Bayside Council
Serving Our Community

NOTICE

Bayside Local Planning Panel
will meet
on **Tuesday 22 March 2022** at **5:00 pm**
to consider items outside the public meeting
in accordance with the Operational Procedures.

Members of the public do not have the opportunity to speak on these items.

ON-SITE INSPECTIONS

On-site inspections will be undertaken beforehand.

AGENDA

1 ACKNOWLEDGEMENT OF COUNTRY

Bayside Council respects the traditional custodians of the land, elders past and present, on which this meeting takes place, and acknowledges the Gadigal and Bidjigal Clans of the Sydney Basin.

2 APO LOGIES

3 DISCLOSURES OF INTEREST

4 MINUTES OF PREVIOUS MEETINGS

Nil.

5 REPORTS – PLANNING PROPOSALS

5.1 Draft Planning Proposal - Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley (Pre-Gateway) 2

6 REPORTS – DEVELOPMENT APPLICATIONS

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Meredith Wallace
General Manager

Bayside Local Planning Panel - Other Applications

22/03/2022

Item No	5.1
Subject	**Draft Planning Proposal - Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley (Pre-Gateway)**
Report by	Meg D'Souza, Urban Planner
File	SF21/5099

Summary

This draft Planning Proposal (draft PP) seeks to create Heritage Conservation Areas (HCAs) in Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley under the *Bayside Local Environmental Plan 2021 (BLEP 2021)*. The Planning Proposal report (see **Attachment 1**) provides the specific detail on the changes proposed.

This draft PP is accompanied by draft amendments to the *Rockdale Development Control Plan 2011 (RDCP 2011)*, which will be incorprated into the new Bayside DCP currently under preparation. These amendments consist of objectives and controls to inform development proposed within a HCA (**Attachment 2**).

This draft PP has resulted from the broader Bayside Heritage Study work that commenced in 2018, and included an investigation into potential new HCAs within the Bayside LGA. In late 2019, the *Bayside Heritage Study – Review of Heritage Conservation Areas* was completed, with the proposal for six new HCAs. These findings were presented at a General Manager's briefing on 2 October 2019, and went on exhibition on 9 October 2019. Approximately 580 letters were sent to all landowners within the six proposed areas. A total of 220 submissions were received and 66 telephone enquiries were answered.

The outcome of this consultation was reported to Council on 11 November 2020 (see **Attachment 3**). Council resolved to proceed with the HCAs proposed in Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley following minor amendments to borders based on community feedback. (see **Attachment 4**).

Officer Recommendation

That the Bayside Local Planning Panel recommend to Council that:

1 Pursuant to s3.33 of the *Environmental Planning and Assessment Act 1979* the draft Planning Proposal for Heritage Conservation Areas in Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley be submitted to the Department of Planning and Environment for a Gateway determination.

2 Pursuant to Clause 18 of the *Environmental Planning and Assessment Regulation 2000*, the proposed draft amendments to the *Rockdale Development Control Plan 2011* be endorsed for public exhibition for a period of not less than 28 days, and be exhibited concurrently with the draft Planning Proposal, should a Gateway determination for the draft Planning Proposal be issued.

3 Should a Gateway determination be issued, a further report be presented to Council following the public exhibition period of the draft Planning Proposal and draft DCP amendments, to provide details of any submissions received throughout that process.

Background

This draft PP applies to various properties in Bardwell Valley, Banksia, Brighton Le Sands and Oceanview Estate, Bexley. The *Bayside Heritage Study – Review of Potential Heritage Conservation Areas* (2019) report (see **Attachment 5**) outlines the significance of the subject sites and the methodology used to inform site selection, including:

- A review of previous heritage studies and existing heritage listings,
- The collation of background historical information and documentation, including early maps and subdivision plans,
- Fieldwork involving inspections of built form, landscape, public domain and streetscapes within the boundaries of the HCAs,
- The identification and assessment of the heritage significance of the areas,
- The provision of a brief character statement for each potential new HCA,
- Preliminary analysis of each building's contribution to the significance for each potential new HCA, and
- The recommendation of adjustments to boundaries where considered necessary to ensure cohesiveness in HCAs.

Properties subject to the draft PP are outlined in **Figure 1** below. Reference should be made to **Attachment 1 Draft Planning Proposal** for background information, draft statements of significance and other detailed material for the four proposed Heritage Conservation Areas.

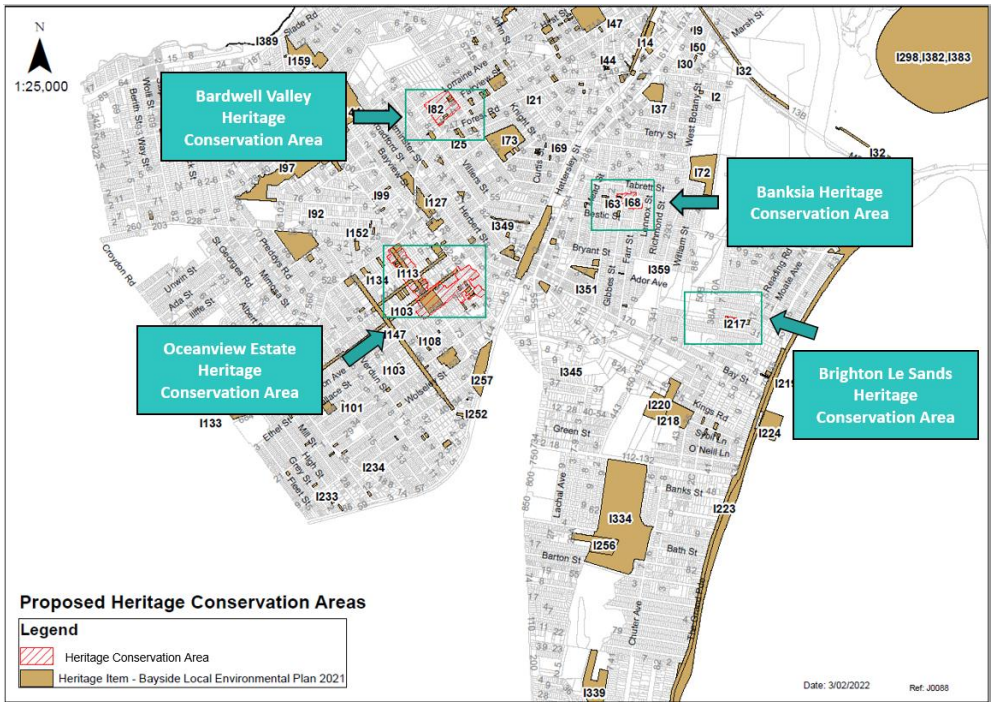


Figure 1: A contextual map outlining the location of the proposed HCAs, alongside the location of existing heritage items under the *Bayside Local Environmental Plan 2021*.

Assessment of Draft Planning Proposal

Strategic Planning Framework

Regional, Sub-Regional and District Plans and local strategies include outcomes and specific actions for a range of different matters including housing and employment targets, and identify regionally important natural resources, transport networks and social infrastructure.

It should be noted that neither the regional or district strategic plans proposed a role or any change to the built character of the sites subject to the proposed HCAs. The future character that can be expected is under the existing statutory framework (representing change consistent with current planning controls) and is in alignment with the current strategic planning framework.

An assessment of the draft PP's consistency with the relevant Regional and District strategic plans is provided in **Table 10** and **Table 11** below**.**

Greater Sydney Region Plan (GSRP)

Table 10 below provides an assessment of this draft PP against the GSRP:

Table 10 – Consistency with the Greater Sydney Region Plan

Directions	Objectives	Consistency
4. Housing the city	**Objective 11:** Housing is more diverse and affordable	This objective outlines measures to address housing affordability, including more diverse housing types and an increased supply of affordable rental housing close to infrastructure and services. This draft PP proposes HCAs over existing, older housing stock. The subject sites have not been identified for renewal or increases in density, and are not in the catchment areas of existing and future infrastructure corridors. Furthermore, certain types of Affordable Housing are permitted in HCAs, in accordance with the *State Environmental Planning Policy (Housing) 2021*.
5. A city of great places	**Objective 13:** Environmental heritage is conserved and enhanced	This draft PP will ensure any future Development Application (DA) must consider clause 5.10 of the *BLEP 2021* to ensure potential heritage impacts are mitigated. Additionally, the site-specific DCP supports the draft PP through the provision of objectives and controls that aim to manage potential cumulative impacts on the heritage value and character of the proposed HCAs.

Eastern City District Plan (ECDP)

The draft PP's consistency with the priorities in the ECDP are discussed in further detail in **Table 11** below:

Table 11 – Consistency with the Eastern City District Plan

	Objectives	Consistency
E5	Providing housing supply, choice and affordability, with access to jobs, services and public transport	This objective outlines measures to address housing affordability, including more diverse housing types and an increased supply of affordable rental housing close to infrastructure and services. This draft PP proposes HCAs over existing, older housing stock. The subject sites have not been identified for renewal or increases in density, and are not in the catchment areas of existing and future infrastructure corridors. The Bayside Local Housing Strategy has not identified the subject sites for renewal or increases in density.
E6	Creating and renewing great places and local centres, and respecting the District's heritage	This objective outlines measures to conserve and enhance environmental heritage through early engagement and education with the community, adaptive re-use and the management of potential cumulative impacts on heritage values and character. This draft PP will ensure any future Development Application (DA) will include a Heritage Impact Statement with consideration of clause 5.10 of the *BLEP 2021* to ensure potential heritage impacts are mitigated. Additionally, the site-specific DCP supports the draft PP through the provision of objectives and controls that aim to manage potential cumulative impacts on the heritage value and character of the proposed HCAs.

Bayside Local Strategic Planning Statement (LSPS)

Council has adopted the Bayside LSPS in accordance with the guidance provided by the DPE. Council has aligned the Bayside LSPS Priorities to the GSRP, the Planning Priorities in the ECDP as well as Councils Community Strategic Plan.

Council's LSPS was endorsed by the Greater Sydney Commission in March 2020. This confirmed that the LSPS was consistent with the GSRP and ECDP. As per 3.9(1) above, the LSPS is to be reviewed at least every 7 years. The current iteration of the LSPS is less than two years into that 7 year period.

Table 12 below provides an assessment of this Draft Planning Proposal against the Bayside LSPS:

Planning Priority		Consistency
B11	Develop clear and appropriate controls for development of heritage items, adjoining sites and within conservation areas	This draft PP will give effect to this Planning Priority through the provision of clear and appropriate controls in the Bayside LEP and Rockdale DCP, which will promote the protection of Bayside's cultural heritage in these locations.

Planning Priority		Consistency
		The proposed HCAs will be defined in Schedule 5 of the Bayside LEP, and specific objectives and controls for development in the HCAs will be included in the *RDCP 2011.*

Bayside Community Strategic Plan

The Bayside Community Strategic Plan 2018-2030 sets the strategic direction for Council's Delivery Program and Operational Plans. The themes and directions outlined in the plan inform Council's activities towards achieving the identified outcomes.

Table 13 below identifies how the Draft Planning Proposal is consistent with the themes:

Table 13 – Consistency with the Bayside Community Strategic Plan 2018-2030

Directions	Objectives	Consistency
Theme One – Bayside will be a vibrant place		
Strategic Direction – Our places are people-focussed	Places have their own village atmosphere and sense of identity	This draft PP will ensure that a village atmosphere and sense of place is retained, as HCAs are unique areas with a special character that distinguishes them from their surrounding suburb.
	My community and council work in partnership to deliver better local outcomes	This draft PP has been informed by an exhibition process that requested feedback from the community on the size and location of the subject sites.
Strategic Direction – Our places connect people	Our heritage and history is valued and respected	This draft PP will ensure the heritage significance of Banksia, Brighton Le Sands, Bardwell Valley and Oceanview Estate, Bexley is valued and respected through the provision of statutory planning controls. The proposed DCP will also introduce local planning controls and design guidance to support the proposed LEP amendment.
	People who need to can access affordable housing	This draft Planning Proposal does not propose to limit access to affordable housing.
Theme Two – In 2030 our people will be connected in a smart City		
Strategic Direction – We benefit from technology	Council engages with us and decision making is transparent and data driven	This draft PP has been informed by an online exhibition process in October 2019 for the proposed HCAs, which included a 'Have Your Say' portal, alongside the receipt of submissions. The feedback was synthesised in a report for the 11 November 2020 Council meeting, which is available online for public access.
Strategic Direction – We are unified and excited about our future	We are proud of where we live	This draft PP ensures that attractive historic environments are retained and provide a sense of place unique to each of the suburbs that the proposed HCAs will apply.

Bayside Local Housing Strategy (LHS)

The Bayside Local Housing Strategy (LHS) sets the strategic framework and vision for housing in the Bayside LGA up to 2036.

The LHS has been prepared in accordance with the NSW Government *Local Housing Strategy Guidelines and Template* (2018) and the requirements of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and its *Eastern City District Plan* (2018).

Council adopted the LHS in March 2021. Following Council's decision, DPE approved the LHS on 30 June 2021.

The LHS provides the evidence base to inform suitable locations across Bayside for an uplift in housing supply, and considers the following factors:

- The demand for dwellings in the entire Bayside LGA;
- The type of dwellings needed over the next 20 years in the entire Bayside LGA;
- Opportunities and housing constraints to housing growth in the entire Bayside LGA;
- The need for affordable housing, now and in the future
- Future investigation areas for housing growth across the entire Bayside LGA.

Investigation Areas

The LHS identifies Brighton Le Sands and Banksia as future investigation areas. Bardwell Valley and Oceanview Estate, Bexley have not been identified for future investigation.

Brighton Le Sands

The LHS has identified Brighton Le Sands as a future investigation area due to the ongoing development of the Brighton Le Sands Masterplan. However, the sites subject to the proposed HCA in this location do not fall within the boundary of this work.

Banksia

The LHS has identified Banksia as a future investigation area due to the development opportunities north and east of Gardiner Park. However, the sites subject to the proposed HCA in this location are not in the proximity of this area.
Furthermore, smaller lot sizes, existing strata development and aircraft noise limit the suitability of this area for intensification.

Section 9.1 Local Planning Directions

Section 9.1 Local Planning Directions issued by the Minister (Section 9.1 directions) set out what a (now) Planning Proposal Authority (PPA) must do if a s.9.1 direction applies to a Planning Proposal and provides details on how inconsistencies with the terms of a direction *may* be justified.

An assessment of the draft PP against the applicable s.9.1 directions is provided in **Table 14** below.

Table 14 – Consistency with Ministerial/ Local Planning Directions issued on or after 1 July 2009 (updated 11 December 2020)

2. Environment and Heritage			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent: Yes/ No**
2.3	Heritage Conservation	**Objective:** The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. **When this direction applies:** This direction applies when a relevant planning authority (RPA) prepares a planning proposal. **What an RPA must do if this direction applies:** A planning proposal must contain provisions that facilitate the conservation of: a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. **Consistency:** A planning proposal may be inconsistent with the terms of this direction only if the RPA can satisfy the Secretary of DPIE (or delegate) that: a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or b) the provisions of the planning proposal that are inconsistent are of minor significance. **Comment:** This draft PP recommends statutory provisions for the *BLEP 2021* that facilitate the conservation of precincts of environmental heritage significance, based on a resolution of Council on 11 November 2020. These precincts have been identified through a study informed by both empirical research and fieldwork. This study is outlined in the *Bayside Heritage Study – Review of potential heritage conservation areas* (2019) report provided in **Attachment 5**.	Yes

2. Environment and Heritage			
2.6	Remediation of Contaminated Land	**Objective** (1) The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. **Comment** The areas under this draft PP are not located within an investigation area within the meaning of the *Contaminated Land Management Act 1997*. No activities noted under Table 1 of the contaminated land planning guidelines are proposed to be carried out.	Yes

3. Housing, Infrastructure and Urban Development			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent:** **Yes/ No**
3.1	Residential Zones	**Objectives** (1) The objectives of this direction are: a) to encourage a variety and choice of housing types to provide for existing and future housing needs, b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and c) to minimise the impact of residential development on the environment and resource lands. **What a relevant planning authority must do if this direction applies** (4) A planning proposal must include provisions that encourage the provision of housing that will: a) broaden the choice of building types and locations available in the housing market, and b) make more efficient use of existing infrastructure and services, and c) reduce the consumption of land for housing and associated urban development on the urban fringe, and d) be of good design. (5) A planning proposal must, in relation to land to which this direction applies: a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and b) not contain provisions which will reduce the permissible residential density of land.	Yes

		Consistency (6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or d) of minor significance. **Comment** This draft PP is informed by the *Bayside Heritage Study – Review of potential heritage conservation areas* (2019) report (**Attachment 5**). While 'investigation areas' are identified within Banksia and Brighton Le Sands under the Bayside Local Housing Strategy, the proposed HCAs for these suburbs are not situated within these future investigation areas.	
3.5	Development near Regulated Airports and Defence Airfields	**Comment** The draft PP relates to land in low density residential settings, and does not include changes to maximum building heights that will exceed the Obstacle Limitation Surface (OLS) height limit.	Yes
4. Hazard and Risk			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent:** **Yes/ No**
4.1	Acid Sulfate Soils	**Objective** (1) The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. **Comment** Clause 6.1 of the *BLEP 2021* requires an Acid Sulfate Soils Management Plan at Development Application (DA) stage, before carrying out any development on the land. The inconsistency with this direction is therefore considered minor and justifiable.	Yes

4.3	Flood Prone Land	**Objectives** (1) The objectives of this direction are: a) to ensure that development of flood prone land is consistent with the NSW Government's *Flood Prone Land Policy* and the principles of the *Floodplain Development Manual 2005*. b) to ensure that the provisions of a local environmental plan that apply to flood prone land are commensurate with flood behaviour and include consideration of the potential flood impacts on and off the subject land. **Comment** <u>Brighton Le Sands HCA</u> 9, 11 and 33 Brighton Parade are mapped under the Probable Maximum Flood (PMF) extent. 35 Brighton Parade is mapped under both the Probable Maximum Flood (PMF) and the Annual Exceedance Probability (AEP) flood extent. <u>Oceanview Estate HCA</u> Seaforth Park (16A Beaconsfield Street, Bexley) and 47, 49 and 51 Watkin Street are mapped under both the AEP and PMF flood extent. The other proposed HCAs are not located within flood prone land. The Bayside LEP 2021 and Rockdale DCP 2011 contain advice on development within flood prone areas to inform the carrying out of any development. Furthermore, the proposal does not relate to changing any development standards or controls to facilitate additional development. The inconsistency with this direction is therefore considered minor and justifiable.	Yes
7. Metropolitan Planning			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent:** **Yes/ No**
7.9	Implementation of Bayside West Precincts 2036 Plan	**Objective** (1) The objective of this direction is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan). planning proposal for land within the Bayside West Precincts of Arncliffe, Banksia and Cooks Cove. **Comment** The proposed HCAs are not located within the Bayside West Precincts.	Yes
7.10	Implementation of Planning Principles for	**Objective**	Yes

	the Cooks Cove Precinct	(1) The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles. **Comment** The proposed HCAs are not located within the Cooks Cove precinct.	

State Environmental Planning Policies

An assessment of the draft PP against the relevant SEPPs is provided in **Table 15** below.

Table 15 – Consistency with applicable State Environmental Planning Policies (SEPPs)

No.	Title	Consistency with Draft Planning Proposal	Complies Y/N
	(Building Sustainability Index: BASIX) 2004	**Consistent** Buildings within a HCA will be subject to BASIX requirements. However, any potential conflicts with BASIX commitments due to heritage conservation concerns are eligible for an alternative assessment, to ensure compliance is achievable.	**Yes**
	(Exempt and Complying Development Codes) 2008 (Codes SEPP)	**Consistent** Exempt and Complying development proposed within a HCA will be subject to the provisions of clause 1.19 of the Codes SEPP. Complying development codes with restrictions to HCAs include the following, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool: • *Housing Code* • *Inland Code* • *Low Rise Housing Diversity Code* • *Rural Housing Code* • *Greenfield Housing Code* Additionally, the *Commercial and Industrial (New Buildings and Additions) Code* is restricted from HCAs without exceptions to any proposed development.	**Yes**
	(Housing) 2021 (Housing SEPP)	**Consistent** The Housing SEPP incentivises the supply of affordable and diverse housing. The SEPP has consolidated five existing policies relating to affordable rental housing, housing for seniors and people with a disability, caravan parks and manufactured home estates. Generally, development under the Housing SEPP must meet the requirements of clause 1.18 and 1.19 of the Codes SEPP. The following minor exceptions apply: <u>Group Homes</u> Under clause 64(1)(c), Group Homes proposed within a HCA are not complying development. Therefore, consent is required. <u>Residential Development – Land and Housing Corporation</u>	**Yes**

		Under clause 42(2)(a)(ii), demolition of buildings and associated structures for the purpose of this development must not be carried out without consent. Housing for seniors and people with a disability Under *Division 6 – Design Principles*, clause 99(c) notes that this proposed development type must complement HCAs and heritage items in the area.	

Sydney Regional Environmental Plans (SREPs)

There are no SREPs applicable to the draft PP.

Other Considerations

The draft PP affects the existing built environment and does not propose any development that could cause detrimental social, environmental or economic effects.

Conclusion

This draft PP recommends the creation of Heritage Conservation Areas as per recommendations from the *Bayside Heritage Study – Review of Heritage Conservation Areas,* the *Bayside Local Strategic Planning Statement,* and the *Bayside Local Housing Strategy.*

Early consultation with the local community from 9 October - 3 November 2019 (following a Council meeting to initiate that process on 2 October 2019) informed the current iteration of this work. The outcome of this consultation, which was reported to the Council meeting on 11 November 2020, further recommended the implementation of the proposed HCAs through an amendment to the *BLEP 2021*. This draft Planning Proposal formally progresses that statutory request of Council to Gateway determination.

Attachments

1 Planning Proposal - Proposed Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley (Under separate cover Attachments Part One)

2 Proposed amendments to the Rockdale Development Control Plan 2011 (Under separate cover Attachments Part One)

3 Proposed Heritage Conservation Areas - Feedback on Community Consultation - Report to Council Meeting 11 November 2020 (Under separate cover Attachments Part One)

4 Minutes - Council Meeting 11 November 2020 - Proposed Heritage Conservation Areas - Feedback on Community Consultation (Under separate cover Attachments Part One)

5 Bayside Heritage Study - Review of Potential Heritage Conservation Areas by GML Heritage (September 2019) (Under separate cover Attachments Part One)

6 Heritage Inventory Sheet - Banksia Heritage Conservation Area (Under separate cover Attachments Part One)

7 Heritage Inventory Sheet - Bardwell Valley Heritage Conservation Area (Under separate cover Attachments Part One)

8 Heritage Inventory Sheet - Brighton Le Sands Heritage Conservation Area (Under separate cover Attachments Part One)

9 Heritage Inventory Sheet - Oceanview Estate Heritage Conservation Area (Under separate cover Attachments Part One)

10 Bayside Local Environmental Plan 2011 - Proposed Heritage Conservation Area maps (Under separate cover Attachments Part One)

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UNDER SEPARATE COVER ATTACHMENTS

5 REPORTS – PLANNING PROPOSALS

5.1 Draft Planning Proposal - Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley (Pre-Gateway)

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2 Proposed amendments to the Rockdale Development Control Plan 2011 281

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4 Minutes - Council Meeting 11 November 2020 - Proposed Heritage Conservation Areas - Feedback on Community Consultation 316

5 Bayside Heritage Study - Review of Potential Heritage Conservation Areas by GML Heritage (September 2019) 318

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Draft Planning Proposal

Bayside Local Environmental Plan 2021:

Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley

[10 February 2022]

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3 – Bayside Heritage Study – Review of Potential Heritage Conservation Areas (2019)

4 – Heritage Data Sheet for Banksia

5 – Heritage Data Sheet for Bardwell Valley

6 – Heritage Data Sheet for Brighton Le Sands

7 – Heritage Data Sheet for Oceanview Estate, Bexley

8 – Proposed Development Control Plan (Amendment to Rockdale DCP 2011)

9 – Bayside Local Environmental Plan 2021 - Maps of the proposed HCA

Table of revisions	
Version 1.0 – 10 Feb 2022	For Bayside Local Planning Panel Meeting 15 March 2022

Introduction

This draft Planning Proposal (draft PP) explains the intended effect and justification for the proposed amendment to the *Bayside Local Environmental Plan 2021 (BLEP 2021)*. It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning, Industry and Environment's *A Guide to Preparing Planning Proposals*.

This draft PP proposes the creation of Heritage Conservation Areas (HCAs) in Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley, as per recommendations from the Bayside Heritage Study, the Bayside Local Strategic Planning Statement, and the Bayside Local Housing Strategy.

HCAs are streetscapes, suburbs, areas and precincts that are recognised for their distinctive historic character. They often evidence a particular historic period of development and an architectural style and generally have a high proportion of original buildings. HCAs are protected because they create a cohesive sense of place and character that is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share a common period of development, historical associations, materials, form and scale.

HCAs are afforded similar statutory protections are individual heritage items. However, this draft PP also recommends the adoption of additional objectives and controls for inclusion in the *Rockdale Development Control Plan 2011 (RDCP 2011)* to ensure further protections in the event of future development. See **Part 2 – Explanation of Provisions** for more detail.

Background

HCAs were originally recommended in the 1991 Rockdale Heritage Study, but did not eventuate at that time.

In 2015, the former Rockdale Council placed a discussion paper regarding HCAs on public exhibition. Feedback from the community at this time was generally positive, with the community interested in seeing HCAs introduced.

In 2018, Bayside Council engaged GML Heritage to undertake the Bayside Heritage Study. Part of this work involved the review and assessment of potential new HCAs.

In late 2019, the *Bayside Heritage Study – Review of Heritage Conservation Areas* report was provided, with the proposal for six new HCAs. These findings were presented at a General Manager's briefing on 2 October 2019, and an agreement was made to seek community feedback on the proposal.

On 9 October 2019, exhibition of the HCAs proceeded and approximately 580 letters were sent to all landowners within the six proposed areas. Each landowner received a notification letter, answers to Frequently Asked Questions and a map of the proposed HCA. A total of 220 submissions were received and 66 telephone enquiries were answered.

The outcome of this consultation was reported to Council on 11 November 2020 (**Appendix 1**). Council resolved to proceed with four HCAs in Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley. Council also resolved to implement the HCAs through an amendment to the Schedule 5 of the *BLEP 2021*, requiring the preparation of this draft PP (**Appendix 2**).

Site location and context

This draft PP applies to various properties in Bardwell Valley, Banksia, Brighton Le Sands and Oceanview Estate, Bexley. The *Bayside Heritage Study – Review of Potential Heritage Conservation Areas* (2019) report (see **Appendix 3**) outlines the significance of the subject sites and the methodology used to inform site selection, including:

- A review of previous heritage studies and existing heritage listings applicable throughout Bayside,
- The collation of background historical information and documentation, including early maps and subdivision plans,

- Fieldwork involving inspections of built form, landscape, public domain and streetscapes within the boundaries of the HCAs,
- The identification and assessment of the heritage significance of the areas,
- The provision of a brief character statement for each potential new HCA,
- Preliminary analysis of each building's contribution to the significance for each potential new HCA, and
- The recommendation of adjustments to boundaries where considered necessary to ensure cohesiveness in HCAs.

Furthermore, the heritage significance assessment in the report draws upon the principles contained in the *Burra Charter* and adhere to the methodology provided within the *Assessing Heritage Significance* (2001) report from the then NSW Heritage Office and Department of Urban Affairs and Planning.

Properties subject to the draft PP are outlined in **Figure 1** below.

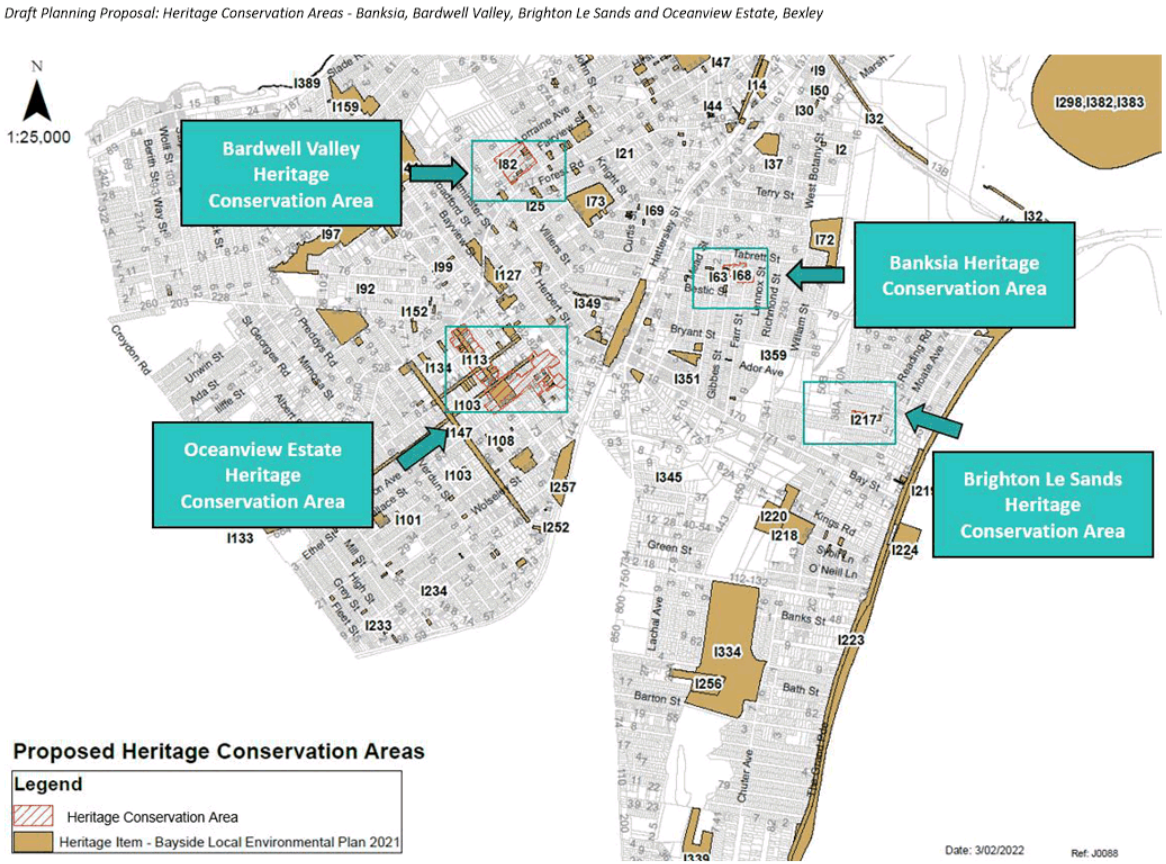


Figure 1: A contextual map outlining the location of the proposed HCAs, alongside the location of existing heritage items under the *Bayside Local Environmental Plan 2021*.

Banksia Heritage Conservation Area

Properties proposed for inclusion in the Banksia HCA are outlined in **Table 1** below:

Table 1: Properties proposed for inclusion in the Banksia HCA.

Lot	DP	Address
23	667137	4 Gibbes Street, Banksia
1	921326	5 Gibbes Street, Banksia
1	928176	6 Gibbes Street, Banksia
1	102013	7 Gibbes Street, Banksia
2	102504	8 Gibbes Street, Banksia
122	573172	9 Gibbes Street, Banksia
1	102504	10 Gibbes Street, Banksia
1	900433	11 Gibbes Street, Banksia
1	930803	12 Gibbes Street, Banksia
B	420412	13 Gibbes Street, Banksia
25	1095485	14 Gibbes Street, Banksia
A	420412	15 Gibbes Street, Banksia
1	984067	16 Gibbes Street, Banksia
1	119807	17 Gibbes Street, Banksia
2	984067	18 Gibbes Street, Banksia
1	1099341	19 Gibbes Street, Banksia
27	659501	20 Gibbes Street, Banksia
1	104842	22 Gibbes Street, Banksia
A	443778	23 Gibbes Street, Banksia
1	1083640	24 Gibbes Street, Banksia
B	443778	25 Gibbes Street, Banksia
28	655365	26 Gibbes Street, Banksia
15	664955	1 Farr Street, Banksia
15	653318	
1	929969	3 Farr Street, Banksia
1	928009	5 Farr Street, Banksia
1	928656	7 Farr Street, Banksia
1	928801	9 Farr Street, Banksia

Lot	DP	Address
1	134316	11 Farr Street, Banksia
12	650056	13 Farr Street, Banksia
1	980415	15 Farr Street, Banksia
2	981142	17 Farr Street, Banksia
1	998087	18 Farr Street, Banksia
1	981141	19 Farr Street, Banksia
1	780533	20 Farr Street, Banksia
10	1050212	21 Farr Street, Banksia
1	780473	22 Farr Street, Banksia
1	517787	23 Farr Street, Banksia
1	795230	24 Farr Street, Banksia
9	653270	25 Farr Street, Banksia
1	948188	26 Farr Street, Banksia
1	927781	27 Farr Street, Banksia
2	949609	28 Farr Street, Banksia
1	571700	29 Farr Street, Banksia
1	126773	31 Farr Street, Banksia
1	103956	33 Farr Street, Banksia
1	32427	35 Farr Street, Banksia
1	983812	37 Farr Street, Banksia
2	983812	39 Farr Street, Banksia

Background

The land in the study area was first purchased in the mid-nineteenth century by the Mercantile Building and Investment Company. The land was subdivided and 12 terraces consisting of separate single-fronted cottages on both sides of Gibbes and Farr streets were built c.1885. These houses were known as 'Jackson's Row'.

Description

The study area retains its original subdivision pattern, consisting of wide streets laid out in a grid pattern (**Figure 2**). The streets are characterised by their intact and cohesive rows of Victorian workers cottages (**Figure 3-5**) and street plantings consisting of native trees and Banksias (**Figure 6**).

The cottages retain their consistent single storey scale, hipped roofs, front verandahs and modest features. Some have undergone modifications over time, including the replacement of roofs, alterations to front façades, the replacement of front gardens and/or fences and extensions to the rear.

Heritage Items

Properties within the Banksia HCA that are classified as Heritage Items under Schedule 5 of the *Bayside Local Environmental Plan 2021* are outlined in **Table 2** below.

Table 2: Heritage Items located within the Banksia HCA

Address	Item Name	Property Description	Item No.
11 Gibbes Street, Banksia	Part of single-storey terraced cottages known as Jackson's Row	Lot 1, DP 900433	I67
18 Gibbes Street, Banksia	Part of single-storey terraced cottages known as Jackson's Row	Lot 2, DP 984067	I68

Statement of Significance

The Banksia HCA is significant at a local level as it contains the substantially intact rows of single storey nineteenth-century workers' housing known as 'Jackson's Row'.

It is historically significant for its association with the Mercantile Building Land & Investment Co., a building society and speculative developer that had some influence in the development of the Rockdale area. The HCA is representative of the late-Victorian row house phase in the residential development in the area.

The HCA has aesthetic significance as it contains two intact streetscapes displaying a uniformity of housing types, interspersed with some neutral and newer developments (**Figure 7**). Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of single-storey free standing row houses with consistent gable roof forms and setbacks to the street.

The HCA has rarity value as intact rows of single-storey 19th-century workers' housing is a housing typology uncommon in the Bayside LGA.

Draft Character Statement

Characteristic elements to be preserved include:

- The surviving heritage items and contributory buildings, particularly the Jackson's Row cottages.
- The consistency of low front fences at the front boundary of private properties.
- Consistent narrow setbacks, the dominant single-storey scale and lack of private car spaces.
- Original chimneys and roof forms.
- The dominant material palette of rendered brick terraces, decorative rendered elements, ornate façade windows, and painted brick front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled and unsympathetic additions, front facing dormers, infilled verandas, the removal and replacement of original features including windows and doors, and uncharacteristic fencing.

Further information can be found in the Heritage Inventory Sheet for the Banksia HCA in **Appendix 4**.



Figure 2: An aerial image of the properties subject to the proposed Banskia HCA, outlined in red. *Source: Bayside Council.*



Figure 3: An example of a Jackson's Row cottage. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 4: An example of Jackson's Row cottages. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 5: The intact Jackson's Row streetscape. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 6: The Farr Street streetscape. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 7: Examples of neutral development within the study area. *Source: Google Maps 2020.*

Bardwell Valley Heritage Conservation Area

Properties proposed for inclusion within the Bardwell Valley HCA are outlined in **Table 3** below:

Table 3: Properties proposed for inclusion in the Bardwell Valley HCA.

Lot	DP	Address
4	9171	1 Lansdowne Street, Bardwell Valley
30	9171	2 Lansdowne Street, Bardwell Valley
5	9171	3 Lansdowne Street, Bardwell Valley
29	9171	4 Lansdowne Street, Bardwell Valley
6	9171	5 Lansdowne Street, Bardwell Valley
28	9171	6 Lansdowne Street, Bardwell Valley
7	9171	7 Lansdowne Street, Bardwell Valley
27	9171	8 Lansdowne Street, Bardwell Valley
8	9171	9 Lansdowne Street, Bardwell Valley
26	9171	10 Lansdowne Street, Bardwell Valley
9	9171	11 Lansdowne Street, Bardwell Valley
25	9171	12 Lansdowne Street, Bardwell Valley
10	9171	13 Lansdowne Street, Bardwell Valley
24	9171	14 Lansdowne Street, Bardwell Valley
11	9171	15 Lansdowne Street, Bardwell Valley
23	9171	16 Lansdowne Street, Bardwell Valley
12	9171	17 Lansdowne Street, Bardwell Valley
22	9171	18 Lansdowne Street, Bardwell Valley
13	9171	19 Lansdowne Street, Bardwell Valley
21	9171	20 Lansdowne Street, Bardwell Valley
14	9171	21 Lansdowne Street, Bardwell Valley
20	9171	22 Lansdowne Street, Bardwell Valley
15	9171	23 Lansdowne Street, Bardwell Valley
19	9171	24 Lansdowne Street, Bardwell Valley
16	9171	25 Lansdowne Street, Bardwell Valley
18	9171	26 Lansdowne Street, Bardwell Valley
17	9171	28 Lansdowne Street, Bardwell Valley
37	9171	1 Hamilton Street, Bardwell Valley

Lot	DP	Address
65	9171	2 Hamilton Street, Bardwell Valley
38	9171	3 Hamilton Street, Bardwell Valley
64	9171	4 Hamilton Street, Bardwell Valley
39	9171	5 Hamilton Street, Bardwell Valley
63	9171	6 Hamilton Street, Bardwell Valley
40	9171	7 Hamilton Street, Bardwell Valley
62	9171	8 Hamilton Street, Bardwell Valley
41	9171	9 Hamilton Street, Bardwell Valley
61	9171	10 Hamilton Street, Bardwell Valley
42	9171	11 Hamilton Street, Bardwell Valley
	SP 53840	12 Hamilton Street, Bardwell Valley
43	9171	13 Hamilton Street, Bardwell Valley
59	9171	14 Hamilton Street, Bardwell Valley
44	9171	15 Hamilton Street, Bardwell Valley
58	9171	16 Hamilton Street, Bardwell Valley
45	9171	17 Hamilton Street, Bardwell Valley
57	9171	18 Hamilton Street, Bardwell Valley
46	9171	19 Hamilton Street, Bardwell Valley
56	9171	20 Hamilton Street, Bardwell Valley
47	9171	21 Hamilton Street, Bardwell Valley
55	9171	22 Hamilton Street, Bardwell Valley
48	9171	23 Hamilton Street, Bardwell Valley
54	9171	24 Hamilton Street, Bardwell Valley
49	9171	25 Hamilton Street, Bardwell Valley
53	9171	26 Hamilton Street, Bardwell Valley
50	9171	27 Hamilton Street, Bardwell Valley
52	9171	28 Hamilton Street, Bardwell Valley
51	9171	30 Hamilton Street, Bardwell Valley

Background

The subject site is located in the former Lansdowne Estate, which was first created in Hamilton Street and Lansdowne Street in 1918. The first houses and estates were built in 1921 in Lansdowne Street and 1923 in Hamilton Street. By 1925, all houses had been constructed.

