, 15, 14 & 16 Crinan Street. While the overall streetscape character of the shops retains a high degree of integrity there have been a number of façade and shopfront changes mostly below awning levels.	<p>Hurlstone Park Railway Station opened as Fernhill Station in 1895, and the name was changed to Hurlstone Park in 1911. Crinan Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case a village in Argyle on Scotland's west coast. The south-western side of Crinan Street was subdivided in 1903 as part of the Jeffrey's Estate 2nd subdivision, which created narrow lots for retail development.</p> <p>The north-eastern side of the street was subdivided in 1911 as the Fernhill Station Estate, this coincided with the change in name of the station to Hurlstone Park.</p>	Southern end of Crinan Street (on north side, near Hurlstone Park Railway Station), & 3-25 Crinan Street; 4-40 Crinan Street; 21-27 Floss Street; 85-87 Duntroon Street	100%

5.6.3. Conclusions

It is proposed that the boundaries of the draft Crinan Street Shops HCA be retained, with the exception of 85-87 Duntroon Street, which is to be included in the proposed Duntroon Street HCA (revised).

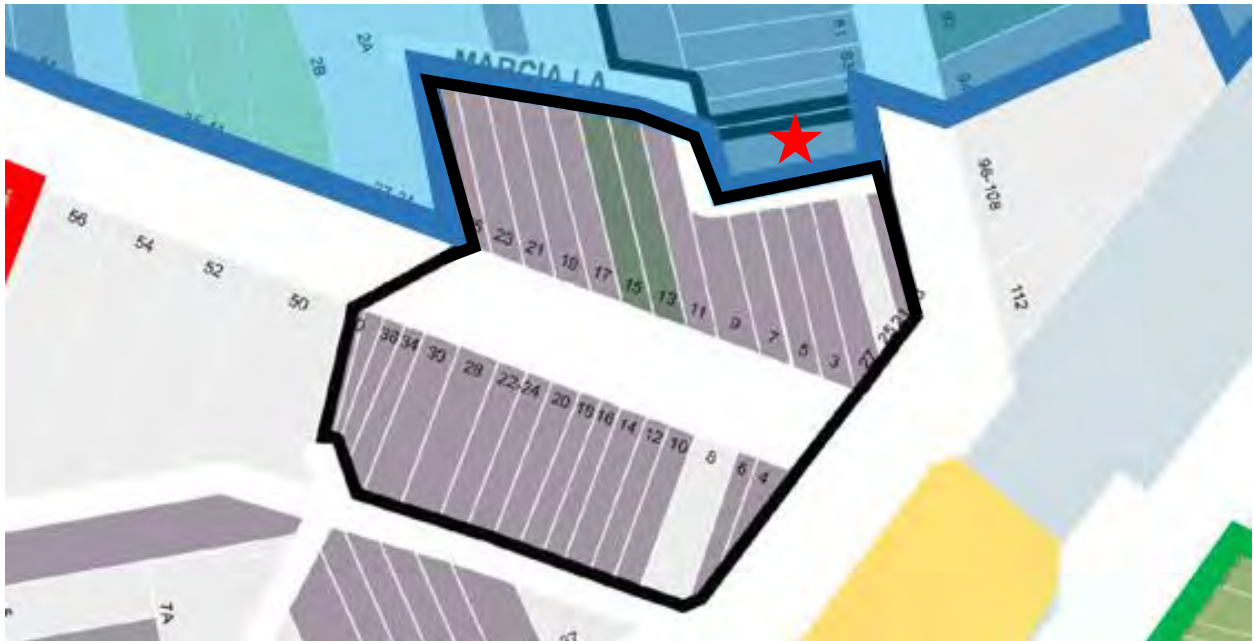


Figure 19: Revised Crinan Street Shops HCA boundary with star indicating location of 85-87 Duntroon Street.

5.7. Overview of Changes

The following maps (Figure 20 & Figure 21) indicate proposed additions to the 7 existing draft HCAs and revised HCA boundaries.

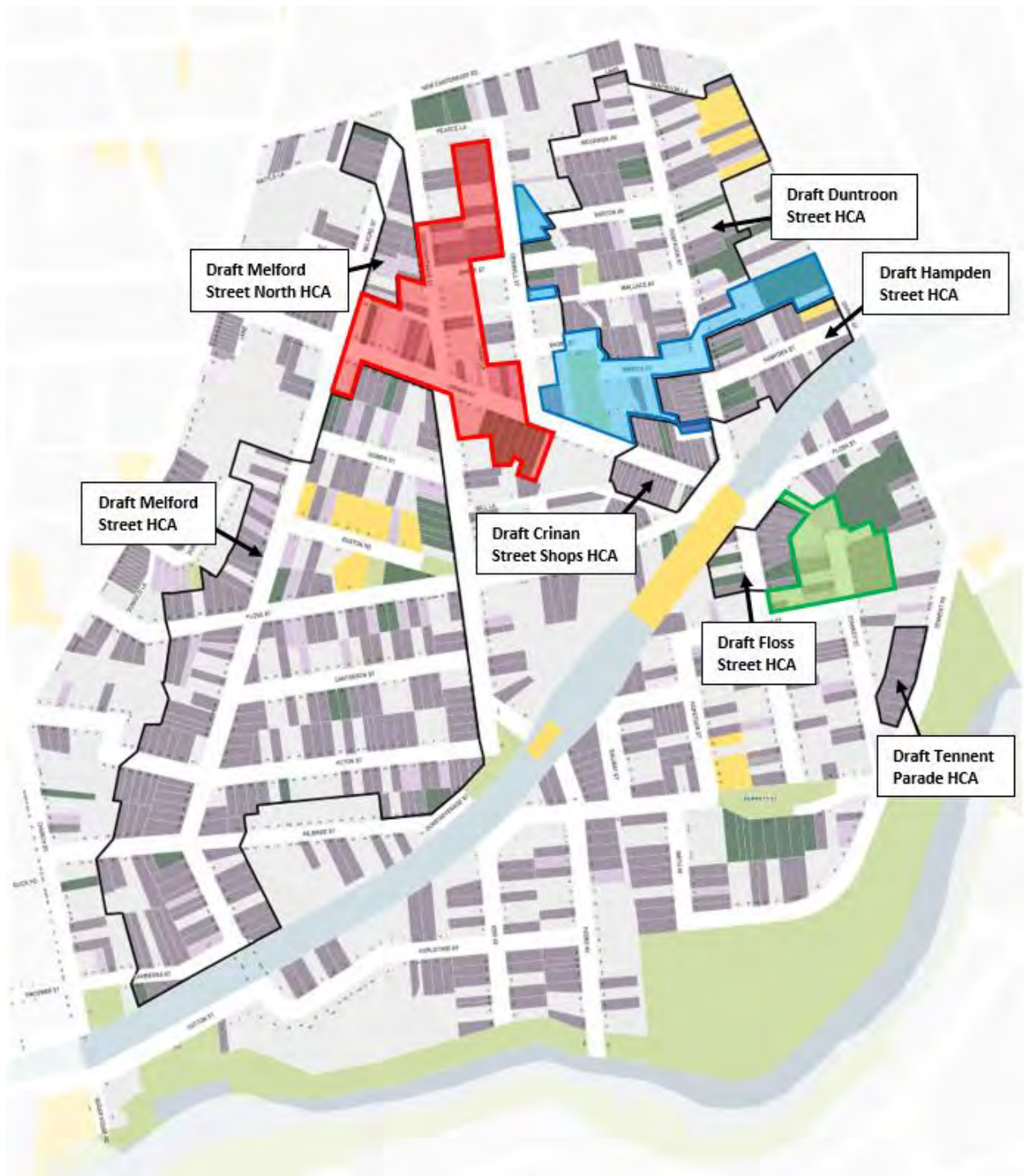


Figure 20: Proposed additions to HCA boundaries

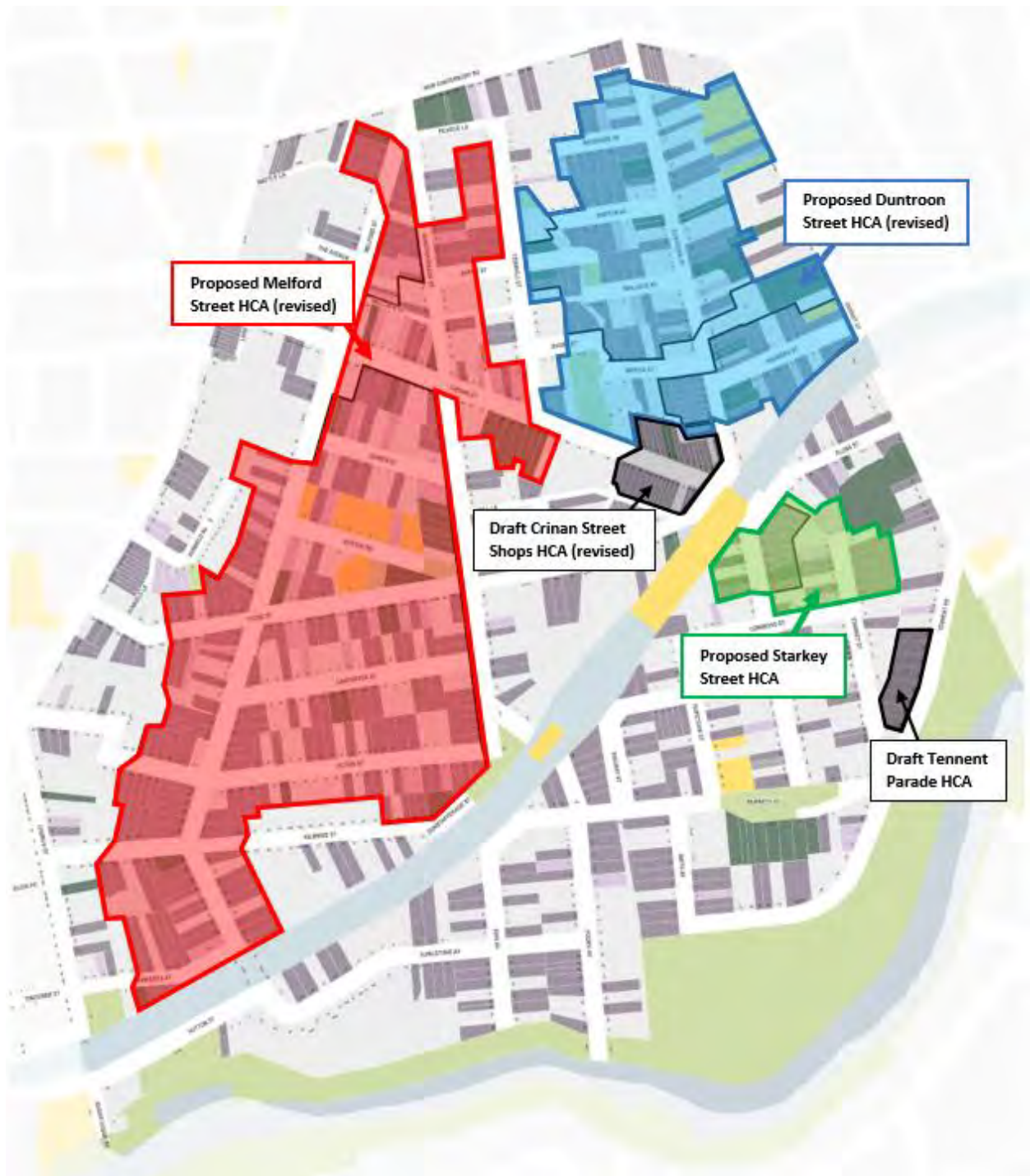


Figure 21: Proposed revised draft HCAs

6. NEW HCA SOUTH OF RAILWAY

6.1. Introduction

The following section presents the assessment in relation to those submissions which requested that a new HCA be established south of the railway. A visual inspection of the area, in particular those properties which were specifically mentioned on Hopetoun Street, was undertaken so as to determine if the area south of the railway meets the threshold for the creation of a new HCA. This was undertaken using the property rankings that had been developed previously in the HP HA Study.