Description

Lansdowne Street and Hamilton Street are parallel streets linking Lorraine Avenue in the north with Wollongong Road in the south (**Figure 8**). The subject houses are generally intact examples of Federation bungalows of similar size, form and detail. Most of the original housing has double gables facing the street with deep front entry porches and verandas, terracotta pitched roofs and face brick walls (**Figure 9**). The houses are set within established formal gardens, and generally have low picket or brick fences (**Figure 10**).

The streets are wide with grassed verges and some street trees (**Figure 11**). Carparking is generally at the side of the original houses in open hardstands and carports. Some more recent development has intruded into the consistency of the scale and character of some parts of the study area (**Figure 12 -13**).

Heritage Items

Properties within the Bardwell Valley HCA that are classified as Heritage Items under Schedule 5 of the *BLEP 2021* are outlined in **Table 4** below.

Table 4: Heritage Items located within the Bardwell Valley HCA

Address	Item Name	Property Description	Item No.
2 Hamilton Street, Bardwell Valley	Californian bungalow cottage (part of a street precinct)	Lot 65, DP 9171	I81
3 Hamilton Street, Bardwell Valley	Californian bungalow cottage (part of a street precinct)	Lot 38, DP 9171	I82
13 Lansdowne Street, Bardwell Valley	Californian bungalow	Lot 10, DP 9171	I86
17 Lansdowne Street, Bardwell Valley	Brick Californian bungalow cottage	Lot 12, DP 9171	I87

Statement of Significance

The HCA is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. The area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision. The HCA forms part of the 1920 subdivision of the Lansdowne Estate.

The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early-twentieth century.

Draft Character Statement

The character of the HCA is primarily made up of high-quality and relatively intact bungalow and cottage style houses mostly completed between 1920 and 1925. Characteristic elements to be preserved include:

- The high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items.
- The grid layout and wide streets.
- The consistency of low fences and the front boundary of private properties.

- Original chimneys and the consistency of forward-facing double-gabled roof forms stepping down the slope to the north.
- The prevalent single-storey scale.
- The dominant material palette of face brick, timber batten detailing and timber joinery elements, roughcast rendered elements, sandstone base courses, timber framed windows, leadlight casement windows, window hoods and timber shingle cladding, and
- Established gardens and consistent setbacks.

Uncharacteristic development includes housing from the late twentieth and early twenty first century, residential flat buildings, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

Further information can be found in the Heritage Inventory Sheet for the Bardwell Valley HCA in **Appendix 5**.



Figure 8: An aerial image of the properties subject to the proposed Banskia HCA, outlined in red. *Source: Bayside Council.*



Figure 9: An example of a contributory dwelling. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 10: Contributory dwellings in the study area. The consistent roof lines of several dwellings can be seen here. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 11: The Hamilton Street streetscape, looking north towards Jubilee Park. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 12: An example of a neutral dwelling on Hamilton Street. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 13: An example of an uncharacteristic dwelling. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*

Brighton Le Sands Heritage Conservation Area

Properties proposed for inclusion within the Brighton Le Sands HCA are outlined in **Table 5** below:

Table 5: Properties proposed for inclusion in the Brighton Le Sands HCA.

Lot	DP	Address
1	78024	9 Brighton Parade, Brighton Le Sands
16	15057	11 Brighton Parade, Brighton Le Sands
15	15057	13 Brighton Parade, Brighton Le Sands
14	15057	15 Brighton Parade, Brighton Le Sands
13	15057	17 Brighton Parade, Brighton Le Sands
12	15057	19 Brighton Parade, Brighton Le Sands
11	15057	21 Brighton Parade, Brighton Le Sands
10	15057	23 Brighton Parade, Brighton Le Sands
9	15057	25 Brighton Parade, Brighton Le Sands
8	15057	27 Brighton Parade, Brighton Le Sands
7	15057	29 Brighton Parade, Brighton Le Sands
6A	15057	31 Brighton Parade, Brighton Le Sands
5	15057	33 Brighton Parade, Brighton Le Sands
6	15057	35 Brighton Parade, Brighton Le Sands

Background

Brighton Parade is located in the suburb of Brighton Le Sands and runs west to east, linking Francis Avenue with Sellwood Street (**Figure 14**). The area was subdivided as part of the Fairlight Estate in 1886. The houses in Brighton Parade were mainly constructed from 1925 to 1928, and were built speculatively before being sold.

Description

The properties on the north side of Brighton Parade are predominantly single-storey Inter War bungalows constructed in the late 1920's. Houses are of predominantly brick construction and timber detailing with pitched tile roofs, set within modest front gardens (**Figure 15-16**). The northern side of Brighton Parade retains original brick kerbs along its length (**Figure 17**). The southern side of Brighton Parade is occupied by the driveways and rear access of houses fronting Bruce Street.

Brighton Parade is generally an intact and cohesive streetscape of houses of similar style, scale and character, with some recent development disrupting the cohesion in parts. A comparison of current and historical aerials and a search of Council's DA register indicates that most dwellings along Brighton Parade have been extended to the rear, with some having a second floor added.

Heritage Items

Properties within the Brighton Le Sands HCA that are classified as Heritage Items under Schedule 5 of the *BLEP 2021* are outlined in **Table 6** below.

Table 6: Heritage Items located within the Brighton Le Sands HCA

Address	Item Name	Property Description	Item No.
3, 9, 11, 23 and 33 Brighton Parade	Brighton-Le-Sands Houses (Brighton Parade precinct)	Lots 5, 10 and 16, DP 15057 Lots 1 and 4, DP 78024	I217

Note: 3 Brighton Parade (Lot 4 DP 78024 not to be included) in proposed HCA

Statement of Significance

The HCA is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area.

The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War Bungalow-style houses and cottages in a suburban setting with mature street plantings and rare streetscape detailing such as brick kerbing. The high proportion of original building stock together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Bayside.

Draft Character Statement

Characteristic elements to be preserved include:

- The high proportion of surviving contributory buildings, particularly Federation and Inter War bungalows and listed heritage items.
- Historical streetscape elements from the early period of development in the area, such as brick kerbing.
- The consistency of low front fences at the front boundary of private properties.
- Original chimneys, roof forms and tiles roof cladding.
- The prevalent single-storey scale, and
- The dominant material palette of face brick, timber detailing and timber joinery elements, roughcast rendered elements, brick front verandahs, timber framed windows, and timber picket and masonry front fences.

Further information can be found in the Heritage Inventory Sheet for the Brighton Le Sands HCA in **Appendix 6**.



Figure 14: An aerial image of the properties subject to the proposed Brighton Le Sands HCA, outlined in red. *Source: Bayside Council.*



Figure 15: An example of a contributory dwelling. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 16: An example of a contributory dwelling. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 17: Brick kerbing- an example of a historic streetscape element. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*

Oceanview Estate Heritage Conservation Area

Properties proposed for inclusion within the Ocean View Estate HCA are outlined in **Table 7** below:

Table 7: Properties proposed for inclusion in the Ocean View Estate HCA.

Lot	Sec	DP	Address
		SP 64206	1 Dunmore Street Nth, Bexley
18	2	1680	1A Dunmore Street Nth, Bexley
19	2	1036	1B Dunmore Street Nth, Bexley
20	2	1036	1C Dunmore Street Nth, Bexley
1		949870	2 Dunmore Street Nth, Bexley
		SP 8992	3-7 Dunmore Street Nth, Bexley
2		949870	4 Dunmore Street Nth, Bexley
A		441697	6 Dunmore Street Nth, Bexley
B		441697	8 Dunmore Street Nth, Bexley
C		103536	9 Dunmore Street Nth, Bexley
		SP 55	10 Dunmore Street Nth, Bexley
B		103536	11 Dunmore Street Nth, Bexley
3		412732	12 Dunmore Street Nth, Bexley
2		104316	13 Dunmore Street Nth, Bexley
2		412732	14 Dunmore Street Nth, Bexley
1		812332	15 Dunmore Street Nth, Bexley
1		412732	16 Dunmore Street Nth, Bexley
B		313039	17 Dunmore Street Nth, Bexley
100		1050077	18 Dunmore Street Nth, Bexley
C		313039	19 Dunmore Street Nth, Bexley
B		322348	20 Dunmore Street Nth, Bexley
3		226502	20A Dunmore Street Nth, Bexley
A		320466	21 Dunmore Street Nth, Bexley
1		447843	21A Dunmore Street Nth, Bexley
4	6	1680	22 Dunmore Street Nth, Bexley
2		447843	23 Dunmore Street Nth, Bexley
3		447843	23A Dunmore Street Nth, Bexley

Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley

Lot	Sec	DP	Address
700		1221085	24 Dunmore Street Nth, Bexley
701		1221085	24A Dunmore Street Nth, Bexley
4		447843	25 Dunmore Street Nth, Bexley
1		573311	25A Dunmore Street Nth, Bexley
700		1216133	26 Dunmore Street Nth, Bexley
A		900366	27 Dunmore Street Nth, Bexley
701		1216133	28 Dunmore Street Nth, Bexley
B		900366	29 Dunmore Street Nth, Bexley
A		411745	30 Dunmore Street Nth, Bexley
A		324948	31 Dunmore Street Nth, Bexley
10		530123	32 Dunmore Street Nth, Bexley
B		324948	33 Dunmore Street Nth, Bexley
A		327436	34 Dunmore Street Nth, Bexley
C		324948	35 Dunmore Street Nth, Bexley
B		327436	36 Dunmore Street Nth, Bexley
B		312212	37 Dunmore Street Nth, Bexley
4		659447	38 Dunmore Street Nth, Bexley
E		414121	38A Dunmore Street Nth, Bexley
1		1143587	39 Dunmore Street Nth, Bexley
D		414121	40 Dunmore Street Nth, Bexley
2		961634	460 Forest Road, Bexley
2		812332	21 Monomeeth Street, Bexley
A		103536	22A Monomeeth Street, Bexley
		SP 58990	23A Gladstone Street, Bexley
2		1194170	26A Gladstone Street, Bexley
C		414121	30 Caledonian Street, Bexley
1		929566	32 Caledonian Street, Bexley
2		168540	6 Seaforth Street, Bexley
3		168540	8 Seaforth Street, Bexley
1		217473	10 Seaforth Street, Bexley
2		217473	12 Seaforth Street, Bexley

Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley

Lot	Sec	DP	Address
1		220112	14 Seaforth Street, Bexley
2		220112	16 Seaforth Street, Bexley
1		960924	1 Park Avenue, Bexley
1		559497	3 Park Avenue, Bexley
2		559497	5 Park Avenue, Bexley
A		440684	7 Park Avenue, Bexley
B		440684	9 Park Avenue, Bexley
2		972867	11 Park Avenue, Bexley
501		631452	13 Park Avenue, Bexley
502		631452	15 Park Avenue, Bexley
B		326305	17 Park Avenue, Bexley
A		326305	19 Park Avenue, Bexley
C		400028	2 Beaconsfield Street, Bexley
		SP 20689	2B Beaconsfield Street, Bexley
D		402564	2C Beaconsfield Street, Bexley
A		322673	4 Beaconsfield Street, Bexley
Y		402107	5 Beaconsfield Street, Bexley
22	14	1680	
5B		329521	6 Beaconsfield Street, Bexley
21	14	1680	7 Beaconsfield Street, Bexley
B		100322	8 Beaconsfield Street, Bexley
2		210234	10 Beaconsfield Street, Bexley
2		213778	12 Beaconsfield Street, Bexley
2		515615	14 Beaconsfield Street, Bexley
2		500925	16 Beaconsfield Street, Bexley
50		1680	16A Beaconsfield Street, Bexley
B		360589	18 Beaconsfield Street, Bexley
2		921197	61 Harrow Road, Bexley
1		668848	63 Harrow Road, Bexley
1		921622	65 Harrow Road, Bexley
1		921863	69 Harrow Road, Bexley
1		219456	77 Harrow Road, Bexley

Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley

Lot	Sec	DP	Address
2		219456	79 Harrow Road, Bexley
10		661922	81 Harrow Road, Bexley
1		585490	83 Harrow Road, Bexley
1		902392	85 Harrow Road, Bexley
2		902392	87 Harrow Road, Bexley
27		4027	108 Harrow Road, Bexley
26		4027	110 Harrow Road, Bexley
25		4027	112 Harrow Road, Bexley
24		4027	114 Harrow Road, Bexley
23		4027	116 Harrow Road, Bexley
22		4027	118 Harrow Road, Bexley
21		4027	120 Harrow Road, Bexley
8		5800	22 Watkin Street, Rockdale
1		216540	24 Watkin Street, Rockdale
2		216540	26 Watkin Street, Rockdale
6		5800	28 Watkin Street, Rockdale
5		5800	30 Watkin Street, Rockdale
4		5800	32 Watkin Street, Rockdale
3		5800	34 Watkin Street, Rockdale
A		385220	36 Watkin Street, Rockdale
A		400028	36A Watkin Street, Bexley
E		402564	38 Watkin Street, Bexley
B		322673	40 Watkin Street, Bexley
5A		329521	42 Watkin Street, Bexley
A		100322	44 Watkin Street, Bexley
1		210234	46 Watkin Street, Bexley
6		1151863	47 Watkin Street, Rockdale
1		213778	48 Watkin Street, Rockdale
5		1151863	49 Watkin Street, Rockdale
1		515615	50 Watkin Street, Rockdale
4		1151863	51 Watkin Street, Rockdale

Lot	Sec	DP	Address
1		500925	52 Watkin Street, Rockdale
3		1151863	53 Watkin Street, Rockdale
A		360589	54 Watkin Street, Rockdale
2		1151863	55 Watkin Street, Rockdale
1		1151863	57 Watkin Street, Rockdale
2		1056535	79 Watkin Street, Bexley
B		330534	81 Watkin Street, Bexley
A		330534	83 Watkin Street, Bexley
1		972235	85 Watkin Street, Bexley

Background

The Oceanview Estate subject area was purchased by a group of land speculators in 1879, when the route of the new railway through the St George district was established. Located on the ridge overlooking the new rail line and boasting views to the ocean, it was planned to appeal to wealthy and discerning buyers and was laid out with Garden Suburb concepts in mind.

The area was developed in stages, beginning in the late-nineteenth century. It contains surviving examples of Victorian villas built in the 1890's through to later Federation and Interwar period styles. The streets were planted with trees to commemorate the reign of Queen Victoria.

Description

The study area is centred around Seaforth Park and includes Dunmore Street North, Caledonian Street (East), Watkin Street, Park Avenue and parts of Seaforth Street and Beaconsfield Street. The streets are laid out in a grid pattern around the park (**Figure 18**).

Seaforth Park is a large, grassed park and retains original plantings of Moreton Bay Figs, Monterey Pines and Canary Island Palms (**Figure 19**). Housing around the park is generally from the Federation period and is oriented to take advantage of views over the parkland and the ocean.

The housing consists of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages set within formal gardens with low brick fencing (**Figures 20-23**). The area features wide streets with grass verges and mature street trees, some of which are heritage listed (**Figures 24-25**).

Dunmore Street North features the finest quality of housing and is largely intact. Some areas have uncharacteristic development, which has eroded the integrity of the HCA, particularly around Seaforth and Watkin Streets (**Figure 26**).

Heritage Items

Properties within the Oceanview Estate HCA that are classified as Heritage Items under Schedule 5 of the *BLEP 2021* are outlined in **Table 8** below.

Table 8: Heritage Items located within the Oceanview Estate HCA

Address	Item Name	Property Description	Item No.
Dunmore Street North, Bexley	Street plantings	N/A	I113

1A, 1B and 1C Dunmore Street North, Bexley	Christ Church Anglican Church and hall	Lots 19 and 20, Section 2, DP 1036 Part Lot 18, Section 2, DP 1680	I114
12 Dunmore Street North, Bexley	Federation house	Lot 3, DP 412732	I115
14 Dunmore Street North, Bexley	Federation house	Lot 2, DP 412732	I116
16 Dunmore Street North, Bexley	Federation house	Lot 1, DP 412732	I117
18 Dunmore Street North, Bexley	Ercildoune	Lot 100, DP 1050077	I118
20 Dunmore Street North, Bexley	Fairmont	Lot B, DP 322348	I119
29 Dunmore Street North, Bexley	House	Lot B, DP 900366	I120
33 Dunmore Street North, Bexley	Inter-war house	Lot B, DP 324948	I121
38 Dunmore Street North, Bexley	Federation house	Lot 4, DP 659447	I122
40 Dunmore Street North, Bexley	Federation house	Lot D, DP 414121	I123
2 Beaconsfield Street, Bexley	Bayview Lodge	Lot C, DP 400028	I94
6 Beaconsfield Street, Bexley	House	Lot 5B, DP 329521	I95
16A Beaconsfield Street, Bexley	Seaforth Park	Lot 50, DP 1680	I96
Caledonian Street, Bexley	Street plantings	N/A	I103
77 Harrow Road, Bexley	Italia	Lot 1, DP 219456	I141
83 Harrow Road, Bexley	Esperanza	Lot 1, DP 585490	I142
87 Harrow Road, Bexley	Federation house	Lot 2, DP 902392	I143
1 Park Avenue, Bexley	House	Lot 1, DP 960924	I146

Statement of Significance

The Oceanview Estate HCA has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development.

The area has aesthetic significance for its particularly fine example of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character.

Individual properties within the HCA (both individually heritage listed and classified as contributory) have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness and integrity. Excellent examples of Federation Arts and Crafts and

Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout.

The HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout.

Seaforth Park was planned as the grand square in the 1883 subdivision and is the oldest designated park in the former Rockdale LGA.

The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Oceanview Estate subdivision. The tree planting commemorated the reign of Queen Victoria (although the present trees are not the original trees).

Draft Character Statement

The character of the Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages. This character should be preserved and retained through the retention of contributory buildings, public open space, the existing subdivision pattern and typical Garden Suburb layout, and large street trees. Characteristic elements to be preserved include:

- The range of surviving architectural styles and historic buildings, particularly the existing heritage items, landmark buildings and contributory buildings.
- The grid layout of wide streets centred around Seaforth Park.
- The consistency of low front fences and gates at the front boundary of private properties.
- Original chimneys and roof forms.
- The consistent single-storey scale.
- Prominent ornate decorative elements, particularly on surviving examples of late Victorian buildings and Federation houses.
- The dominant material palette of face brick, timber batten detailing and timber joinery elements, sandstone base courses, timber framed windows and window hoods, and
- Established formal gardens and mature street trees.

Uncharacteristic development includes housing from the late-twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

Further information can be found in the Heritage Inventory Sheet for the Oceanview Estate HCA in **Appendix 7**.

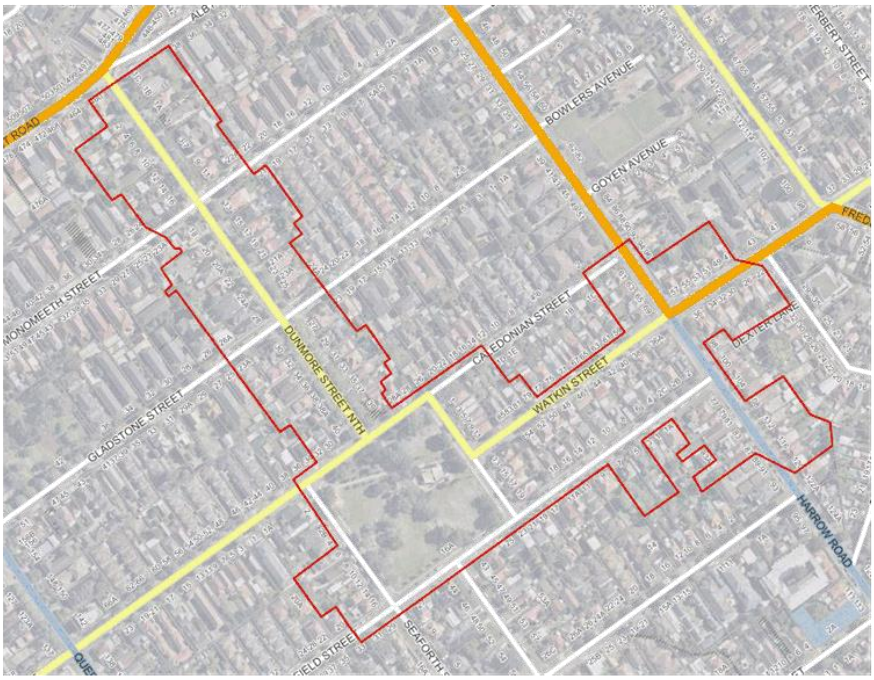


Figure 18: An aerial image of the properties subject to the proposed Ocean View Estate HCA, outlined in red. *Source: Bayside Council.*



Figure 19: Seaforth Park, looking south-east from Dunmore Street North. *Source: Google Maps (2022).*



Figure 20: An example of a contributory dwelling at 36 Watkin Street, Bexley. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 21: An example of a contributory dwelling at Park Avenue, Bexley. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 22: An existing heritage item at 2 Beaconsfield Street, Bexley. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 23: An example of a contributory dwelling at 13 Dunmore Street North, Bexley. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 24: Mature street trees in Beaconsfield Street. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 25: Mature street trees along Dunmore Street North. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*



Figure 26: Examples of uncharacteristic development in Dunmore Street North. *Source: Bayside Heritage Study - Review of Heritage Conservation Areas (2019)*

Part 1 - Objectives or Intended Outcomes

The objective of this draft PP is to amend the *BLEP 2021* to create Heritage Conservation Areas (HCAs) in the suburbs of Banksia, Bardwell Valley and Brighton Le Sands, as per recommendations from the Bayside Heritage Strategy, the Bayside Local Strategic Planning Statement, and the Bayside Local Housing Strategy.

Additionally, this draft PP recommends amendments to the *RDCP 2011* to incorporate objectives and controls that ensure the protection and enhancement of properties within a HCA.

The HCA classification is to be applied to the following properties:

- **Bardwell Valley Heritage Conservation Area** 1-25 Lansdowne Street, 2-28 Lansdowne Street,1-27 Hamilton Street and 2-30 Hamilton Street, Bardwell Valley
- **Banksia Heritage Conservation Area** 4-26 Gibbes Street 5-19 Gibbes Street; 23-25 Gibbes Street; 1-39 Farr Street and 18-28 Farr Street, Banksia
- **Brighton Le Sands Heritage Conservation Area** 9-35 Brighton Parade, Brighton Le Sands
- **Oceanview Estate Heritage Conservation Area** 1-39 Dunmore Street North, 2-40 Dunmore Street North, 460 Forest Road, 22A Monomeeth Street, 23A Gladstone Street, 26A Gladstone Street, 30-32 Caledonian Street, 6-16 Seaforth Street, 1-19 Park Avenue, 2-18 Beaconsfield Street, 5-7 Beaconsfield Street, 61-69 Harrow Road, 77-83 Harrow Road, 85-87 Harrow Road, 108-120 Harrow Road, 36A-54 Watkin Street, 79-85 Watkin Street, Bexley. 47-57 Watkin Street and 22-36 Watkin Street, Rockdale.

Part 2 - Explanation of Provisions

The draft PP will amend *Part 2 Heritage conservation areas* within Schedule 5 of the *BLEP 2021* by inserting four new HCAs in the suburbs of Banksia, Bardwell Valley, Brighton Le Sands and Bexley. These amendments are illustrated below in blue:

Name of heritage conservation area	Identification on heritage map	Significance
Oceanview Estate Heritage Conservation Area	Shown by a red outline with red hatching and labelled "C6"	Local
Brighton Le Sands Heritage Conservation Area	Shown by a red outline with red hatching and labelled "C5"	Local
Bardwell Valley Heritage Conservation Area	Shown by a red outline with red hatching and labelled "C4"	Local
Banksia Heritage Conservation Area	Shown by a red outline with red hatching and labelled "C3"	Local
Botany Township Heritage Conservation Area	Shown by a red outline with red hatching and labelled "C2"	Local
Daceyville Garden Suburb Heritage Conservation Area	Shown by a red outline with red hatching and labelled "C1"	Local

Controls

Bayside Local Environmental Plan 2021

Development Applications (DAs) submitted for land within a HCA will be subject to the requirements of clause 5.10 of the *BLEP 2021*.

If an individual heritage item listed under Schedule 5, Part 1 of the *BLEP 2021* is included within a HCA, it will retain its heritage listing, and the relevant provisions for individual heritage items will apply.

Rockdale Development Control Plan 2011
The provisions for HCAs will be inserted into chapter *4.1.2 Heritage Conservation* of the *RDCP 2011* (**Appendix 8**).

Buildings within a proposed HCA that are not listed as an individual heritage item have been classified as 'contributory', 'neutral' or 'uncharacteristic' according to the distinct characteristic elements within that locality, to ensure new work is sympathetic to the heritage significance and the character of the conservation area.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.
- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.

The objectives and controls provide detailed guidelines around the types of development permitted according to these classifications. The maps outlining property classifications within the Rockdale DCP are provided below (**Figures 27-30**).

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Exempt and Complying development proposed within a HCA will be subject to the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Complying development codes with restrictions to HCAs include the following, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool:

- *Housing Code*
- *Inland Code*
- *Low Rise Housing Diversity Code*
- *Rural Housing Code*
- *Greenfield Housing Code*

Additionally, the *Commercial and Industrial (New Buildings and Additions) Code* is restricted from HCAs without exceptions to any proposed development.

Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley



Figure 27: The classification of properties within the Bardwell Valley HCA.

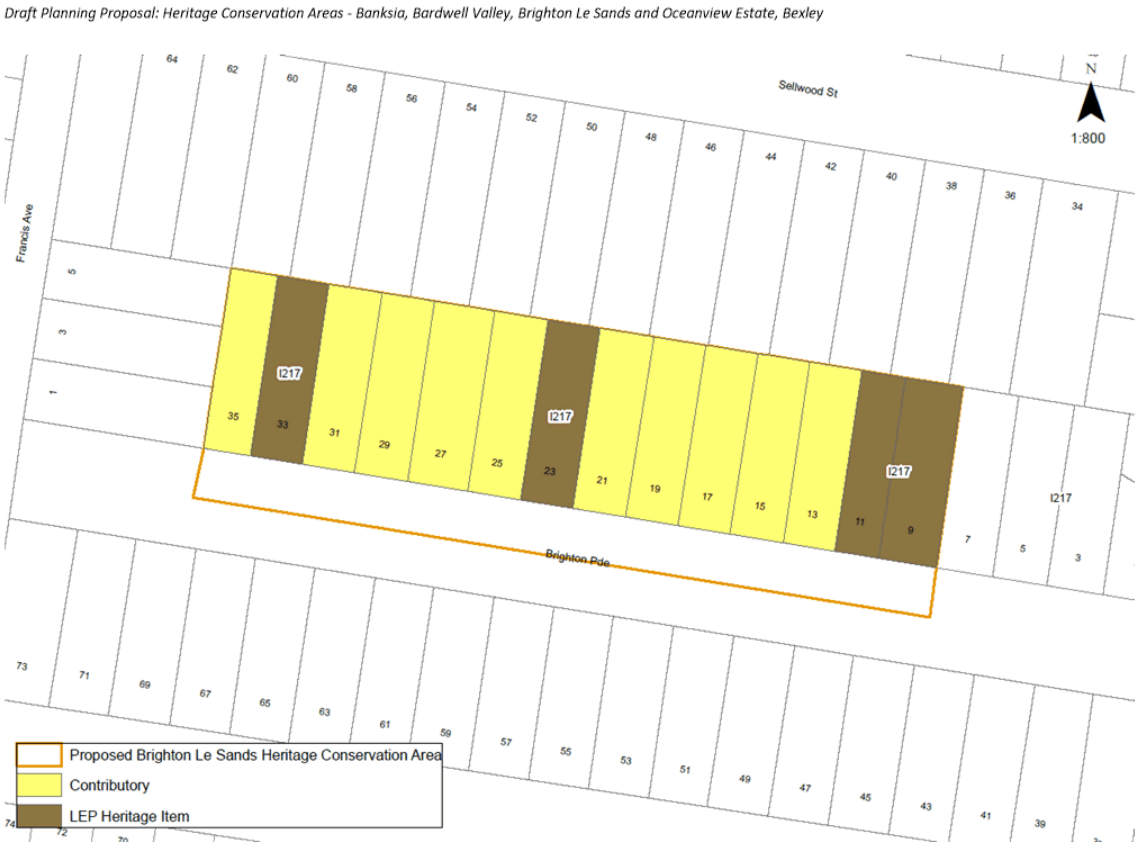


Figure 28: The classification of properties within the Brighton Le Sands HCA.

Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley



Figure 29: The classification of properties within the Oceanview Estate HCA.

Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley



Figure 30: The classification of properties within the Banksia HCA.

Part 3 – Justification

A Need for the Planning Proposal

Q1 Is the Planning Proposal a result of any strategic study or report?

The draft PP has been informed by the Bayside Local Strategic Planning Statement (LSPS), the Bayside Local Housing Strategy (LHS) and the Bayside Heritage Strategy. It also aims to implement the relevant priorities of Council's Community Strategic Plan: Bayside 2030.

A detailed assessment of how the Draft Planning Proposal responds to the broader strategic planning framework, including the Bayside LSPS, is included in this report.

Q2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Alternative methods of heritage protection could include Council policy or DCP controls. However, as these approaches are non-statutory, there would be no requirement for future development to retain the existing built form, environment, and character.

The draft PP will ensure the *BLEP 2021* makes provisions for heritage protection, and will extend these protections to the application of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* where relevant.

B Relationship to strategic planning framework

Q3 Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Environmental Planning and Assessment Act 1979 (EP&A Act)

The Department of Planning, Industry and Environment's (DPIE) publication *'Planning Proposals - A Guide to Preparing Planning Proposals'* (The Guide) - issued under s3.33 (3) of the EP&A Act - provides guidance and information on the process for preparing Planning Proposals. The assessment of the draft PP by Council staff has been undertaken in accordance with this guide.

Page 5 of The Guide states that:

> *A planning proposal must demonstrate the strategic merit of the proposed LEP amendment.*
>
> *A planning proposal which is submitted for a Gateway determination must provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan making process. The level of detail required in a planning proposal should be proportionate to the complexity of the proposed amendment.*

Key Sections of the EP&A Act – Strategic Merit of Planning Proposals

3.8 Implementation of Strategic Plans

> *(1) In preparing a draft district strategic plan, the relevant strategic planning authority is to give effect to any regional strategic plan applying to the region in respect of which the district is part.*
>
> *(2) In preparing a planning proposal under section 3.33, the planning proposal authority is to give effect—*
>
> *(a) to any district strategic plan applying to the local government area to which the planning proposal relates (including any adjoining local government area), or…*

The Eastern City District Plan (ECDP) applies to Bayside, and therefore any Planning Proposal must outline how it demonstrates strategic merit against the objectives of the ECDP and Greater Sydney Region Plan (GSRP). The draft PP is consistent with the objectives and actions of the GSRP and the ECDP.

Greater Sydney Region Plan

Table 10 below provides an assessment of this Draft Planning Proposal against the GSRP:

Table 10 – Consistency with the Greater Sydney Region Plan

Directions	Objectives	Consistency
Infrastructure and collaboration		
1. A city supported by infrastructure	**Objective 1:** Infrastructure supports the three cities	Not relevant to this draft Planning Proposal.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	Not relevant to this draft Planning Proposal.
	Objective 3: Infrastructure adapts to meet future needs	Not relevant to this draft Planning Proposal.
	Objective 4: Infrastructure use is optimised	Not relevant to this draft Planning Proposal.
2. A collaborative city	**Objective 5:** Benefits of growth realised by collaboration of governments, community and business	Not relevant to this draft Planning Proposal.
Liveability		
3. A city for people	**Objective 6:** Services and infrastructure meet communities' changing needs	Not relevant to this draft Planning Proposal.
	Objective 7: Communities are healthy, resilient and socially connected	Not relevant to this draft Planning Proposal.
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	Not relevant to this draft Planning Proposal.
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	Not relevant to this draft Planning Proposal.
4. Housing the city	**Objective 10:** Greater housing supply	Not relevant to this draft Planning Proposal.
	Objective 11: Housing is more diverse and affordable	This objective outlines measures to address housing affordability, including more diverse housing types and an increased supply of affordable rental housing close to infrastructure and services.

		This draft PP proposes controls that place restrictions on the renewal of older housing stock. However, the subject sites have not been identified for renewal or increases in density and are not in catchment areas of existing and future infrastructure corridors. Furthermore, certain types of affordable housing are permitted in HCAs, in accordance with the *State Environmental Planning Policy (Housing) 2021*.
5. A city of great places	**Objective 12:** Great places that bring people together	Not relevant to this draft Planning Proposal.
	Objective 13: Environmental heritage is conserved and enhanced	This draft PP will ensure any future Development Application (DA) must consider clause 5.10 of the *BLEP 2021* to ensure potential heritage impacts are mitigated. Additionally, the site-specific DCP supports the draft PP through the provision of objectives and controls that aim to manage potential cumulative impacts on the heritage value and character of the HCAs.
Productivity		
6. A well connected city	**Objective 14:** A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	Not relevant to this draft Planning Proposal.
	Objective 15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	Not relevant to this draft Planning Proposal.
	Objective 16: Freight and logistics network is competitive and efficient	Not relevant to this draft Planning Proposal.
	Objective 17: Regional transport is integrated with land use	Not relevant to this draft Planning Proposal.
7. Jobs and skills for the city	**Objective 18:** Harbour CBD is stronger and more competitive	Not relevant to this draft Planning Proposal.
	Objective 19: Greater Parramatta is stronger and better connected	Not relevant to this draft Planning Proposal.

	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	Not relevant to this draft Planning Proposal.
	Objective 21: Internationally competitive health, education, research and innovation precincts	Not relevant to this draft Planning Proposal.
	Objective 22: Investment and business activity in centres	Not relevant to this draft Planning Proposal.
	Objective 23: Industrial and urban services land is planned, protected and managed	Not relevant to this draft Planning Proposal.
	Objective 24: Economic sectors are targeted for success	Not relevant to this draft Planning Proposal.
Sustainability		
8. A city in landscape	**Objective 25:** The coast and waterways are protected and healthier	Not relevant to this draft Planning Proposal.
	Objective 26: A cool and green parkland city in the South Creek corridor	Not relevant to this draft Planning Proposal.
	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	Not relevant to this draft Planning Proposal.
	Objective 28: Scenic and cultural landscapes are protected	Not relevant to this draft Planning Proposal.
	Objective 29: Environmental, social and economic values in rural areas are maintained and enhanced	Not relevant to this draft Planning Proposal.
	Objective 30: Urban tree canopy cover is increased	Not relevant to this draft Planning Proposal.
	Objective 31: Public open space is accessible, protected and enhanced	Not relevant to this draft Planning Proposal.
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	Not relevant to this draft Planning Proposal.
9. An efficient city	**Objective 33:** A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Not relevant to this draft Planning Proposal.
	Objective 34: Energy and water flows are captured, used and re-used	Not relevant to this draft Planning Proposal.

	Objective 35: More waste is re-used and recycled to support the development of a circular economy	Not relevant to this draft Planning Proposal.
10. A resilient city	**Objective 36:** People and places adapt to climate change and future shocks and stresses	Not relevant to this draft Planning Proposal.
	Objective 37: Exposure to natural and urban hazards is reduced	Not relevant to this draft Planning Proposal.
	Objective 38: Heatwaves and extreme heat are managed	Not relevant to this draft Planning Proposal.

Eastern City District Plan

The draft PP's consistency with the priorities in the ECDP are discussed in further detail in **Table 11** below:

Table 11 – Consistency with the Eastern City District Plan

Infrastructure and Collaboration		
E1	Planning for a city supported by infrastructure	Not relevant to this draft Planning Proposal.
E2	Working through collaboration	Not relevant to this draft Planning Proposal.
Liveability		
E3	Providing services and social infrastructure to meet people's changing needs	Not relevant to this draft Planning Proposal.
E4	Fostering healthy, creative, culturally rich and socially connected communities	Not relevant to this draft Planning Proposal.
E5	Providing housing supply, choice and affordability, with access to jobs, services and public transport	This objective outlines measures to address housing affordability, including more diverse housing types and an increased supply of affordable rental housing close to infrastructure and services. This draft PP proposes HCAs over existing, older housing stock. The subject sites have not been identified for renewal or increases in density, and are not in the catchment areas of existing and future infrastructure corridors. The Bayside Local Housing Strategy has not identified the subject sites for renewal or increases in density.
E6	Creating and renewing great places and local centres, and respecting the District's heritage	This objective outlines measures to conserve and enhance environmental heritage through early engagement and education with the community, adaptive re-use and the

		management of potential cumulative impacts on heritage values and character. This draft PP will ensure any future Development Application (DA) will include a Heritage Impact Statement with consideration of clause 5.10 of the *BLEP 2021* to ensure potential heritage impacts are mitigated. Additionally, the site-specific DCP supports the draft PP through the provision of objectives and controls that aim to manage potential cumulative impacts on the heritage value and character of the HCAs.
Productivity		
E7	Growing a stronger and more competitive Harbour CBD	Not relevant to this draft Planning Proposal.
E8	Growing and investing in health and education precincts and the Innovation Corridor	Not relevant to this draft Planning Proposal.
E9	Growing international trade gateways	Not relevant to this draft Planning Proposal.
E10	Delivering integrated land use and transport planning and a 30-minute city	Not relevant to this draft Planning Proposal.
E11	Growing investment, business opportunities and jobs in strategic centres	Not relevant to this draft Planning Proposal.
E12	Retaining and managing industrial and urban services land	Not relevant to this draft Planning Proposal.
E13	Supporting growth of targeted industry sectors	Not relevant to this draft Planning Proposal.
Sustainability		
E14	Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	Not relevant to this draft Planning Proposal.
E15	Protecting and enhancing bushland and biodiversity	Not relevant to this draft Planning Proposal.
E16	Protecting and enhancing scenic and cultural landscapes	Not relevant to this draft Planning Proposal.
E17	Increasing urban tree canopy cover and delivering Green Grid connections	Not relevant to this draft Planning Proposal.
E18	Delivering high quality open space	Not relevant to this draft Planning Proposal.
E19	Reducing carbon emissions and managing energy, water and waste efficiently	Not relevant to this draft Planning Proposal.
E20	Adapting to the impacts of urban and	Not relevant to this draft Planning Proposal.

	natural hazards and climate change	
Implementation		
E21	Preparing Local Strategic Planning statements informed by local strategic planning	Not relevant to this draft Planning Proposal.
E22	Monitoring and reporting on the delivery of the Plan	Not relevant to this draft Planning Proposal.

Q4 Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?

Bayside Local Strategic Planning Statement – A Land Use Vision to 2036

Council has adopted the Bayside LSPS in accordance with the guidance provided by the DPIE. Council has aligned the Bayside LSPS Priorities to the GSRP, the Planning Priorities in the ECDP as well as Councils Community Strategic Plan.

Council's LSPS was endorsed by the Greater Sydney Commission in March 2020. This confirmed that the LSPS was consistent with the GSRP and ECDP. As per 3.9(1) above, the LSPS is to be reviewed at least every 7 years. The current iteration of the LSPS is less than two years into that 7 year period.

Key Sections of the EP&A Act – Strategic Merit of Planning Proposals

3.9 Local Strategic Planning Statements of Councils

(1) The council of an area must prepare and make a local strategic planning statement and review the statement at least every 7 years.

(2) The statement must include or identify the following—

(a) the basis for strategic planning in the area, having regard to economic, social and environmental matters,

(b) the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the Local Government Act 1993,

(c) the actions required for achieving those planning priorities,

(d) the basis on which the council is to monitor and report on the implementation of those actions…

(3A) The council for an area that is in the Greater Sydney Region must not make a local strategic planning statement unless the Greater Sydney Commission has advised the council in writing that the Commission supports the statement as being consistent with the applicable regional and district strategic plans…

Table 12 below provides an assessment of this Draft Planning Proposal against the Bayside LSPS:

Table 12 – Consistency with the Bayside Local Strategic Planning Statement

Planning Priority		Consistency
B1	Align land use planning and transport infrastructure planning to support the growth of Bayside	Not relevant to this draft Planning Proposal.

Planning Priority		Consistency
B2	Align land use planning with the delivery and management of assets by Bayside Council to support our community	Not relevant to this draft Planning Proposal.
B3	Working through collaboration	Not relevant to this draft Planning Proposal.
B4	Provide social infrastructure to meet the needs of the Bayside Community	Not relevant to this draft Planning Proposal.
B5	Foster healthy, creative, culturally rich and socially connected communities	Not relevant to this draft Planning Proposal.
B6	Support sustainable housing growth by concentrating high density urban growth close to centres and public transport corridors	Not relevant to this draft Planning Proposal.
B7	Provide choice in housing to meet the needs of the community	Not relevant to this draft Planning Proposal.
B8	Provide housing that is affordable	Not relevant to this draft Planning Proposal.
B9	Manage and enhance the distinctive character of the LGA through good quality urban design, respect for existing character and enhancement of the public realm	Not relevant to this draft Planning Proposal.
B10	Value, protect and conserve Aboriginal heritage	Not relevant to this draft Planning Proposal.
B11	Develop clear and appropriate controls for development of heritage items, adjoining sites and within conservation areas	This draft PP will give effect to this Planning Priority through the provision of clear and appropriate controls in the *BLEP 2021* and *RDCP 2011*, which will promote the protection of Bayside's cultural heritage in these locations. The proposed HCAs will be defined in Schedule 5 of the *BLEP 2021*, and specific objectives and controls for development in the HCAs will be included in the *RDCP 2011*.
B12	Deliver an integrated land use and a 30-minute city	Not relevant to this draft Planning Proposal.
B13	Contribute to growing a stronger and more competitive Harbour CBD	Not relevant to this draft Planning Proposal.
B14	Protect and grow the international trade gateways	Not relevant to this draft Planning Proposal.
B15	Growing investment, business opportunities and jobs in Bayside's strategic centres and centres	Not relevant to this draft Planning Proposal.
B16	Contribute to growing the health and education Kogarah, Randwick and Camperdown	Not relevant to this draft Planning Proposal.
B17	Retain and manage industrial and urban services lands	Not relevant to this draft Planning Proposal.
B18	Support the growth of targeted industry sectors	Not relevant to this draft Planning Proposal.

Planning Priority		Consistency
B19	Protect and improve the health of Bayside's waterways and the biodiversity	Not relevant to this draft Planning Proposal.
B20	Increase urban tree canopy tree canopy cover and enhance green grid connections	Not relevant to this draft Planning Proposal.
B21	Deliver high quality open space	Not relevant to this draft Planning Proposal.
B22	Protect and enhance scenic and cultural landscapes	Not relevant to this draft Planning Proposal.
B23	Reduce carbon emissions through improved management of energy, water and waste	Not relevant to this draft Planning Proposal.
B24	Reduce community risk to urban and natural hazards and improve community's resilience to social, environmental and economic shocks and stressors	Not relevant to this draft Planning Proposal.

Bayside Community Strategic Plan 2018-2030

The Bayside Community Strategic Plan 2018-2030 sets the strategic direction for Council's Delivery Program and Operational Plans. The themes and directions outlined in the plan inform Council's activities towards achieving the identified outcomes.

Table 13 below identifies how the Draft Planning Proposal is consistent with the themes:

Table 13 – Consistency with the Bayside Community Strategic Plan 2018-2030

Directions	Objectives	Consistency
Theme One – Bayside will be a vibrant place		
Strategic Direction – Our places are people-focussed	Local areas are activated with cafes, restaurants, and cultural events	Not relevant to this draft Planning Proposal.
	Places have their own village atmosphere and sense of identity	This draft PP will ensure that a village atmosphere and sense of place is retained, as HCAs are unique areas with a special character that distinguishes them from the surrounding suburbs.
	My community and council work in partnership to deliver better local outcomes	This draft PP has been informed by an exhibition process that requested feedback from the community on the size and location of the subject sites.
	The public spaces I use are innovative and put people first	Not relevant to this draft Planning Proposal.
	There is an appropriate and community-owned response to threats	Not relevant to this draft Planning Proposal.
Strategic Direction – Our places connect people	Walking and cycling is easy in the City and is located in open space where possible	Not relevant to this draft Planning Proposal.

	We are one community with shared objectives and desires	Not relevant to this draft Planning Proposal.
	Our heritage and history is valued and respected	This draft PP will ensure the heritage significance of Banksia, Brighton Le Sands, Bardwell Valley and Oceanview Estate, Bexley is valued and respected through the provision of statutory planning controls and design guidelines.
Strategic Direction – Our places are acceptable to all	Open space is accessible and provides a range of active and passive recreation opportunities to match our growing community	Not relevant to this draft Planning Proposal.
	SMART Cities – making life better through smart use of technologies	Not relevant to this draft Planning Proposal.
	Assets meet community expectations	Not relevant to this draft Planning Proposal.
	Bayside provides safe and engaging spaces, places and interactions	Not relevant to this draft Planning Proposal.
	People who need to can access affordable housing	This draft PP does not propose to limit access to affordable housing.
	We welcome visitors and tourists to our City	Not relevant to this draft Planning Proposal.
Strategic Direction – My place will be special to me	Local developments reflect innovative, good design and incorporate open space and consider vertical families	Not relevant to this draft Planning Proposal.
	Bayside will be a 30 minute City – residents work locally or work off-site – no-one has to travel for more than 30 minutes to work	Not relevant to this draft Planning Proposal.
	Traffic and parking issues are a thing of the past	Not relevant to this draft Planning Proposal.
	Road, rates and rubbish are not forgotten	Not relevant to this draft Planning Proposal.
	Gateway sites are welcoming and attractive	Not relevant to this draft Planning Proposal.
Theme Two – In 2030 our people will be connected in a smart City		
Strategic Direction – We benefit from technology	Council engages with us and decision making is transparent and data driven	This draft PP has been informed by an online exhibition process in October 2019 for the proposed HCAs, which included a 'Have Your Say' portal alongside the receipt of submissions. The feedback was synthesised in a report for the 11 November 2020 Council meeting, which is available online for public access.

	We can access information and services online and through social media	Not relevant to this draft Planning Proposal.
	We are a digital community	Not relevant to this draft Planning Proposal.
	Technological change has been harnessed and we are sharing the benefits	Not relevant to this draft Planning Proposal.
Strategic Direction – We are unified and excited about our future	Community leadership is developed and supported	Not relevant to this draft Planning Proposal.
	We are all included and have a part to play in the City	Not relevant to this draft Planning Proposal.
	The City is run by, with and for the people	Not relevant to this draft Planning Proposal.
	We are proud of where we live	This draft PP ensures that attractive historic environments are retained and provide a sense of place unique to each of the suburbs that the proposed HCAs will apply.
Strategic Direction – The community is valued	Aboriginal culture and history is recognised and celebrated	Not relevant to this draft Planning Proposal.
	We are a healthy community with access to active recreation and health education	Not relevant to this draft Planning Proposal.
	All segments of our community are catered for – children, families, young people and seniors	Not relevant to this draft Planning Proposal.
	Opportunities for passive and active activities are available to community members, including people with pets	Not relevant to this draft Planning Proposal.
	The value of pets in the community is recognised and they are welcomed across the city	Not relevant to this draft Planning Proposal.
Strategic Direction – We treat each other with dignity and respect	We can participate in cultural and arts events which reflect and involve the community	Not relevant to this draft Planning Proposal.
	Flexible care/support arrangements for seniors, children and people with disabilities are available across the LGA	Not relevant to this draft Planning Proposal.

	Cultural diversity is reflected and celebrated in the City's activities	Not relevant to this draft Planning Proposal.
	Our public buildings are important community hubs and are well maintained and accessible	Not relevant to this draft Planning Proposal.
Theme Three – In 2030 bayside will be green, leafy and sustainable		
Strategic Direction – Our waste is well managed	I can reduce my waste through recycling and community education	Not relevant to this draft Planning Proposal.
	Illegal dumping is a thing of the past	Not relevant to this draft Planning Proposal.
Strategic Direction – We are prepared for climate change	We understand climate change and are prepared for the impacts	Not relevant to this draft Planning Proposal.
	Our City is prepared for/able to cope with severe weather events	Not relevant to this draft Planning Proposal.
	Our streetscapes are green and welcoming	Not relevant to this draft Planning Proposal.
Strategic Direction – We increase our use of renewable energy	Our City promotes the use of renewable energy through community education	Not relevant to this draft Planning Proposal.
	Our City models use of renewable energy and reports gains benefits to the community	Not relevant to this draft Planning Proposal.
Strategic Direction – Waterways and green corridors are regenerated and preserved	Water is recycled and re-used	Not relevant to this draft Planning Proposal.
	The community is involved in the preservation of our natural areas	Not relevant to this draft Planning Proposal.
	We have an enhanced green grid/tree canopy	Not relevant to this draft Planning Proposal.
Theme Four – In 2030 we will be a prosperous community		
Strategic Direction – Opportunities for economic development are recognised	Major employers support/partner with local small business	Not relevant to this draft Planning Proposal.
	We are an international hub for transport and logistics-related business	Not relevant to this draft Planning Proposal.

	Industrial lands and employment lands are preserved – partnering with major employers to support local jobs	Not relevant to this draft Planning Proposal.
Strategic Direction – Local housing, employment and business opportunities area generated	Bayside will be a 30 minute City – residents work local or work off-site – no-one has to travel for more than 30 minutes to work	Not relevant to this draft Planning Proposal.
	Council is a major employer, supports local apprenticeships and cadetships	Not relevant to this draft Planning Proposal.
	People who need to can access affordable housing	Not relevant to this draft Planning Proposal.
Strategic Direction – The transport system works	We can easily travel around the LGA – traffic problems/gridlock are a thing of the past	Not relevant to this draft Planning Proposal.
	We can easily travel to work by accessible, reliable public transport	Not relevant to this draft Planning Proposal.
Strategic Direction – We are prepared for a sharing economy	Innovative businesses are supported to locate in Bayside	Not relevant to this draft Planning Proposal.
	Local Plans and regulations have kept pace with the sharing economy	Not relevant to this draft Planning Proposal.

Bayside Local Housing Strategy

The Bayside Local Housing Strategy (LHS) sets the strategic framework and vision for housing in the Bayside LGA up to 2036.

The LHS has been prepared in accordance with the NSW Government *Local Housing Strategy Guidelines and Template* (2018) and the requirements of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and its *Eastern City District Plan* (2018).

Council adopted the LHS in March 2021. Following Council's decision, DPIE approved the LHS on 30 June 2021.

The LHS provides the evidence base to inform suitable locations across the local government area for uplift in housing supply, and considers the following factors:

- The demand for dwellings in the entire Bayside LGA;
- The type of dwellings needed over the next 20 years in the entire Bayside LGA;
- Opportunities and housing constraints to housing growth in the entire Bayside LGA;
- The need for affordable housing, now and in the future
- Future investigation areas for housing growth across the entire Bayside LGA.

Investigation Areas

The LHS identifies Brighton Le Sands and Banksia as future investigation areas. Bardwell Valley and Bexley have not been identified for future investigation.

Brighton Le Sands

The LHS has identified Brighton Le Sands as a future investigation area due to the ongoing development of the Brighton Le Sands Masterplan. However, the subject site does not fall within the boundary of this work.

Banksia

The LHS has identified Banksia as a future investigation area due to the development opportunities north and east of Gardiner Park. However, the subject site is not in proximity to this area.

Furthermore, smaller lot sizes, existing strata development and aircraft noise limit the suitability of the area for intensification.

Q5 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

Consistency with the State Environmental Planning Policies is provided in **Table 14**, below.

Table 14 – Consistency with applicable State Environmental Planning Policies (SEPPs)

No.	Title	Consistency with Draft Planning Proposal	Complies Y/N
19	Bushland in Urban Areas	Not relevant to this draft Planning Proposal.	N/A
30	Intensive Aquaculture	Not relevant to this draft Planning Proposal.	N/A
33	Hazardous and Offensive Development	Not relevant to this draft Planning Proposal.	N/A
47	Moore Park Showground	Not relevant to this draft Planning Proposal.	N/A
50	Canal Estate Development	Not relevant to this draft Planning Proposal.	N/A
55	Remediation of Land	Not relevant to this draft Planning Proposal.	N/A
64	Advertising and Signage	Not relevant to this draft Planning Proposal.	N/A
65	Design Quality of Residential Apartment Development	Not relevant to this draft Planning Proposal.	N/A
	(Aboriginal Land) 2019	Not relevant to this draft Planning Proposal.	N/A
	(Activation Precincts) 2020	Not relevant to this draft Planning Proposal.	N/A
	(Building Sustainability Index: BASIX) 2004	**Consistent** Buildings within a HCA will be subject to BASIX requirements. However, potential conflicts with BASIX commitments due to heritage conservation concerns are eligible for an alternative assessment, to ensure compliance is achievable.	**Yes**

	(Coastal Management) 2018	Not relevant to this draft Planning Proposal.	N/A
	(Concurrences and Consents) 2018	Not relevant to this draft Planning Proposal.	N/A
	(Educational Establishments and Child Care Facilities) 2017	Not relevant to this draft Planning Proposal.	N/A
	(Exempt and Complying Development Codes) 2008 (Codes SEPP)	**Consistent** Exempt and Complying development proposed within a HCA will be subject to the provisions of clause 1.19 of the Codes SEPP. Complying development codes with restrictions to HCAs include the following, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool: • *Housing Code* • *Inland Code* • *Low Rise Housing Diversity Code* • *Rural Housing Code* • *Greenfield Housing Code* Additionally, the *Commercial and Industrial (New Buildings and Additions) Code* is restricted from HCAs without exceptions to any proposed development.	**Yes**
	(Gosford City Centre) 2018	Not relevant to this draft Planning Proposal.	N/A
	(Housing) 2021 (Housing SEPP)	**Consistent** The Housing SEPP incentivises the supply of affordable and diverse housing. The SEPP has consolidated five existing policies relating to affordable rental housing, housing for seniors and people with a disability, caravan parks and manufactured home estates. Generally, development under the Housing SEPP must meet the requirements of clause 1.18 and 1.19 of the Codes SEPP. The following minor exceptions apply: Group Homes Under clause 64(1)(c), Group Homes proposed within a HCA are not complying development. Therefore, consent is required. Residential Development – Land and Housing Corporation Under clause 42(2)(a)(ii), demolition of buildings and associated structures for the purpose of this development must not be carried out without consent. Housing for seniors and people with a disability Under *Division 6 – Design Principles*, clause 99(c) notes that this proposed development must complement HCAs and heritage items in the area.	**Yes**
	(Infrastructure) 2007	Not relevant to this draft Planning Proposal.	N/A

	(Koala Habitat Protection) 2020	Not relevant to this draft Planning Proposal.	N/A
	(Koala Habitat Protection) 2021	Not relevant to this draft Planning Proposal.	N/A
	(Kosciuszko National Park – Alpine Resorts) 2007	Not relevant to this draft Planning Proposal.	N/A
	(Kurnell Peninsula) 1989	Not relevant to this draft Planning Proposal.	N/A
	(Major Infrastructure Corridors) 2020	Not relevant to this draft Planning Proposal.	N/A
	(Mining, Petroleum Production and Extractive Industries) 2007	Not relevant to this draft Planning Proposal.	N/A
	(Penrith Lakes Scheme) 1989	Not relevant to this draft Planning Proposal.	N/A
	(State and Regional Development) 2011	Not relevant to this draft Planning Proposal.	N/A
	(State Significant Precincts) 2005	Not relevant to this draft Planning Proposal.	N/A
	(Sydney Drinking Water Catchment) 2011	Not relevant to this draft Planning Proposal.	N/A
	(Sydney Region Growth Centres) 2006	Not relevant to this draft Planning Proposal.	N/A
	(Three Ports) 2013	Not relevant to this draft Planning Proposal.	N/A
	(Urban Renewal) 2010	Not relevant to this draft Planning Proposal.	N/A
	(Vegetation in Non-Rural Areas) 2017	Not relevant to this draft Planning Proposal.	N/A
	(Western Sydney Aerotropolis) 2020	Not relevant to this draft Planning Proposal.	N/A
	(Western Sydney Employment Area) 2009	Not relevant to this draft Planning Proposal.	N/A
	(Western Sydney Parklands) 2009	Not relevant to this draft Planning Proposal.	N/A

See **Table 15** below which reviews the consistency with the formerly named State Regional Environmental Plans, now identified as deemed SEPPs.

Table 15 – Consistency with deemed State Environmental Planning Policies

No.	Title	Consistency with Draft Planning Proposal	Complies Y/N
8	(Central Coast Plateau Areas)	Not relevant to this draft Planning Proposal.	N/A
9	Extractive Industry (No.2 – 1995)	Not relevant to this draft Planning Proposal.	N/A
16	Walsh Bay	Not relevant to this draft Planning Proposal.	N/A
20	Hawkesbury-Nepean River (No.2 – 1997)	Not relevant to this draft Planning Proposal.	N/A
24	Homebush Bay Area	Not relevant to this draft Planning Proposal.	N/A
26	City West	Not relevant to this draft Planning Proposal.	N/A
30	St Marys	Not relevant to this draft Planning Proposal.	N/A
33	Cooks Cove	Not relevant to this draft Planning Proposal.	N/A
	(Sydney Harbour Catchment) 2005	Not relevant to this draft Planning Proposal.	N/A
	Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment	Not relevant to this draft Planning Proposal.	N/A

Q6 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Section 9.1 Local Planning Directions issued by the Minister (Section 9.1 directions) set out what a (now) Planning Proposal Authority (PPA) must do if a s.9.1 direction applies to a Planning Proposal and provides details on how inconsistencies with the terms of a direction *may* be justified.

An assessment of the draft PP against the applicable s.9.1 directions is provided in **Table 16** below.

Table 16 – Consistency with Ministerial/ Local Planning Directions issued on or after 1 July 2009 (updated 11 December 2020)

1. Employment and Resources			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent: Yes/ No**
1.1	Business and	Not applicable	N/A

	Industrial Zones		
1.2	Rural Zones	Not applicable	N/A
1.3	Mining, Petroleum Production & Extractive Industries	Not applicable	N/A
1.4	Oyster Aquaculture	Not applicable	N/A
1.5	Rural Lands	Not Applicable	N/A
2. Environment and Heritage			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent: Yes/ No**
2.1	Environmental Protection Zones	Not applicable	N/A
2.2	Coastal Protection	Not applicable	N/A
2.3	Heritage Conservation	**Objective:** The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. **When this direction applies:** This direction applies when a relevant planning authority (RPA) prepares a planning proposal. **What an RPA must do if this direction applies:** A planning proposal must contain provisions that facilitate the conservation of: a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. **Consistency:** A planning proposal may be inconsistent with the terms of this direction only if the RPA can satisfy the	Yes

		Secretary of DPIE (or delegate) that: a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or b) the provisions of the planning proposal that are inconsistent are of minor significance. **Comment:** This draft PP recommends statutory provisions for the *BLEP 2021* that facilitate the conservation of precincts of environmental heritage significance, based on a resolution of Council on 11 November 2020. These precincts have been identified through a study informed by both empirical research and fieldwork. This study is outlined in the *Bayside Heritage Study – Review of potential heritage conservation areas* (2019) report provided in **Appendix 3**.	
2.4	Recreation Vehicle Areas	Not applicable	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	N/A
2.6	Remediation of Contaminated Land	**Objective** (1) The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. **Where this direction applies** (2) This direction applies to: a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997, b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out, c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land: (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge). **When this direction applies** (3) This direction applies when a planning proposal authority prepares a planning proposal applying to land specified in paragraph (2).	Yes

		What a planning proposal authority must do if this direction applies (4) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land specified in paragraph (2) if the inclusion of the land in that zone would permit a change of use of the land, unless: a) the planning proposal authority has considered whether the land is contaminated, and b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph (4)(c), the planning proposal authority may need to include certain provisions in the local environmental plan. (5) Before including any land specified in paragraph (2) in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines. *Note: In this direction, contaminated land planning guidelines means guidelines under clause 3 of Schedule 6 to the Environmental Planning and Assessment Act 1979.* **Comment** The areas under this draft PP are not located within an investigation area within the meaning of the *Contaminated Land Management Act 1997*. No activities noted under Table 1 of the contaminated land planning guidelines are proposed to be carried out.	
3. Housing, Infrastructure and Urban Development			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent: Yes/ No**
3.1	Residential Zones	**Objectives** (1) The objectives of this direction are: a) to encourage a variety and choice of housing types to provide for existing and future housing needs, b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and c) to minimise the impact of residential development on the environment and resource lands. **Where this direction applies** (2) This direction applies to all relevant planning authorities.	Yes

When this direction applies

(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:

a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),
b) any other zone in which significant residential development is permitted or proposed to be permitted.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must include provisions that encourage the provision of housing that will:

a) broaden the choice of building types and locations available in the housing market, and
b) make more efficient use of existing infrastructure and services, and
c) reduce the consumption of land for housing and associated urban development on the urban fringe, and
d) be of good design.

(5) A planning proposal must, in relation to land to which this direction applies:

a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
b) not contain provisions which will reduce the permissible residential density of land.

Consistency

(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:

a) justified by a strategy which:
   (i) gives consideration to the objective of this direction, and
   (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
   (iii) is approved by the Director-General of the Department of Planning, or
b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or
c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or
d) of minor significance.

Comment

This draft PP is informed by the *Bayside Heritage Study – Review of potential heritage conservation areas* (2019) report provided in **Appendix 3**.

		While 'investigation areas' are identified within Banksia and Brighton Le Sands under the Bayside Local Housing Strategy, the proposed HCAs for these suburbs are not situated within these future investigation areas.	
3.2	Caravan Parks and Manufactured Home Estates	Not applicable	N/A
3.3	Home Occupations	Revoked 9 November 2020	N/A
3.4	Integrating Land Use and Transport	Not applicable	N/A
3.5	Development near Regulated Airports and Defence Airfields	**Objectives** (1) The objectives of this direction are: a) to ensure the effective and safe operation of regulated airports and defence airfields; b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and c) to ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. **Where this direction applies** (2) This direction applies to all relevant planning authorities. **When this direction applies** (3) This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield. **What a relevant planning authority must do if this direction applies** (4) In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant planning authority must: a) consult with the lessee/operator of that airport; b) take into consideration the operational airspace and any advice from the lessee/operator of that airport; c) for land affected by the operational airspace, prepare appropriate development standards, such as height controls. d) not allow development types that are incompatible with the current and future operation of that airport. (5) In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must: a) consult with the Department of the Commonwealth responsible for airports and the	Yes

lessee/operator of that airport;

b) for land affected by the prescribed airspace (as defined in Regulation 6(1) of the *Airports (Protection of Airspace) Regulation 1996*, prepare appropriate development standards, such as height controls.

c) not allow development types that are incompatible with the current and future operation of that airport.

d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the *Airports Act 1996*. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the *Environmental Planning and Assessment Act 1979*.

(6) In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:

a) consult with the Department of Defence if:
(i) the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or
(ii) no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield.

b) for land affected by the operational airspace, prepare appropriate development standards, such as height controls.

c) not allow development types that are incompatible with the current and future operation of that airfield.

(7) A planning proposal must include a provision to ensure that development meets *Australian Standard 2021 – 2015, Acoustic- Aircraft Noise Intrusion* – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:

a) for residential purposes or to increase residential densities in areas where the ANEF is between 20 and 25; or

b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or

c) for commercial or industrial purposes where the ANEF is above 30.

(8) A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 ANEC/ANEF contour for Western Sydney Airport.

Consistency

(9) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:

a) justified by a strategy which:

		(i) gives consideration to the objectives of this direction; and (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites); and (iii) is approved by the Secretary of the Department of Planning and Environment; or b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction; or c) in accordance with the relevant Regional Plan prepared by the Department of Planning and Environment which gives consideration to the objectives of this direction; or is of minor significance. **Comment** The draft PP relates to land in low density residential settings, and does not include changes to maximum building heights that will exceed the Obstacle Limitation Surface (OLS) height limit.	
3.6	Shooting Ranges	Not applicable	N/A
3.7	Reduction in non-hosted short term rental accommodation period	Not applicable	N/A
4. Hazard and Risk			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent: Yes/ No**
4.1	Acid Sulfate Soils	**Objective** (1) The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. **Where this direction applies** (2) This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils, as shown on Acid Sulfate Soils Planning Maps held by the Department of Planning. **When this direction applies** (3) This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps. **What a relevant planning authority must do if this direction applies** (4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.	Yes

		(5) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with: a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or b) such other provisions provided by the Director-General of the Department of Planning that are consistent with the Acid Sulfate Soils Planning Guidelines. (6) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director- General prior to undertaking community consultation in satisfaction of section 57 of the Act. (7) Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with paragraph (5). **Consistency** (8) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: a) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or b) of minor significance. **Comment** Clause 6.1 of the Bayside LEP 2021 requires an Acid Sulfate Soils Management Plan at the Development Application (DA) stage, before carrying out any development on the land. The inconsistency with this direction is therefore considered minor and justifiable.	
4.2	Mine Subsidence and Unstable Land	Not applicable	
4.3	Flood Prone Land	**Objectives** (1) The objectives of this direction are: a) to ensure that development of flood prone land is consistent with the NSW Government's *Flood Prone Land Policy* and the principles of the *Floodplain Development Manual 2005*. b) to ensure that the provisions of a local	Yes

		environmental plan that apply to flood prone land are commensurate with flood behaviour and include consideration of the potential flood impacts on and off the subject land. **Where this direction applies** (2) This direction applies to all relevant planning authorities that are responsible for flood prone land. When this direction applies (3) This direction applies when a planning proposal authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. **What a planning proposal authority must do if this direction applies** (4) A planning proposal must include provisions that give effect to and are consistent with: a) the NSW Flood Prone Land Policy, b) the principles of the Floodplain Development Manual 2005, c) the Considering flooding in land use planning guideline 2021, and d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council. (5) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Environmental Protection Zones to a Residential, Business, Industrial or Special Purpose Zones. (6) A planning proposal must not contain provisions that apply to the flood planning area which: a) permit development in floodway areas, b) permit development that will result in significant flood impacts to other properties, c) permit development for the purposes of residential accommodation in high hazard areas, d) permit a significant increase in the development and/or dwelling density of that land, e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent, g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during	

		the occurrence of a flood event. (7) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which: a) permit development in floodway areas, b) permit development that will result in significant flood impacts to other properties, c) permit a significant increase in the dwelling density of that land, d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, e) are likely to affect the safe occupation of and efficient evacuation of the lot, or f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities. (8) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council. **Consistency** (9) A planning proposal may be inconsistent with the terms of this direction only if the planning proposal authority can satisfy the Secretary of the Department of Planning, Industry and Environment (or their nominee) that: a) the planning proposal is in accordance with a floodplain risk management study or plan adopted by the relevant Council in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or b) where there is no council adopted floodplain risk management study or plan, the planning proposal is consistent with the flood study adopted by the council prepared in accordance with the principles of the Floodplain Development Manual 2005 or c) the planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the Floodplain Development Manual 2005 and consistent with the relevant planning authorities' requirements, or d) the provisions of the planning proposal that are inconsistent are of minor significance as determined by the relevant planning authority. *Note: In this direction:* *a) "flood prone land" "flood storage" "floodway" and "high hazard" have the same meaning as in the Floodplain Development Manual 2005.* *b) "flood planning level" "flood behaviour" and "flood planning area" has the same meaning as in the*	

		Considering flooding in land use planning guideline 2021. c) *Special flood considerations are outlined in the Considering flooding in land use planning guideline 2021 and an optional clause in the Standard Instrument (Local Environmental Plans) Order 2006.* d) *Under the floodplain risk management process outlined in the NSW Government's Floodplain Development Manual 2005, councils may produce a flood study followed by a floodplain risk management study and floodplain risk management plan.* **Comment** Brighton Le Sands HCA 9, 11 and 33 Brighton Parade are mapped under the Probable Maximum Flood (PMF) extent. 35 Brighton Parade is mapped under both the Probable Maximum Flood (PMF) and the Annual Exceedance Probability (AEP) flood extent. Oceanview Estate HCA Seaforth Park (16A Beaconsfield Street, Bexley) and 47, 49 and 51 Watkin Street are mapped under both the AEP and PMF flood extent. The other proposed HCAs are not located within flood prone land. The *BLEP 2021* and *RDCP 2011* contain advice on development within flood prone areas to inform the carrying out of any development. Furthermore, the proposal does not relate to changing any development standards or controls to facilitate additional development. The inconsistency with this direction is therefore considered minor and justifiable.	
4.4	Planning for Bushfire Protection	Not applicable	N/A
5. Regional Planning			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent: Yes/ No**
5.1	Implementation of Regional Strategies	Revoked 17 October 2017	N/A
5.2	Sydney Drinking Water Catchments	Not applicable	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	N/A

5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked 18 June 2010	N/A
5.6	Sydney to Canberra Corridor	Revoked 10 July 2008	N/A
5.7	Central Coast	Revoked 10 July 2008	N/A
5.8	Second Sydney Airport: Badgerys Creek	Revoked 20 August 2018	N/A
5.9	North West Rail Link Corridor Strategy	Not applicable	N/A
5.10	Implementation of Regional Plans	Not applicable	N/A
5.11	Development of Aboriginal Land Council land	Not applicable	N/A
6. Local Plan Making			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent: Yes/ No**
6.1	Approval and Referral Requirements	Not applicable	N/A
6.2	Reserving Land for Public Purposes	Not applicable	N/A
6.3	Site Specific Provisions	Not applicable	N/A
7. Metropolitan Planning			
No.	**Title**	**Draft Planning Proposal consistency with terms of direction**	**Consistent: Yes/ No**
7.1	Implementation of A Plan for Growing Sydney	Revoked 9 November 2020	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	Revoked 28 November 2019	N/A

7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not applicable	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	**Objective** (1) The objective of this direction is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan). **Where this direction applies** (2) This direction applies to land within the Bayside local government area. **When this direction applies** (3) This direction applies when a planning proposal authority prepares a planning proposal for land within the Bayside West Precincts of Arncliffe, Banksia and	N/A

		Cooks Cove. **What a planning proposal authority must do if this direction applies** (4) A planning proposal authority must ensure that a planning proposal is consistent with the Bayside West Precincts 2036 Plan, approved by the Minister for Planning and published on the Department of Planning and Environment website in September 2018. **Consistency** (5) A planning proposal may be inconsistent with the terms of this direction only if the planning proposal authority can satisfy the Secretary of the Department of Planning & Environment (or their nominee), that: a) the provisions of the planning proposal that are inconsistent are of minor significance, and b) the planning proposal achieves the overall intent of the plan and does not undermine the achievement of its vision, objectives and planning principles for the Bayside West Precincts. **Comment** The proposed HCAs are not located within the Bayside West Precincts.	
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	**Objective** (1) The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles. **Where this direction applies** (2) This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction. **When this direction applies** (3) This direction applies when a planning proposal authority prepares a planning proposal for land within the Cooks Cove Precinct. **What a planning proposal authority must do if this direction applies** (4) A planning proposal authority must ensure that a planning proposal is consistent with the following principles: a) Enable the environmental repair of the site and provide for new recreation opportunities; b) Not compromise future transport links (such as the South-East Mass Transit link identified in Future Transport 2056 and the Greater Sydney Region Plan) that will include the consideration of the preserved surface infrastructure corridor, noting constraints, including the Cooks River, geology, Sydney airport and existing infrastructure will likely necessitate consideration of future sub-surface solutions and potential surface support uses; c) Create a highly liveable community that provides choice for the needs of residents, workers and visitors to Cooks Cove; d) Ensure best practice design and a high-quality amenity with reference to the NSW design policy	N/A

		Better Placed; e) Deliver an enhanced, attractive, connected and publicly accessible foreshore and public open space network and protect and enhance the existing market garden; f) Safeguard the ongoing operation of Sydney Airport; g) Enhance walking and cycling connectivity and the use of public transport to encourage and support a healthy and diverse community and help deliver a 30-minute city; h) Deliver a safe road network that balances movement and place, provides connections to the immediate and surrounding areas, and is cognisant of the traffic conditions in this area; and i) Enhance the environmental attributes of the site, including protected flora and fauna, riparian areas and wetlands and heritage. **Consistency** (5) A planning proposal may be inconsistent with the terms of this direction only if the planning proposal authority can satisfy the Secretary of the Department of Planning & Environment (or their nominee), that: a) the provisions of the planning proposal that are inconsistent are of minor significance, and b) the planning proposal achieves the overall intent of the plan and does not undermine the achievement of the planning principles for the Cooks Cove Precinct. *Note: Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction can is available on the Department of Planning and Environment website.* **Comment** The proposed HCAs are not located within the Cooks Cove precinct.	
7.11	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable	N/A
7.12	Implementation of Greater Macarthur 2040	Not applicable	N/A
7.13	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable	N/A

C Environmental, social and economic impact

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

No, the draft PP affects the existing built environment and does not propose development which would impact flora or fauna.

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

No, the draft PP affects the existing built environment and does not propose new development which would impact the environment.

Q9 How has the Planning Proposal adequately addressed any social and economic effects?

No, the draft PP affects the existing built environment and does not propose new development which would cause social and economic effects.

D State and Commonwealth interests

Q10 Is there adequate public infrastructure for the Planning Proposal?

The draft PP affects the existing built environment and will not require additional infrastructure.

Q11 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

State and Commonwealth public authorities will be consulted in accordance with a Gateway Determination and will be given at least 28 days to comment on this draft PP.

It is recommended that the following government agencies be consulted as part of public agency consultation:

- Department of Planning, Industry and Environment – Environment, Energy and Science
- Greater Sydney Commission
- Department of Premier and Cabinet – Heritage NSW
- NSW Land and Housing Corporation

Part 4 – Mapping

The *BLEP 2021* Heritage Map sheets will be amended as per **Table 17** below.

Table 17 – Proposed amendments to the BLEP 2021 Heritage maps

Map Sheet No.	Amendment	Explanation
0500__COM_HER_005_010_20210301	• Amendment No 1	Banksia Heritage Conservation Area C3
0500__COM_HER_001_010_20210301 0500__COM_HER_002_010_20210301	• Amendment No 1	Bardwell Valley Heritage Conservation Area C4
0500__COM_HER_005_010_20210301	• Amendment No 1	Brighton Le Sands Heritage Conservation Area C5
0500_COM_HER_002_010_20210301 0500_COM_HER_005_010_20210301	• Amendment No 1	Oceanview Estate Heritage Conservation Area C6

Figure 31 below is a context map showing proposed location of the four HCAs on the *BLEP 2021* heritage maps. Larger sized maps are provided in **Appendix 8**. **Figures 32 to 39** show the current *BLEP 2021* heritage mapping and the proposed amendments to create the HCAs.

Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley

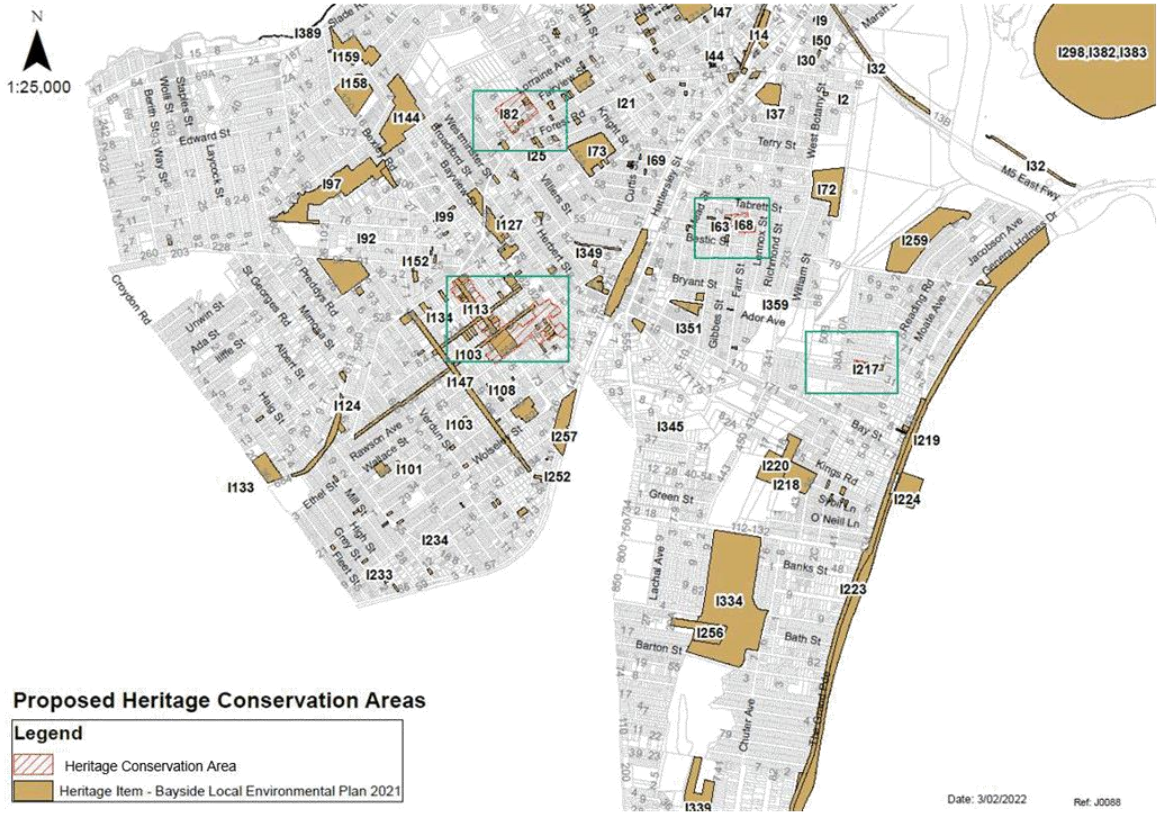
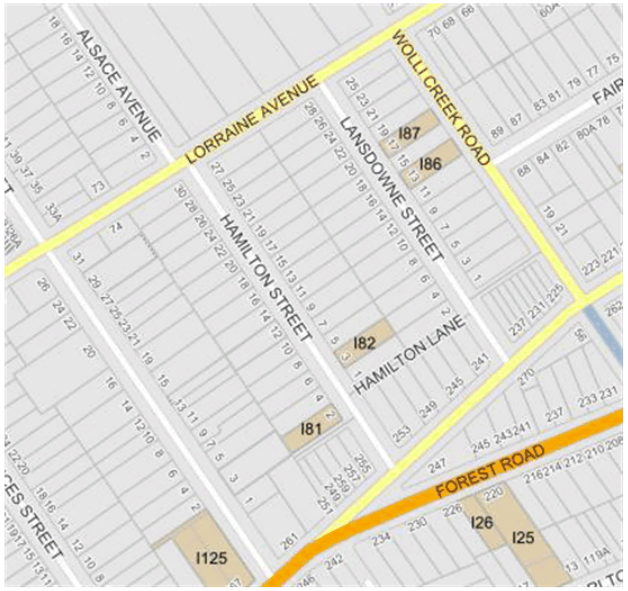


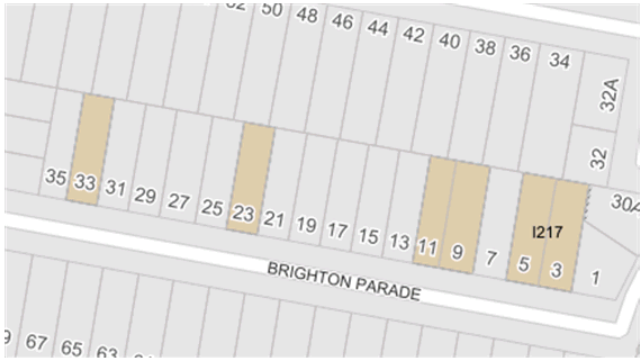
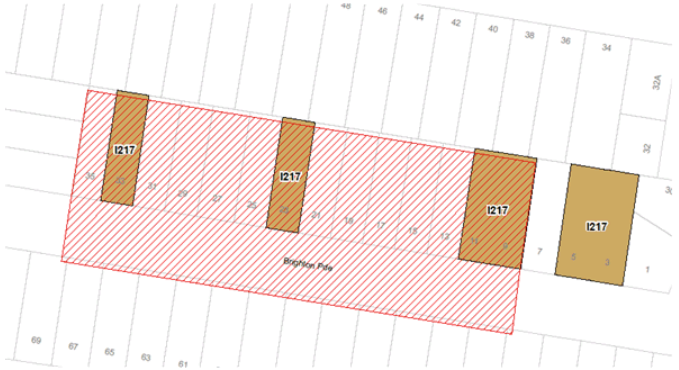
Figure 31: The proposed amendment to the Bayside LEP Heritage Map. The proposed HCAs are hatched and outlined in green.

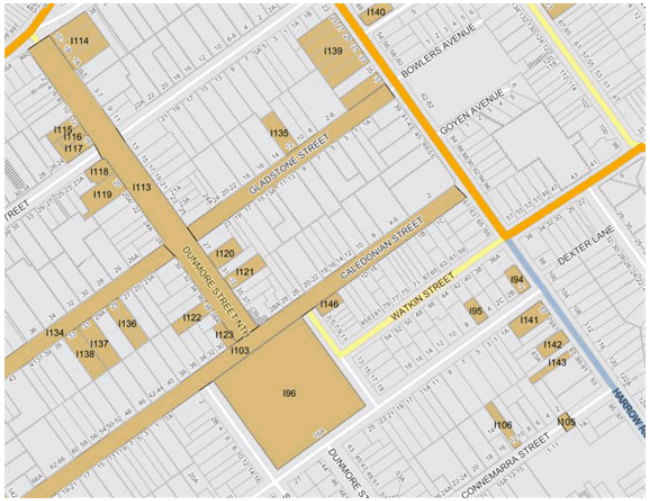
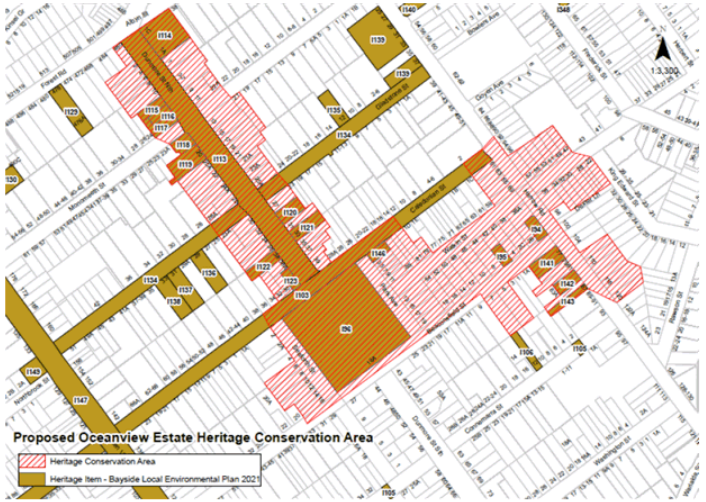
Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley

Bayside LEP 2021 – Existing Heritage mapping	Bayside LEP 2021 – Proposed Heritage mapping: Banksia HCA
	
Figure 32: The existing BLEP 2021 Heritage mapping, focused on the proposed Banksia HCA area.	**Figure 33:** The proposed BLEP 2021 Heritage mapping. The Banksia HCA is shown with red hatching.

Bayside LEP 2021 – Existing Heritage mapping	**Bayside LEP 2021 – Proposed Heritage mapping: Bardwell Valley HCA**
	
Figure 34: The existing BLEP 2021 Heritage mapping, focused on the proposed Bardwell Valley HCA area.	**Figure 35:** The proposed BLEP 2021 Heritage mapping. The Bardwell Valley HCA is shown with red hatching.

Draft Planning Proposal: Heritage Conservation Areas - Banksia, Bardwell Valley, Brighton Le Sands and Oceanview Estate, Bexley

Bayside LEP 2021 – Existing Heritage mapping	Bayside LEP 2021 – Proposed Heritage mapping: Brighton Le Sands HCA
	
Figure 36: The existing BLEP 2021 Heritage mapping, focused on the proposed Brighton Le Sands HCA area.	**Figure 37:** The proposed BLEP 2021 Heritage mapping. The Brighton Le Sands HCA is shown with red hatching.

Bayside LEP 2021 – Existing Heritage mapping	**Bayside LEP 2021 – Proposed Heritage mapping: Oceanview Estate HCA**
	
Figure 38: The existing BLEP 2021 Heritage map, focused the proposed Oceanview Estate HCA area.	**Figure 39:** The proposed BLEP 2021 Heritage mapping. The Oceanview Estate HCA is shown with red hatching.

Part 5 - Community Consultation

The draft PP will be exhibited for a period of 28 days in accordance with the provisions of the *EP&A Act 1979* and the *Environmental Planning & Assessment Regulation 2000* and any requirements of the Gateway Determination. Public exhibition of this Draft Planning Proposal will include:

- Exhibition notice on Council's website;
- Community engagement project set up on Council's Have Your Say website;
- Written notification to all landowners and residents of properties affected by the Planning Proposal;
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination.

Part 6 – Project Timeline

The table below provides a proposed, approximate timeframe for the project.

Table 18 – Approximate Project Timeline

Task	Timing
Bayside Local Planning Panel Meeting	15 March 2022
Bayside Council Meeting	11 May 2022
Submit to DPIE for Gateway Determination	13 May 2022
Anticipated commencement date (date of Gateway determination)	8 July 2022
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	See below
Commencement and completion dates for public exhibition period	18 July 2022 – 15 August 2022
Timeframe for consideration of submissions	15 August 2022 – 30 August 2022
Timeframe for the consideration of a Planning Proposal post-exhibition	September - October 2022
Date of submission to the Department to finalise the LEP	December 2022
Anticipated date Planning Proposal Authority (PPA) will make the plan (if delegated)	N/A - Council does not have delegation
Anticipated date PPA will forward to the Department for notification	January 2023

Appendix 1 – Agenda - Council Meeting (11/11/2020) - Proposed Heritage Conservation Areas - Feedback on Community Consultation.

Bayside Council
Serving Our Community

Council Meeting **11/11/2020**

Item No	8.9
Subject	**Proposed Heritage Conservation Areas - Feedback from Community Consultation**
Report by	Louise Thom, Heritage Advisor
File	SF19/7385

Summary

The Bayside Heritage Study 2019 recommended creation of six heritage conservation areas (HCA). Feedback on the proposal was sought from all landowners in the six areas. Over 580 letters were sent out and 220 submissions were received, including a petition. Support was received for the Bardwell Valley and Banksia HCA, whereas the majority of submissions were against the Kogarah and Mascot HCA. There were two submissions regarding Brighton Le Sands HCA, one for and one against. Submissions regarding Bexley HCA were mixed with owners of uncharacteristic dwellings against the HCA and owners of contributory items expressing support.

Due to the negative feedback from the communities of Moorefield Estate, Kogarah and Aloha and Forster Streets, Mascot, this report recommends that these HCAs not proceed. The majority of Bardwell Valley owners have indicated their support. There were only two responses from Brighton Le Sands, and the concerns raised can be accommodated whilst retaining the HCA. Bexley and Banksia are recommended to proceed after the boundaries have been revised to address issues raised by the community.

Officer Recommendation

1 That the proposed Heritage Conservation Areas of Moorefield Estate, Kogarah and Aloha and Forster Streets, Mascot not proceed, and that Moorefield be the subject of a community-based history and archive project only.

2 That the proposed Heritage Conservation Area of Lansdowne and Hamilton Streets, Bardwell Valley be included in the first amendment to Bayside Local Environmental Plan 2020.

3 That the boundary of the proposed Brighton Parade, Brighton Le Sands Heritage Conservation Area be amended to include only 9-35 Brighton Parade, and be included in the first amendment to Bayside Local Environmental Plan 2020.

4 That the boundary of the proposed Heritage Conservation Area of Banksia be revised to include only Victorian Houses built c1885-6 for the Mercantile Building Land and Investment Co. at 4-26 Gibbes Street; 5-19 Gibbes Street; 23-25 Gibbes Street; 1-39 Farr Street and 18-28 Farr Street and the amended HCA be included in the first amendment to the Bayside Local Environmental Plan 2020.

5 That the boundary of the proposed Heritage Conservation Area of Ocean View Estate, Bexley be revised to exclude large groups of uncharacteristic properties and be included in the first amendment to Bayside Local Environmental Plan 2020.

6 That Council establish a Local Heritage Grants Fund of $30,000 for the 2020/21 financial year targeted at property owners within the newly created HCA and owners of other locally heritage listed properties.

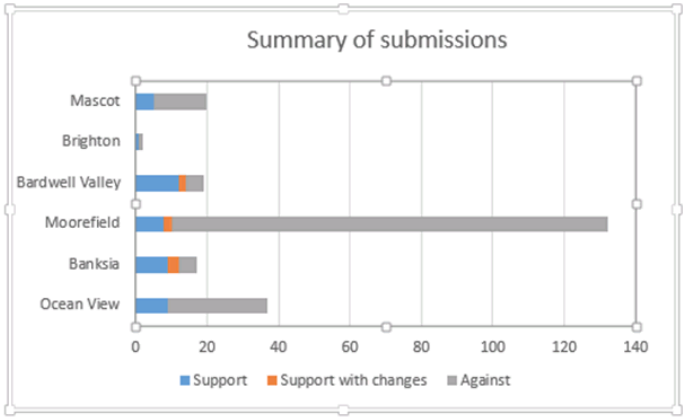
Background

At a General Manager's Briefing on 2 October 2019, a presentation was made to Councillors regarding the proposal for six new Heritage Conservation Areas (HCA) and it was agreed to seek community feedback on the proposal. On 9 October 2019, approximately 580 letters were sent to all land owners within the six proposed areas. Each landowner received a notification letter, answers to Frequently Asked Questions and a map of the proposed HCA with buildings designated according to whether they were contributory, neutral or uncharacteristic, or existing heritage items. A total of 220 submissions were received and 66 telephone enquiries were answered.

The total number of submissions received in relation to each proposed HCA were:

Streets	Suburb	No of submissions
Aloha and Forster Streets	Mascot	20
Brighton Parade	Brighton Le Sands	2
Lansdowne and Hamilton Streets	Bardwell Valley	17
Moorefield Estate	Kogarah	130
Farr and Gibbes Streets	Banksia	14
Ocean View	Bexley	37

The submission statistics are summarised below:



In summary, 20% of submissions were in support of the introduction of an HCA and 80% were against. The relatively high number of submissions received in relation to Moorefield

Estate may be related to the fact that a flyer was distributed throughout Moorefield during the exhibition period informing people that they should vote no to the HCA. A large proportion of Moorefield submissions were made using a pro-forma attached to the flyer.

A petition was received from some residents in Forster and Aloha Streets stating their opposition to the proposed Mascot HCA.

Where the submissions were supportive of the HCA the heritage character, streetscape, unique qualities and architectural period housing were often cited as things to be preserved. Submissions also expressed disappointment at the loss of period homes in their street and the intrusion of unsympathetic buildings.

Content of Submissions by Proposed HCA

Mascot

One third of submissions were in support of the Aloha and Forster Streets HCA proposal with two thirds against and one petition against. The respondents to this proposal often expressed concern that they did not fully understand the implications of the HCA, with many requesting a public meeting. The most common issue raised was the lack of development opportunity and the perceived loss of property value.

This was the only HCA where no previous community consultation had taken place, unlike the HCA proposals in the western area of Bayside, which were exhibited in a discussion paper in 2015. In hindsight the Mascot HCA proposal could therefore have been better explained to alleviate confusion. It is recommended this HCA not proceed due to the concerns raised in community submissions.

Brighton Le Sands

There were only two submissions in response to the proposed Brighton Parade HCA, one for and against. The reason given in the submission against the HCA proposal was that their property was uncharacteristic. As they are located at the end of the street it is reasonable to remove them from the HCA boundary. The boundary should also be adjusted to remove the other uncharacteristic houses at this end of the street by changing the boundary to the intact streetscape of brick Federation Bungalows from 9 to 35 Brighton Parade.

Bardwell Valley

Lansdowne and Hamilton Streets were noted by many of the submissions to be unique for the groups of similar or identical period homes. A common theme expressed in submissions was the sense of loss each time a house is knocked down, with the perceived result being the whole community loses a piece of shared history and identity. The submissions not in favour expressed a dissatisfaction with older houses, as being “past their use-by date” and a perception that their property would lose value if the area became a HCA.

Kogarah

The Moorefield Estate received the largest number of submissions, the majority of which were against the HCA proposal. The most common issue raised was the perception that the

HCA would decrease the market value of properties in the Moorefield Estate. Another common issue was that most property owners did not see the value in their home as a 1950s or 1960s house, with many responses stating that they were not old enough to be heritage listed.

There was concern that there would be limited development potential for contributory buildings as the houses are too small. Submissions stated that the houses were in need of major work, with many containing asbestos. There were some submissions in support including from original owners who expressed a strong connection to the place and welcomed the HCA as they did not want the area to change.

Although it is recommended that the Moorefield Estate HCA not proceed due to community concern it is recommended that the unique qualities of the area be commemorated before the suburb takes on too much further change. The Fibro Moderne project is an example of how the historic and unique architectural and planning qualities of the place could be celebrated. This project undertaken by Rockdale Council in 2014 produced a guide book, a history and an archival record. Moorefield has a strong sense of community and there are many long term residents who may be interested in being involved in such a project.

Banksia

The submissions were generally supportive subject to changes being made. One submission stated they didn't believe Tabrett should be included as it is not part of Jacksons Row. Another property in Tabrett Street stated they have had a two storey addition approved, which will alter the character of the group along Tabrett Street.

Other submissions stated that properties located at 43 and 45 Farr Street and 31 Gibbes Street are not architecturally similar to the other houses and should be deleted from the HCA. The rows of identical houses in Farr and Gibbes Street were recommended as a HCA for the historic significance and architectural period of the houses built circa 1885-6 by the Mercantile Mutual Building Land and Investment Company. Submissions made it clear that the proposed HCA should be restricted to these houses only.

Bexley

The submissions in response to the proposed Ocean View Estate were clearly either supportive or against the proposed HCA. Those in support tend to live in original historic contributory houses located in the more intact streets. Those against generally live in uncharacteristic houses in streets that are no longer historically intact. The boundaries of the HCA should to be amended to remove the large groups of uncharacteristic properties in Caledonian Street, Watkin Street and Beaconsfield Street.

Development Parameters in a HCA

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.

- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of the HCA.

The table in Attachment 1 to this report outlines a general approach to development in an HCA based upon draft guidelines prepared by the heritage consultants working on the Bayside Heritage Strategy. Bayside Development Control Plan can be amended to provide better guidance for property owners.

Attachment 2 to this report provides photographs of examples of work carried in HCAs as examples of what can be achieved.

Incentives – Local Heritage Grant Fund Models

One of the ways owners can benefit from being in a HCA or from owning a local heritage item is if Council has a Local Heritage Grants Scheme.

Many local councils to have a grants program to assist owners of heritage items or contributory items in heritage conservation areas with small projects. Funds are commonly given out for the following:

- Removal of paintwork to reveal original sandstone or brickwork;
- Repointing of brickwork;
- Restorative work to windows;
- Reconstruction of original elements;
- External painting of traditional colour schemes;
- Repair of tessellated floor tiles; and
- Reinstatement of traditional fencing.

For example the City of Canada Bay operates a Local Heritage Grants Program to encourage conservation work. Dollar for dollar grants are available of up to $3,000 to owners of heritage items and up to $2,000 to owners of contributory buildings in conservation areas. For the 2019-2020 financial year the City of Canada Bay offered a total of $33,000 in funding.

Georges River Council also has a small grants program for heritage properties. Owners of heritage listed buildings are eligible for financial assistance for specific restoration or conservation works on their property. Georges River Council funds up to a maximum of 50% of the cost of a project (grants range from $100 to a maximum of $10,000). They also offer a Heritage Publication Grants program which supports the publication of works promoting the history, heritage and development of the Georges River area.

It is recommended that Bayside Council introduce a small grants fund, similar to that of the City of Canada Bay, targeted at those owners in newly created HCAs. Funds would need to be allocated from General Revenue if Council wishes to proceed with such a program.

Next Steps to Progress a Proposed HCA

To create HCA so that it is included in the heritage schedule of Bayside Local Environmental Plan, it is necessary to prepare a Planning Proposal. The Planning Proposal follows a statutory process during, which the HCA would be placed on public exhibition and the community would have the opportunity to once again make submissions.

An amendment to Bayside Development Control Plan (DCP) with controls and guidelines for each HCA would be exhibited at the same time so that it is clear what owners can and can't do in an HCA. The community would also be invited to make submissions regarding the draft DCP.

Financial Implications

Not applicable	☐	
Included in existing approved budget	☐	
Additional funds required	☒	It is recommended $30,000 be budgeted for the 2020-2021 financial year to establish a Local Heritage Grants Fund.

Community Engagement

Feedback was invited from property owners between 9 October and 3 November 2019. 580 letters with supporting information were sent to all owners of properties within the six proposed heritage conservation areas. A special 'Have Your Say" page was created which was visited 436 times with 85 visitors making an online submission. A total of 220 submissions were received including one petition.

Attachments

1 Heritage Conservation Areas - Feedback on Community Consultation ⇩

2 Summary of development scenarios within a HCA ⇩

Attachment 1

Examples of additions to heritage buildings/contributory buildings in HCA

Ashfield by Sam Crawford Architects: Bouwman House a 1914 Federation Style house in the Conservation Area of Haberfield, similar to Lansdowne and Hamilton Street. Approved by Ashfield Council. Photographer: Brett Boardman.

2018 NSW Australian Institute of Architects – Shortlist
2018 Houses Awards – Shortlist



Front



Rear addition


Rear


Rear elevation


Rear courtyard

Sung Dobson House, Cremorne by Sam Crawford Architects



Front



Rear



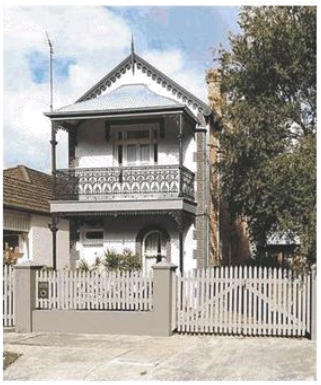
View from interior

Mackenzie Pronk Architects, house renovation on Cooks River – Building type similar to Ocean View Estate

Contributory building restored with contemporary addition. Photos thanks to Neil Mackenzie



Before restoration



After Restoration



Side view



Rear

Mackenzie Pronk Architects, house renovation Marrickville – Victorian house – Similar to Ocean View Estate. Photos thanks to Neil Mackenzie



Front



Rear

Alexandria Terrace by Archispectrum Similar to Gibbes and Farr Streets. Photos thanks to Martin Bedachi



Front



Rear

Drummoyne by Modum Design and Construction



Front



Interior



Rear

Table: Summary of development scenarios within a HCA

Type of development	Whether development would be permissible according to category*				
	Heritage Item	Contributory	Neutral	Uncharacteristic	Not in HCA & Not Heritage Item
Demolition	No	No	Yes, conditional	Yes	Yes
Rear additions, single storey	Yes	Yes	Yes	Yes, conditional	Yes
Rear additions, double storey	Possible if located at rear and not visible	Possible if located at rear and not visible	Possible if located at rear and not visible	Only if the additions do not have further impact	Yes
Parking structures at the rear	Yes	Yes	Yes	Yes	Yes
Parking structures in front of building	No	No	No	No	Yes
Parking space in street front zone	No	Yes but limited to certain locations. Not possible in Banksia or intact streetscapes	Yes	Yes	Yes
Reinstatement of original features	Yes	Yes	Yes	Yes if possible	Yes
Interior alterations	Yes	Yes	Yes	Yes	Yes
New bathrooms and kitchens	Yes	Yes	Yes	Yes	Yes
Solar Panels	Yes but must not be visible outside property	Yes if not visible from the street	Yes if not visible from the street	Yes if not visible from the street	Yes
Air conditioning and antennae etc.	Yes if located in discrete location	Yes, preferred location at the rear	Yes, preferred location at the rear	Yes, preferred location at the rear	Yes
Alterations to original front façade	No	No	Yes to reinstate original fabric	Yes	Yes

Type of development	Whether development would be permissible according to category*				
	Heritage Item	Contributory	Neutral	Uncharacteristic	Not in HCA & Not Heritage Item
Enclosing original verandas	No	No	Yes	Yes	Yes
New Fences	Yes if traditional	Yes, unless there is an original fence in good condition	Yes	Yes	Yes
Sheds in the rear yard	Yes if does not impact historic garden	Yes	Yes	Yes	Yes
Attics – Dormer windows and skylights	Only if building type traditionally has dormers	Yes located in rear roof plane	Yes located in rear roof plane	Yes located in rear roof plane	Yes
New buildings	Infill is to be sympathetic with the historic character of the HCA and its setbacks, scale and built form characteristics				Yes

* Development will also be subject to the other controls of the Bayside LEP.

Appendix 2 – Meeting Minutes - Council Meeting (11/11/2020) - Proposed Heritage Conservation Areas - Feedback on Community Consultation.

Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

2 That the Barton Park site lay out - developed design as attached to this report be endorsed to proceed to community consultation and preparation of a Development Application, Part 5 and Sydney Airport Authority approvals.

3 That Council endorse in principle the funding strategy for the Barton Park precinct as outlined in Scenario option 3 as per the confidential attachment to this report, which incorporates the use of funding from S7.11 Developer Contributions, Grants, existing Special Rate Variation (SRV) collected for the Rockdale Infrastructure Levy Reserve and external borrowings as explained in the financial implications section of this report, with the budget required for this project to be included in the 2021/22 and 2022/23 City Projects Program.

Procedural Motion

Minute 2020/250

Resolved on the motion of Councillors Nagi and Ibrahim

That the Council meeting time be extended past 11:00 pm.

8.9 Proposed Heritage Conservation Areas - Feedback from Community Consultation

Councillor Nagi had previously declared a Pecuniary Interest, and left the meeting for consideration of, and voting on, this item.

The following people made written submissions regarding this item:

- Ms Leigh Whyms, affected resident, against the Officer Recommendation.
- Mrs Shirley Harrison, affected resident, against the Officer Recommendation.
- Mr Reginald Hyndman, affected resident, for the Officer Recommendation.
- Ms Deborah Rees, affected resident, for the Officer Recommendation.

The following person spoke at the meeting:

- Mr Anthony Gauci, applicant, speaking for the Officer Recommendation, addressed the Council by phone.

RESOLUTION

Minute 2020/251

Resolved on the motion of Councillors Barlow and Tsounis

1 That the proposed Heritage Conservation Areas of Moorefield Estate, Kogarah and Aloha and Forster Streets, Mascot not proceed, and that Moorefield be the subject of a community-based history and archive project only.

2 That the proposed Heritage Conservation Area of Lansdowne and Hamilton Streets, Bardwell Valley be included in the first amendment to Bayside Local Environmental Plan 2020.

3 That the boundary of the proposed Brighton Parade, Brighton Le Sands Heritage Conservation Area be amended to include only 9-35 Brighton Parade, and be included in the first amendment to Bayside Local Environmental Plan 2020.

4 That the boundary of the proposed Heritage Conservation Area of Banksia be revised to include only Victorian Houses built c1885-6 for the Mercantile Building Land and Investment Co. at 4-26 Gibbes Street; 5-19 Gibbes Street; 23-25 Gibbes Street; 1-39 Farr Street and 18-28 Farr Street and the amended HCA be included in the first amendment to the Bayside Local Environmental Plan 2020.

5 That the boundary of the proposed Heritage Conservation Area of Ocean View Estate, Bexley be revised to exclude large groups of uncharacteristic properties and be included in the first amendment to Bayside Local Environmental Plan 2020.

6 That Council establish a Local Heritage Grants Fund of $30,000 for the 2020/21 financial year targeted at property owners within the newly created HCA and owners of other locally heritage listed properties.

7 That a report be provided back to Council on heritage grants of neighbouring Councils.

Item 5.1 Final Parks & Open Spaces (Operations) Audit Report

of

Item 9.1 Minutes of the Risk and Audit Committee Meeting Held on 27 August 2020

The following person spoke at the meeting:

- Ms Simone Chetcuti, affected neighbour, had registered to speak against the Officer Recommendation, but withdrew her application.

RESOLUTION

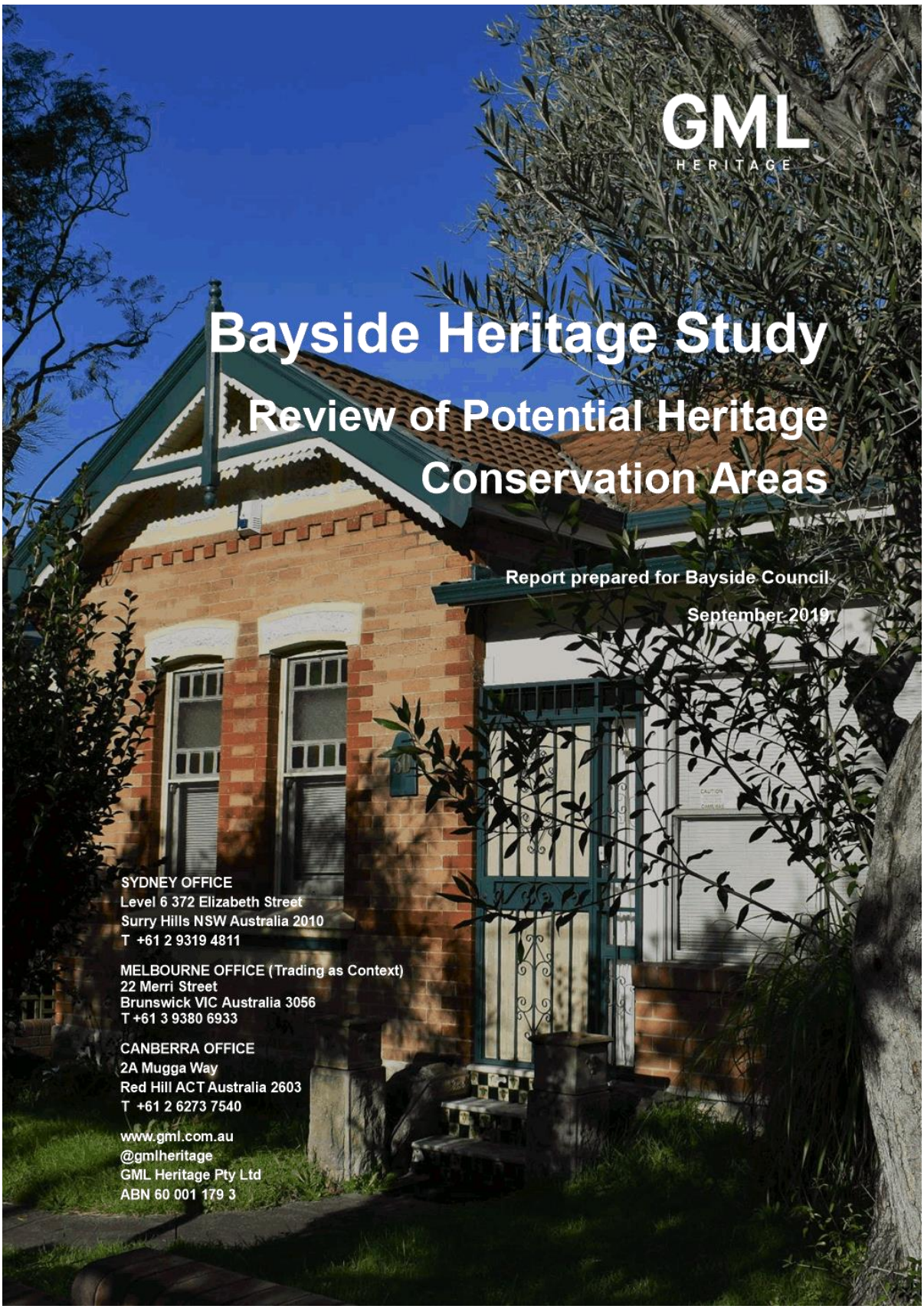
Minute 2020/252

Resolved on the motion of Councillors Ibrahim and Morrissey

That Council adopts the recommendation of the Risk & Audit Committee for Item 5.1 being:

That the Risk & Audit Committee receives and notes the final Parks & Open Spaces - Operations audit report.

Appendix 3 – Bayside Heritage Study - Review of Potential Heritage Conservation Areas by GML Heritage (September 2019)


GML
HERITAGE
Bayside Heritage Study
Review of Potential Heritage Conservation Areas
Report prepared for Bayside Council
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GML HERITAGE

Report Register

The following report register documents the development and issue of the report entitled Bayside Heritage Study—Review of Potential Heritage Conservation Areas, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job Number	Issue Number	Notes/Description	Issue Date
18-0662	1	Draft Report	14 August 2019
18-0662	2	Final Report	10 September 2019

Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

Project Manager	Lisa Trueman	Project Director	Catherine Snelgrove
Issue Number	2	Issue Number	2
Position	Associate	Position	Principal
Date	10 September 2019	Date	10 September 2019

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Executive Summary

Executive Summary

In 2018, Bayside Council (Council) commissioned GML Heritage Pty Ltd (GML) to undertake the Bayside Heritage Study, a comprehensive study of the heritage of the new Bayside local government area. The study will inform the future planning of Bayside and assist in the consolidation of existing heritage items into a combined heritage schedule for the whole of Bayside. The Heritage Study includes the review and assessment of a number of potential new heritage conservation areas (HCAs) for inclusion within Schedule 5 of the future Bayside Local Environmental Plan (LEP). The potential HCAs had been identified by Council through previous studies and community engagement.

The purpose of this review of potential heritage conservation areas is to provide an assessment of the characteristic built form and significance of the area, and make recommendations about the most appropriate way to manage and conserve the heritage values of the area, including listing within the LEP. Buildings within each recommended HCA have been classified as contributory, neutral or uncharacteristic according to their contribution to the significance of the HCA.

The key findings of this report are:

- The following areas warrant consideration for listing as heritage conservation areas within the Bayside LEP:
  - Oceanview Estate, Bexley;
  - Lansdowne and Hamilton Streets, Bardwell Valley;
  - Brighton Parade, Brighton Le Sands;
  - Farr and Gibbes Streets, Banksia;
  - Moorefield Estate, Kogarah; and
  - Aloha and Forster Streets, Mascot.
- The following area does not warrant consideration for listing as a heritage conservation area, but does contain properties that warrant consideration for group heritage listings:
  - Barden and Stanley Streets, Arncliffe.

  These group heritage items will be subject to further consideration after detailed assessment.
- The following areas do not warrant consideration for listing as heritage conservation areas:
  - Teralba Road, Brighton Le Sands;
  - Baxter Road, Mascot;
  - Caroline Street, Kingsgrove;
  - Bay Street, Botany;
  - Banksmeadow Local Centre; and
  - Wollongong Road, Arncliffe.


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Section 1: Introduction

1.0 Introduction

1.1 Background

In 2016, Bayside Council (Council) was formed through the merger of the former Rockdale City and City of Botany Bay Councils. Changes to the *Environmental Planning and Assessment Act 1979* (NSW) and introduction of the Greater Sydney Commission's Eastern City District Plan mean that Bayside Council is required to prepare a new Local Environmental Plan (LEP) and Development Control Plan (DCP).

In 2018, Bayside Council commissioned GML Heritage Pty Ltd (GML) to undertake the Bayside Heritage Study, a study of the heritage of the new Bayside LGA which will inform the future planning of Bayside, and assist in the consolidation of existing heritage items into a combined heritage schedule for the whole of Bayside. The project includes a review and assessment of potential new heritage conservation areas (HCAs) that had previously been identified by Council.

Bayside is currently facing significant development pressures, influenced by its proximity to the Sydney CBD and the major infrastructure and trade gateways of Sydney Airport and Port Botany. Strong local economic conditions have promoted growth and diversification with higher density development occurring in key areas across the LGA.

The purpose of this review of heritage conservation areas is to provide a preliminary assessment of the characteristic built form and significance of the area and make recommendations about the most appropriate way to manage and conserve the heritage values of the area, including listing within the LEP. This report reviews the HCAs previously identified by Council, provides an assessment of the characteristic built form and contribution of individual buildings to the character and significance of the areas, and gives recommendations on the management and conservation of the heritage values of the areas into the future.

1.2 Identification of Study Areas

The Bayside LGA is located 12 kilometres east of the Sydney CBD. Areas that are the subject of this study are located across the LGA to the north and south of Kingsford Smith International Airport in the suburbs of Bexley, Bardwell Valley, Brighton Le Sands, Banksia, Kogarah, Mascot, Botany, Banksmeadow and Arncliffe (see Figure 1.1). The following areas within the Bayside LGA are the subject of this report:

- Oceanview Estate, Bexley;
- Lansdowne and Hamilton Streets, Bardwell Valley;
- Brighton Parade, Brighton Le Sands;
- Farr and Gibbes Streets, Banksia;
- Moorefield Estate, Kogarah;
- Aloha and Forster Street, Mascot;
- Teralba Road, Brighton Le Sands;
- Barden and Stanley Streets, Arncliffe;

- Wollongong Road, Arncliffe;
- Baxter Road, Mascot;
- Caroline Street, Kingsgrove;
- Bay Street, Botany; and
- Banksmeadow Local Centre.

The locations of these areas are shown in Section 3 of this report and in Figure 1.1.

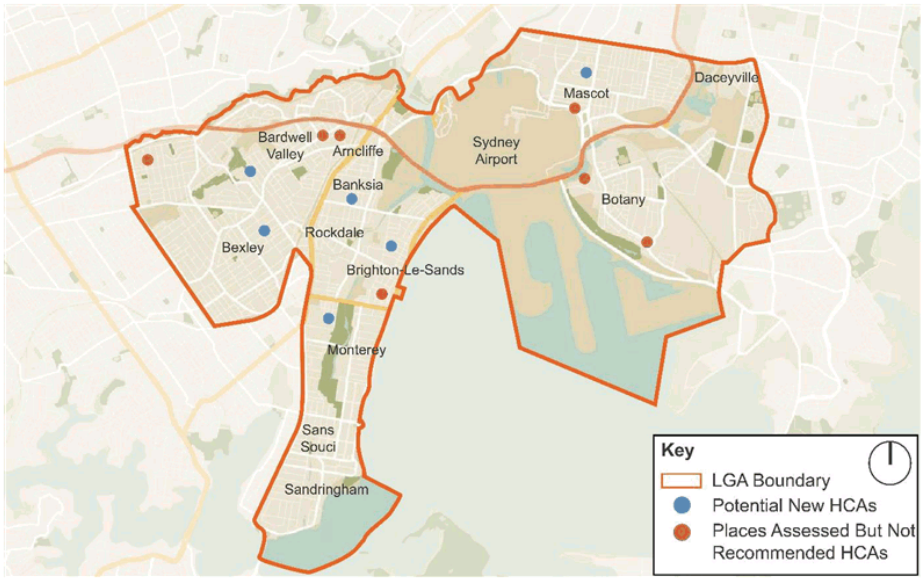


Figure 1.1 Location of the potential new HCAs within the Bayside LGA. (Source: GML and Bayside Council)

1.3 Heritage Context

The local heritage of Bayside is currently managed through the Botany and Rockdale LEPs and DCPs. These statutory documents provide the heritage planning framework for the LGA. The current LEPs contain a list of heritage items and heritage conservation areas, in Schedule 5 – Environmental Heritage.

There are currently two HCAs listed in the Botany LEP 2013 within the Bayside area: **Botany Township Heritage Conservation Area** and **Daceyville Garden Suburb**. There are currently no HCAs listed under the former *Rockdale Local Environmental Plan 2011*.

The Rockdale Heritage Study 1991 identified a number of areas that had special historic and streetscape qualities. However, these precincts were not listed within the LEP as HCAs. In addition, the Heritage Inventory Review 2010 recommended that intact streetscapes of the same period which retain their original character should be included as HCAs in the heritage schedule. In 2015, Rockdale City Council prepared a discussion paper, 'Caring About the Future by Respecting the Past', which identified 12

potential HCAs within the former Rockdale LGA. This Discussion Paper was placed on public exhibition; however, the potential HCAs were not further progressed.