The following table details the visual assessment of the area south of the Railway; which consists of Hopetoun, Railway and Burnett Streets and Foord Avenue.

6.2. Submissions


The following is a summary of the points raised in the submissions in relation to the creation of a new HCA south of the railway:

- All heritage-listed houses within Hurlstone Park are contained within an HCA with the exception of those properties at 19 and 23-27 Hopetoun Street;
- Properties on the northern end of Hopetoun Street have remained unchanged when considered against a 1912 Broadhurst photograph;
- The landscape setting of this area, with its mature trees and vegetation, walkways and proximity to the railway line is unique;
- The area south of the railway contains 4 of 22 heritage-listed houses in Hurlstone Park and 70% contributory buildings; and
- The proposed HCA encompasses the western half of the 1st Subdivision (1901) of Jeffreys Estate (DP 3849), one of the oldest subdivisions in Hurlstone Park.



6.3. Assessment

6.3.1. Hopetoun Street Assessment

Hopetoun Street	Assessment
<p>19</p> 	<p>SHI Form Description for heritage item 'Hopetoun Street Group' (item no. I138):</p> <p><i>Group of brick Federation houses showing a variety of styles, but great similarity in form and materials. Slate or terracotta hipped and gabled roofs and bow verandahs at front to all houses except 25 with porch are their common features. Most retain original detail.</i></p> <p>CPH Assessment:</p> <p>The heritage-listed properties along the eastern side of Hopetoun Street, while architecturally distinctive, do share various similarities. They are all Federation period dwellings which contain sandstone lower courses and face brick upper courses, sandstone boundary walls and large chimneys.</p>
<p>23</p> 	<p>Although these are much larger and more elaborate Federation dwellings than the remainder of the properties within the general area, they are similarly defined by their landscape context in relation to the railway line.</p>
<p>25</p> 	<p>As Hopetoun Street continues north, the properties become less cohesive, with an increasing number with unsympathetic modifications. No. 17 Hopetoun Street is an appropriate inclusion within the HCA, as it is a contributory item, however it has been determined that the properties north of this would not warrant inclusion within an HCA.</p>

Hopetoun Street	Assessment
<p>27</p> 	

6.3.2. Railway Street Assessment

Railway Street	Assessment
<p>2-10</p>  	<p>2-10 Railway Street constitute a streetscape with high integrity. Although the original roofs, chimneys and boundary walls have been replaced, they retain their face brick facades, gable infill decoration and verandah columns. Some appear to retain their original windows. Modifications are, for the most part, sympathetic or easily reversible. These dwellings retain a high degree of integrity as a group of Federation period workers cottages; a more modest form than those dwellings located at a higher elevation on Hopetoun Street.</p> <p>As one continues west along Railway Street, other medium-high integrity examples of Federation-period dwellings are located at 3, 5 and 12. As Railway Street bends to the south, the eastern side of the street is characterised by more modest Federation period dwellings and some unsympathetically-modified and low-integrity examples. Others still appear to have been replaced with 1970's/80's brick dwellings which, while inconsistent with the Federation/Inter-War character of this area, are still sufficiently consistent in streetscape terms to be included in a HCA.</p> <p>The western side of Railway Street contains a green landscaped strip, which lies immediately to the east of the properties fronting Foord Avenue to the west. This is lined by a row of mature pine trees planted at regular intervals and which give the street a distinctive character</p>

Railway Street

Assessment

3 & 5



12



Eastern Side



Railway Street

Assessment

18




20





Green landscaped strip along Railway Street





Railway Street	Assessment
	

6.3.3. Foord Avenue Assessment

Foord Avenue	Assessment
<p>5A-15</p>  	<p>The properties at 5A-15 Foord Avenue are situated within a low-lying area, setback from the street by a gently sloping nature strip and concrete pedestrian way. The properties are remarkably cohesive and retain their original facebrick facades, brick verandah columns, windows, awnings and decorative gable infill. Some retain their original roofs and finials. A lowset boundary wall with textured brickwork runs the length of the properties and further enhances their cohesive appearance.</p> <p>Like those found in Railway Street, these properties are more modest examples of Inter war architecture. The row of pines which lines Railway Street to the east also provides a scenic backdrop to the Foord Avenue properties also.</p>



6.3.4. Burnett Street Assessment

Burnett Street	Assessment
<p data-bbox="199 1025 256 1055">7-11</p>  	<p data-bbox="847 1016 1434 1238">Burnett Street does not appear to have been part of the original Jeffrey's Estate subdivision. For this reason, the properties perpendicular to Railway Street and Burnett Street offer little in terms of the streetscape. East of Railway Street, however, the properties at 7-11 Burnett Street constitute a group of elaborate Federation-era dwellings with intricate timber fretwork and decorative gable infills.</p> <p data-bbox="847 1283 1434 1451">The property at No. 7 is a particularly ornate example, with its stippled plaster façade and large finial. This is consistent with the observation that, as one ascends the hill and moves further from the railway line, the dwellings become increasingly ornate, such as those located nearby at 17-23 Hopetoun Street.</p>

6.4. Conclusions

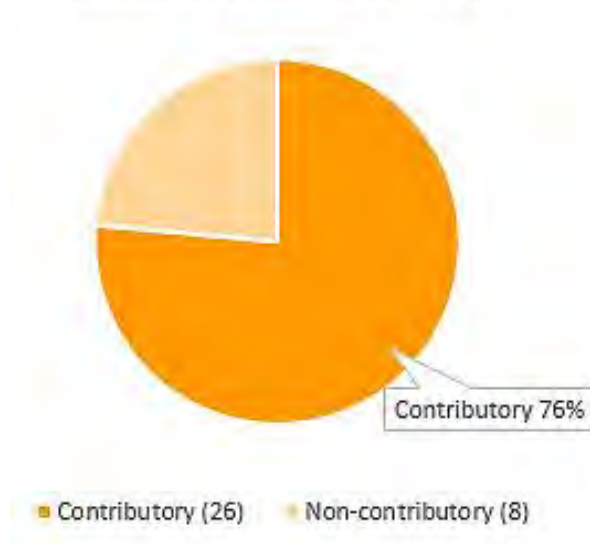
Following the above assessment, the boundaries as shown below were established for a new HCA named Railway Street HCA, which encompasses parts of Hopetoun, Burnett and Railway Streets and Foord Avenue (Figure 22).

Recommended name: Railway Street HCA

The following observations have been factored into the designated boundaries of the HCA, as depicted below (Figure 22):

- The HCA is defined by the topography, landscape context and proximity to the railway and the gradual transition from more substantial and ornate dwellings, such as those on Hopetoun and Burnett Streets, which gradually transitions to more modest examples as one continues down the hill, such as the workmen's cottages at Railway Street and Foord Avenue. It is acknowledged that the properties along Hopetoun Street are distinguished from the remainder of those within the HCA both architecturally and by their elevated setting.
- The properties from 2-10 Railway Street and 5A-15 Foord Avenue are particularly cohesive and deserving of protection.
- The HCA will enable the new development to be in keeping with the existing heritage item group at 19 and 23-27 Hopetoun Street.

Overall Breakdown HCA-D



	Recommended CPH
Contributory	26
Non-contributory	8
TOTAL	34



Figure 22: Proposed boundaries of new Railway Street HCA (indicated in orange)

6.5. Overview of Changes

The following map indicates all of the proposed draft HCAs recommended in this review (Figure 23).