This report considers the areas identified in previous studies and other areas identified by the public during consultation for the Bayside Local Strategic Planning Statement in early 2019, listed in Section 1.2 above.

1.4 Methodology and Terminology

This report has been prepared with reference to the *NSW Heritage Manual*, prepared by the Heritage Office (now Heritage Division), and the relevant principles and guidelines of the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).

The preparation of this report has involved the following steps:

- review of previous heritage studies and existing heritage listings applicable throughout Bayside;
- collation of background historical information and documentation, including early maps and subdivision plans;
- fieldwork involving inspections of built form, landscape, public domain and streetscapes within the boundaries of the HCAs (undertaken by the GML project team in June–July 2019);
- identification and assessment of the heritage significance of the areas;
- provision of brief character statements and statements of significance for each potential new HCA;
- preliminary analysis of each building's contribution to the significance of the relevant potential new HCA; and
- recommendation of adjustments to boundaries where considered necessary to ensure cohesiveness in HCAs.

The terminology used in this report is consistent with the *NSW Heritage Manual* and the Burra Charter. The words 'place', cultural significance, fabric and conservation are defined in accordance with the definitions provided in the Burra Charter.

1.5 Heritage Assessment Methodology

The heritage significance assessments in this report draw upon the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance*, 2001. The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. It also provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion.

The NSW Heritage Council has adapted specific criteria for heritage assessment pertinent to the *Heritage Act 1977* (NSW) (the Heritage Act). The seven criteria on which the significance assessments are based are outlined below:

> *Criterion (a) Historic—an item is important in the course, or pattern of NSW's cultural or natural history;*

Criterion (b) Associative—an item has a 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;

Criterion (c) Aesthetic—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

Criterion (d) Social—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

Criterion (e) Technical/Research—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;

Criterion (f) Rarity—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and

Criterion (g) Representativeness—an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

An item is of state or local heritage significance if it meets one or more of the criteria at the relevant threshold.

1.6 Key Reference Material

Background material reviewed in the preparation of this report is collated in the table below.

Terry Kass 1989, *Rockdale Heritage Study—Thematic History*, report prepared for Municipal Council of Rockdale
Meredith Walker and Terry Kass 1991, *Rockdale Heritage Study*, report prepared for Municipal Council of Rockdale
Heritage Office and Department of Urban Affairs and Planning 1996, *Conservation Areas*
Graham Brooks and Associates 1996, *Rockdale Heritage Inventory Review*, report prepared for Rockdale City Council
Louise Thom 2010, *Rockdale Heritage Inventory Review*, report prepared for Rockdale City Council
City of Botany Bay 2013, *Development Control Plan—Part 5 Business Centres*
INHERITage 2015, *Review of Botany Bay Heritage Study*, report prepared for City of Botany Bay
Elizabeth Conroy 2017, *City of Botany Bay: A Thematic History*, report prepared for City of Botany Bay

1.7 Limitations

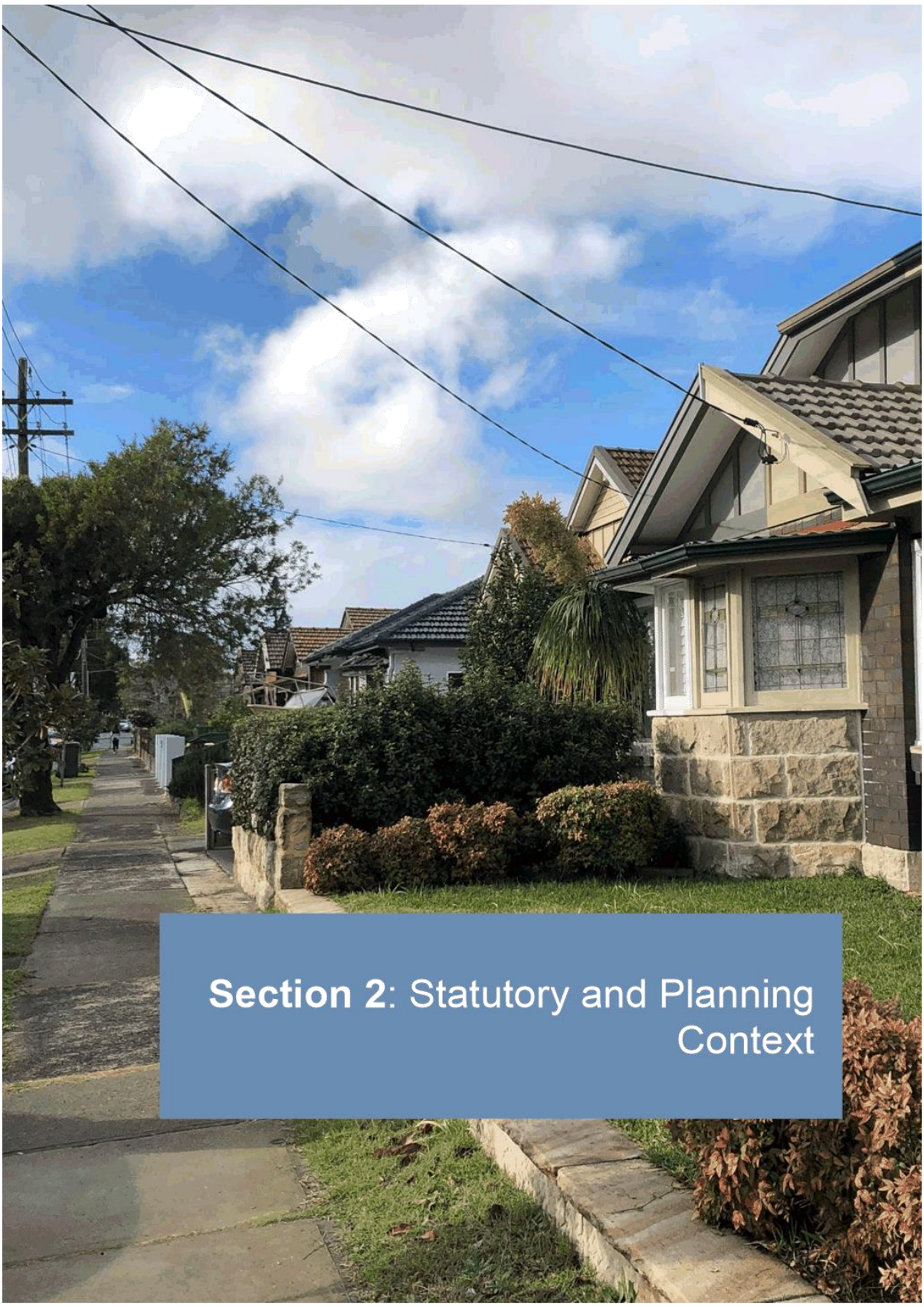
This report is subject to the following limitations:

- This report has not assessed the archaeological potential or Aboriginal cultural values of the sites. The HCAs may have archaeological values but these values have not to date been a key factor in defining the boundaries.
- Where relevant, this report has drawn upon the established statements of significance for existing local heritage items within the HCA.
- The interiors of the buildings within the HCAs were not inspected and an analysis of internal fabric is not included in this report. The contribution of individual buildings to the HCA was based upon their external character only.

- The study is limited to areas identified by Bayside Council, provided in the study brief. Other areas of potential significance have not been identified and assessed in this report.

1.8 Authorship

This report has been prepared by the following GML consultants: Lisa Trueman (Associate), Emma McGirr (Senior Heritage Consultant), Isabelle Rowlatt (Heritage Consultant) and Sam Kelly (Student Planner). Catherine Snelgrove (Principal) has provided review and input.


Section 2: Statutory and Planning Context

2.0 Statutory and Planning Context

2.1 Statutory Context

In NSW, items of heritage significance and archaeological remains (referred to as 'relics') are afforded statutory protection under the following legislation:

- the Heritage Act 1977 (NSW) (the Heritage Act);
- the National Parks and Wildlife Act 1974 (NSW) (the NPW Act); and
- the Environmental Planning and Assessment Act 1979 (NSW) (the EPA Act).

2.1.1 Heritage Act 1977

The Heritage Act establishes the NSW Heritage Council. The Council's function is to make recommendations to the relevant Minister, investigate and research heritage matters, maintain a list of heritage items, educate the community about heritage, and arrange seminars and conferences about heritage.

The Heritage Act also protects archaeological relics, defined as any deposit, object or material evidence that is of state or local significance, in sections 138 through 146. Section 139 (1) of the Heritage Act states:

> *A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It contains a list of identified items determined to be of significance to the people of NSW. The register includes items such as buildings, works, archaeological relics, movable objects or precincts.

2.1.2 National Parks and Wildlife Act 1974

Currently, all Aboriginal sites are recorded on the Aboriginal Heritage Information Management System, maintained by the Office of Environment and Heritage (OEH). At the time of writing the future of OEH is being determined by the state government and the name and functions of the office may be changed in the near future. The provisions of the NPW Act protect all Aboriginal objects, sites and declared Aboriginal Places. Aboriginal objects and places are defined as:

> *Any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.*

2.1.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment and provides for the protection of local heritage items and conservation areas through listings on LEPs, which guide local councils in making planning decisions.

2.1.4 Eastern City District Plan

Botany is included in the Greater Sydney Commission's Eastern City District Plan, which sets out planning priorities for each district and identifies Botany as a Local Centre under *Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage*. This priority has objectives aimed at bringing people together and identifying, conserving and enhancing heritage. Bayside Council is required under Action 20 of the Eastern City District Plan to identify, conserve and enhance environmental heritage 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; and*
- *Managing and monitoring the cumulative impact of development on the heritage values and character of the place.*

2.1.5 Botany Local Environmental Plan 2013 and Botany Development Control Plan 2013

Bayside's heritage is currently managed through the separate Rockdale and Botany LEPs and DCPs.

The Botany LEP 2013 provides the local development and planning framework for the former Botany LGA while the Rockdale LEP 2011 provides the local development and planning framework for the former Rockdale LGA. Part 5 Clause 10 provides objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items.

The objectives of Clause 5.10—Heritage Conservation of the Botany LEP and Rockdale LEP are as follows:

a) *to conserve the environmental heritage,*

b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

c) *to conserve archaeological sites,*

d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The Botany LEP 2013 and Rockdale LEP 2011 contain a list of environmental heritage items referred to as Schedule 5.

The Botany and Rockdale development control plans aim to facilitate development that give effect to the Botany and Rockdale LEPs, including the objectives for land zone uses. They provide for the matters set out in s74C of the EPA Act (preparation of development control plans).

Neither the Botany Bay Development Control Plan 2013 nor the Rockdale Development Control Plan 2011 contain any general controls for HCAs. The Rockdale LEP contains no HCAs, and therefore had no HCA controls in the DCP. The former Botany Bay Council DCP also contains no general HCA DCP controls, instead containing specific controls for the Botany Town Centre HCA and the Daceyville HCA.

2.2 Heritage Conservation Areas

2.2.1 What is a Heritage Conservation Area?

HCAs are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historic character. They often evidence a particular historic period of development and an architectural style and generally have a high proportion of original buildings. HCAs are protected because they create a cohesive sense of place and character which is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share common periods of development, historical associations, materials, form and scale.

Heritage conservation areas are afforded the same statutory protections within LEPs as individual heritage buildings. More than a collection of significant items, they are places in which the historic origins and relationships between the various elements create a sense of place that is worth keeping. A heritage conservation area is identified by analysing its historic development and significance, its physical expression and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building typologies or the common age of its building stock.

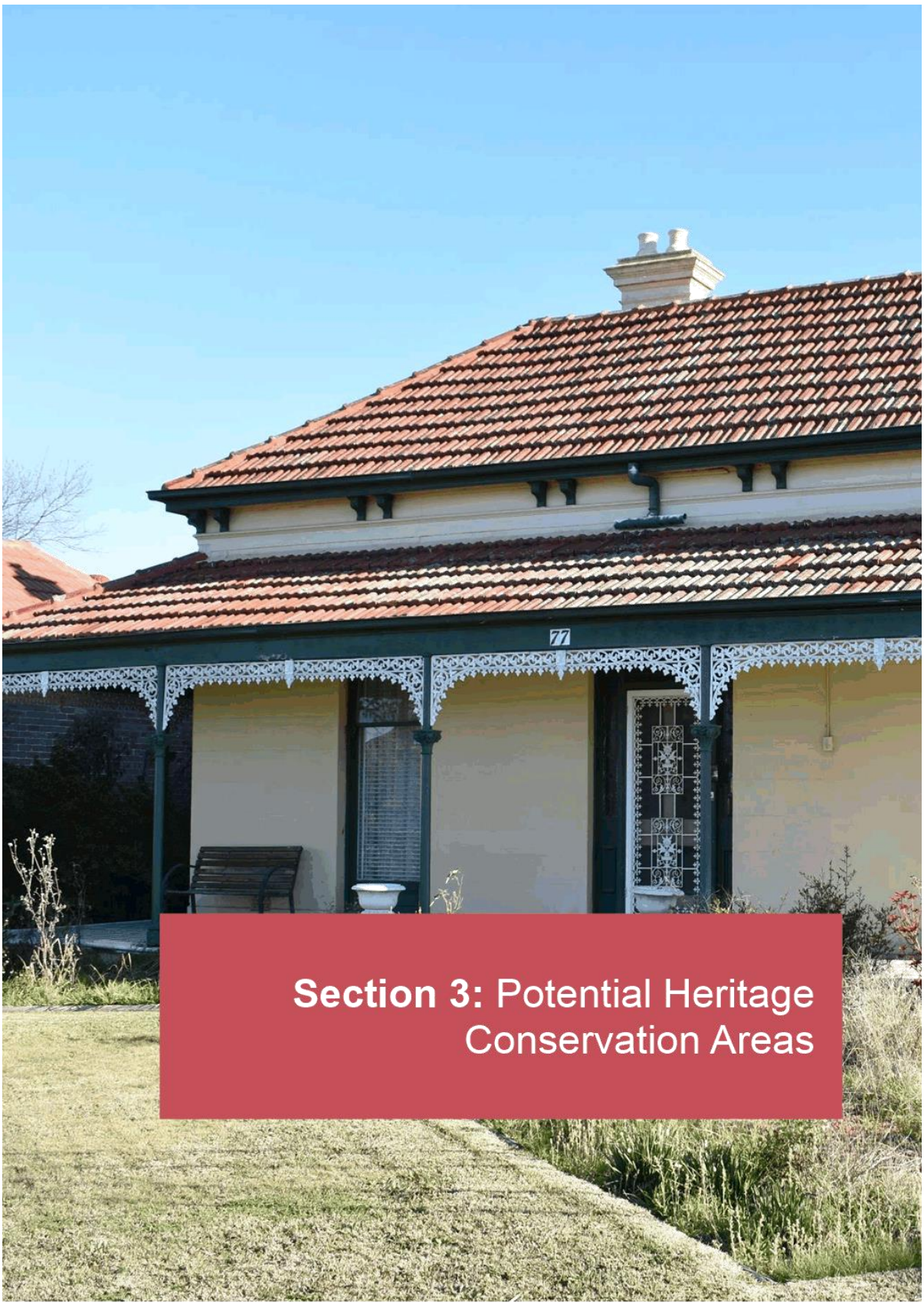
2.2.2 Classification of Buildings within Heritage Conservation Areas

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.
- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.

Some properties in HCAs will also be listed as individual heritage items; such places may be particularly fine examples of their type or may have significance for their association with a particular person or group of people, distinguishing them from the other places in the HCA.

The classification of buildings within a HCA assists property owners and developers to better understand the opportunities and constraints on their site, allows Council to develop specific controls that clearly identify the type of development appropriate for each class of building, gives property owners certainty and assists Council planners in the assessment of development applications.


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Section 3: Potential Heritage Conservation Areas

3.0 Potential Heritage Conservation Areas

3.1 Introduction

The assessment of each potential HCA involved the review of previous heritage studies, historical information and existing listings throughout the Bayside LGA, followed by fieldwork to inspect the built form, landscape, public domain and streetscapes of each area.

A long list of 13 potential HCAs was provided by Bayside Council in June 2019. These areas were inspected by GML consultants in June and July 2019. A brief significance assessment of each area was undertaken, as well as a preliminary analysis of the characteristic built form of the area and its cohesion.

Following this process, seven areas were identified for further assessment as potential HCAs, and six areas were considered not to warrant further assessment as they did not display sufficient cohesion of built form character for an HCA, or were more appropriately managed through group heritage listing.

The following areas have been assessed for potential listing as HCAs within the Bayside LEP:

1. Oceanview Estate, Bexley.
2. Lansdowne and Hamilton Streets, Bardwell Valley.
3. Brighton Parade, Brighton Le Sands.
4. Farr and Gibbes Streets, Banksia.
5. Moorefield Estate, Kogarah.
6. Aloha and Forster Streets, Mascot.

This section of this report provides the following overview information for each of the potential HCAs:

- location and description of the prevailing built character;
- a brief historical overview of the area;
- draft Statement of Significance;
- draft Character Statement;
- classification of buildings within the HCA (as contributory, neutral or uncharacteristic) according to their contribution to the significance of the HCA; and
- recommendations as to the future management of each HCA.

3.2 Oceanview Estate HCA, Bexley

3.2.1 Location

The former Oceanview Estate is located in the suburb of Bexley, in the former LGA of Rockdale. It includes a number of streets centred around Seaforth Park, a large square reserve of public open space. The location of Oceanview Estate HCA is shown on Figure 3.1 and Figure 3.2.

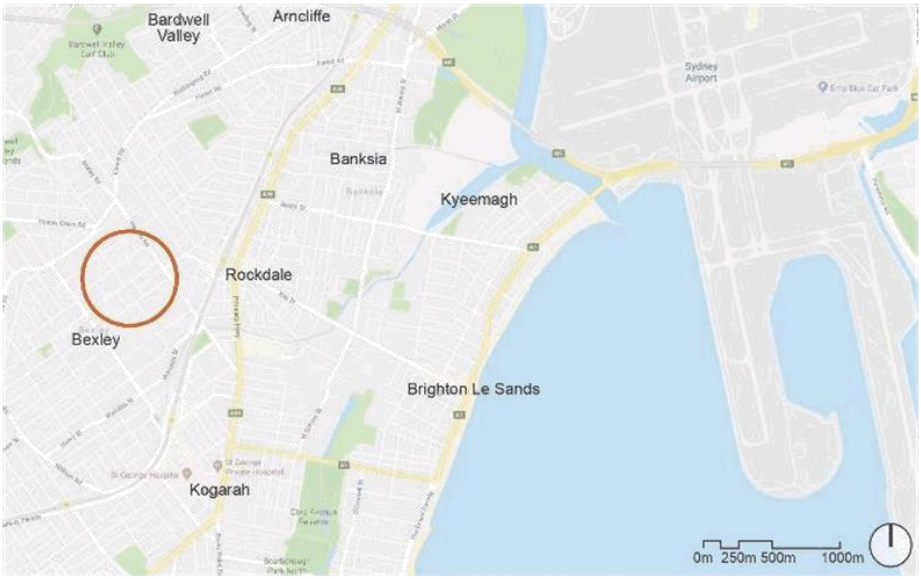


Figure 3.1 Location of the Oceanview Estate, Bexley. (Source: Google Maps with GML overlay)



Figure 3.2 Location of the Oceanview Estate, Bexley. (Source: Six Maps with GML overlay)

3.2.2 Historical Background

The suburb of Bexley derives its name from the estate of the Lord family, who were granted 2,000 acres extending across Wolli Creek, Kingsgrove and Canterbury. They erected Bexley House and held the land until around the 1850s. The land on which the Oceanview Estate stands was purchased by a group of land speculators in 1879, when the route of the new railway through the St George district was established after a prolonged campaign of lobbying by interest groups and speculative developers who sought to leverage the accessibility and benefit the railway line would bring to the area.

Located on the ridge overlooking the new rail line and boasting views towards the ocean, the Oceanview Estate was laid out with Garden Suburb concepts in mind. It was planned to appeal to wealthy and discerning buyers, with larger sized dwellings surrounded by tastefully laid out grounds. It differentiated itself from the nearby Rockdale Township Estate and the Rockdale Estate in the size and arrangement of properties and lots and ready access to Seaforth Park (marked on the early plans as simply 'Recreation Reserve'). The area was developed in stages beginning in the late nineteenth century, and contains surviving examples of Victorian villas built in the 1890s through to later Federation and interwar period styles. The streets were planted with trees to commemorate the reign of Queen Victoria.

Allotments in the subdivided Oceanview Estate were offered for sale in 1883.[1]



Figure 3.3 1943 aerial showing the proposed HCA boundary. (Source: Six Maps with GML overlay)



Figure 3.4 Ocean View Estate subdivision map, c1883. (Source: State Library of New South Wales)

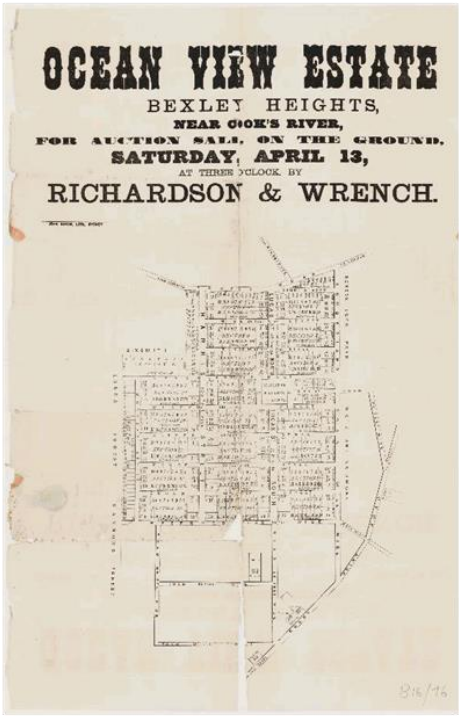


Figure 3.5 Ocean View Estate subdivision map, c1883. (Source: State Library of New South Wales)

3.2.3 Description

The study area is centred around Seaforth Park and includes Dunmore Street North, Caledonian Street (East), Watkin Street, Park Avenue and parts of Seaforth Street, Beaconsfield Street and Dunmore Street South. The streets are laid out in a grid pattern around the central park. Seaforth Park is a large square park that is mainly grassed and retains original plantings of Moreton Bay figs, Monterey pines and Canary Island palms, with later plantings. Housing around the park is generally from the Federation period, orientated to take advantage of views over the parkland and views to the ocean.

The character of the potential Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages set within formal gardens with low brick fencing. The area features wide streets with grass verges and mature street trees, some of which are heritage listed.

Dunmore Street north features the finest quality of housing and is largely intact. Some areas have uncharacteristic development which has eroded the integrity of parts of the potential HCA, particularly Seaforth and Watkin Streets.

The following photographs were taken by GML in July 2019, unless otherwise noted.

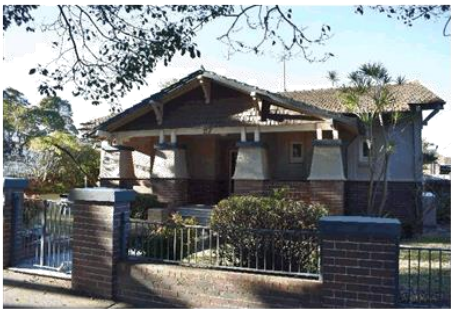


Figure 3.6 High-quality bungalow style residence on Dunmore Street North.



Figure 3.7 40 Dunmore Street North (a local heritage item).



Figure 3.8 Mature street trees along Dunmore Street North.



Figure 3.9 13 Dunmore Street North.



Figure 3.10 Characteristic buildings on Park Avenue.



Figure 3.11 Seaforth Park.



Figure 3.12 Contributory building at 36 Watkin Street.



Figure 3.13 An example of uncharacteristic development in the study area.



Figure 3.14 Dunmore Street North, looking south towards Seaforth Park.



Figure 3.15 A local heritage item at 77 Harrow Road.



Figure 3.16 Contributory building on Beaconsfield Street.



Figure 3.17 A local heritage item at 83 Harrow Road.



Figure 3.18 Mature street trees on Beaconsfield Street.



Figure 3.19 Contributory building on Dunmore Street North.



Figure 3.20 An uncharacteristic building on Dunmore Street North.



Figure 3.21 Fairmont, 20 Dunmore Street, built c1891, is listed as a heritage item.

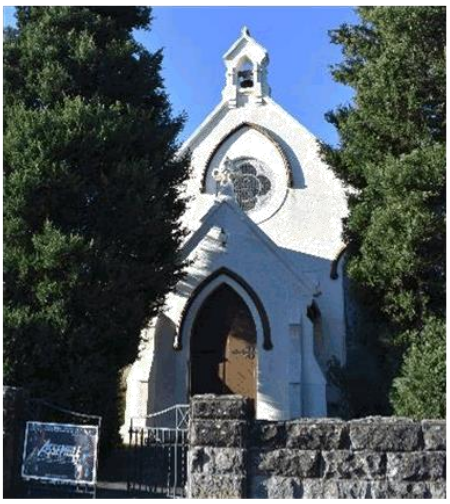


Figure 3.22 Christ Church Anglican Church and Hall at the northern end of Dunmore Street (a local heritage item).

3.2.4 Draft Statement of Significance

The potential Oceanview Estate Heritage Conservation Area has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development. The area has aesthetic significance for its particularly fine examples of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character.

Individual properties (both those individually listed and those classified as contributory) within the Oceanview Estate HCA have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness/integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout.

The Oceanview Estate HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square of the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Ocean View subdivision. The tree planting commemorated the reign of Queen Victoria (although the trees present today are not the original trees).

3.2.5 Draft Character Statement

The character of the potential Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages. This character should be preserved and retained through the retention of contributory buildings, public open space, the existing subdivision pattern and typical Garden Suburb layout, and large street trees. Characteristic elements to be preserved include:

- the range of surviving architectural styles and historic buildings, particularly the existing heritage items, landmark buildings and contributory buildings;
- the grid layout of wide streets centred around Seaforth Park;
- the consistency of low front fences and gates at the front boundary of private properties;
- original chimneys and roof forms;
- the consistent single-storey scale;
- prominent ornate decorative elements, particularly on surviving examples of late Victorian buildings and Federation houses;
- the dominant material palette of face brick, timber batten detailing and timber joinery elements, sandstone base courses, timber framed windows and window hoods; and
- established formal gardens and mature street trees.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

3.2.6 Classification of Buildings

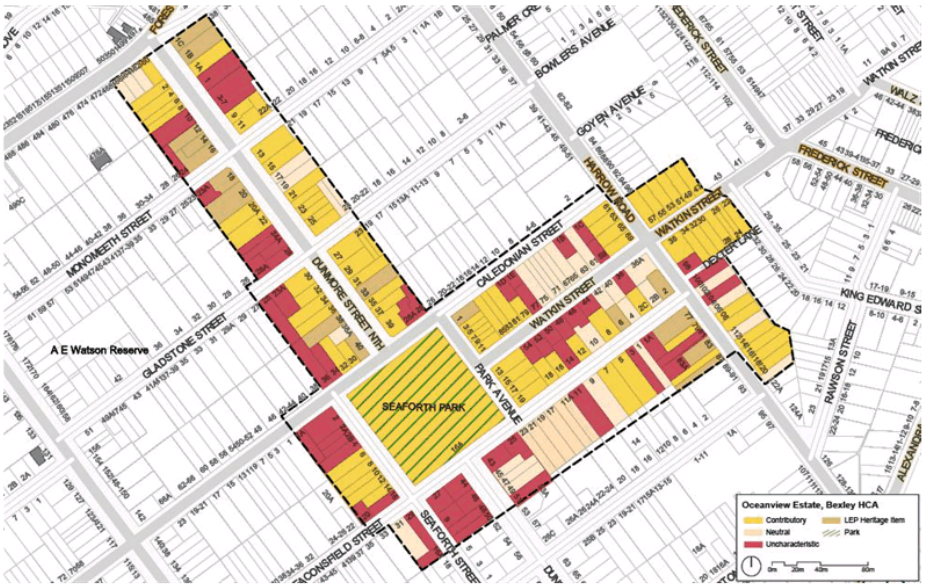


Figure 3.23 Classification of buildings within the Oceanview Estate HCA. (Source: GML and Bayside Council)

3.2.7 Recommendations

- The Oceanview Estate HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Oceanview Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.3 Lansdowne and Hamilton Street HCA, Bardwell Valley

3.3.1 Location

The study area includes Lansdowne and Hamilton Streets, located in the suburb of Bardwell Valley, between Wollongong Road and Silver Jubilee Park. The location of the study area is shown on Figures 3.24 and 3.25.

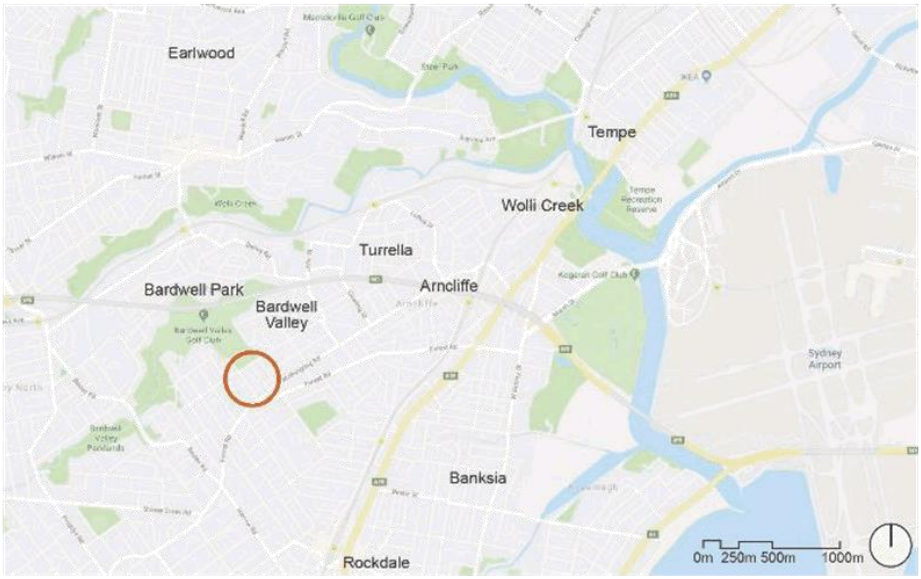


Figure 3.24 Location of Lansdowne and Hamilton Streets, Bardwell Valley. (Source: Google Maps with GML overlay)



Figure 3.25 Location of Lansdowne and Hamilton Streets, Bardwell Valley. (Source: Six Maps with GML overlay)

3.3.2 Historical Background

Bardwell Valley was originally the name used to describe the land beside Bardwell Creek in the suburb of Bardwell Park. The suburb was formed in 1896 from parts of Arncliffe that bordered the valley and creek. Bardwell Park was named after free settler Thomas Hill Bardwell, who owned land in this area. Thomas Hill Bardwell was a wealthy pastoralist from southern New South Wales who bought the land in December 1853.

After much development had taken place in the Arncliffe and Bardwell Park areas during the early 1900s, Bardwell Valley was the last remaining area with any significant cover of natural vegetation. The Bardwell Valley land comprising Lansdowne and Hamilton Streets was purchased in 1918 by builder William Lansdowne.

In 1918 Hamilton and Lansdowne Streets were created as the Lansdowne Estate. The first houses in the estate were built in 1921 in Lansdowne Street. The first houses in Hamilton Street were not built until 1923. By 1925 all the original houses within the study area had been constructed.



Figure 3.26 1943 aerial of the proposed HCA. (Source: Six Maps with GML overlay)

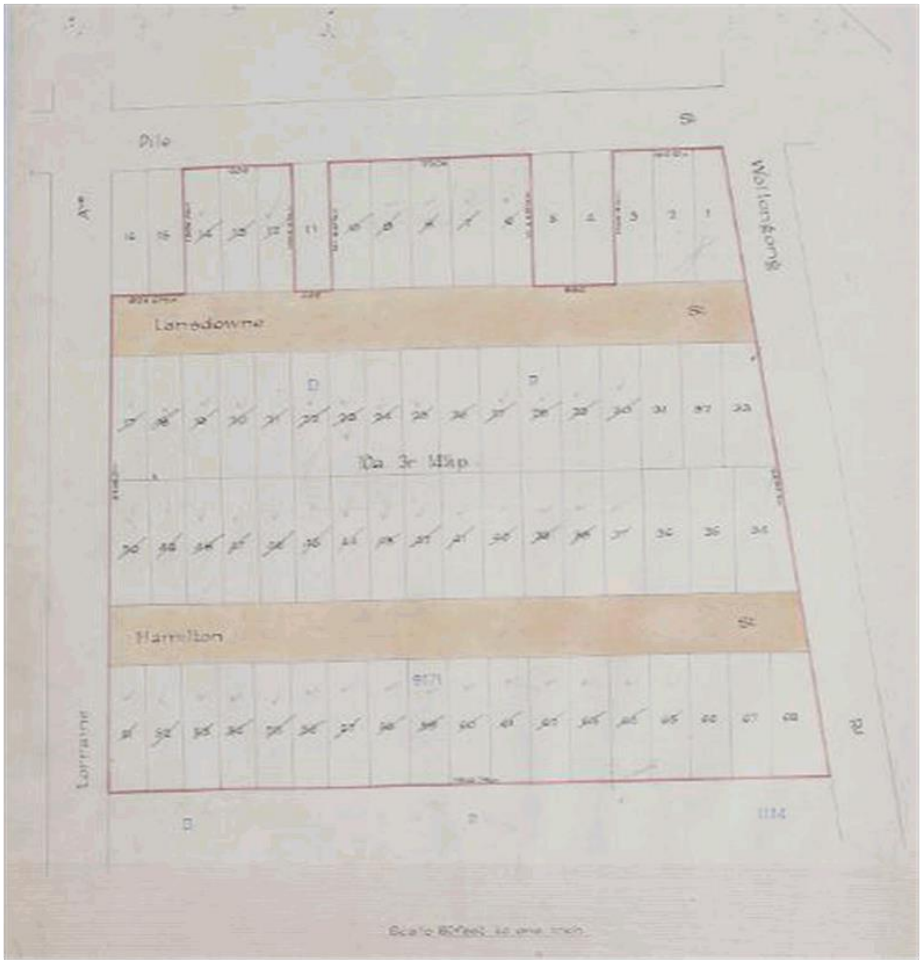


Figure 3.27 Subdivision plan showing the study area, c1920s. (Source: NSW Land Registry Services, Historical Land Records Viewer c1920)

3.3.3 Description

Lansdowne and Hamilton Streets are parallel streets linking Lorraine Avenue in the north with Wollongong Road in the south. The land slopes down from the south towards Bardwell Valley. Houses in Lansdowne and Hamilton Streets are generally intact examples of Federation bungalows of similar size, form and detail. Most of the original housing has double gables facing the street with deep front entry porches and verandahs, terracotta pitched roofs and face brick walls. The houses are set within established formal gardens, and generally have low picket or brick fences.

The streets are wide with grassed verges and some street trees. Carparking is generally at the side of original houses in open hardstands and carports. Some more recent, generally over-scaled development has intruded into the consistency of the scale and character of some parts of the study area.

The following photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.28 Intact streetscape along Hamilton Street.



Figure 3.29 Contributory dwelling on Hamilton Street.



Figure 3.30 Contributory dwelling at 20 Hamilton Street.



Figure 3.31 Looking north along Hamilton Street towards Silver Jubilee Park.



Figure 3.32 Contributory dwelling.



Figure 3.33 Over-scaled and uncharacteristic development.



Figure 3.34 Contributory dwelling on Lansdowne Street.



Figure 3.35 Uncharacteristic dwelling at 28 Lansdowne Street.



Figure 3.36 Uncharacteristic dwelling on Hamilton Street.



Figure 3.37 Contributory dwelling.



Figure 3.38 Contributory dwellings in the study area. The consistent roof lines of several dwellings can be seen here.



Figure 3.39 Contributory dwelling on Lansdowne Street.



Figure 3.40 Contributory dwelling on Hamilton Street.



Figure 3.41 Neutral dwelling on Hamilton Street.

3.3.4 Draft Statement of Significance

The Lansdowne and Hamilton Streets HCA is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision.

The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.

3.3.5 Draft Character Statement

The character of the potential Lansdowne and Hamilton Streets HCA is primarily made up of high-quality and relatively intact bungalow and cottage style houses. Mostly completed between 1920 and 1925, many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through

the retention of contributory buildings, the existing subdivision pattern, and large street trees. Characteristic elements to be preserved include:

- the high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items;
- the grid layout and wide streets;
- the consistency of low front fences at the front boundary of private properties;
- original chimneys and the consistency of forward-facing double-gabled roof forms stepping down the slope to the north;
- the prevalent single-storey scale;
- the dominant material palette of face brick, timber batten detailing and timber joinery elements, roughcast rendered elements, sandstone base courses, timber framed windows, leadlight casement windows, window hoods, and timber shingle cladding; and
- established gardens and consistent setbacks.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

3.3.6 Classification of Buildings

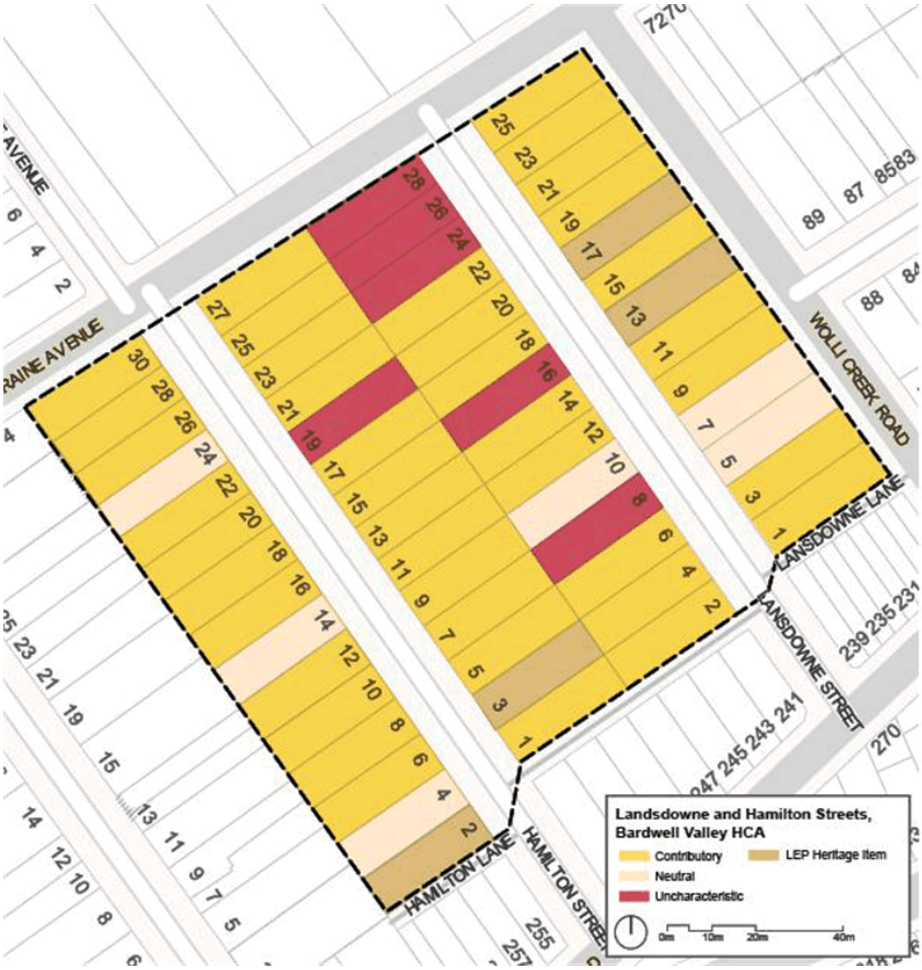


Figure 3.42 Classification of buildings within the Lansdowne and Hamilton Streets HCA. (Source: GML Heritage and Bayside Council)

3.3.7 Recommendations

- The Lansdowne and Hamilton Streets HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Lansdowne and Hamilton Streets HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.4 Brighton Parade HCA, Brighton Le Sands

3.4.1 Location

Brighton Parade is located in the suburb of Brighton Le Sands and runs west to east, linking Francis Avenue with Sellwood Street. The location of the study area is shown in Figures 3.43 and 3.44 below.