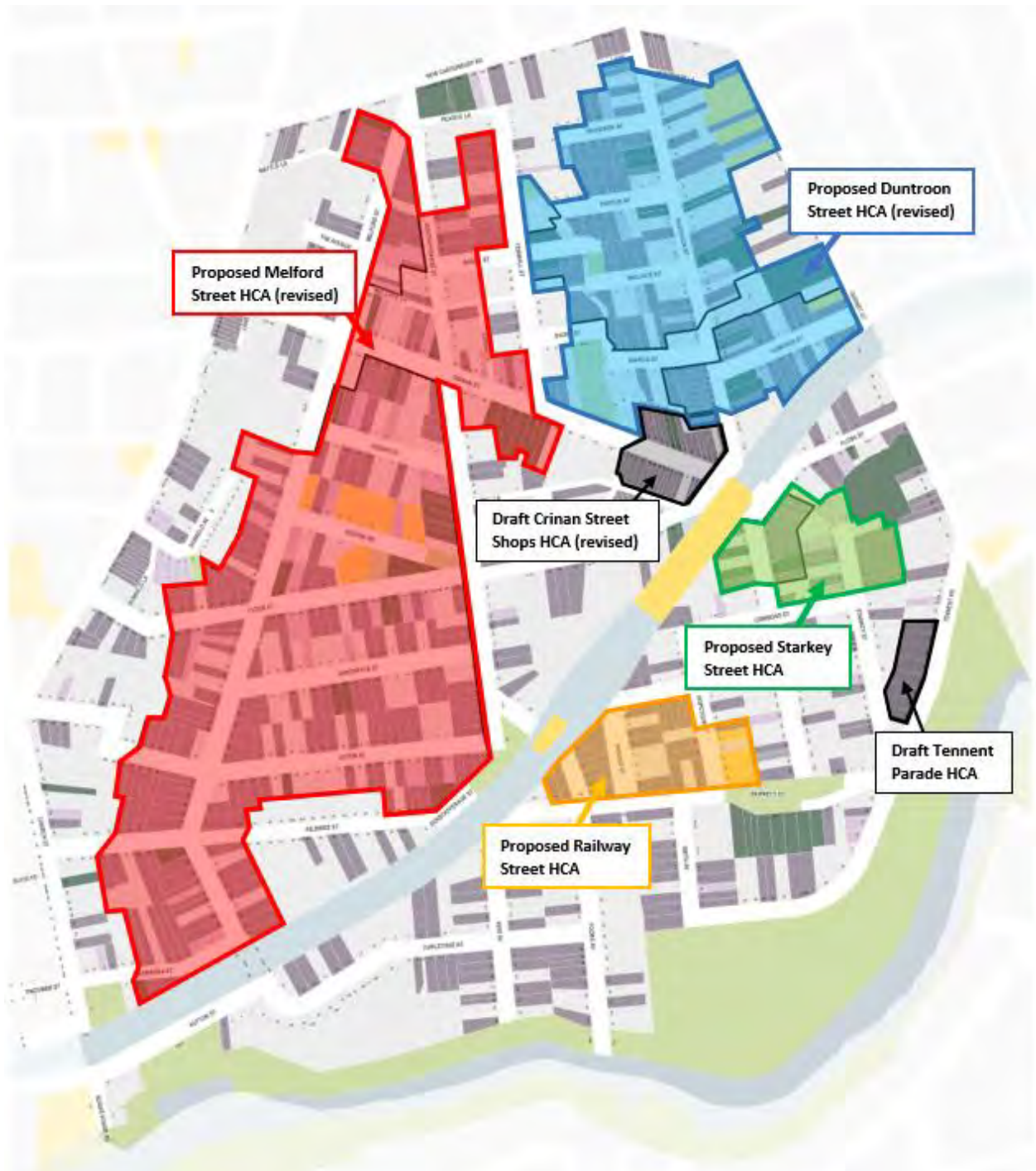


Figure 23: Proposed draft HCA boundaries, including draft Railway Street HCA

7. MAXIMUM HEIGHT LIMITS

7.1. Introduction

The following section presents an assessment of the submissions which referred to the maximum height limits in the Hurlstone Park town centre B2 zones.

- As part of the Planning Proposal, Council proposed a reduction in the maximum building height control in the B2 zones within HCAs (Crinan Street Shops and Floss Street) from 14 metres to 11 metres.
- This was to reduce the building height from 4 storeys (which is possible under the current maximum building height) to 3 storeys. It was considered that 3 storeys building height would create a better fit with the prevailing single and two storey heights in the HCAs.
- Council has received objections to the reduction in maximum building height. Submissions were also received supporting the change in maximum building height or requesting that the proposed building height be further reduced.
- Submissions were received in relation to reducing the building height of B2 zoned properties that adjoin the HCAs but are not part of them.

7.1.1. Summary of key issues raised in the submissions

The following summarises the key issues raised in the submissions in relation to the building heights within the HCAs:

- Inconsistent building zones and building height limits in Floss Street HCA.
- Keep 30 Floss Street, the Chambers, as the landmark building in Hurlstone Park.
- Paul Davies' study did not make recommendations for a height restriction from 14 metres to 11 metres.
- Subjective reasons given for the height changes (e.g. '14 metres limit will allow up to 4 storey development, which is incompatible in scale with these buildings.'
- There would be limited opportunities for any new infill buildings except where the existing facades would be required to be retained to maintain the streetscape.
- The reduction of the B2 local centre zone building height from 14 metres to 11 metres reduces potential developmental value of the buildings affected by 25% - 30%.
- Concerns about the impact of reducing building heights on the vibrancy of the centre and ongoing viability of the shop buildings.
- Reduce the proposed 11 metre height limit to 8 metres.
- Reduce the maximum building height of the B2 zone south of the Railway line to 10 metres.

7.1.2. Height Analysis

The following section presents assessment of the existing heights for the Crinan Street shops. The below heights indicated for the Crinan Street shopfronts are intended as an approximation only. Measurements were taken using a Bosch PLR 40c laser range finder from ground level (on the southernmost point of each building) to the underside of the awning. Each measurement (right) has been used as a relative scale and is represented (left) by each alternating red/blue line. As Crinan Street slopes significantly to the north, an additional 0.5 metres has been factored into each height approximation to allow for this discrepancy.

Note: Heights, as indicated for the Crinan Street shopfronts (Figure 28), are an approximation only.



Figure 24: Measurement of 3.096 metres from ground level to the underside of the awning (represented by each alternating red/blue line)

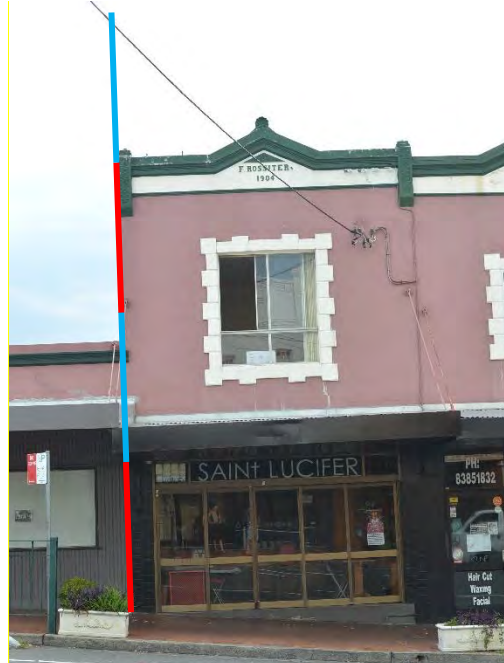


Figure 25: Measurement of 2.651 metres from ground level to the underside of the awning (represented by each alternating red/blue line)

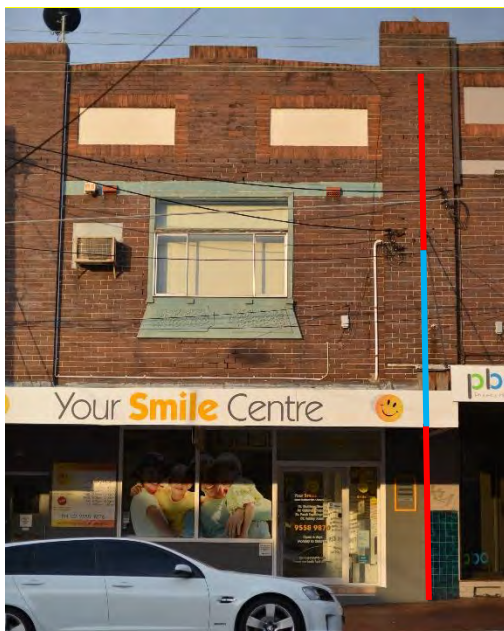


Figure 26: Measurement of 2.820 metres from ground level to the underside of the awning (represented by each alternating red/blue line)



Figure 27: Measurement of 3.447 metres from ground level to the underside of the awning (represented by each alternating red/blue line)

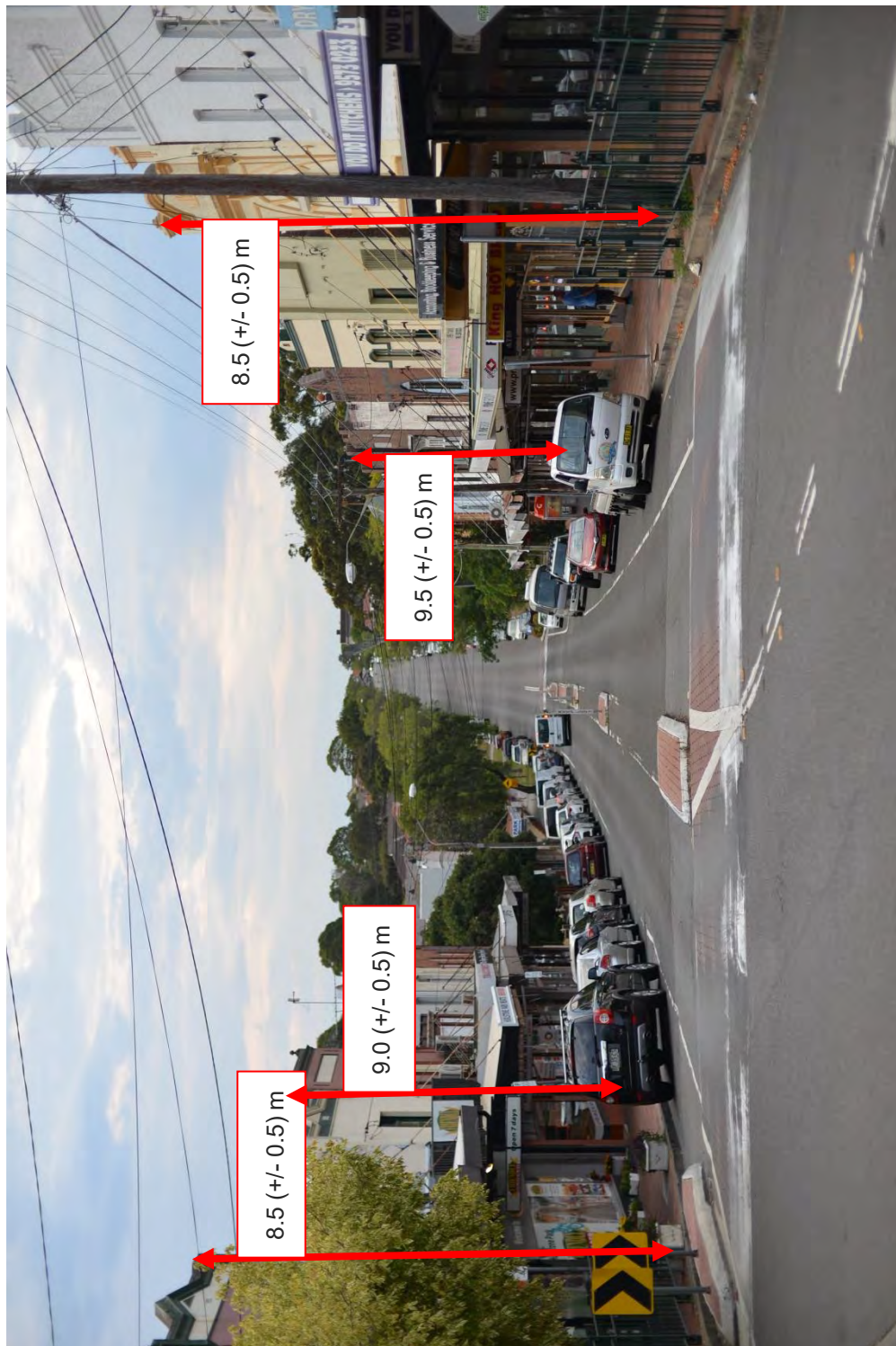


Figure 28: Approximate building heights along Crinan Street (ground level to top of parapet)

7.2. Vasiliades v Canterbury-Bankstown Council [2017] NSWLEC 1514

In September 2017, the Land and Environment Court (LEC) refused Development Application DA-560/2016 for the construction of a four-storey mixed use development comprising ground floor retail, basement parking and three levels of boarding rooms at 118 Duntroon Street and 36 Floss Street, Hurlstone Park. This is of relevance because of the location of these sites within Hurlstone Park town centre.

In the first instance, Council refused the application for the following reasons:

- The proposal was not compatible with the character of the local area;
- The building was out of context with the proposed heritage conservation area (HCA);
- The proposal exceeded the height limit for the site under the new, local environmental plan controls; and
- The access, parking and loading area will affect the amenity of adjoining properties.

These reasons were supported by the Court given that the fundamental issue in this appeal related to the prominence of the height of the building in the context of Floss and Duntroon Streets, which was considered uncharacteristic and having a detrimental impact on the streetscape. Therefore, the proposed development was considered inappropriate for its context and incompatible with the current and desired future character of the local area.

Considerations related specifically to the height of the proposed building, as addressed by Council, include:

- The proposed development having a detrimental impact on the significance of the proposed Floss Street HCA, Hurlstone Park town centre and the Hurlstone Park Railway Station;
- Impact of the development on the solar access of adjoining properties;
- Overshadowing of Hurlstone Park Railway station;
- The proposal sought a variation on height, but the required variation request was not included in the application; and
- The proposed development did not adequately respond to the unique circumstances of the site.

Accordingly, the Court decided the application warranted refusal based on the above grounds, including the fundamental issue of incompatibility of the proposal within the existing context. In detailing his findings, the Commissioner D M Dickson considers the matter of compatibility of a proposal and notes the guidance provided in Roseth SC in *Project Venture Developments* in the assessment of whether a development would be compatible. Roseth SC "considered that for a development to be compatible it is to be capable of existing together in harmony and is different to sameness. He stated at [22] it is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, the harmony is harder to achieve."

One of the two tests that Roseth SC suggested is:

26 For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. In some areas, planning instruments or urban design studies have already described the urban character. In others (the majority of cases), the character needs to be defined as part of a proposal's assessment. The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping. In special areas, such as conservation areas, architectural style and materials are also contributors to character.

27 Buildings do not have to be the same height to be compatible. Where there are significant differences in height, it is easier to achieve compatibility when the change is gradual rather than abrupt. The extent to which height differences are acceptable depends also on the consistency of height in the existing streetscape."

30 Conservation areas are usually selected because they exhibit consistency of scale, style or material. In conservation areas, a higher level of similarity between the proposed and the existing is expected than elsewhere. The similarity may extend to architectural style expressed through roof form, fenestration and materials.

Commissioner Dickson utilised the framework in *Project Venture Developments* and states that:

... I am not satisfied that the proposed building is compatible with the context of the site, is in harmony with the buildings around it, or the character of the street. I have formed this view on the basis of the following reasoning:

... it can be appropriate to have a building larger than a single storey on the site, and that 3 storeys is an appropriate form;

... the design and presentation of the fourth floor, as detailed in the plans before the Court, is uncharacteristic in the immediate context and the broader setting.

... the development does not achieve the objective of having "scale that this visually compatible with adjacent buildings an heritage buildings were this may require the height of the new development to (be) lower than the permitted height"

...

Currently the foremost building in the immediate context of the site is the tall parapeted building at 30 Floss Street (Consult Group building). I am satisfied that this building form, located at the top of a prominent rise, sets the datum for an appropriate maximum height for this group of buildings. The exceedance of this datum by the proposed building contributes to its lack of compatibility.

... the proposed development will compete and detract from the existing Consult Group building's prominence. This impact arises from the height of the building at a distant view, but also from its visibility at an oblique angle due to the orientation of the site.

In stating his decision Commissioner Dickson states:

On the basis of my findings at paragraph [68] I find that the development is not compatible and that the application warrants refusal on the grounds the development has a detrimental impact on the current and desired future character of the locality (pursuant to s 79C(1) (b) of the Act).

7.3. Urban Design Analysis of Hurlstone Park Town Centre

The Hurlstone Park Town Centre is characterised predominantly by two storey terrace shop buildings north of the railway line extending on Crinan Street, and a smaller cluster of shops south of the railway line. The centre is in a highly accessible position at the convergence of rail and road-based transport routes.

The existing character and subdivision pattern of the area around the railway station shown in Figure 29 is distinct and unique to Hurlstone Park. This is evident through a high proportion of early buildings mostly from the Federation period, which provide consistency at a level not evident elsewhere in the LGA, although the integrity of streets varies across the area and beyond. There is a cohesive low-scale and traditional development which gives this uniqueness and dominant historic character to the area. Views and vistas down from and up to the station along Crinan Street set the urban context and provide an extensive panorama to the north. The ends of the centre are also visually prominent.

The Planning Proposal exhibited in 2017 included most of the town centre within the Crinan Street Shops and Floss Street HCAs (some more modern or altered buildings were excluded). This was on the basis of the heritage assessment undertaken by Paul Davies. CPH's assessment is that this HCA designation is justified.



Figure 29: Hurlstone Park Town Centre aerial view demonstrating converging streets and heavy railway line (Source: Six Maps)

As outlined in Section 2.4 previously, the Hurlstone Park town centre is located within the Sydenham to Bankstown Urban Renewal Corridor. Recent changes in policy direction has meant the draft Sydenham to Bankstown Urban Renewal Corridor Strategy is to be a principle based high level strategy with Council leading the planning for the Hurlstone Park section of the corridor. The second draft of the Sydenham to Bankstown Urban Renewal Corridor Strategy saw recognition of the proposed HCAs and a significant reduction in dwelling number targets for Hurlstone Park from 1,000 to 100.

In general terms state and regional level strategic planning seeks to increase residential density in locations adjacent to major transport infrastructure and existing town centres to take advantage of high levels of accessibility and amenity. While Hurlstone Park is a Sydney Metro station precinct, it is also a centre with a high level of heritage significance as well as being one of the Council's smaller neighbourhood centres. This means that a different approach needs to be taken when considering growth and change in the centre. Protecting and reinforcing the character of this centre and maintaining the two storey 'street wall' established by the shopfronts need to be acknowledged as important urban design considerations for the Hurlstone Park town centre.

Council is proposing a reduction in building height in the centre where covered by an HCA from 14 metres to 11 metres. The intention of this height reduction was to achieve compatible additions to existing buildings in the centre and for new development covered by a draft HCA, by restricting maximum building height from four storeys to three storeys.

The Gateway determination for the Planning Proposal considered the strategic issue of the proposed reduction in building height (and therefore density), and determined it was of minor significance.

The centre has distinct northern and southern sides (divided by the railway line) each with different characteristics. Because of this it has been considered appropriate to undertake a separate assessment for each side.

7.3.1. Town Centre northern side of Railway Line

The northern side of the Town Centre is characterised predominantly by two storey terrace shop buildings extending along each side of Crinan Street between Hurlstone Park Railway Station and the Hurlstone Memorial Reserve. This creates a distinctive 'street wall' and visual frame for town centre's main street.

Based on the outcomes of the compatibility test evidenced in *Vasiliades v Canterbury-Bankstown Council*, the current permissible 14 metre maximum height (which would allow a four storey built form) has the potential to allow for a development that is incompatible with the context and is not in harmony with the buildings in the town centre or the character of the streets around it. Hence the resulting impact would be detrimental if the maximum building heights are not managed in consideration with the compatibility of any new development.

Comparative modelling has been undertaken to illustrate the impact of three storey and four storey development in this part of the town centre, noting that the draft HCA designation means that the existing predominantly two storey Federation shop buildings will be retained. As such three storeys development equates to a single storey addition, and four storey development to a two storey addition.



Figure 30: Illustrative example of Crinan Street shopfronts (eastern side) with single-storey additions applying setbacks based on the original main building front roof form shown in Figure 34 below. View is looking north from the Hurlstone Park Station.



Figure 31: Illustrative example of Crinan Street shopfronts (eastern side) with two-storey additions applying setbacks based on the original main building front roof form shown in Figure 34 below. View is looking north from the Hurlstone Park Station.



Figure 32: Illustrative example of Crinan Street shopfronts with single-storey addition. While the minimum front setback proposed is 6 metres, the setback is slightly greater in the modelling to coincide with the stepping down element of the side parapet for a better design outcome. View is looking south from the northern edge of the western side shops of Crinan Street.



Figure 33: Illustrative example of Crinan Street shopfronts with two-storey addition applying a slightly greater than 6 metres setback to coincide with the stepping down element of the side parapet as described in Figure 32. View is looking south from the northern edge of the western side shops of Crinan Street.



Figure 34: Aerial view of the northern side of railway line showing the overlaid 1943 (original) building main roof setbacks that were applied for the setbacks seen in Figures 30 and 31

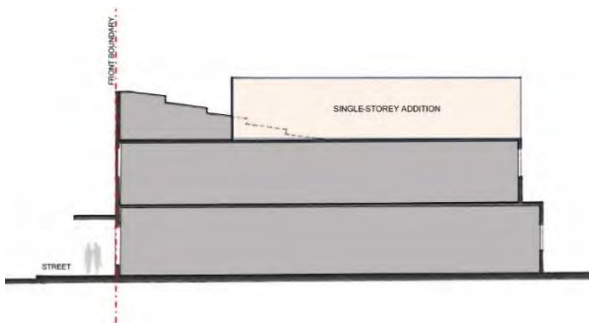


Figure 35: Sectional illustration of single-storey addition with appropriate front setback (a slightly greater than proposed minimum 6 metres front setback shown here in order to coincide with the stepping down element of the side parapet for a better design outcome).

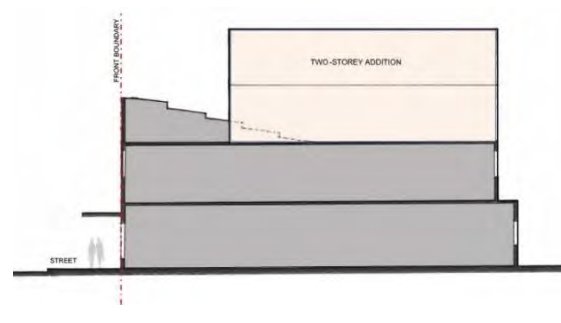


Figure 36: Sectional illustration of two-storey addition with appropriate front setback (a slightly greater than proposed minimum 6 metres front setback shown here in order to coincide with the stepping down element of the side parapet for a better design outcome).

The comparative modelling in Figures 30 – 33 above, clearly show the overwhelming impact of the four storeys bulk (created by a two storeys addition) versus three storey bulk (created by a single storey addition) with appropriate front setbacks applied for both. Single storey additions will have minor impact on the overall bulk and streetscape presentations of the shops, while the two storey additions will have a significant impact on the scale, proportions and streetscape presentations of the shops and will significantly change the character of the traditional shopping strip.

The modelling illustrated in the above images used different front setbacks for each side of Crinan Street. These will be the setbacks recommended for any future development.