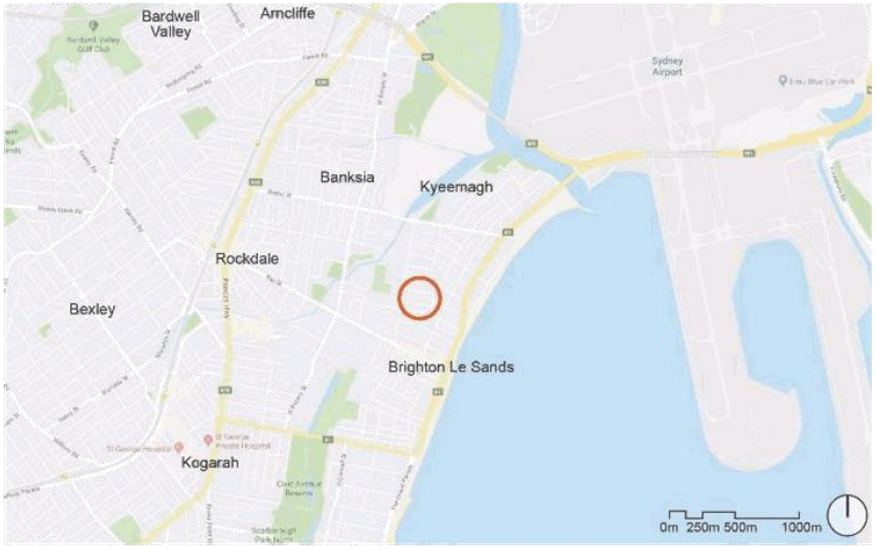


Figure 3.43 Location of Brighton Parade. (Source: Google Maps with GML overlay)

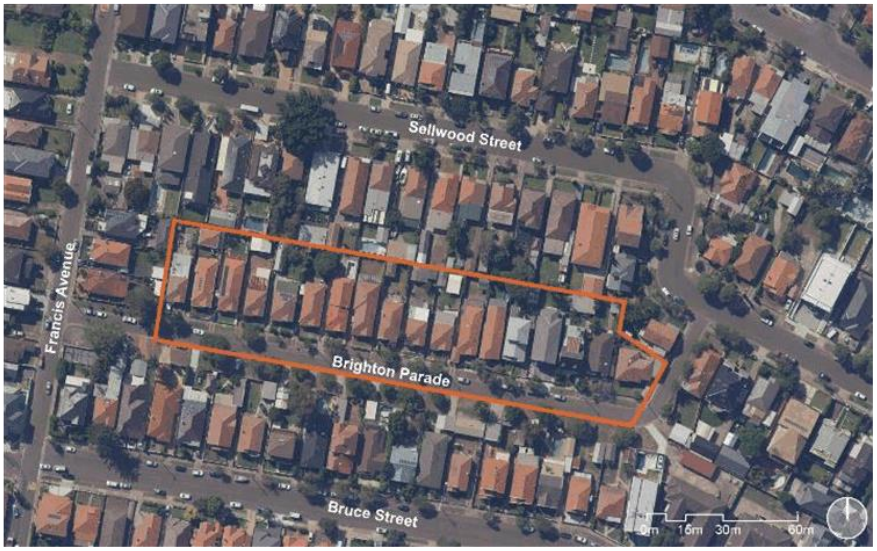


Figure 3.44 Location of Brighton Parade. (Source: Six Maps with GML overlay)

3.4.2 Historical Background

The properties on the northern side of Brighton Parade form part of the land auctioned to William Nicholls in 1853. Brighton Parade was subdivided as part of the Fairlight Estate in 1886. The area was called 'New Brighton' as it was near Lady Robinson's Beach and Saywell's Baths. The houses in Brighton Parade were mainly constructed from 1925 to 1928. Many of the lots were owned by Norman and Florence Sheppard of Kimpton Street, Rockdale, who built the houses speculatively before selling them.[2]



Figure 3.45 1943 aerial of the study area. (Source: Six Maps with GML overlay)

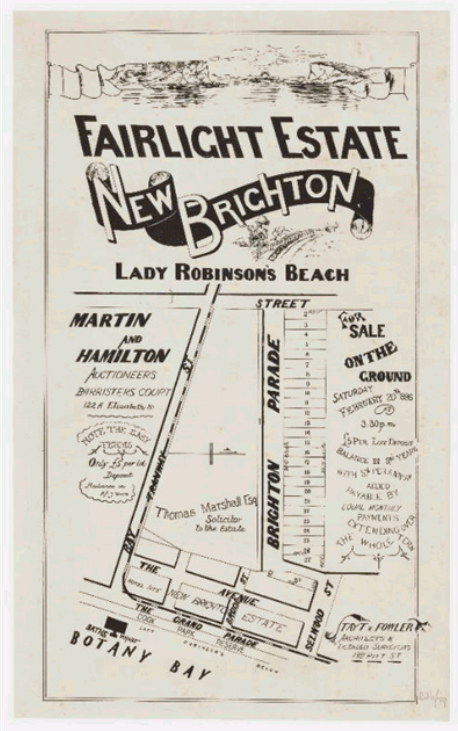


Figure 3.46 1886 subdivision map of the Fairlight Estate. (Source: State Library of NSW)

3.4.3 Description

The properties on the north side of Brighton Parade are predominantly single-storey Inter-War bungalows constructed in the late 1920s. Houses are of predominantly brick construction and timber detailing with pitched tiled roofs, set within modest front gardens. The northern side of Brighton Parade retains original brick kerbs along its length. The southern side of Brighton Parade is occupied by the driveways and rear access of houses fronting Bruce Street.

Brighton Parade is generally an intact and cohesive streetscape of houses of similar style, scale and character, with some recent development disrupting the cohesion in parts. A comparison of current and historical aerials and a search of council's DA register indicates that most dwellings along Brighton Parade have been extended to the rear, with some having a second floor added and No. 5 has been replaced completely.

Nos 3, 5, 9, 11, 22 and 33 Brighton Parade are currently listed as a group listing within the Rockdale LEP (Item 166). However, No. 5 was demolished c2014 and has been replaced by a modern brick dwelling.

The following photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.47 Contributory dwelling on Brighton Parade.



Figure 3.48 Contributory dwelling on Brighton Parade.



Figure 3.49 Original brick kerbs in Brighton Parade.



Figure 3.50 Brighton Parade, looking west.



Figure 3.51 Contributory dwelling on Brighton Parade.



Figure 3.52 Contributory dwelling on Brighton Parade.



Figure 3.53 Rear of houses on Bruce Road.



Figure 3.54 Contributory dwelling on Brighton Parade.



Figure 3.55 New dwelling at 7 Brighton Parade.



Figure 3.56 5 Brighton Parade, currently part of the group heritage listing.



Figure 3.57 Contributory dwelling on Brighton Parade.



Figure 3.58 Contributory dwelling on Brighton Parade.

3.4.4 Draft Statement of Significance

The Brighton Parade HCA is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War bungalow-style houses and cottages in a suburban setting with mature street plantings, as well as rare streetscape detailing such as brick kerbing. The high proportion of original building stock, together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Rockdale.

3.4.5 Draft Character Statement

The character of the potential Brighton Parade HCA is primarily made up of high-quality modest bungalow and cottage style houses. Many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of heritage listed and contributory buildings, the existing subdivision pattern, brick kerbing and large street trees. Characteristic elements to be preserved include:

- the high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items;
- historical streetscape elements from the early period of development in the area, such as brick kerbing;
- the consistency of low front fences at the front boundary of private properties;
- original chimneys, roof forms, and tiled roof cladding;
- the prevalent single-storey scale; and
- the dominant material palette of face brick, timber detailing and timber joinery elements, roughcast rendered elements, brick front verandahs, timber framed windows, and timber picket and masonry front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, infilled verandahs, rendering of face brickwork, unsympathetic fencing and the addition of garages and carports forward of the front building line.

3.4.6 Classification of Buildings

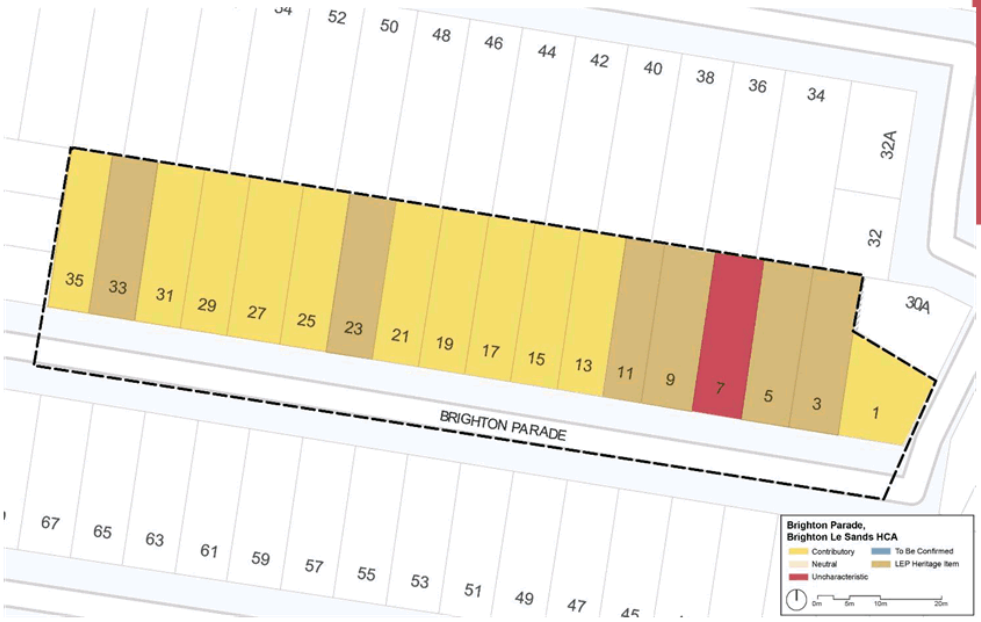


Figure 3.59 Classification of buildings within the potential Brighton Parade HCA. (Source: GML Heritage and Bayside Council)

3.4.7 Recommendations

- The Brighton Parade HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Brighton Parade HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.
- The current group heritage listing for 3, 5, 9, 11, 23 and 33 Brighton Parade should be reviewed and updated. These properties may be more appropriately identified as contributory items rather than heritage items.

3.5 Farr and Gibbes Streets HCA, Banksia

3.5.1 Location

Farr and Gibbes Streets are located in the suburb of Banksia to the east of the Princes Highway between Bestic Street and Tabrett Street. The location of the study area is shown on **Figure 3.60** and **Figure 3.61**.

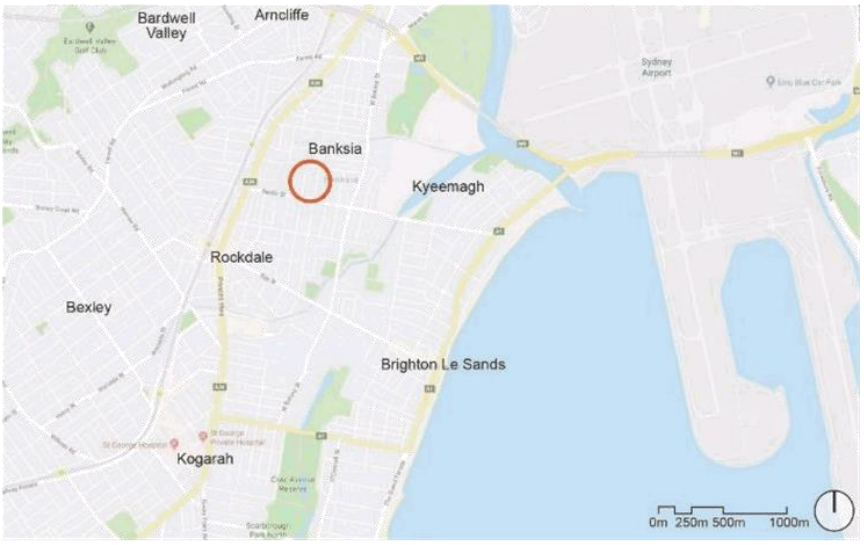


Figure 3.60 Location of Farr and Gibbes Streets. (Source: Google Maps with GML overlay)



Figure 3.61 Location of Farr and Gibbes Streets. (Source: Six Maps with GML overlay)

3.5.2 Historical Background

The suburb of Banksia was initially part of the large parcel of land owned by Simeon Pearce (1821–1886) and his brother James Pearce in the 1850s. The area owned by the Pearce brothers extended from Rockdale to Brighton Le Sands. Until the late nineteenth century, Banksia and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias.[3]

The 1881 map of Sydney and surrounds compiled by surveyor Thomas Parrot shows the Rockdale area was largely undeveloped with only a scattering of houses on it. Most subdivisions or sales of land until the 1870s comprised sizeable acreages, suitable for farms, villas or other large area activities.[4] Residential development began to accelerate in the 1880s with the arrival of the railway. The area developed more rapidly after the railway station opened on 21 October 1906.[5] The construction of tramlines also affected the pattern of development. Both Saywell's private tramway along Bay Street and the Sans Souci tram were associated with subdivision of nearby land.[6]

The land in the study area was first auctioned to Thomas Grant the younger in 1853. A portion of Grant's land was later purchased by the Mercantile Building and Investment Co., a speculative building company. Immediately after purchasing the land, the Mercantile Building Land & Investment Co. subdivided the land and built terraces of 12 separate single-fronted cottages on both sides of Gibbes and Farr Streets. These houses, known as 'Jackson's Row', were built by c1885 and were occupied in early 1886.[7]

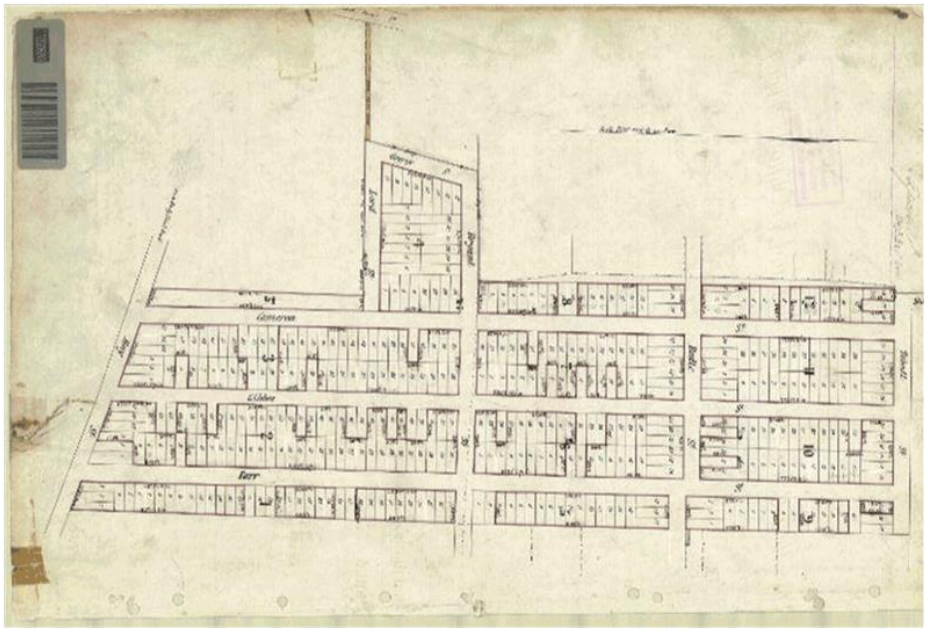


Figure 3.62 Farr and Gibbes Streets subdivision by the Mercantile Building and Investment Co., 1888. (Source: NSW Land Registry Services, Historical Land Records Viewer)



Figure 3.63 Farr and Gibbes Streets as seen in a 1943 aerial with the proposed boundaries marked. Jackson's Row can be clearly seen in the centre of the study area. (Source: Six Maps with GML overlay)

3.5.3 Description

The study area consists of wide streets laid out in a grid pattern and retains its original subdivision pattern. The streets are characterised by their intact and cohesive rows of Victorian workers cottages on both sides of Gibbes and Farr Streets. Both Farr and Gibbes Streets have some street planting consisting of native trees and banksias.

The terraces, which date from 1885 and are known as Jackson's Row, retain their consistent single-storey scale, hipped roofs, front verandahs and modest features. Some have undergone some modifications over time, including replacement of roofs, alterations of front façades, replacement of front fences/gardens and extensions to the rear.

Other properties originate from the second phases of development of the area, and include Federation detached and semi-detached cottages along Tabrett Street.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.64 Jackson's Row cottages within the Farr and Gibbes Street area.



Figure 3.65 Jackson's Row cottages within the Farr and Gibbes Street area.



Figure 3.66 Single-storey house within the Farr and Gibbes Street area.



Figure 3.67 Later semi-detached dwellings on Tabrett Street.



Figure 3.68 Farr Street streetscape.



Figure 3.69 Intact workers cottage streetscapes.



Figure 3.70 Uncharacteristic development.



Figure 3.71 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.72 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.73 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.74 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.75 Jackson's Row Cottages within the Farr and Gibbes Street area.

3.5.4 Draft Statement of Significance

The Farr and Gibbes Streets Heritage Conservation Area is culturally significant at a local level as it contains the substantially intact rows of single-storey nineteenth-century workers housing known as Jackson's Row as well as several other intact early twentieth-century houses. It is historically significant for its association with the Mercantile Building Land & Investment Co., a building society and speculative developer that had some influence in the development of the Rockdale area. The area is representative of three phases in the residential development of Bayside LGA: late Victorian row houses, early twentieth-century bungalow dwellings and interwar-era brick houses.

The Farr and Gibbes Streets Heritage Conservation Area has aesthetic value as it contains two intact streetscapes displaying a uniformity of housing type, interspersed with some neutral and newer developments. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey freestanding row houses with consistent gable roof forms and setbacks to the street. The Farr and Gibbes Streets Heritage Conservation Area has rarity value as it contains intact rows of single storey nineteenth-century workers housing, a typology that is rare within the Bayside LGA.

3.5.5 Draft Character Statement

The character of the potential Farr and Gibbes Streets HCA is primarily made up of intact rows of houses from the late Victorian period of development in Banksia. The streetscapes retain many original single-storey narrow Victorian terrace houses with a consistency of scale and presentation, as well as some larger semi-detached Federation houses. This character should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving heritage items and contributory buildings, particularly the Jackson's Row cottages and intact rows of Victorian terraces;
- the consistency of low front fences at the front boundary of private properties;
- consistent narrow setbacks, the dominant single-storey scale and lack of private car spaces;
- original chimneys and roof forms; and
- the dominant material palette of rendered brick terraces, decorative rendered elements, ornate façade windows, and painted brick front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled and unsympathetic additions, front facing dormers, infilled verandahs, the removal and replacement of original features including windows and doors, and uncharacteristic fencing.

3.5.6 Classification of Buildings

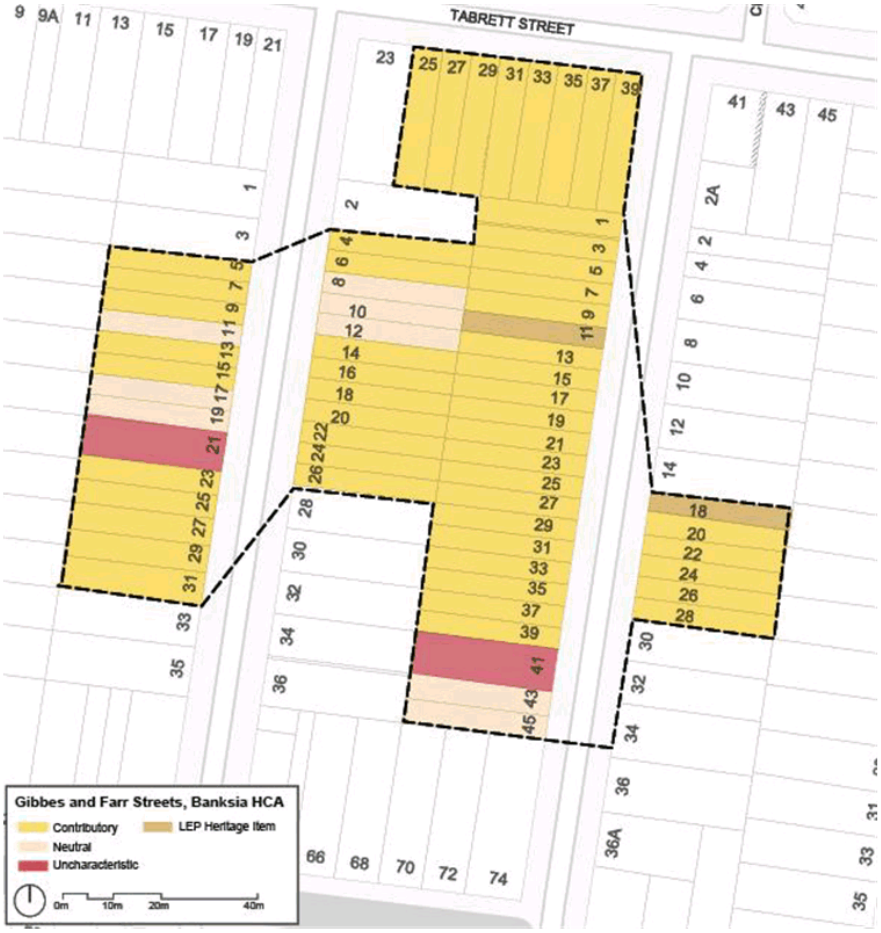


Figure 3.76 Classification of buildings within the Farr and Gibbes Street potential HCA. (Source: GML Heritage and Bayside Council)

3.5.7 Recommendations

- The Farr and Gibbes Streets Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Farr and Gibbes Street HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.6 Moorefield Estate HCA, Kogarah

3.6.1 Location

Moorefield Estate is located in the suburb of Kogarah, bounded by President Avenue, Marshall Street and Civic Avenue. Lachal, Annette and Fairway Avenues traverse the area. To the east is a remnant portion of the former Moorefield Racecourse which forms part of Scarborough Park. The location of the study area is shown on Figures 3.77 and 3.78.

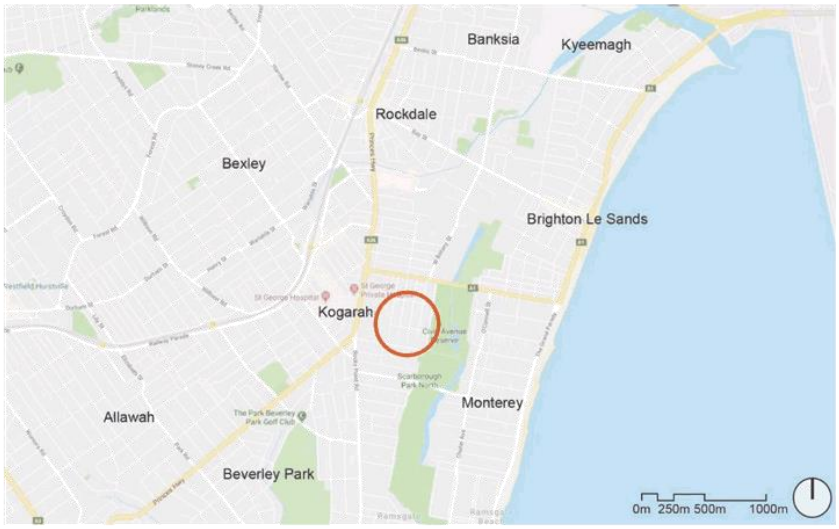


Figure 3.77 Location of the Moorefield Estate. (Source: Google Maps with GML overlay)



Figure 3.78 Location of the Moorefield Estate. (Source: Six Maps with GML overlay)

3.6.2 Historical Background

Moorefield Estate was once part of Pat Moore's Swamp or Patmore Swamp. Patrick Moore was granted 60 acres (240,000m^2) of land in 1812 by Lachlan Macquarie. Moore's land fell west of Botany Bay in an area that was occupied by freshwater and brackish swamps. Moore was a convict who possessed the skills of a blacksmith and wheelwright.[8] He built a villa which became known as Moorefields.

The natural characteristics of sand hills and swamps slowed development in the area and the land remained largely undeveloped until the prospect of a railway along Rocky Point Road (which never eventuated) encouraged the further subdivision and sale of land including the North and South Scarborough Estates, Elismere and St Kilda on Rocky Point.[9]

The Moorefield Racecourse was opened in 1888 at the corner of President Avenue and Rocky Point Road (now Princes Highway), Kogarah. It was laid out and opened by Peter Joseph Moore, son of Patrick Moore and grand-nephew of Patrick Moore Senior, the original 1812 grantee of the area. The first race meeting was held on 13 October 1888.[10] An article from the *Freeman's Journal Sydney* describes the racecourse nearing completion, with a grandstand of brick and wood capable of seating 500 people to be constructed, a seven foot fence around the site, large saddling paddock and a double row of roomy horse stalls to 'compare favourably with anything in the colony'.[11] At the time of Peter Moore's death in 1925, ownership of the racecourse had passed to a company known as the Moorefield Racing Club.[14] In 1946 the racecourse was bought by Sydney Turf Club.[15]

The land surrounding the racecourse began to be subdivided as the 'Moorefields Estate' in the late nineteenth century, with lots advertised for sale on Moore Street south of the racecourse in 1888. By 1924, the Moorefields Estate had expanded and was described as 'the largest subdivision within the bounds of Greater Sydney', comprising of 360 acres of undulating land and 1400 allotments.[16]

By 1951, the racecourse was considered by Council to be 'a stumbling block to development in the area.'[17] Land at Moorefield had been promised earlier to St George Technical College and extended educational facilities were desired by many. The rezoning of the racecourse land was debated for several years, but by 1953, Council had generally agreed that the western portion of the racecourse would be zoned as a living area. In 1954, the Valuer General was negotiating on behalf of the Education Department for the purchase of 28 acres of the Moorefield site for education purposes and the Chief Secretary had granted permission to the Sydney Turf Club to sell Moorefield Racecourse under certain conditions.

In 1955, real estate developer Leslie Joseph Hooker formed what became Hooker Rex Pty Ltd to pursue subdivisions at Batemans Bay, the Gold Coast, and the Moorefield Racecourse land. Hooker was well known for his prolific real estate activities, being responsible for many subdivisions throughout the Greater Sydney area, including Maroubra and several 'model estates' in the North Shore. He presided over 'one of the most breathtaking expansion programmes in Australia's corporate history.'[18]

Hooker Rex had several meetings with Council throughout 1955 to discuss the subdivision of the Living Area portion. The original plan for the subdivision included an 'off-centre shopping centre' and a hotel, which was deemed unsuitable. In 1956 Rockdale Council received an application from Hooker Rex and Australian Subdivisions Pty Ltd for 270 residential lots on the land, which was now called Moorefield Estate, including road widening, a recreation reserve and associated civil works, to facilitate the subdivision. Street names in Moorefield Estate reference the former Moorefield Racecourse and Golf Course.

Lots were sold off by LJ Hooker from 1957 to 1958 as 'excellent building land handy to the beach and baths, within easy walk of shops and school' (). Single storey brick and brick veneer, timber and fibro homes were built predominantly in a 1950s austerity cottage style. Some later houses have been constructed in the 1960s featuring flat and skillion roofs. In 1959 Hooker Rex (by this time known as LJ Hooker) contributed 500 pounds to Council to facilitate a tree planting scheme in the estate.

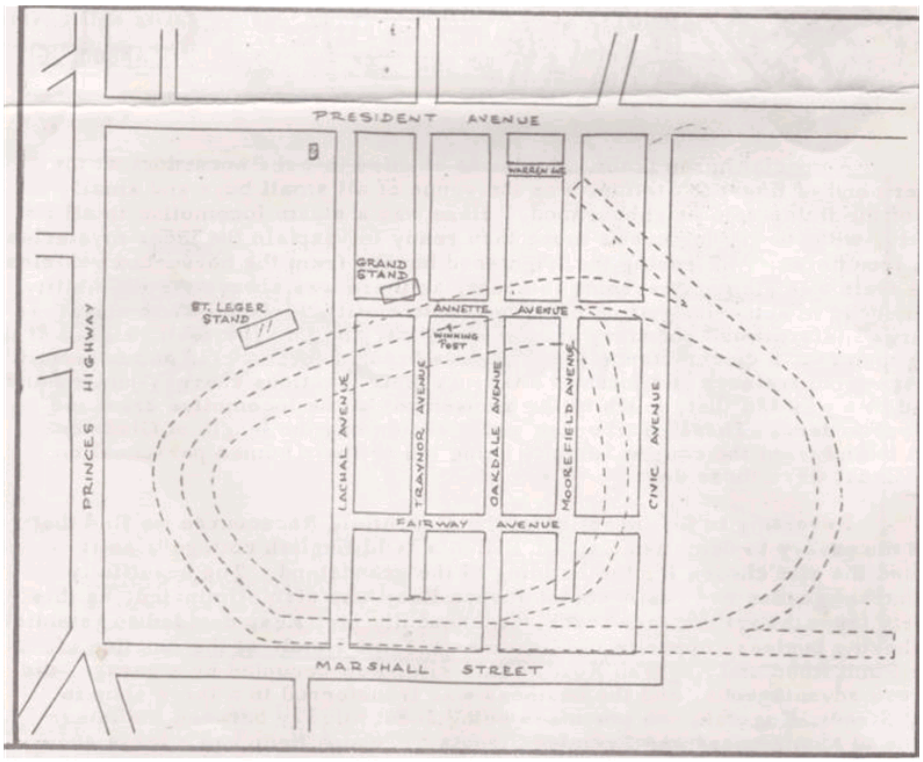


Figure 3.79 A hand-drawn map of the Moorefield Estate streets with the racecourse superimposed. (Source: Dr Joan Hatton, reproduced in *Moorefield Racecourse Kogarah* by Anne Field)

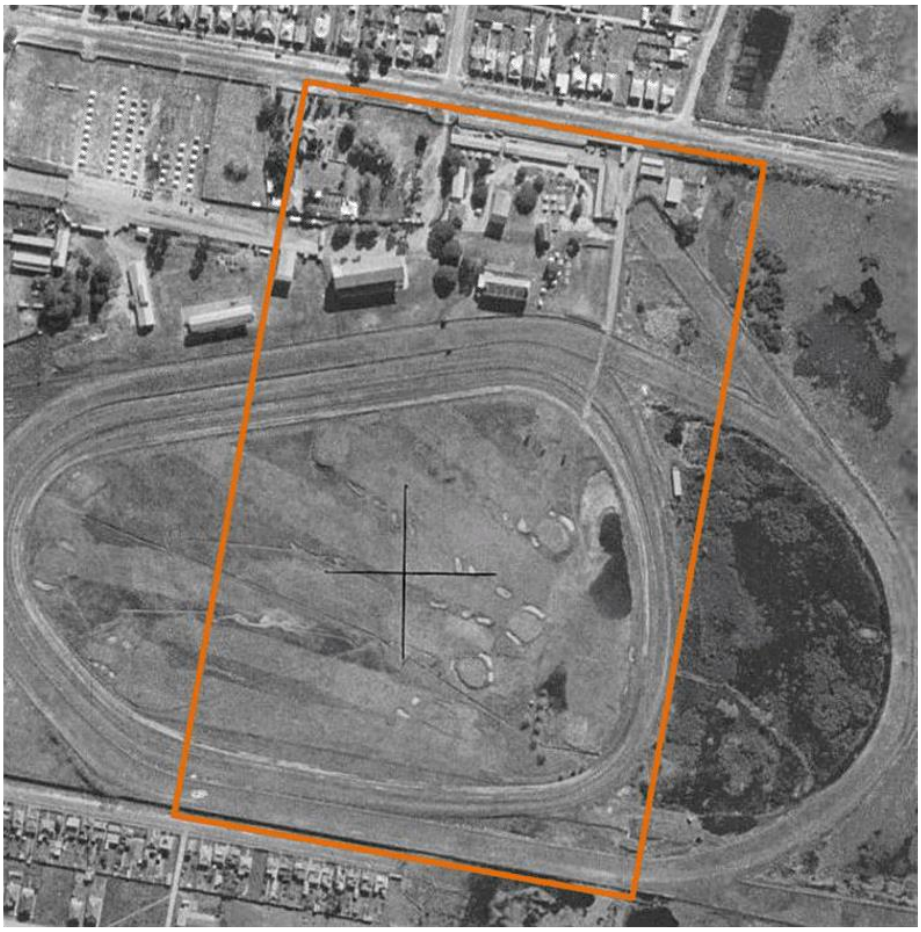


Figure 3.80 Moorefield Racecourse aerial in 1943 showing the outline of the proposed HCA. (Source: Six Maps with GML overlay)

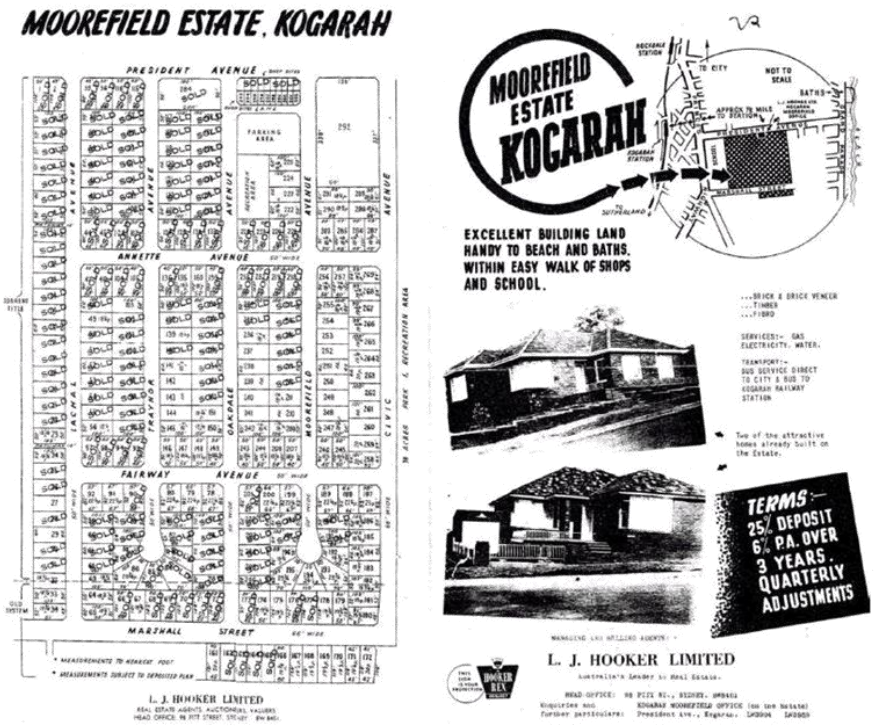


Figure 3.81 Pamphlet advertising sale of properties at Moorefield Estate. (Source: LJ Hooker, reproduced in *Moorefield Racecourse Kogarah* by Anne Field)



Figure 3.82 An aerial view of Moorefield Racecourse, c1953. (Source: Anne Field, *The History of Moorefield Racecourse Kogarah*, 2016)



Figure 3.83 An aerial view of Moorefield Estate, c1965. (Source: Anne Field, *The History of Moorefield Racecourse Kogarah*, 2016)

3.6.3 Description

Moorefield Estate is a large subdivision dating from 1957 that occupies the rectangular parcel of land between President Avenue, Marshall Street, Lachal Avenue and Civic Avenue in Kogarah. Directly to the west of the subdivision is an education precinct comprising St George TAFE, James Cook Boys Technology High School and Moorefield Girls High School. To the east is a remnant portion of the former Moorefield Racecourse which forms part of Scarborough Park.

Moorefield Estate is laid out on a rectilinear grid with Lachal, Traynor, Oakdale, Moorefield and Civic Avenue running north to south from President Avenue intersected by Fairway and Annette Avenues which run east to west. Traynor and Moorefields Avenue terminate in cul-de-sacs, adding to the enclosed suburban feel of the precinct. An L-shaped park, provided for within the original subdivision, is located at the corner of Oakdale Avenue and Warren Avenue featuring some mature native trees. There are some remnant original street plantings throughout the estate.

The Moorefield Estate retains much of its original 1957 housing stock and is characterised by generally intact streets of modest single-storey postwar austerity cottages, with triple fronted face brick wall and hipped terracotta roofs, set within simple but formal gardens with low brick fencing. A later phase of development in the 1960s saw some two-storey houses and houses with flat and skillion roofs introduced. Off street carparking, where it exists, is generally at the side of the original dwellings, on open hard stands, with some carports and garages.

Some of the original houses have been modified to suit expanding families and evolving housing trends, including second-storey additions, replacement of windows and rendering of brickwork. Recent development, including over-scaled contemporary houses, has eroded the integrity of some areas of the estate.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.84 Contributory buildings within the Moorefield Estate.



Figure 3.85 Intact streetscape within the Moorefield Estate.



Figure 3.86 Contributory items within the Moorefield Estate.



Figure 3.87 Infill development within the Moorefield Estate.



Figure 3.88 Infill development within the Moorefield Estate.



Figure 3.89 Later 1960s housing within the Moorefield Estate.



Figure 3.90 Commercial development on President Avenue.



Figure 3.91 Infill development within the Moorefield Estate.



Figure 3.92 Contributory item within the Moorefield Estate.



Figure 3.93 Uncharacteristic development within the Moorefield Estate.



Figure 3.94 Contributory item within the Moorefield Estate. The tree was planted soon after subdivision.



Figure 3.95 Contributory item within the Moorefield Estate.



Figure 3.96 Contributory items within the Moorefield Estate.



Figure 3.97 Uncharacteristic development within the Moorefield Estate.



Figure 3.98 Contributory items within the Moorefield Estate.

3.6.4 Draft Statement of Significance

The potential Moorefield Estate Heritage Conservation Area has cultural heritage significance at a local level as a substantially intact postwar subdivision with a high proportion of original brick and brick veneer cottages reflecting the austerity of the postwar era of development.