For the western side of Crinan Street a minimum front setback of 6 metres is recommended. This is an appropriate minimum setback for upper level additions in this location. The modelling in Figures 32 and 33 however employed a slightly greater setback to take into account design considerations (reflecting real life practice) - as noted and described in the associated explanatory text. Even with the greater setback the four storey building option was not acceptable.

However, a 6 metres setback is not suitable for the shops on the eastern side of Crinan Street due to the unusual allotment shapes and placement of buildings. Therefore, it is more appropriate to have a setback line for this side of the Crinan Street shopping strip that is based on the principal building form (for the original front building roof form - see Figure 34). The depth of the original building front roof forms generally ranges between 7 metres and 9 metres.

The principal building form (original building front roof form) on the western side is generally setback by 9 metres but the modelling was made with a slightly greater than proposed minimum 6 metres setback to show the minimum appropriate front setbacks for upper level additions. Any further encroachment to the front boundary less than 6 metres would impact adversely the scale, proportions and character of the town centre.

It is noted that the minimum front setback in the draft Heritage DCP controls exhibited by Council that was proposed to apply for Retail and Commercial Buildings is 4 metres (but may be greater depending on site circumstances). It is considered that this minimum front setback control is not adequate in Hurlstone Park, and should be varied to reflect the analysis outlined above.

Based on the outcomes discussed above, in achieving a compatible new development within the town centre, it is important that a design approach where upper levels are appropriately set back from the street boundary should be implemented to reduce the visual effect on the existing distinctive urban character and setting of the centre when viewed from the public realm (i.e. from Crinan Street at footpath level). The commercial properties within the centre also have a depth of some 40 metres, providing sufficient depth to articulate building height between the front and rear of those properties. While the topography of the street would make it difficult to conceal upper level development entirely, establishing appropriate setbacks as

discussed would ensure that the existing traditional shopping strip street wall retains its prominent character as the defining framing element of the streetscape. Effective management of design quality would also ensure that new upper level development was complementary to the original form and in sympathy with the heritage context.

According to the height study provided previously in this report, some existing facades are in the order of 9-10 metres in height. A 3 storeys building that comprises a retains an existing 2 storey shop building with a single storey upper level extension will have a height of 10-11 metres (assuming a floor to floor height of 3.1 metres and allowing an additional 1.5 metres for additional floor to ceiling height of the existing floors).

The distribution of building bulk and design quality of an upper level additions as well as their relationship to the existing form can be effectively managed by establishing the necessary design controls via a DCP. Appropriately located and finished additions with a high level of design quality, can serve to complement and highlight the character of the existing built form.

Given consideration to the difficulty in achieving a visually compatible development within the existing historic, unique and valued neighbourhood character of the Hurlstone Park town centre, as evidenced and tested in *Vasiliades v Canterbury-Bankstown Council*, it is recommended that Council maintains its position in regarding reducing building height for the area.

Recognising the existing heritage character of the centre, suitable measures should be incorporated into the DCP to appropriately manage streetscape impacts of building bulk in relation to the heritage and character of the centre. Potential measures as discussed previously in this report may include:

- Implementing the recommendations made in this report.
- Requiring setbacks in line with the modelling outcomes discussed above (i.e. minimum 6 -metres setback for western side shops and setting a setback line shown at Figure 34 for the eastern side shops) for any new development above original envelopes so that original scale and parapets are not overwhelmed and to maintain the integrity and dominance of the existing traditional street wall;
- Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views by considering the guidelines provided in the joint Heritage Council of NSW publications titled *Design In Context* and *Design Guide for Heritage*;
- Requiring any new proposal which seeks to replace a non-contributory building to adopt a maximum 2 storey plus parapet street wall. Any development above should be setback appropriately from the street wall and be limited to single storey; and
- Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing. Reference should be made to the above noted publications in this regard.

Excerpts from the Marrickville DCP 2011 have been provided in Attachment C as a guide as it contains comprehensive controls for the appropriate development of heritage shopfronts. These controls address issues of form, scale, setbacks and design which may be appropriate for Hurlstone Park.

7.3.2. Town Centre southern side of Railway Line

The characteristics of the town centre on the south side of the railway station are relatively different to the northern side. It contains a much small number of shops of a less uniform nature and lacks a distinct main street. The difference is also due to the topography, although the historic subdivision pattern remains intact together with the majority of the low-scale development fronting the station. In relation to maximum building heights, it was determined that the overall character of this area is less commercial in nature.

It is also clear that the southern side has a landmark building 'The Chambers' at 30 Floss Street, which was considered in the *Vasiliades v Canterbury-Bankstown Council* appeal decision as setting the maximum building height for this area. The building's location, directly opposite the central thoroughfare of Crinan

Street and at an elevated point which overlooks the adjacent commercial centre, implies that it is intended to be a prominent and iconic building within the Hurlstone Park commercial/railway precinct.

The setback for the southern side is based on the exposure of the 30 Floss Street embellished front portion rather than on the principal building form of the adjoining buildings. The front roof form of 28 Floss Street has already been modified. 32-34 Floss Street have almost flat roofs while the roofing of 32 Floss Street appears to be relatively new. A minimum 6 metres front setback should be applied to any additional level to provide an appropriate level of setback and for consistency across the town centre, in particular with the western side of Crinan Street.

In order to maintain the landmark attributes and architectural quality of the building, the DCP controls should specify that 30 Floss Street could not accommodate any vertical additions beyond the height of the parapet line, and any single storey additions at 28 and 32-34 Floss Street on either side, should be setback beyond the front embellished and parapeted section of "The Chambers" building as shown in Figure 38.

Embellishment on its northern, western and eastern facades further suggests that the building was designed to be viewed from all approaches. Any single-storey additions to 28 and 32-34 Floss Street would therefore need to consider views toward 30 Floss Street. This could be achieved by:

- The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38.
- The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building.
- The existing front setback of 26 Floss Street could be brought forward to the street boundary but the maximum height for this property (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics.
- The existing house at 26 Floss Street can be demolished and replaced with a commercial development consistent with the B2 zone provided that any internal and external intact elements such as fireplaces and floorboards (if any), windows and doors are salvaged and recycled at a second-hand conservation warehouses/shops. The existing house is not considered to be an exemplar or intact for its period and style.
- The new controls for 26 Floss Street deal with the submissions received concerned about the maximum building height for this property not being in keeping with the remainder of the centre on the southern side.



Figure 37: Suggested minimum 6 metres front setbacks to single-storey additions at 26-28 and 32 - 34 Floss Street, and 118 Duntroon Street, Hurlstone Park (indicated by orange line and red shading titled 'Single-storey building zone' (Source: Nearmap 2018)



Figure 38: Appropriate maximum building height for properties at 26, 28, 32-34 and 36 Floss Street and 118 Duntroon Street is set by the top cornice of “The Chambers” building at 30 Floss Street as indicated by the red line in the above image. The maximum height for the single-storey building zone (including parapets) is set by the cornice below the first-floor façade’s window sill as indicated by the orange line. Extent of the side elevation(s) and front façade of the “The Chambers” Building that must be maintained exposed and uninterrupted is highlighted in orange shading.

8. REQUESTS FOR LISTINGS

8.1. Assessment

The below section presents an assessment of individual properties for which a request for listing was received. In the absence of additional research, a recommendation for listing cannot be made. Where a property has been assessed to represent:



- an outstanding example technically;
- an outstanding example aesthetically; or
- a high level of cohesion with neighbouring dwellings

it has been recommended that additional historical research be undertaken so as to explore the potential for listing.




An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one of the following criteria:⁵

- a) *an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- b) *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);*
- c) *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);*
- d) *an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*
- e) *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- f) *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- g) *an item is important in demonstrating the principal characteristics of a class of NSW's*
 - *cultural or natural places; or*
 - *cultural or natural environments.**(or a class of the local area's*
 - *cultural or natural places; or*
 - *cultural or natural environments.)*




⁵ 'Assessing Heritage Significance', 2001, NSW Heritage Office

Acton Street	Assessment
<p>56</p> 	<p>Submission Notes:</p> <p>Recommends that property be heritage listed.</p> <p>Paul Davies Assessment:</p> <p>Contributory within Melford Street HCA (Appendix A)</p> <p>CPH Assessment:</p> <p>Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation architecture Does not satisfy criteria for individual listing
Barton Avenue	Assessment
<p>1</p> 	<p>Submission Notes:</p> <p>Recommends that property be heritage listed on the basis of its intactness and coherence.</p> <p>Paul Davies Assessment:</p> <p>Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment:</p> <p>Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies <i>Criteria c)</i> and, if contemporaneity could be demonstrated, <i>a)</i> and/or <i>g)</i>




Barton Avenue	Assessment
<p>3</p> 	<p>Submission Notes: Recommends that property be heritage listed</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)
<p>5</p> 	<p>Submission Notes: Recommends that property be heritage listed</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)
<p>6</p> 	<p>Submission Notes: Recommends that property be heritage listed</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)




Barton Avenue	Assessment
<p>8</p> 	<p>Submission Notes: Recommends that property be heritage listed</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)
<p>10</p> 	<p>Submission Notes: Recommends that property be heritage listed</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)
<p>12</p> 	<p>Submission Notes: Recommends that property be heritage listed</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) or potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)




Duntroon Street	Assessment
<p>45</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for individual listing
<p>49/51</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Non-contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Upgrade to contributory status is recommended - medium integrity example of Federation period architecture with reversible unsympathetic alterations/modifications Does not satisfy criteria for listing
<p>63</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period architecture Does not satisfy criteria for listing

Duntroon Street	Assessment
<p>71</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Hampden Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) or potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Further research is recommended to ascertain whether this property represents a rare corner-style Federation dwelling. If so, listing is recommended on the basis that it satisfies Criteria c) and f) Now buffered by additions to HCA
Dunstaffnage Street	Assessment
<p>9</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory (not within an HCA)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Federation period architecture Does not satisfy criteria for listing
<p>10</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Melford Street North HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Federation period architecture Does not satisfy criteria for listing

Dunstaffnage Street	Assessment
<p>11A</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Non-contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory (not within an HCA)</p> <ul style="list-style-type: none"> Upgrade to contributory status recommended - medium integrity example of Federation period architecture Does not satisfy criteria for listing
<p>14</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Melford Street North HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - low-medium integrity example of Federation period architecture Does not satisfy criteria for listing
<p>16</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Melford Street North HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period architecture Does not satisfy criteria for listing




Dunstaffnage Street	Assessment
<p>18</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Non-contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Non-contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Does not satisfy criteria for contributory status Does not satisfy criteria for listing
<p>19</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>23</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing




Dunstaffnage Street	Assessment
<p>25</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Federation period architecture Does not satisfy criteria for listing
<p>31</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Non-contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example Californian Bungalow architecture Does not satisfy criteria for listing
Fernhill Street	Assessment
<p>4</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - low-medium integrity example of Federation period architecture Does not satisfy criteria for listing