The area was subdivided on the land of the former Moorefield Racecourse, which was an important place of recreation for the Kogarah area until the 1950s. The site has historic links to the former Moorefield Racecourse which operated from 1888 to 1953 until its purchase and ultimate sale by the Sydney Turf Club in the late 1950s. The racecourse shaped and influenced the local area and identity during its operation and led to stables being established in the nearby streets and even a dedicated siding for horses at Kogarah Station. The historic links to the Racecourse are memorialised in the street names of the estate.

Moorefield Estate is associated with Peter Moore (descendent of Patrick Moore) and the Moore family. Patrick Moore was the original grantee of the area in the 1850s and the namesake of Moorefield Estate. The Estate is strongly associated with real estate developer Sir Leslie Joseph Hooker and the LJ Hooker company, who were responsible for the planning, sale and development of the subdivision with early input into the rezoning of the racecourse land.

Moorefield Estate is a good representative example of a 1950s postwar era estate. The redevelopment and subdivision of the site is representative of the changing built form of the Kogarah area in the postwar years, including residential growth and expansion of the suburbs coinciding with a spike in home ownership.

3.6.5 Draft Character Statement

The character of the potential Moorefield Estate HCA is defined by its collection of largely intact postwar brick and brick veneer cottages, reflecting the typical postwar austerity of the 1950s and 1960s. This character would be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving contributory buildings, consisting of modest 1950s and 1960s housing;
- landscape elements including street trees, public open space, the grid-layout of streets and cul-de-sacs;

- the consistent building front and side setbacks;
- the consistency of low brick front fences at the front boundary of private properties;
- the dominant single-storey scale; and
- the dominant material palette of dark face brick, tiled roofs, simple detailing and characteristic lack of ornamentation.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, rendering of face brickwork, replacement of original windows and doors, and the addition of garages and carports.

3.6.6 Classification of Buildings



Figure 3.99 Classification of buildings within the Moorefield Estate study area. (Source: GML and Bayside Council)

3.6.7 Recommendations

- The Moorefield Estate Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Moorefield Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.7 Aloha and Forster Street HCA, Mascot

3.7.1 Location

Aloha and Forster Streets are located in the suburb of Mascot to the west of Botany Road. The location of the study area is shown on **Figure 3.100** and **Figure 3.101** .

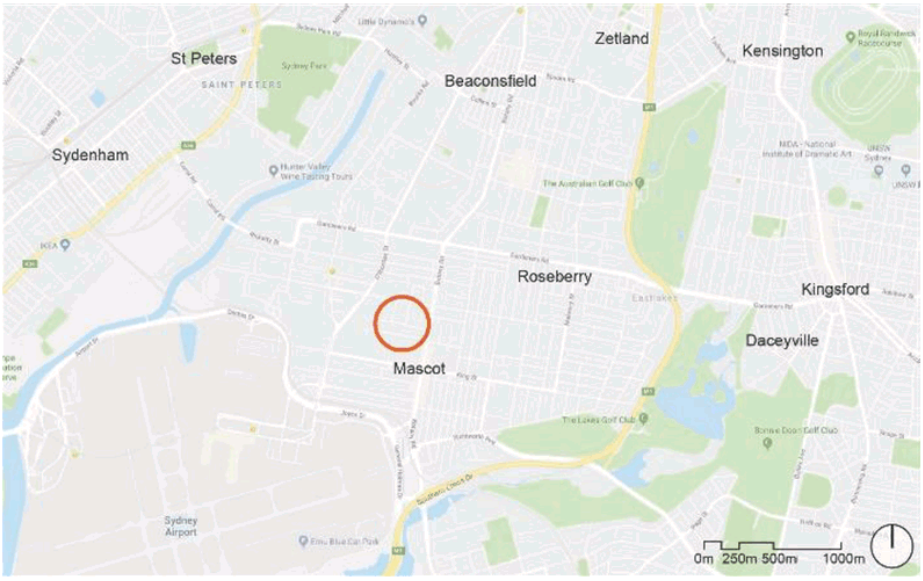


Figure 3.100 Location of Aloha and Forster Street, Mascot. (Source: Google Maps with GML overlay)

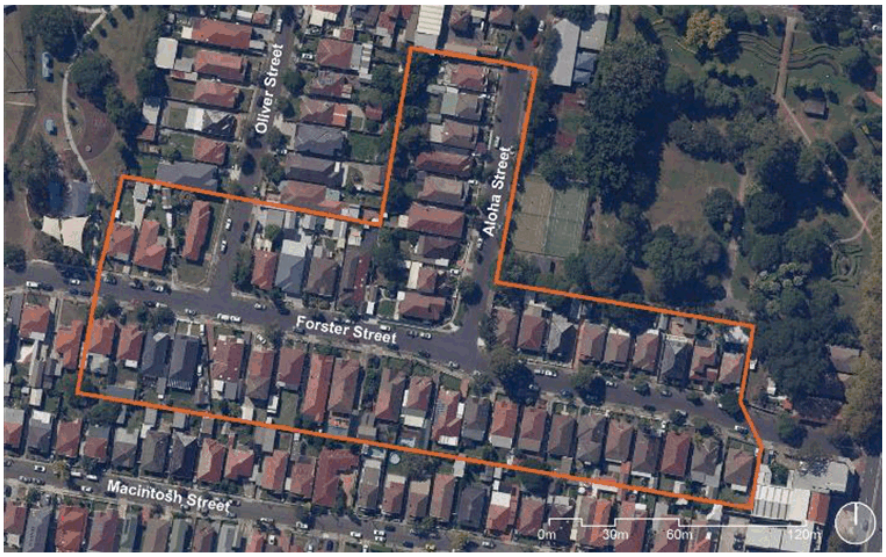


Figure 3.101 Location of Aloha and Forster Streets, Mascot. (Source: Six Maps with GML overlay)

3.7.2 Historical Background

The suburb of Mascot is the location of the first land grants made in the Botany area, the first of which occurred in 1809. This area was originally referred to as 'Botany' before 1887, then 'North Botany' until 1911 when it then became known as Mascot.

Throughout the nineteenth century, Mascot primarily consisted of market gardens and small farms. This period saw much of the land leased to Chinese migrants who moved into the area. The influx of people into the area led to the creation of a small village, centred along Botany Road, by the 1880s. Two pubs were built, the Half-way House in 1855 on the corner of Botany and Gardeners Road, and the Newmarket Hotel, located on Botany Road near King Street. Several other businesses also appeared, including butchers, bakers, grocers, hairdressers, and solicitors. Important government buildings from this time include the post office (1889) and the fire station (1891), which were followed later by the public school in 1922. The Ascot Racecourse opened in 1906, mostly on land that is now occupied by Sydney Airport.

The land in the study area was granted to John Roby Hatfield in 1838. Hatfield had several grants in the Mascot and Botany area at the time. The land was later sold and subdivided into two estates in the 1920s, the Mascot Town Hall Estate and the Tollis Estate.

The Mascot Town Hall Estate passed through several owners before coming under the ownership of the Perpetual Trustee Company in 1906 under the condition to 'sell the land and convert into money'. In 1925, the largest portion of land was sold to Bert Crook, who then started selling of small lots. Frederick Clive Emanuel then purchased most of this land in 1927 and the land was subdivided into the street pattern that still exists today.

The Tollis Estate was formed on land purchased in 1893 by Reuben Tollis. The land remained in the Tollis family until 1926, when it was purchased by Matthew John O'Neil. Advertisements for the Tollis

Estate are dated from 1927. Land title records indicate that John O'Riordan purchased all of the land in 1928. Nearby O'Riordan Street is named after him.

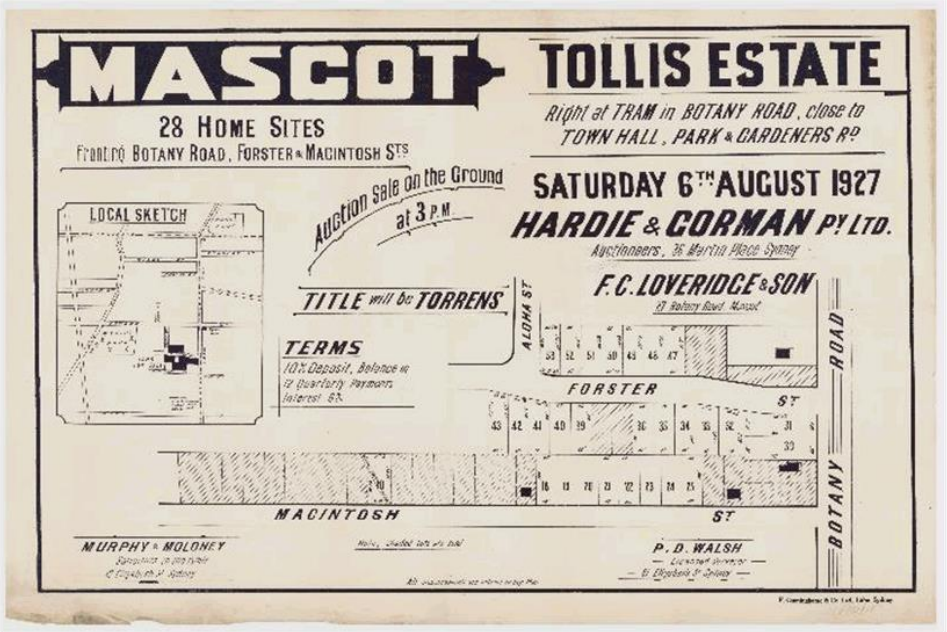


Figure 3.102 Tollis Estate, Mascot (the original subdivision of Forster Street). (Source: State Library of NSW)

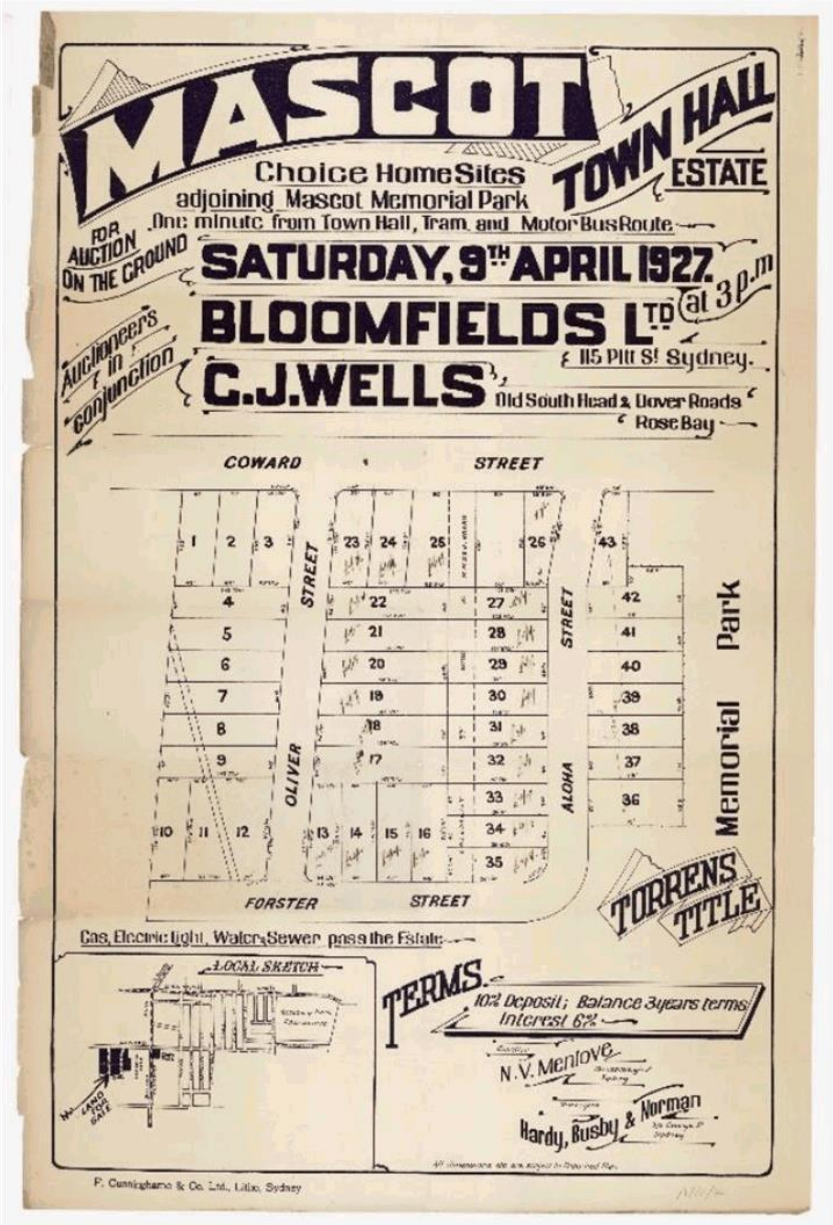


Figure 3.103 Mascot Estate Map, showing the original subdivision of Aloha Street. (Source: State Library of NSW)



Figure 3.104 Location of the 1927 estate subdivisions (Figures 3.55 and 3.56) at Aloha and Forster Streets. (Source: Six Maps, with GML overlay, using information from the State Library of New South Wales)



Figure 3.105 Boundaries of the proposed HCA overlaid over a 1943 aerial of Forster and Aloha Streets. (Source: Six Maps, with GML overlay)

3.7.3 Description

Aloha and Forster Streets are characterised by cohesive streetscapes of intact California bungalows and more modest Inter-War cottages, interspersed with some later housing. Characteristic houses are single storey in scale, with dark face brick walls and hipped and gabled terracotta tiled roofs. The houses have a consistent setback from the street and sit within modest but formal gardens with original low brick fences.

The original 1927 subdivision pattern remains intact. The slight bend in Forster Street between Aloha Street and Botany Road still exists today and is evidence of the two original subdivisions being released by separate landowners. The street pattern has remained unchanged since subdivision occurred.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.106 Contributory building within the study area.



Figure 3.107 Contributory building within the study area.



Figure 3.108 Contributory building within the study area.



Figure 3.109 Contributory building within the study area.



Figure 3.110 Contributory building within the study area.



Figure 3.111 Uncharacteristic building within the study area.



Figure 3.112 Contributory building within the study area.



Figure 3.113 Contributory building within the study area.



Figure 3.814 Contributory building within the study area.



Figure 3.115 Contributory building within the study area.



Figure 3.116 Uncharacteristic building within the study area.

3.7.4 Draft Statement of Significance

The Aloha and Forster Street Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as a remnant early twentieth-century Inter-War streetscape in the Mascot area. Constructed on two 1927 subdivisions of land that was originally part of the 1838 Hatfield Grant, the street contains several original dwellings that would have once been found throughout the immediate area. It is historically significant for its ability to demonstrate subdivision lot planning and housing development reflected through the design, character and architectural styles from the interwar period. The area is representative of the historical development of Mascot and the shift from market gardens and industrial land to denser subdivision and suburban development during the early twentieth century. The streetscape is somewhat intact.

3.7.5 Draft Character Statement

The character of the potential Aloha and Forster Street HCA is defined by its range of housing styles, including Inter-War brick bungalows and cottages interspersed with California Bungalow style houses. This character would be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving heritage items and contributory buildings, consisting of predominantly interwar brick bungalows and cottages;
- the consistent building front and side setbacks;
- the uniform fence line and use of low brick pier fences;
- the dominant single storey scale; and
- the material palette of dark face brick, tiled roofs, timber pickets, simple detailing and characteristic lack of ornamentation.

Uncharacteristic development includes housing from the late twentieth and early twenty first century, residential flat developments, over-scaled additions, infilled verandahs, and the addition of garages and carports.

3.7.6 Classification of Buildings



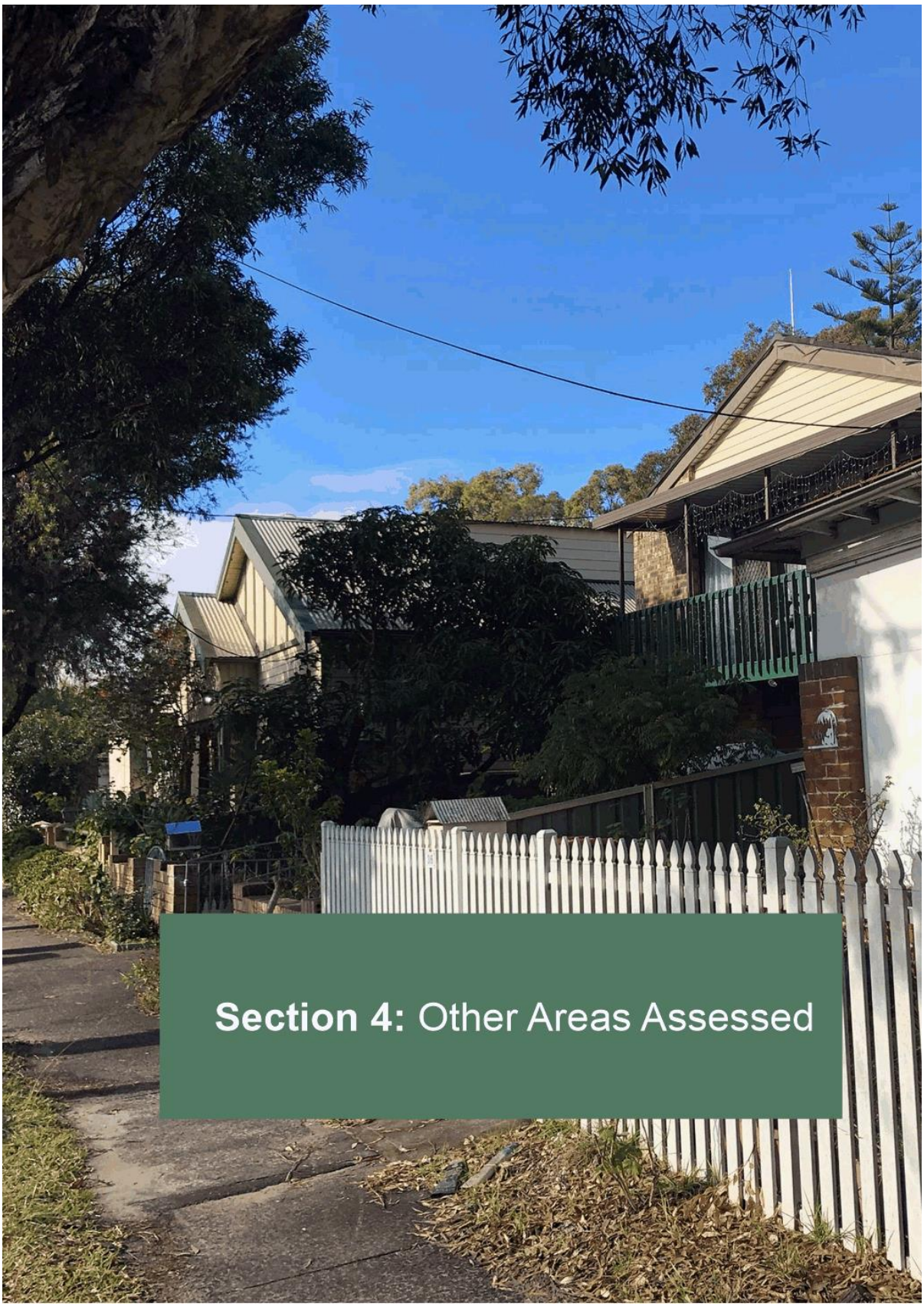
Figure 3.117 Mapping of contributory items in the Aloha and Forster Streets HCA. (Source: GML Heritage and Bayside Council)

3.7.7 Recommendations

- Aloha and Forster Street Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Oceanview Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.8 Endnotes

1 Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
2 Office of Environment and Heritage, State Heritage Inventory, 'Houses—Brighton Parade Precinct, viewed 19 July 2019 <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2330130>.
3 Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
4 Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
5 Office of Environment and Heritage, State Heritage Inventory, 'Banksia Railway Station Group', viewed 19 July 2019 < https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4801160>.
6 Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
7 Faulkner, J, 'The Terraces of Single-Fronted Cottages of Gibbes Street, Rockdale', St George Historical Society, 9 February 1968.
8 Rathbone, R 2002, *The Sans Souci Peninsula: A History of the Suburbs of Dolls Point, Monterey, Ramsgate, Sans Souci and Sandringham*, Book House, Glebe.
9 1850 Plan, Darke and Gorman's Survey, State Library of NSW Cb85/25, referenced in Geoffrey Britton Environmental Design and Heritage Consultant and Nicholas Jackson, Historian, Conservation Management Plan for Scarborough Park, report prepared for Rockdale City Council, April 2014.
10 Field, A 2016, *The History of Moorefield Racecourse 1888–1951,* Anne Field, Kogarah.
11 'NEW RACECOURSE AT KOGARAH', *Freeman's Journal*, 7 April 1888, Trove, National Library of Australia, p 8, viewed 19 July 2019 <http://nla.gov.au/nla.news-article115460826>.
14 'PERSONAGRAPHS', *Truth,* 22 March 1925, Trove, National Library of Australia, p 8, viewed 19 July 2019 <http://nla.gov.au/nla.news-article168706337>.
15 'OFFER OF £110,000 BY S.T.C. FOR MOOREFIELD', *Sydney Morning Herald*, 23 April 1946, Trove, National Library of Australia, p 7.
16 'MOOREFIELDS ESTATE', Daily Telegraph, 8 November 1924, Trove, National Library of Australia, p 11.
17 Field, A 2017, *Moorefield Racecourse Kogarah 1888—1951: Rockdale Council Committee and Council Minutes on Moorefield Racecourse*, Anne Field, Kogarah.
18 Spearritt, P 1996, 'Hooker, Sir Leslie Joseph (1903-1976)', *Australian Dictionary of Biography*, viewed 9 September 2019 http://adb.anu.edu.au/biography/hooker-sir-leslie-joseph-10537.


Section 4: Other Areas Assessed

4.0 Other Areas Assessed

4.1 Introduction

The following areas or groups of buildings were identified in previous studies or by the community for consideration as potential HCAs, yet after initial field study and investigation were excluded from the list of potential new HCAs, either because they were better managed as group listings or the integrity of the area was such that it would not reach the threshold for listing as a HCA.

The following areas previously identified by Council contain properties which may be appropriate for group and individual heritage listing:

- Barden and Stanley Streets, Arncliffe.

The following areas previously identified by Council are not recommended to proceed as HCAs:

- Baxter Road, Mascot;
- Caroline Street, Kingsgrove;
- Bay Street, Botany;
- Banksmeadow Local Centre;
- Wollongong Road, Arncliffe; and
- Teralba Road, Brighton Le Sands

Further information about each of these areas is contained within this section of the report.

4.2 Barden and Stanley Streets, Arncliffe

4.2.1 Location and Description

The study area consists of two groups of dwellings at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe. Barden Street runs north to south between Station Street and Forest Road. Stanley Street runs perpendicular to Barden Street.

The group of houses in Barden Street are located at the northeastern end of Barden Street and raised above the street level. The houses in the group are of a late Federation or early interwar style and contain identifiers that are common on Late Federation and early Inter-War dwellings. The southern and western sides of Barden Street have been the subject of later development and lack cohesion or distinct character.

The group of houses in Stanley Street are located at the centre of the street on the southern side. The group consists of eight intact late Victorian townhouses raised above street level on elevated sites. The area retains its original street pattern that was laid out in the 1880s; however, development to the east and west is more recent and lacks cohesion. Nos 16, 20, 22 and 26 Stanley Street are currently listed as heritage items within the Rockdale LEP.

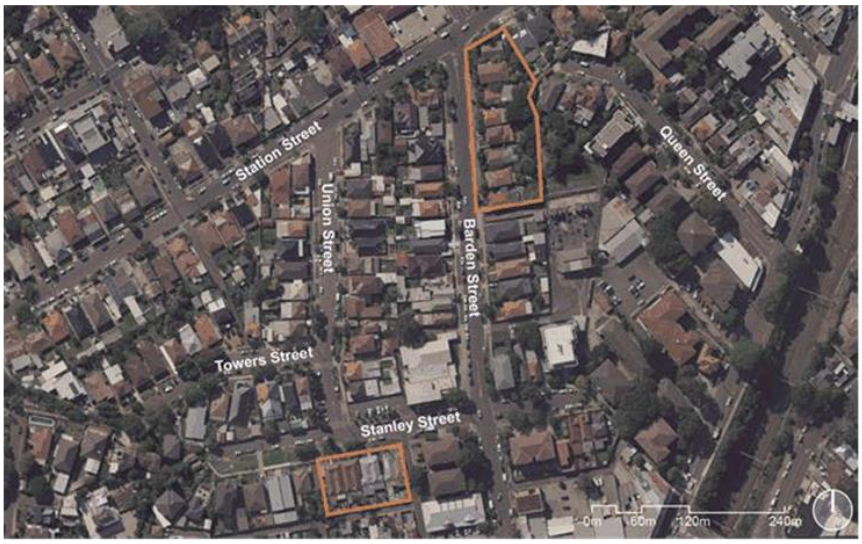


Figure 4.1 Location of Barden and Stanley Street, Arncliffe. (Source: Six Maps with GML overlay)



Figure 4.2 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.3 Late Federation style dwelling on Barden Street, built c1920s.



Figure 4.4 Late Federation style dwelling on Barden Street, built c1920s.



Figure 4.5 Group of houses on Barden Street.



Figure 4.6 Group of houses on Barden Street.



Figure 4.7 Victorian style semi-detached dwelling on Stanley Street, built c1890s.



Figure 4.8 Victorian style semi-detached dwelling on Stanley Street, built c1890s.

4.2.2 Recommendations

- The rows of houses at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe, are fine representations of their style and represent early development in the Arncliffe area. These properties are limited to two distinct rows of houses and their character and typology is not

reflected in the wider streetscape. As such, it is considered that they do not warrant listing as HCAs, and that their collective significance would be better managed under two group listings.

- Accordingly, it is recommended that the rows of houses at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe, be considered for listing as group heritage items within the Bayside LEP, subject to further consideration and detailed assessment.

4.3 Banksmeadow Local Centre, Botany

4.3.1 Location and Description

The Banksmeadow Local Centre is the area of Botany Road centred around the Sir Joseph Banks Hotel in Banksmeadow. The streetscape consists of early twentieth-century shops and commercial buildings, interspersed with newer mixed use and commercial developments. Due to the scale and extent of more recent development, the built form in the area has lost its cohesion and no longer presents as an intact historic streetscape.

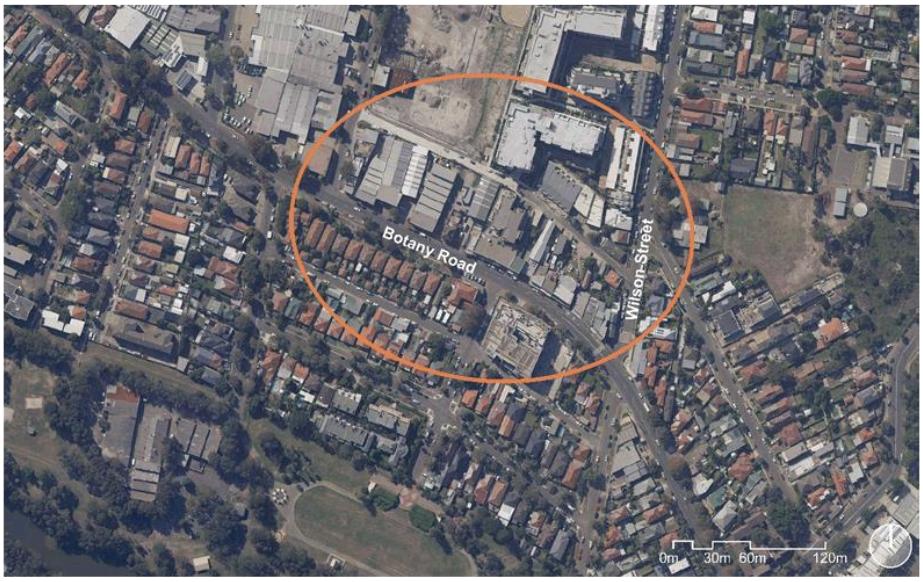


Figure 4.9 Location of the Banksmeadow Local Centre. (Source: Six Maps with GML overlay)

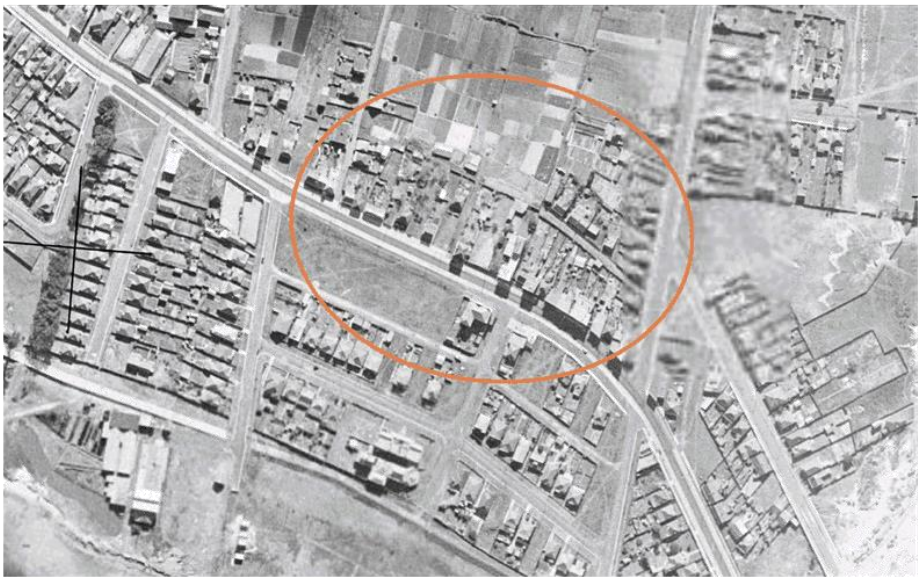


Figure 4.10 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.11 Local heritage item in the Banksmeadow Local Centre. Saxby's Butcher Shop was built in the 1880s.



Figure 4.12 Local heritage item in the Banksmeadow Local Centre. The Sir Joseph Banks Hotel was built in 1921 as a part of the original subdivision.



Figure 4.13 State Heritage Register listed Sir Joseph Banks Hotel (former).



Figure 4.14 Uncharacteristic item on Botany Road.

4.3.2 Recommendations

- The Banksmeadow Local Centre has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some original buildings and the original street pattern, remaining historic buildings of significance would be better suited to individual heritage listings.
- Instead it is recommended that the existing DCP controls remain in place and are used to retain the local centre character of two-storey shopfronts and that these controls should be used to replace the existing offices and warehouses to create a consistent streetscape.

4.4 Bay Street, Botany

4.4.1 Location and Description

The study area is part of Bay Street, Botany, located at the west of Botany Road, to the immediate south of the Mill Pond, between Mcfall Street in the west and Chegwyn Street in the east. The area is predominantly residential with some light industrial uses scattered throughout. The early subdivision pattern is somewhat intact, with a small number of lots having been amalgamated.

Development along Bay Road is mixed and contains a variety of building types. An intact group of late Victorian cottages, built between 1893 and 1903, has been retained at 45 to 57 Bay Road. These cottages consist of three pairs of semi-detached (and one freestanding) timber cottages, and are currently listed as a group heritage item within the Botany LEP (Item I16). These cottages are mostly intact and retain many original features.

Other buildings in the study area include some Federation cottages and Inter-War dwellings interspersed with modern development. The wider study area no longer retains a cohesive historic character due to the intrusion of recent development.

The northern side of Bay Street contains a row planting of Canary Island date palms, planted by Sydney Water in the early twentieth century as a part of its work on the Sydney Ocean Outfall Sewer No. 2 (SWOOS II). These trees are listed as heritage items within the Botany LEP (Item I12). Of the original 29 trees planted, only 15 trees remain.



Figure 4.15 Boundary of the Bay Street study area. (Source: Six Maps with GML overlay)

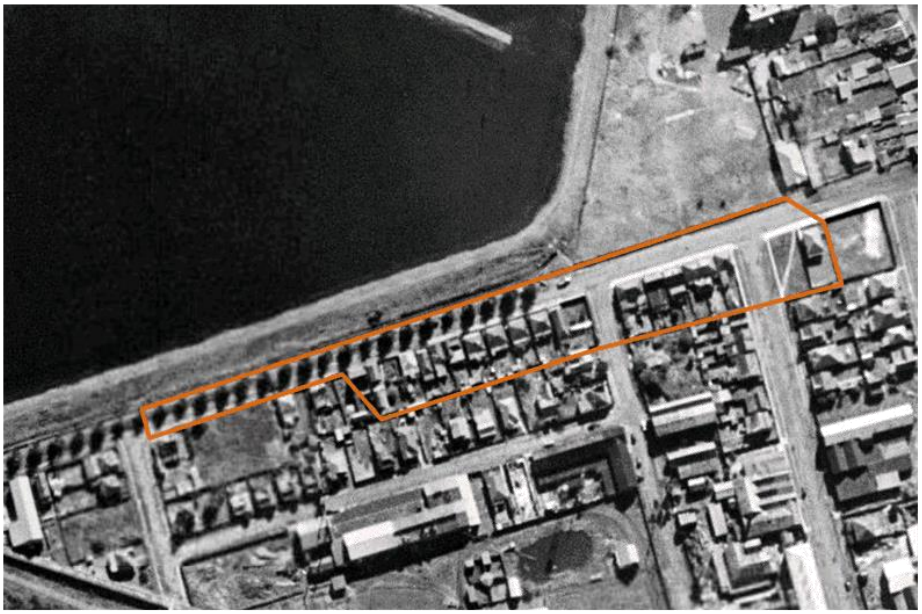


Figure 4.16 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.17 Intact row of 1890s workers cottages at 45–57 Bay Street, listed within the Botany Bay LEP.



Figure 4.18 Infill development on Bay Street.



Figure 4.19 Infill development on Bay Street.



Figure 4.20 Early cottage on Bay Street.



Figure 4.21 Locally listed street trees.

4.4.2 Recommendations

The subject part of Bay Street has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some original buildings and the original street pattern, remaining historic buildings of significance are already protected by their current heritage listings.

4.5 Baxter Road, Mascot

4.5.1 Location and Description

Baxter Road, Mascot, is located to the immediate north of Kingsford Smith Airport, between Botany Road and O'Riordan Street. The street was originally part of the South Waterloo subdivision that occurred c1880. Baxter Road contains a mix of residential and commercial development relating to airport operations. Baxter Road and neighbouring streets contain a mix of typologies from various periods of Mascot's development. The integrity of the streetscape has been substantially eroded by recent infill development and the remaining early dwellings have generally been modified.



Figure 4.22 Location of the Baxter Road study area. (Source: Six Maps with GML overlay)

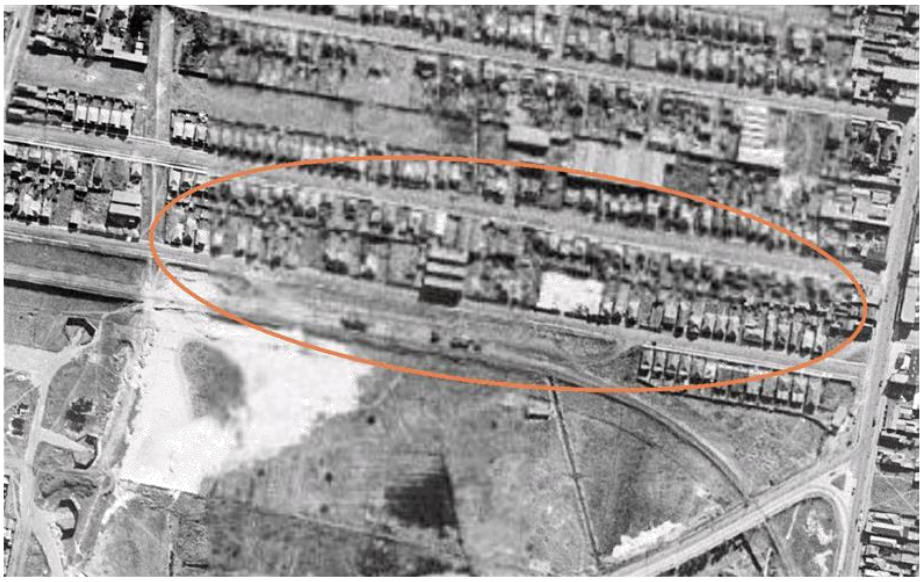


Figure 4.23 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.24 Housing on Baxter Road.



Figure 4.25 Housing on Baxter Road.



Figure 4.26 Streetscape of Baxter Road.



Figure 4.27 Infill development on Baxter Road.

4.5.2 Recommendations

Baxter Road, Mascot, has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some early buildings, many of these have been substantially modified and no longer exhibit the key characteristics of their original style or type. Recent development of a larger scale has eroded the integrity of the area. It is not recommended for either an HCA or for individual property listings.

4.6 Caroline Street, Kingsgrove

4.6.1 Location and Description

Caroline Street, Kingsgrove, is characterised by modest interwar and postwar dwellings, with late twentieth and early twenty-first developments interspersed throughout. It does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day.

Landmark buildings along Caroline Street include Our Lady of Fatima Boys and Girls Catholic School, an Inter-War style brick school building, and St Ursula's College.

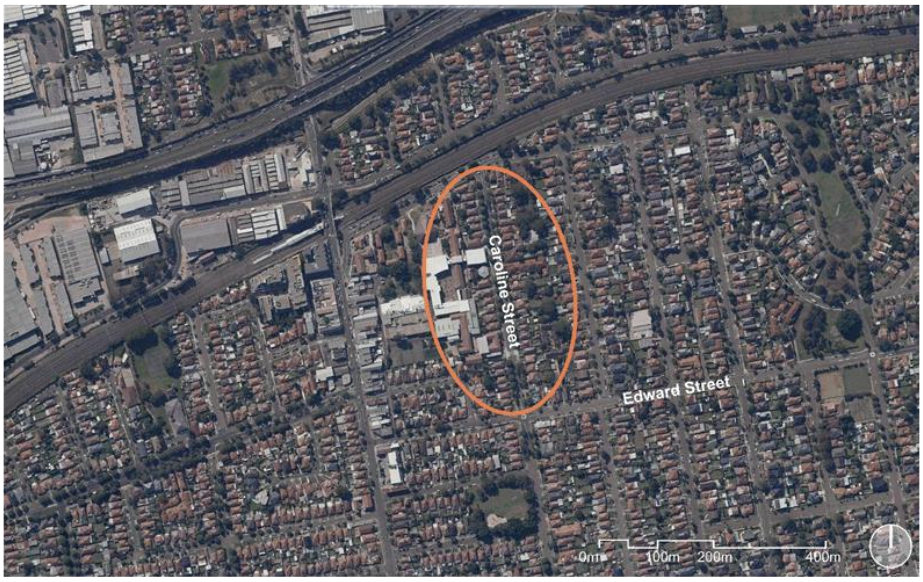


Figure 4.28 Location of the Caroline Street study area. (Source: Six Maps with GML overlay)



Figure 4.29 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.30 Infill development on Caroline Street.



Figure 4.31 St Ursula's College.



Figure 4.32 Housing on Caroline Street.



Figure 4.33 Development on Caroline Street.