Fernhill Street	Assessment
<p>6</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>8</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>9</p> 	<p>Submission Notes: Part of a general request for listing</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory (not within HCA) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Inter-war/Federation period architecture Does not satisfy criteria for listing




Fernhill Street	Assessment
<p>10</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>16</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Federation period architecture Does not satisfy criteria for listing
<p>22</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Federation period architecture Does not satisfy criteria for listing




Fernhill Street	Assessment
<p>23</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Non-contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Upgrade to contributory status is recommended - medium integrity example of Federation period architecture with reversible unsympathetic alterations/ modifications Does not satisfy criteria for listing
<p>24</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>34</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Federation period architecture Does not satisfy criteria for listing


Fernhill Street	Assessment
<p>35</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Non-contributory (not within HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Melford Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Upgrade to contributory status is recommended - medium integrity example of Federation period architecture with reversible unsympathetic alterations/modifications Does not satisfy criteria for listing
<p>36</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>37</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Non-contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> Upgrade to contributory status is recommended - high integrity example of an Inter-war period apartment dwelling Does not satisfy criteria for listing


Fernhill Street	Assessment
<p>41</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Non-contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> Upgrade to contributory status is recommended - medium integrity example of Federation period architecture with unsympathetic rear addition Does not satisfy criteria for listing
Floss Street	Assessment
<p>5</p> 	<p>Submission Notes: Over 100 years old and retains many original features, including moulded plaster ceilings, stained glass windows and a largely intact front façade.</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>74</p> 	<p>Submission Notes: Montgomery Place' is a complex of townhouses dated to the 1970s and is an excellent urban development.</p> <p>Paul Davies Assessment: Non-contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Non-contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> Does not satisfy criteria for listing


Marcia Street	Assessment
<p>1</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>5</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>6</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Californian Bungalow-style architecture Does not satisfy criteria for listing

Marcia Street	Assessment
<p>7</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Federation period architecture Does not satisfy criteria for listing
<p>9/11</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium integrity example of Inter-war period architecture Does not satisfy criteria for listing
Railway Street	Assessment
<p>2</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Inter-war period cottage architecture Does not satisfy criteria for listing




Railway Street	Assessment
<p>4</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Inter-war period cottage architecture Does not satisfy criteria for listing
<p>6</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Inter-war period cottage architecture Does not satisfy criteria for listing
<p>8</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Inter-war period cottage architecture Does not satisfy criteria for listing




Railway Street	Assessment
<p>10</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment: Contributory within Railway Street HCA (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Inter-war period cottage architecture Does not satisfy criteria for listing




Short Street	Assessment
<p>1</p> 	<p>Submission Notes: Landmark example of a local Federation house.</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period architecture Does not satisfy criteria for listing

Wallace Avenue	Assessment
<p>1</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing

Wallace Avenue	Assessment
<p>2</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing
<p>3</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within 'Duntroon Street' HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Satisfies <i>Criteria c)</i> and further research is recommended for potential individual listing
<p>5</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Satisfies <i>Criteria c)</i> and further research is recommended for potential individual listing




Wallace Avenue	Assessment
<p>7</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - low-medium integrity example of Federation period architecture Does not satisfy criteria for listing
<p>10</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Satisfies <i>Criteria c)</i> and further research is recommended for potential individual listing
Woodside Avenue	Assessment
<p>2</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period architecture Does not satisfy criteria for listing

Woodside Avenue	Assessment
<p>3</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Inter-war period architecture Does not satisfy criteria for listing
<p>5</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Inter-war period architecture Does not satisfy criteria for listing
<p>6</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period architecture Does not satisfy criteria for listing

Woodside Avenue	Assessment
<p>8</p> 	<p>Submission Notes: Part of a general request for listings</p> <p>Paul Davies Assessment: Contributory within Duntroon Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period architecture Does not satisfy criteria for listing
Shops and other Buildings	Assessment
<p>Greek Café, 712-718 New Canterbury Road</p> 	<p>Submission Notes: Concern that these properties may be demolished.</p> <p>Paul Davies Assessment: Paul Davies' letter to Council (7 November 2016) ruled out the listing of this site on the grounds that: <i>We considered the buildings nominated and made a decision that even though they had some heritage value, they were not outstanding, rare or of high quality and did not justify an individual heritage listing nor did they form part of a precinct.</i></p> <p>CPH Assessment: Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - high integrity example of Federation period shopfronts These properties are not outstanding or rare examples of Federation architecture which do not satisfy the relevant criteria for local heritage listing.
<p>Shop frontages at 28-34 Floss Street</p> 	<p>Submission Notes: Requested that these be protected as they are generally unchanged since the Federation period.</p> <p>Paul Davies Assessment: Contributory within Floss Street HCA (Appendix A)</p> <p>CPH Assessment: Contributory within Starkey Street HCA (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity examples of late Federation period shopfronts Has potential to satisfy criteria for listing with further research. See discussion in Section 8.2.2.

Shops and other Buildings	Assessment
<p>Shop frontages at Crinan Street</p> 	<p>Submission Notes: Requested that these be protected as they are generally unchanged since the Federation period</p> <p>Paul Davies Assessment: Contributory within Crinan Street Shops HCA (Appendix A)</p> <p>Justification: <i>The shop/residence at No. 13 Crinan Street was built 1913 on a 1911 subdivision, the Fernhill Station Estate, and was operated initially as a shoe store with residence above 1913-1941. The shop/residence at No. 15 Crinan Street was built 1915 on a 1911 subdivision, the Fernhill Station Estate, by local builder Frederick Rossiter, and was initially leased out. The shop was sold in 1922 to Frederick Skelton. In 1927 the Skeltons moved the Hurlstone Park post office agency and drapery to No. 15, where it operated until 1950. The shopfront at No.15 appears to date from 1927 when the Skeltons moved the Post office agency and drapery store into the premises, as it features painted gold signage in the top hamper over the recessed entry reading "Drapery and Mercery" (Hurlstone Park HA Study (2016), p.33)</i></p> <p><i>The shops (13 & 15 Crinan Street) are considered to be "Contributory" buildings within the draft Crinan Street Shops Heritage Conservation Area, but not considered to be of a level of significance, historically or aesthetically, which would warrant local heritage listing as individual heritage items.</i> (Hurlstone Park HA Study (2016), p.33)</p> <p>CPH Assessment: Contributory within Crinan Street Shops HCA (Appendix B)</p> <p>Justification:</p> <ul style="list-style-type: none"> Contributory status justified - high integrity examples of Federation period shopfronts Although the Crinan Street shopfronts present a cohesive streetscape which dates to the early 20th century, they do not satisfy the relevant criteria for local heritage listing.

Shops and other buildings	Comments
<p>Shop frontages at 102 Canterbury Road</p> 	<p>Submission Notes: Requested that these be protected as they are generally unchanged since the Federation period.</p> <p>Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment:</p> <p>Contributory (not within an HCA) (Appendix B)</p> <ul style="list-style-type: none"> Contributory status justified - medium-high integrity example of Federation period shopfronts Has potential to satisfy criteria for listing with further research These shopfronts will form part of the Canterbury Road Corridor Review and will therefore require analysis within the context of new and surrounding development
<p>Former Masonic Hall, 65-69 Duntroon Street</p>   	<p>Submission Notes:</p> <p>Requested that this building to be listed as a heritage item or at least be included within the Duntroon Street HCA because:</p> <ul style="list-style-type: none"> The building dates to 1907 and, whilst the Duntroon St façade is modified, the remainder is in good condition Was used by freemasons for an extended period and is an important part of the social history of the area. 'If there is no heritage conservation or restriction to this site it leaves open the possibility that the development will be disproportionate to the heritage and conservation limits of the houses surrounding the Hall property. This would substantially compromise the intention and effect of the heritage and conservation benefits derived from the heritage and conservation zoning of the surrounding houses.' <p>Paul Davies Assessment:</p> <p>Non-contributory (not within an HCA) (Appendix A)</p> <p>CPH Assessment:</p> <p>Potential listing within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> An upgrade to contributory status is not recommended, as the social values of this building do not align with the statement of significance for the HCA Building with substantial unsympathetic modifications. The building does not therefore satisfy <i>Criteria c)</i> or <i>g)</i>. The building has the potential to satisfy <i>Criteria a)</i> on the basis that it functioned as a Masonic hall, as indicated on the plaque erected on the Duntroon Street façade. Inspection of the building fabric suggested that a significant component of the original fabric remains beneath the later (1981?) modifications. The associative and social values of the property are attested by the submissions (<i>Criteria b)</i> and <i>d)</i>). The site has also functioned as a community church. Further research should be undertaken to establish whether this property meets the criteria for heritage listing. See further discussion in Section 8.2.4.

Shops and other buildings	Comments
<p>Siddha Yoga Ashram, 50 Garnet Street</p>   	<p>Submission Notes:</p> <p>Requested that this building be listed as a heritage item because:</p> <ul style="list-style-type: none"> It has been an ashram since 1983 It was formerly the NSW Protestant Federation Children's Home (1921-1983) 'Ongoing institutional use makes the property an important part of Hurlstone Park's social history. <p>Paul Davies Assessment:</p> <p>Not within an HCA (Appendix A)</p> <p>Justification:</p> <p><i>The Protestant Children's (or Girl's) Home was opened in 1921 by John Thomas Ness. Ness (1872-1947) was the MLA for the district between 1922-1938, and alderman of Marrickville Council between 1908 and 1922 (and mayor). Ness formed the NSW Protestant Federation, and was its Chief President from 1920 to 1925. The institution was a home for girls mostly from single parent families, and at one time there were 90 girls in care. The original premises at 50 Garnet Street was a large two-storey house named "Tinonoe". This was altered and added to in 1947. From the mid-1970s boys were admitted also. (Hurlstone Park HA Study (2016), p.49)</i></p> <p><i>Not recommended for heritage listing, due to extensive alteration of buildings. The buildings no longer provide evidence of the history of the site. (Hurlstone Park HA Study (2016), p.49)</i></p> <p>CPH Assessment:</p> <p>Heritage item within Duntroon Street HCA (revised) (Appendix B)</p> <ul style="list-style-type: none"> Social significance attested by submissions - continued institutional function. The 1947 alterations and additions to the 'Tinonoe' building remain intact. Other buildings on the site date to a similar period, so that the overall architectural character is mid-20th century, as opposed to Federation period, which does not correspond with its historical significance as a former children's home. Does not satisfy the relevant criteria for local heritage listing. See further discussion in Section 8.2.5.

8.2. Discussion

The NSW Heritage Manual guidelines establish that a site warrants heritage listing when it fulfils one or more of the seven significance assessment criteria of local heritage significance. The above review (Section 8) identified a number of additional potential heritage items. Of those submissions received by HPA, the following determinations were made:

8.2.1. 712-718 New Canterbury Road

In response to requests for an Interim Heritage Order (IHO) for the shopfronts at 712-718 New Canterbury Road in 2016, Paul Davies Pty Ltd provided an advice letter to Council, which assessed these properties as 'not of sufficient heritage value to support listing as heritage items' on the basis that they were not 'outstanding, rare or of high quality'; either individually or as part of a precinct.⁶ CPH agrees with this assessment. While the shopfronts at 712-718 New Canterbury Road are high integrity examples of Federation-era architecture (Figure 39), they are neither exceptional or rare examples within the context of Hurlstone Park. The streetscape which surrounds them has been significantly modified, so that they no longer derive their significance from their urban context. As such, it is not recommended that the shopfronts at 712-718 New Canterbury Road be considered for heritage listing.



Figure 39: Comparison between 712-718 Canterbury Road (indicated with red arrows) today (left) and a photograph dating to 1954 (right) indicates that the building has retains a high level of integrity

8.2.2. Shop frontages at Floss Street

The shop frontages at 28-32 Floss Street are currently proposed contributory items within the Floss Street HCA. These properties do not appear to have been considered for heritage listing in the HP HA Study. 30 is a highly intact example of a Federation-era commercial building with a number of unsympathetic, though minor, alterations. 28 and 32, though more modest single-storey examples, contribute to the aesthetic of the group. The roof form of all three structures appears to have remained relatively unchanged (Figure 40). The prominent location of these three commercial buildings, overlooking the Hurlstone Park railway station, accounts for their perceived social significance within the Hurlstone Park community, as reflected in the submissions. A brief history for the group is provided in the Floss Street HCA inventory form contained within the HP HA Study: Stage 2, which suggests that they were constructed between 1912-1916. It is recommended that more comprehensive heritage assessment of these buildings be undertaken to ascertain whether they meet the criteria for heritage listing.

⁶ Letter to City of Canterbury Bankstown Council re. 712-718 New Canterbury Road, Hurlstone Park, 07 November 2017, Paul Davies Pty Ltd.

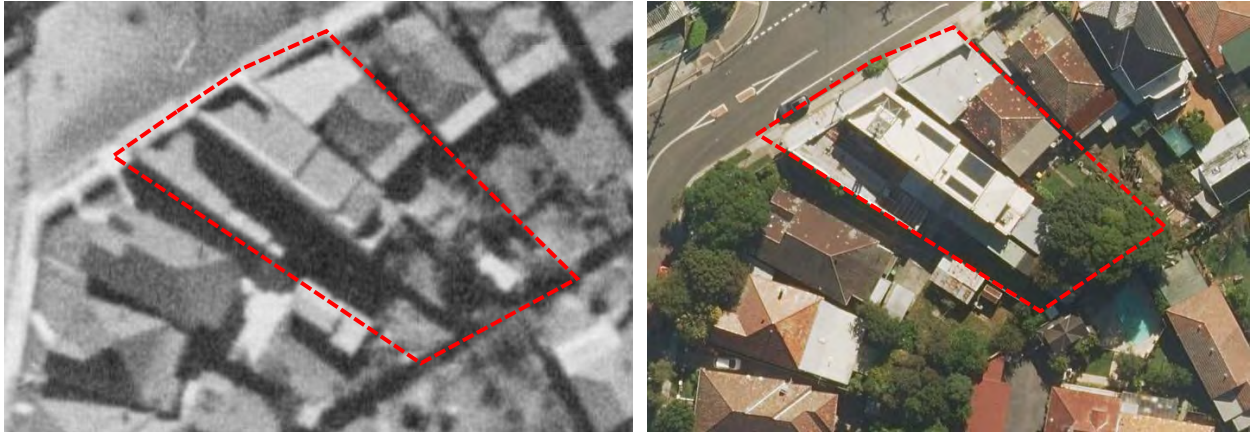


Figure 40: Aerial images from 1943 (left) and today (right) indicate that the roof form of 28-32 Floss Street remains relatively unchanged (Source: SIX Maps 2018)

8.2.3. Shop frontages at Crinan Street

These Federation-era shopfronts, including 13 and 15, were specifically considered for listing within the HP HA Study: Stage 2 report. While it is generally agreed that these collectively contribute toward a cohesive historical streetscape, they are neither aesthetically or technically remarkable in isolation. There is no indication that 13 and 15 passed through the ownership of individuals of note to the history of Hurlstone Park, nor that they facilitated industries which were essential to its development. As such, the proposed contributory status of these properties within the Crinan Street HCA is considered sufficient.

8.2.4. Former Masonic Hall, 65-69 Duntroon Street

An upgrade to contributory status for the property at 65-69 Duntroon Street is not recommended, as the building is identified on the basis of its historical and social values, which do not align with those of the HCA. The property satisfies *Criteria b)* and *d)* on the basis of its history as a Masonic Hall from 1907 - 2015. The building has since been used as a dance studio and community hall. The significance of this is attested by a plaque which is mounted on the eastern façade of the building. Although it is acknowledged that this is a building with substantial unsympathetic modifications, analysis of aerial photographs (Figure 41) and onsite-inspection (Figure 42) revealed that a large component of the original building may still be present beneath the more recent additions and alterations. The site may therefore have the potential to also satisfy *Criteria a)* and *d)*. It is recommended that further research be undertaken to establish whether this property meets the relevant criteria for heritage listing.



Figure 41: Aerial images from 1943 (left) and today (right) indicate that the roof form has remained relatively unchanged with the exception of a northern addition (Source: SIX Maps 2018)



Figure 42: Components of the original 1907 Masonic Hall are still visible from the southern façade (indicated with red arrows)

8.2.5. Siddha Yoga Ashram, 50 Garnet Street

The Siddha Yoga Ashram at 50 Garnet Street is not currently proposed for listing on the basis of 'extensive alteration of the buildings... (so that they) no longer provide evidence of the history of the site.'⁷ This assessment was made based on aerial photographs and a site inspection, which identified significant changes in the roof form and overall fabric since 1904. CPH's assessment confirmed these observations. Aerial photographs indicate significant changes in the roof form (Figure 43). The former girls' home ('Tinonoe') retains its heavily modified 1947 appearance (Figure 44) and other structures on the site appear to date to a similar period. On the basis that the historical significance of the site, which relates to its original function as a children's home, is no longer reflected in its fabric, it is not recommended that the site be considered for heritage listing.



Figure 43: Aerial photographs which demonstrate changes in the roof form between 1943 (left) and today (right) (Source: SIX Maps 2018)



Figure 44: 1947 additions to the original 1906 structure (left) remain relatively intact today (right) (Source of left image: City of Canterbury Local History Photograph Collection)

⁷ Hurlstone Park Heritage Assessment Study: Stage 2 (2017), Paul Davies Pty Ltd, p.43

9. CONCLUSIONS AND RECOMMENDATIONS

This Heritage and Urban Design Review has considered five key issues, as raised in the submissions received by Council in response to the Hurlstone Park Planning Proposal and draft DCP amendments exhibited in June-July 2017. This section details conclusions and recommendations in relation to these.

9.1. Objections to proposed listings

In respect of the requests for a new HCA south of the railway:

- 66, 68, 70, 72, 76 and 78 Crinan Street: The Crinan Street group satisfies *Criteria c)* and *g)* for local heritage listing.
- 109 Duntroon Street: The existing contributory status of this property should be retained as it does not satisfy the criteria for listing.
- 128 Duntroon Street: The existing contributory status of this property should be retained. Unless historical research should demonstrate that the existing dwelling was purpose-built for a dairy, the site does not satisfy the criteria for listing.

In summary, CPH recommends that the Crinan Street group be progressed for heritage listing.

9.2. Review of HCA boundaries

In respect of the review of proposed draft HCA boundaries (Section 5), it is recommended that:

- Melford Street and Melford Street North HCA's be amalgamated with CPH proposed additions, to create a newly revised 'Melford Street HCA (revised)' (Section 5.2);
- Duntroon Street and Hampden Street HCAs be amalgamated with CPH proposed additions, to create a newly revised 'Duntroon Street HCA (revised)' (Section 5.3);
- Floss Street HCA be included with CPH recommended additions, to create a new 'Starkey Street HCA' (Section 5.4);
- Tennent Parade HCA retain its current boundaries (Section 5.5); and
- Crinan Street Shops HCA retain its current boundaries (Section 5.6), with the exception of 85-87 Duntroon Street, which is to be included in the newly proposed Duntroon Street HCA (revised).

In summary, CPH recommends that the revised HCA boundaries, as detailed in Section 5 of this report, be adopted so as to retain the uniquely cohesive architectural and historical character of Hurlstone Park.

9.3. New HCA south of the Railway line (HCA-D)

In respect of the requests for a new HCA south of the railway, it is recommended that:

- A HCA be created south of the railway with the boundaries as depicted in Figure 22;
- The new HCA be named 'Railway Street HCA'; and
- A new SHI form and character statement be prepared.

9.4. Maximum building heights (in B2 Zones)

Following the site inspections on 23-24 November 2017, the subsequent field survey on 15 January 2018, and the findings of the Urban Design Analysis (Section 7.3) the following recommendations are made:

- Maximum building heights within the commercial B2 zones:
 - Implementing the recommendations made in this report;

- Requiring setbacks in line with modelling outcomes (i.e. minimum 6 metres setback for western side shops and setting a setback line for the eastern side shops) for any new development above original envelopes. This is so that the original scale and parapets are not overwhelmed and the integrity and dominance of the existing traditional street wall is maintained;
 - Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views;
 - Requiring any new proposal which seeks to replace a non-heritage listed or uncharacteristic building to have a maximum 2 storey plus parapet street wall. Any development above should be setback from the street wall; and
 - Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing.
- That DCP controls specify the following in relation to building heights within the commercial (B2) zone to the north of the railway:
 - shopfronts along Crinan Street can accommodate one additional (third) storey only;
 - additions to shopfronts along Crinan Street should have appropriate setbacks as seen in Figures 34-38; and
 - additions to shopfronts along Crinan Street should comply with DCP controls similar to those contained in the Marrickville DCP 2011 provided in Appendix C of this report;
- That DCP controls specify the following in relation to maximum building heights within the commercial (B2) zone to the south of the railway:
 - The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38;
 - The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building; and
 - The maximum height for 26 Floss Street (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics; and
- That DCP controls incorporate similar controls to those contained in the Marrickville DCP 2011, as contained in Appendix C of this report.

9.5. Requests for listings

In respect of the requests for listings it is recommended that further research be undertaken, to determine whether the following properties satisfy the relevant criteria for listing:

- Shop frontages at 28, 30 and 32-34 Floss Street
- Former Masonic Hall, 65-69 Duntroon Street

Further to the above, CPH recommends that research be undertaken, so as to determine whether the following additional properties satisfy the relevant criteria for listing:

- Barton Avenue houses group (1, 3, 5, 6, 7, 8, 10 & 12)

- 3, 5 and 10 Wallace Avenue

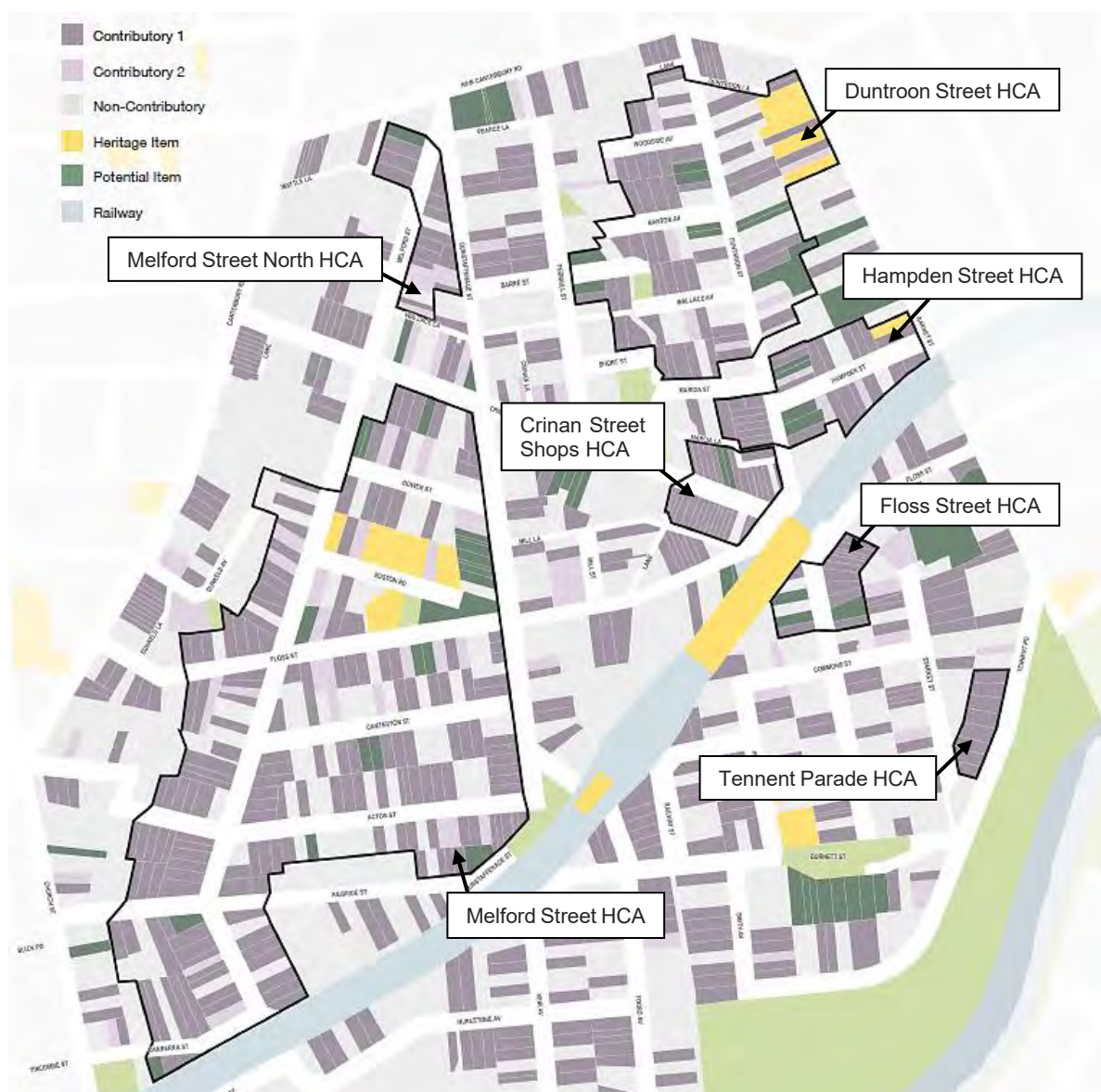
9.6. Additional Recommendations

The following additional recommendations are made in respect of the heritage values of Hurlstone Park and its properties therein:

- A Conservation Management Strategy be prepared for the proposed heritage item 'Worked quarry faces' at 76-80 Garnet Street in order to ensure that any future development at the site considers both its heritage values and proximity to the newly proposed Starkey Street HCA; and
- The status of the following properties be upgraded from non-contributory to contributory:
 - 49/51 Duntroon Street
 - 11A Dunstaffenage Street
 - 7 Canterton Street
 - 23, 35, 37 and 41 Fernhill Street

APPENDIX A

Draft HCAs Overview Map



APPENDIX B

City Plan Heritage Recommended HCAs



APPENDIX C

Marrickville DCP controls

As a guide, the Marrickville DCP 2011 contains comprehensive controls for the appropriate development of heritage shopfronts. These address issues of form, scale, setbacks and design which may be appropriate for Hurlstone Park.

5.1.3.3 Massing and Setbacks

C3) Where whole existing contributory buildings or the street fronting portion of the existing contributory buildings are retained there must be no additions to the existing building mass within the front 6 metres of the building, except for 0.9 metres roof projection of the topmost dwelling occupancy level.

C4) Development involving third storey alterations and additions to retained two storey contributory buildings:

- Must not be visible when viewed from 1.8 metres above the footpath pavement on the edge of the road reserve on the opposite side of the street to the building or obliquely from 30 metres either side of the site.

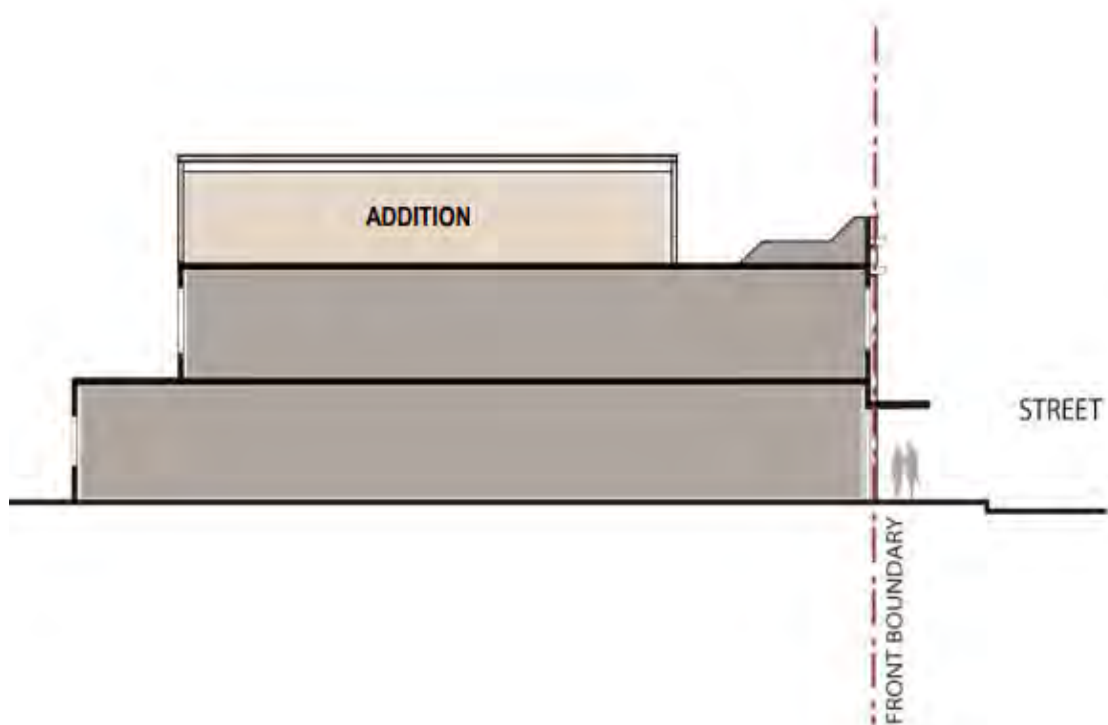


Figure 45: Illustration of appropriate scale of additions and setbacks for Crinan Street shopfronts (Source: Marrickville DCP 2011, Part 5: Commercial and Mixed-use Development, p.4)

5.1.4.1 Building Frontages

C28) The street front portion of the building mass must be designed to maintain or emphasise the street front portion of the building mass as the continuous dominant element in the streetscape.

C29) Building levels above the street front portion of the building mass that are visible in the streetscape must be visually subservient as a complementary backdrop to the street front portion of the streetscape.

C32) Where the existing building on a property makes a positive contribution to the character of the streetscape and broader townscape, as a minimum, the front portion of the building (being the front most original structural bay where this is intact) must be retained.

C33) Development of the front portion of a contributory building is limited to minor alterations and additions involving minor internal changes and external restoration and reconstruction (where there is reasonable evidence to establish the original design), as appropriate, consistent with the period and style of the building. Development must retain existing floor levels and must not create voids behind the front façade.

5.4.2.2 Characteristics



Figure 46: Primary defining elements of a heritage shopfronts including: C) recessed balconies; D1) window patterns, proportions and details; D2) bay windows; E) shopfronts; F) parapets profiles and details; and G) awning alignment, stays, fascias and soffits (Source: Marrickville DCP 2011, Part 5 - Commercial and Mixed-use Development, p.34)

5.4.2.3 Design Guidelines

Design should:

1. Avoid amalgamating sites that would affect interpretation of the existing subdivision of shop premises;
2. Retain the prevailing street wall height, distinctive parapet patterns or ridgelines against the sky;
3. Maintain the retail shop character and fine urban grain;
4. Maintain and enhance pedestrian amenity;
5. Encourage active use of upper floors for commercial or residential uses;
6. Retain the characteristic solid to void ratio of wall to window and proportions of openings. Retain shop front windows and maintain smaller window openings and/or recessed balconies above awning level (C, D1, D2 and E). Avoid alteration to create larger, wider windows;
7. Retain continuous awnings across shop frontages (G);
8. Retain opal sphere under awning lights (J);
9. Re-open infilled verandahs and balconies wherever possible;
10. Avoid alterations or additions to the street elevations of intact buildings, unless demonstrated to have negligible impact;
11. Ensure alterations and additions do not compromise the consistency and integrity of a row of buildings;
12. Maintain the building alignment to the street boundary and only recess entry doors where the recess is a characteristic of the row. Recessed entry doors can assist in achieving access for disabled persons;
13. Retain the horizontal and vertical pattern created by parapet lines, cornices, string courses, awnings, lot boundaries, pilasters, rainwater heads and downpipes that establish facade bays;
14. Use coordinated paint schemes and signs for a shop row building that reflect the style and period of the building; and
15. Where development will result in the long-term exposure of a side boundary wall from surrounding streets, give design consideration to how this element presents to the streetscape. Avoid cheap or temporary materials and finishes. Where appropriate the introduction of texture, surface pattern, stepped building planes or lightwells can also alleviate the visual impact of a blank side wall