4.6.2 Recommendations

- Caroline Street, Kingsgrove, does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day. The streetscape does not demonstrate a level of significance that would warrant listing as a HCA.
- Landmark buildings along Caroline Street include Our Lady of Fatima Boys and Girls Catholic School, an Inter-War style brick school building, and St Ursula's College. These places should be considered for listing as individual heritage items, subject to further assessment.

4.7 Wollongong Road, Arncliffe

4.7.1 Location and Description

Wollongong Road is a major thoroughfare that was originally planned as a main road connecting Sydney and the Illawarra. The street contains a mix of residential and commercial development, from the late nineteenth century to the present day. The street retains many shops and dwellings from the early period of its development, interspersed with later and contemporary development which have eroded the overall integrity of the streetscape, although some groups of buildings remain intact, particularly in the area surrounding Arncliffe Park. However, the street does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day.



Figure 4.34 Boundary of the Wollongong Road study area. (Source: Six Maps with GML overlay)



Figure 4.35 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.36 Houses at the northern end of Wollongong Road in Arncliffe. (Source: Google Maps)



Figure 4.37 Typical development on Wollongong Road. (Source: Google Maps)



Figure 4.38 Commercial development on Wollongong Road. (Source: Google Maps)



Figure 4.39 Residential development on Wollongong Road. (Source: Google Maps)

4.7.2 Recommendations

- Wollongong Road no longer retains a strong cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day. The streetscape does not demonstrate a level of significance that would warrant listing as a HCA.
- The street retains many shops and dwellings from the early period of its development, and some groups of buildings remain intact, particularly in the area surrounding Arncliffe Park. These should be considered for listing as individual or group heritage items, subject to further assessment.

4.8 Teralba Road, Brighton Le Sands

4.8.1 Location and Description

Teralba Road is located in the suburb of Brighton Le Sands and runs from Brighton Le Sands Public School in the west to the Grand Parade and Botany Bay in the east. The landscape is flat with a gentle slope towards the water. Views of Botany Bay can be glimpsed looking east down the street. The location of the study area is shown on **Figure 4.40** below.

Teralba Road is a fairly intact streetscape of predominantly single-storey Inter-War bungalows that originate from the original 1922 subdivision of the area. The original houses are characterised by hipped and gabled terracotta tiled roofs, dark face brick construction, sandstone verandahs and timber detailing. There are a number of individual houses that are particularly fine examples of the Inter-War bungalow typology. Other more modest houses are interspersed throughout the street. Some more recent intrusive development has eroded the cohesion of the Teralba Road streetscape.**Error! Reference source not found.**

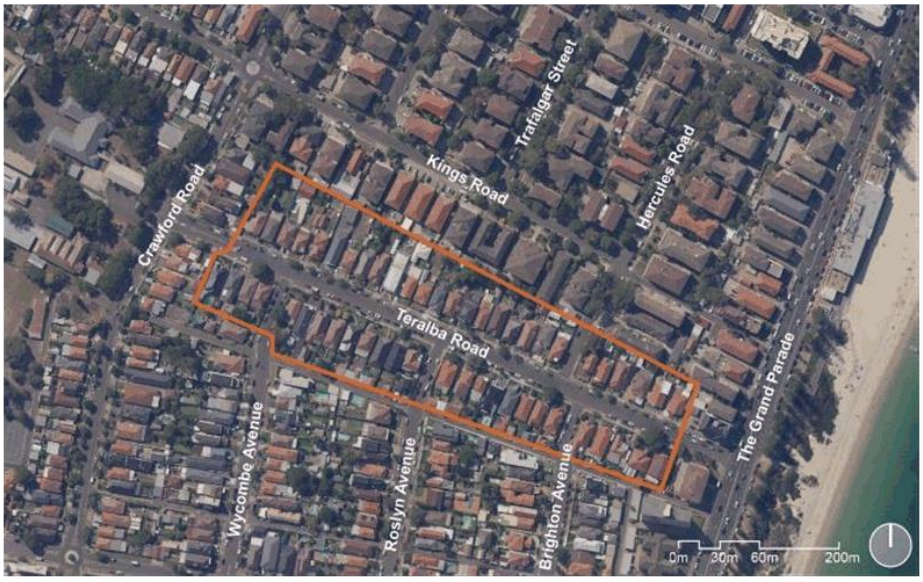


Figure 4.40 Location of Teralba Road, Brighton-le-Sands. (Source: Six Maps with GML overlay)



Figure 4.41 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.42 House in the Teralba Road study area.



Figure 4.43 House in the Teralba Road study area.



Figure 4.44 House in the Teralba Road study area.



Figure 4.45 House in the Teralba Road study area.



Figure 4.46 House in the Teralba Road study area.



Figure 4.47 House in the Teralba Road study area.



Figure 4.48 House in the Teralba Road study area.



Figure 4.49 House in the Teralba Road study area.



Figure 4.50 House in the Teralba Road study area.



Figure 4.51 House in the Teralba Road study area.



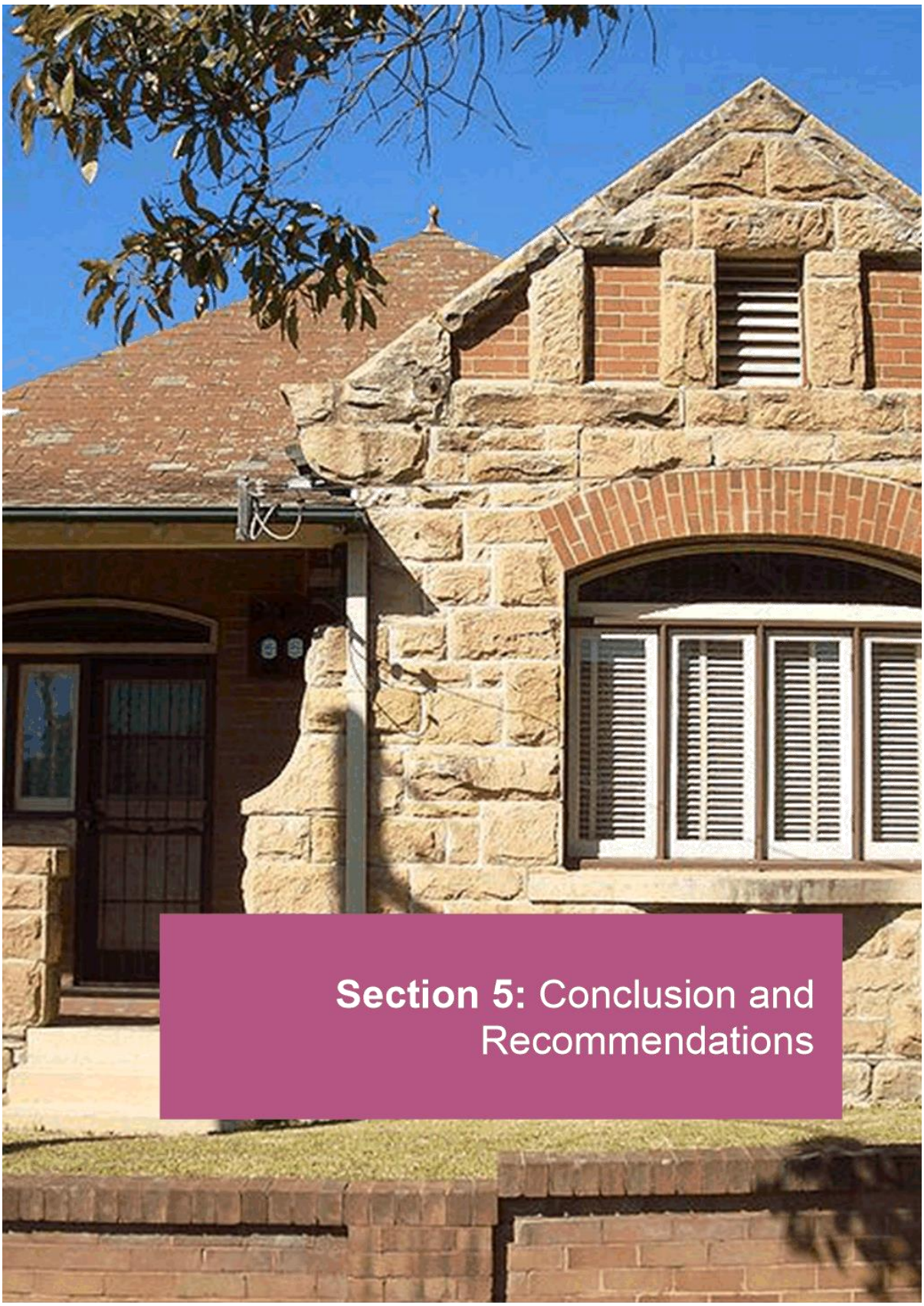
Figure 4.52 House in the Teralba Road study area.



Figure 4.53 House in the Teralba Road study area.

4.8.2 Recommendations

Teralba Road, Brighton Le Sands, has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some early buildings, many of these have been substantially modified and no longer exhibit the key characteristics of their original style or type. Recent development of a larger scale has eroded the integrity of the area. It is not recommended for either an HCA or for individual property listings.


Section 5: Conclusion and Recommendations

5.0 Conclusion and Recommendations

5.1 Conclusions

The purpose of this report was to review and assess a number of potential new heritage conservation areas (HCAs) for inclusion within Schedule 5 Bayside of the future Bayside LEP. The potential HCAs had been identified by Council through previous studies and community engagement. This report has reviewed the boundaries of the potential HCAs, provided an assessment of the characteristic built form and significance of the areas, and made recommendations about the most appropriate way to manage and conserve the heritage values of these areas, including listing within the LEP.

The key findings of this report are:

- The following areas warrant consideration for listing as HCAs within the Bayside LEP:
  - Oceanview Estate, Bexley;
  - Lansdowne and Hamilton Streets, Bardwell Valley;
  - Brighton Parade, Brighton Le Sands;
  - Farr and Gibbes Streets, Banksia;
  - Moorefields Estate, Kogarah; and
  - Aloha and Forster Streets, Mascot.
- The following areas do not warrant consideration for listing as HCAs, but contain groups of intact houses that warrant consideration for group heritage listings:
  - Barden and Stanley Streets, Arncliffe.

  These group heritage items will be subject to further consideration after detailed assessment.
- The following areas do not warrant consideration for listing as HCAs:
  - Baxter Road, Mascot;
  - Caroline Street, Kingsgrove;
  - Bay Street, Botany;
  - Banksmeadow Local Centre;
  - Wollongong Road, Arncliffe; and
  - Teralba Road, Brighton Le Sands.
- Buildings within each recommended HCA have been classified as contributory, neutral or uncharacteristic according to their contribution to the significance of the HCA.

5.2 Recommendations

A total of six new HCAs have been identified as having the potential for listing as heritage items within Schedule 5 of the Bayside LEP. It is recommended that Council:

1. Prepare detailed heritage inventory sheets for the six potential HCAs identified for possible inclusion within the Bayside LEP.
2. Prepare detailed Character Statements for each potential new HCA for incorporation in the Bayside DCP.
3. Pursue the detailed heritage assessment of 2–18 Barden Street and 14–28 Stanley Street, Arncliffe, for listing as group heritage items within the Bayside LEP.
4. Commission a further study to identify potential individual heritage items along Caroline Street, Kingsgrove, and Wollongong Road, Arncliffe.

Appendix 4 –Banksia Heritage Conservation Area Inventory Sheet

Heritage Data Form

ITEM DETAILS						
Name of Item	Banksia Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Farr Street, Gibbes Street,					
Suburb/town	Banksia			**Postcode**	2216	
Local Government Area/s	Bayside					
Property description	Multiple lots					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Banksia Heritage Conservation Area (HCA) is significant at a local level as it contains the substantially intact rows of single storey nineteenth-century workers' housing known as 'Jackson's Row'. It is historically significant for its association with the Mercantile Building Land & Investment Co, a building society and speculative developer that had some influence in the development of the Rockdale area. The HCA is representative of the late Victorian row houses phase in the residential development of Bayside LGA. The Banskia Heritage Conservation Area has aesthetic significance as it contains two intact streetscapes displaying a uniformity of housing types. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey free standing row houses with consistent gable roof forms and setbacks to the street. The Banksia Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is uncommon in the Bayside LGA.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The Banksia Heritage Conservation Area is located east of the Princes Highway in the suburb of Banksia. Both Gibbes and Farr Streets run north–south linking Bestic Street to Tabrett Street. The study area consists of wide streets laid out in a grid pattern and retains its original subdivision pattern. The streets are characterised by their intact and cohesive rows of Victorian workers' cottages on both sides of Gibbes and Farr Streets. Both Farr and Gibbes Streets have some street planting consisting of native trees and banksias. The terraces, which date from 1885 and are known as Jackson's Row, retain their consistent single-storey scale, hipped roofs, front verandahs and modest features. Some have undergone some modifications over time, including replacement of roofs, alterations of front façades, replacement of front fences/gardens and extensions to the rear.					
Physical condition and Archaeological potential	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
Construction years	**Start year**	c.1885	**Finish year**		**Circa**	☐
Modifications and dates	The 'Jackson's Row' cottages date from 1885 and were occupied by 1886. These cottages have undergone individualised modification over time, including replacement of roofs, alterations of façades and front fences/gardens and extensions to the rear.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. The suburb of Banksia was initially part of the large parcel of land owned by Simon Pearce (1821–1886) and his brother James Pearce in the 1850s. The area owned by the Pearce brothers extended from Rockdale to Brighton-Le-Sands. Until the late nineteenth century, Banksia and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias. The nearby creeks were fringed with mangroves with casuarinas, tea-trees, cabbage tree palms and paperbarks in the upper storey and ferns as the understorey (Kass 1991). The 1881 map of Sydney and surrounds compiled by surveyor Thomas Parrot shows the Rockdale area as still largely undeveloped with only a scattering of houses on it. Most subdivisions or sales of land until the 1870s comprised sizeable acreages of land, suitable for farms or villas (Kass 1991). Residential development began to accelerate in the 1880s with the arrival of the railway. The contractors C. and E. Miller built the original double track line from Illawarra Junction to Hurstville in 1884 but it was not until 1906 that an island platform station was completed at Banksia. A local action committee had lobbied for a new platform midway between Arncliffe and Rockdale and were successful. Within a short time, the population of the immediate area had grown in response to the transport improvements. The area developed more rapidly after the railway station opened on 21 October 1906 (SHI entry, Banksia Railway Station). The construction of tramlines also affected the pattern of development. Both Saywell's private tramway along Bay Street and the Sans Souci tram were associated with subdivision of nearby land (Kass 1991). The land on which 'Jackson's Row' is built was first auctioned to Thomas Grant the younger in 1853. A portion of Grant's land was later purchased by the Mercantile Building and Investment Co. The directors of the Mercantile Building and Investment Co. were at this time Angus Cameron, Frederick Jamieson Gibbes and Joshua Jeremiah Farr. Cameron was one of the founders of the Australian Labor Party (RW Rathbone, 'From White Gum Flat to the Suburb of Rockdale', 2006, p 22–23). Immediately after purchasing the land, the Mercantile Building Land & Investment Co. built terraces of 12 separate single-fronted cottages on both sides of Gibbes and Farr Streets. These were built by c1885 and were occupied from 1886 (Jean W Faulkner, 'The Terraces of Single-Fronted Cottages of Gibbes Street, Rockdale', St George Historical Society, 9 February 1968). On 11 April 1887, the company offered unsold lots in the estate for sale plus 'COMFORTABLE WELL BUILT BRICK COTTAGES FOR £5 DEPOSIT' that had been erected on some lots. As an added incentive, the Company offered a free Quarterly railway ticket to buyers of each cottage. The auction plan showed cottages built on Sections 10 and 11 facing Gibbes and Farr Streets. Though many other lots were shown as 'sold', many of the purchasers were still paying off those lots on time payment. The 1890s Depression ensured that many buyers could not complete the payments so the lots eventually reverted to the company. (Kass 2012) It is notable that the Deposited Plan of 1885 showed a bone mill and adjacent stable situated east of Farr Street on land owned by E Godfrey. If the bone mill were still in operation, it would have made living near it unpleasant due to the noxious vapours that would have been emitted from these works. The 1890 Sands Directory listed Edwin Godfrey, bone mill proprietor in the part of West Botany Street near this estate.[1] It is unclear when the mill closed down. If it remained in operation, that may account for the high vacancy rate of these dwellings in the 1890s. (Kass 2012)

[1] Sands *Directory*, 1890, p 404

Heritage Data Form

	Since the Mercantile Building Land and Investment Company Ltd owned the land on which most of these cottages were built well into the 1890s, it is certain that the cottages were built by the company either to sell or let. Often two dwellings were built on a single lot. However, since the same developer erected these cottages, this development created a highly consistent rhythm to the streetscape. (Kass 2012)

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Banksia Heritage Conservation Area is culturally significant at a local level as a representative of the early development of Banksia. The subdivision is predominantly intact and retains rare examples of intact rows of late Victorian terraces. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The area is associated with the Mercantile Building Land & Investment Co., a building society and speculative developer that had some influence in the development of the Rockdale area. The area is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The Banksia Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains several rows of intact single-storey Victorian terraces, which face each other and create a coherent streetscape. Many terraces retain original or sympathetic features such as corrugated iron roofs, palisade and low brick front fences, rendered brick and ornate façade windows. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed, but should be assessed in future to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.
Rarity SHR criteria (f)	The BanksiaHeritage Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is now rare within the Bayside LGA. The area is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of late Victorian terraced housing, retaining many intact architectural characteristics. Although now rare in the Bayside LGA, these types of dwellings were common in the late nineteenth century and proliferated throughout inner Sydney. The area is considered significant at a local level under this criterion.
Integrity	The area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	11 Gibbes Street, 'Part of single-storey terraced cottages known as Jackson's Row', Item 67
	18 Gibbes Street, 'Part of single-storey terraced cottages known as Jackson's Row', Item 68

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	Terry Kass	Rockdale Heritage Study	1989	Bayside Council
Book	Terry Kass	Rockdale Heritage Study—Thematic History	1989	Bayside Council

RECOMMENDATIONS	
Recommendations	The Banksia Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Bayside Local Environmental Plan 2021*. The heritage significance and historic character of the Banksia Heritage Conservation Area should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. All remaining original dwellings should be retained and conserved. The single-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained. A detailed character statement and development controls specific to the Banksia Heritage Conservation Area should be included within the *Rockdale Development Control Plan 2011* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

SOURCE OF THIS INFORMATION			
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	**Year of study or report**	2019
Item number in study or report	4		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	October 2019

Heritage Data Form

IMAGES - 1 per page

Image caption	An aerial map of Farr and Gibbes Streets. The Banksia HCA is outlined in red.				
Image year	2021	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

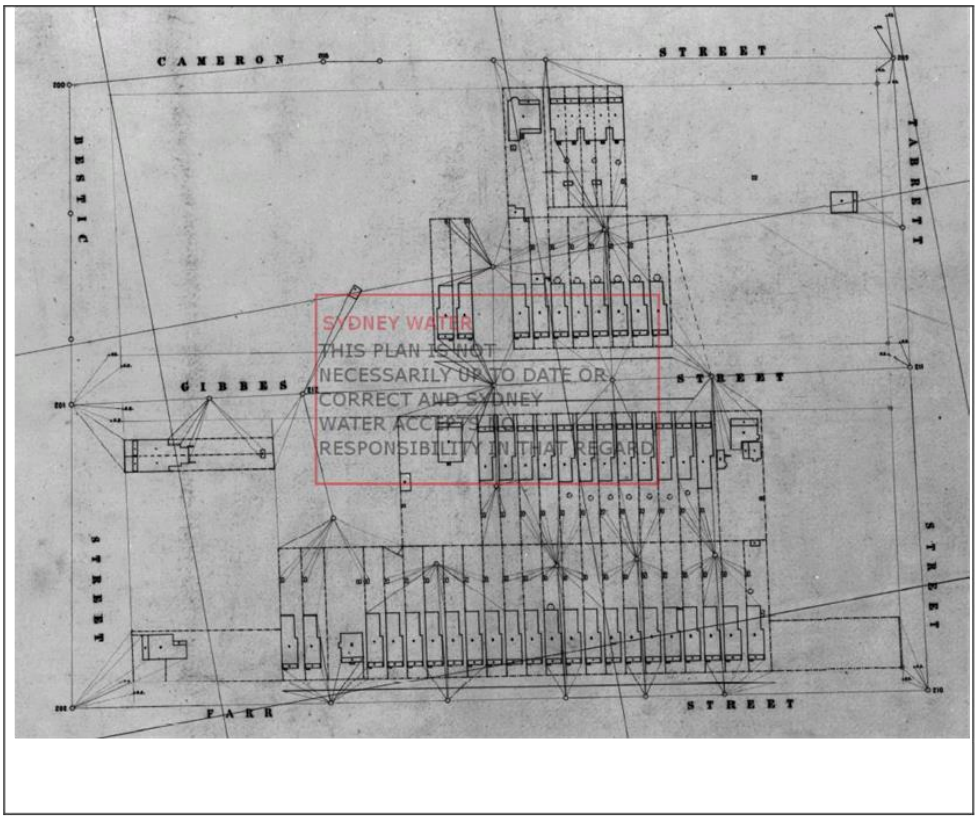
Image caption	Building contributions within the study area.				
Image year	2022	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



Heritage Data Form

IMAGES - 1 per page

Image caption	The Detail Survey sheet of 10 October 1899 showed Gibbes Street and the west side of Farr Street with narrow fronted cottages on many lots. Note that the cottages facing Cameron Street were later demolished. Source: PWD Series, 1470.1544,				
Image year	2019	**Image by**	Sydney Water Plans Room	**Image copyright holder**	PWD



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory buildings in the study area.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Image caption	Contributory buildings in the study area.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory buildings in the study area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwellings within the Farr and Gibbes Street Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Appendix 5 – Bardwell Valley Heritage Conservation Area Inventory Sheet

Heritage Data Form

ITEM DETAILS						
Name of Item	Bardwell Valley Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Lansdowne Street, Hamilton Street, Wolli Creek Road, Lorraine Avenue, Hamilton Lane, Lansdowne Lane					
Suburb/town	Bardwell Valley				**Postcode**	2207
Local Government Area/s	Bayside					
Property description	Various properties					
Location - Lat/long	**Latitude**			**Longitude**		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Bardwell Valley Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision. The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	Lansdowne and Hamilton Streets are parallel streets linking Lorraine Avenue in the north with Wollongong Road in the south. The land slopes down from the south towards Bardwell Valley. Houses in Lansdowne and Hamilton Streets are generally intact examples of Federation bungalows of similar size, form and detail. Most of the original housing has double gables facing the street with deep front entry porches and verandahs, terracotta pitched roofs and face brick walls. The houses are set within established formal gardens, and generally have low picket or brick fences. The streets are wide with grassed verges and some street trees. Carparking is generally at the side of original houses in open hardstands and carports. Some more recent, generally over-scaled development has intruded into the consistency of the scale and character of some parts of the study area.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	c.1920s	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. Bardwell Valley was originally the name used to describe the land beside Bardwell Creek in the suburb of Bardwell Park. The suburb was formed in 1896 from parts of Arncliffe that bordered the valley and creek. Bardwell Park was named after free settler Thomas Hill Bardwell, a wealthy pastoralist from southern New South Wales, who purchased the land in 1883. After much development had taken place in the Arncliffe and Bardwell Park areas during the early 1900s, Bardwell Valley was the last remaining area with any significant cover of natural vegetation. The area comprising Lansdowne and Hamilton Streets was purchased in 1918 by builder William Lansdowne, who subdivided the land as the Lansdowne Estate. The first houses in the estate were built in 1921 in Lansdowne Street. The first houses in Hamilton Street were not built until 1923. By 1925 all the original houses within the study area had been constructed.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Bardwell Valley Heritage Conservation Area is historically significant at a local level as an intact example of an early twentieth-century subdivision in the Bayside area, subdivided by local builder William Lansdowne, and for its representation of the development of Bardwell Valley. The streets are representative of the nature of suburban growth at that time with the expansion of the rail line. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the area, there is no evidence that the area has a strong or special association with any person or group of persons of importance to the local area. The area does not meet the threshold for inclusion under this criterion
Aesthetic significance SHR criteria (c)	The Bardwell Valley Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating good examples of interwar architecture, built to a consistently high quality with high aesthetic values. The fine detailing of many of the contributory houses and listed heritage items is an important feature. Important aesthetic characteristics of the area includes its consistent streetscapes, single-storey character, established gardens, forward-facing double gabled roof forms, and the consistent material palette of face brick, roughcast render, sandstone base courses, timber joinery and leadlight windows. Evidence of the historic subdivision pattern is demonstrated by the consistency in the built form. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed, but should be assessed in future to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.

Rarity SHR criteria (f)	The area demonstrates intact examples of Federation and interwar architecture and elements of early twentieth-century planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of Federation and interwar architectural typologies, with particularly fine examples of Federation dwellings. These architectural typologies were common at this time as early estates were subdivided and populations increased in the suburbs. The area is considered significant at a local level under this criterion.
Integrity	The area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	2 Hamilton Street, 'Californian Bungalow cottage', Item 81
	3 Hamilton Street, 'Californian Bungalow cottage', Item 82
	13 Lansdowne Street, 'Californian Bungalow house', Item 86
	17 Lansdowne Street, 'Brick Californian Bungalow house', Item 87

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	Terry Kass	Rockdale Heritage Study	1989	Bayside Council
Book	Terry Kass	Rockdale Heritage Study—Thematic History	1989	Bayside Council

RECOMMENDATIONS	
Recommendations	The Bardwell Valley Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Bayside Local Environmental Plan 2021*. The heritage significance and historic character of the Bardwell Valley Heritage Conservation Area should be preserved through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained and conserved. The single-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained. A detailed character statement and development controls specific to the Bardwell Valley Heritage Conservation Area should be included within the *Rockdale Development Control Plan 2011* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

SOURCE OF THIS INFORMATION			
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	**Year of study or report**	2019
Item number in study or report	2		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	October 2019

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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Bardwell Valley Heritage Conservation Area.				
Image year	2019	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council

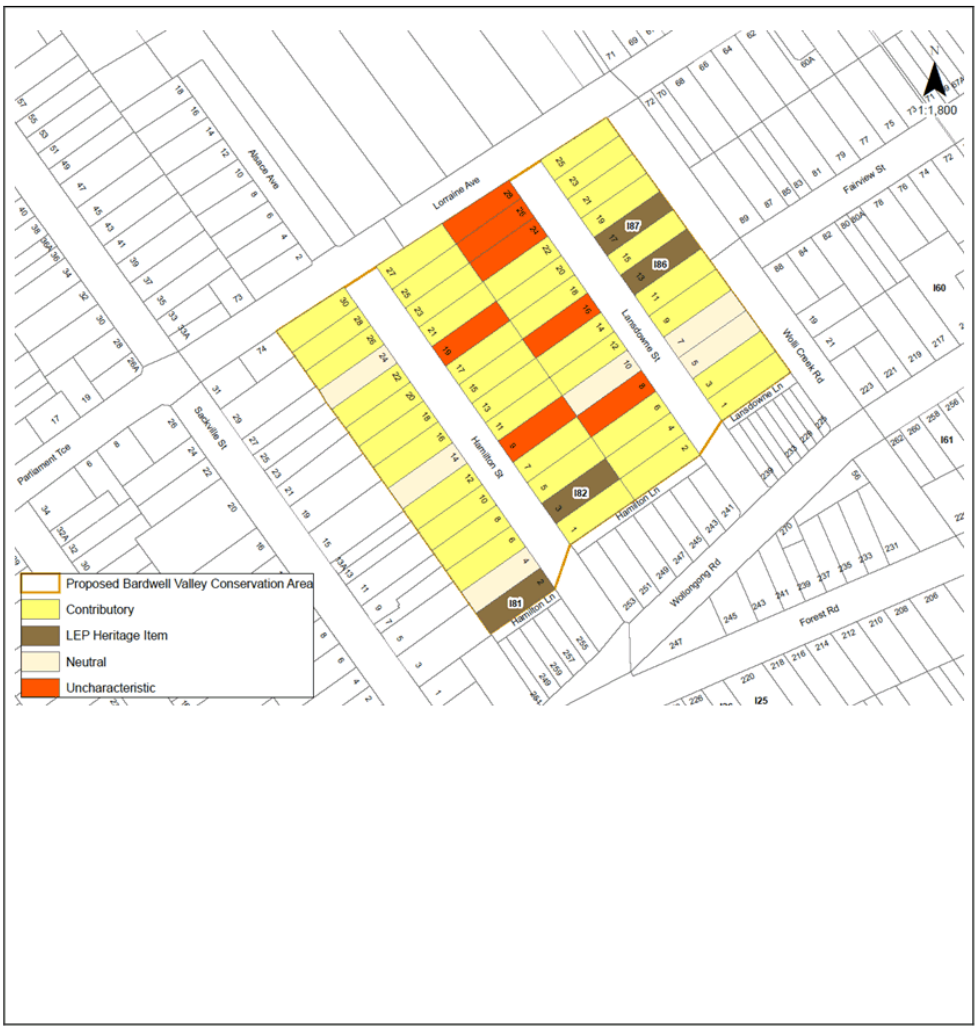


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Classification of buildings within the Bardwell Valley Heritage Conservation Area.				
Image year	2022	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Historic aerial photograph of the study area.				
Image year	1943	**Image by**	NSW SIX Maps	**Image copyright holder**	NSW SIX Maps



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Intact streetscape in the study area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the study area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwellings in the study area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



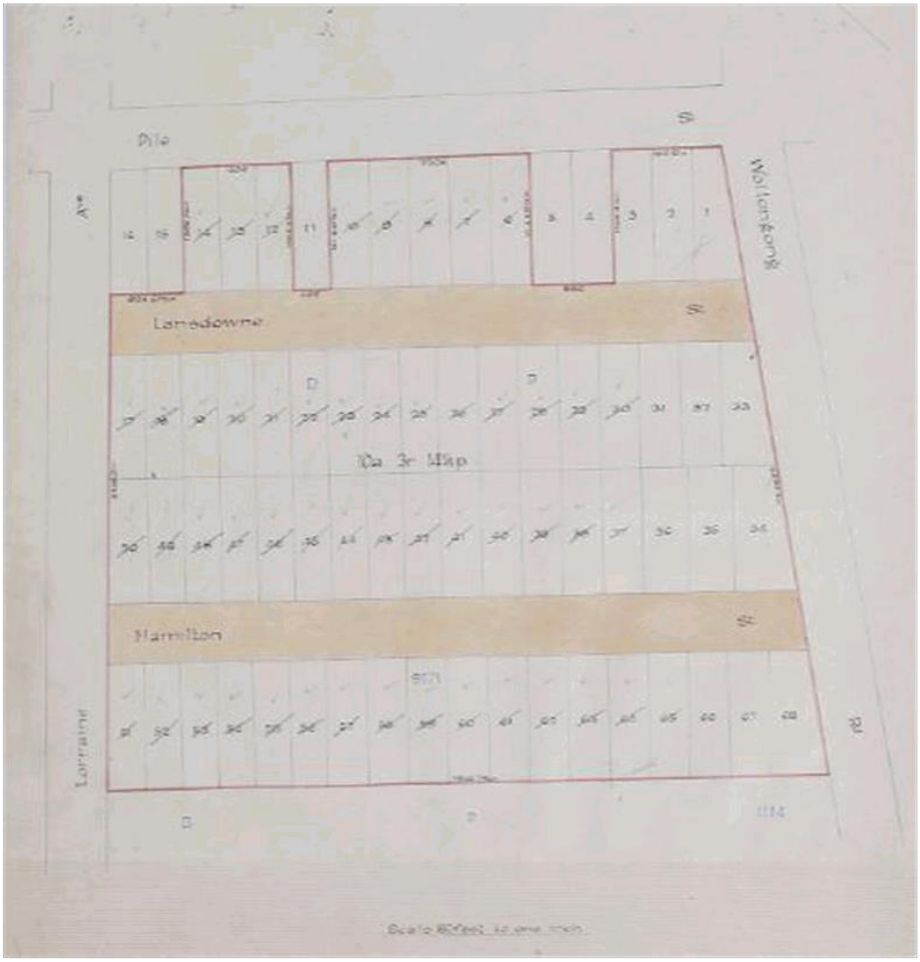
11

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Subdivision plan showing the study area, c.1920s.				
Image year	c.1920s	**Image by**	NSW Land Registry Services	**Image copyright holder**	NSW Land Registry Services



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Appendix 6 – Brighton Le Sands Heritage Conservation Area Inventory Sheet

Heritage Data Form

ITEM DETAILS						
Name of Item	Brighton Le Sands Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Brighton Parade					
Suburb/town	Brighton-Le-Sands			**Postcode**	2216	
Local Government Area/s	Bayside					
Property description	9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35 Brighton Parade					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The potential Brighton Le Sands Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War Bungalow-style houses and cottages in a suburban setting with mature street plantings, with rare streetscape detailing such as brick kerbing. The high proportion of original building stock together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Rockdale.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The properties on the north side of Brighton Parade are predominantly single-storey Inter-War Bungalows constructed in the late 1920s. Houses are of predominantly brick construction and timber detailing with pitched tiled roofs, set within modest front gardens. The northern side of Brighton Parade retains original brick kerbs along its length. The southern side of Brighton Parade is occupied by the driveways and rear access of houses fronting Bruce Street. Street plantings and gardens are located along the length of the road on both sides, with the southern side containing larger trees. Brighton Parade is generally an intact and cohesive streetscape of houses of similar style, scale and character, with some recent development disrupting the cohesion in parts. A comparison of current and historical aerials and a search of council's DA register indicates that most dwellings along Brighton Parade have been extended to the rear, with some having a second floor added. Nos 9, 11, 23 and 33 Brighton Parade are currently listed as a group listing within the *Bayside Local Environmental Plan 2021* (Item 217).					
Physical condition and Archaeological potential	Numbers 19 and 21 have verandah alterations in brick.					
Construction years	**Start year**	c.1925	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	A comparison of current and historical aerials and a search of council's DA register indicates that significant modifications have been made to the properties in the HCA. Most dwellings have been extended to the rear, with a couple having a second floor added and one being replaced completely.					
Further comments	The *Rockdale Heritage Study* (1991) recommended the entire street was for listing. However, only 3, 5, 9, 11, 23, and 33 Brighton Parade were listed. The 2010 heritage study also recommended listing the entire street as it provides important physical evidence of the development of Brighton-Le-Sands.					

Heritage Data Form

HISTORY	
Historical notes	The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. Before the arrival of Europeans, there were distinctive vegetation, landform and soil associations throughout the area. Along the seashore, there were sandy beaches backed by sandhills, probably covered with banksias, dwarf oaks and paperbarks. Behind these sandhills the land was poorly drained. Here, swamp oak and swamp mahogany could be seen. Extensive wetlands characterised these areas. Until the late nineteenth century, Brighton-Le-Sands and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias. The nearby creeks were fringed with mangroves with casuarinas, tea-trees, cabbage tree palms and paperbarks in the upper storey and ferns as the understorey (Kass 1991). The following is extracted from the heritage listings for the properties in the HCA (with minor editorial amendments for grammar): The subject properties form part of the land auctioned to William Nicholls in 1853. Brighton Parade was then subdivided as part of the Fairlight Estate in 1886. The area was called 'New Brighton' and was near Lady Robinsons Beach and Saywell's Baths. The houses in Brighton Parade were not constructed until the late 1920s. Many of the lots were owned by Norman and Florence Sheppard of Kimpton Street, Rockdale, who built the houses and then sold them on. The occupants by 1929 are as follows: No. 9 Joseph A Dransfield; No. 11 (not occupied); No. 23 Alfred G McAndrew; No. 33 Henry Lawton. George M Blacklock was the occupant of No. 3 in 1949, when he won first prize in the Tek toothbrush company's slogan competition with the slogan 'Tek: Guardian of Good Teeth' ('Tek Slogan', *Sydney Morning Herald*, 20 April 1949). At this time George Blacklock was the state organiser of the Junior Farmers' Clubs council ('Young Farmers', *Sydney Morning Herald*, 3 June 1949), with which he had had involvement since the 1920s. This potential conservation area contains brick kerbing along one side of the street. Rockdale and Banksia Council replaced most stone gutters with brick gutters in the 1920s and 1930s as design styles changed and as a type of depression relief. Brick paving and kerbing in the former Rockdale Council area is more extensive than anywhere else in Sydney and is in a good condition in most places. In some areas, it was common to use two tones of brick to create a distinctive look. Kerbing and paving were typically only provided in front of lots that had been built upon and are a good indicator that the dwelling in question was built before 1930 (Kass 1991).

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Brighton Le Sands Heritage Conservation Area is culturally significant at a local level as a representative of the early development of Brighton Le Sands (originally New Brighton) and demonstrates a range of architectural typologies. Constructed on an 1886 subdivision of the Fairlight Estate, the street contains several original dwellings that would have once been found throughout the immediate area. The street retains its original interwar brick guttering, thought to have been added in the 1920s. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the street has a strong or special association with a person or group of persons of importance to the local area. The area does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The Brighton Le Sands Heritage Conservation Area contains several original dwellings from the interwar period. It contains many original contributory dwellings demonstrating good examples of interwar architecture. The street retains its original interwar brick guttering that would have most likely been added in the 1920s. Characteristic elements within the street include historical public domain elements, the dominant material palette of face brick, timber joinery, the consistent single-storey character and picket/masonry fences. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed in this report and should be gauged in order to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.
Rarity SHR criteria (f)	The area demonstrates several intact and modified examples of interwar period architecture. It does not demonstrate uncommon, rare or endangered aspects of the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	Brighton Parade is representative of an early twentieth-century streetscape which remains generally intact despite later intrusive infill development. It contains several original single-storey detached dwellings demonstrating architectural characteristics of interwar period typologies, through their form, small scale, moderate setbacks, and low fences. The area is considered significant at a local level under this criterion.
Integrity	The Brighton Le Sands Heritage Conservation Area is generally intact despite modifications, with most houses on the street having a contributory or neutral impact on the character of the heritage conservation area. There are number of intrusive infill dwellings that are inconsistent with this character. Modifications to the original dwellings have generally been sympathetic and have not impacted the overall visual amenity of the street.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	9, 11, 23 and 33 Brighton Parade. 'Houses', Item 217

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	Terry Kass	Rockdale Heritage Study – Thematic History	1991	*Bayside Council*
Inventory Review	Louise Thom	Rockdale Heritage Inventory Review	2010	*Bayside Council*

RECOMMENDATIONS	
Recommendations	The Brighton Le Sands Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the *Bayside Local Environmental Plan 2021*. The heritage significance and historical character of the Brighton Le Sands Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern. All remaining original dwellings should be retained and conserved by maintaining their single-storey character, consistent setbacks, and the relationship of the houses to the street and to each other. A detailed character statement and development controls specific to the Brighton Le Sands Heritage Conservation Area should be included within the *Rockdale Development Control Plan 2011* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

SOURCE OF THIS INFORMATION			
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	**Year of study or report**	2019
Item number in study or report	3		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	October 2019

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Brighton Parade Heritage Conservation Area.				
Image year	2018	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



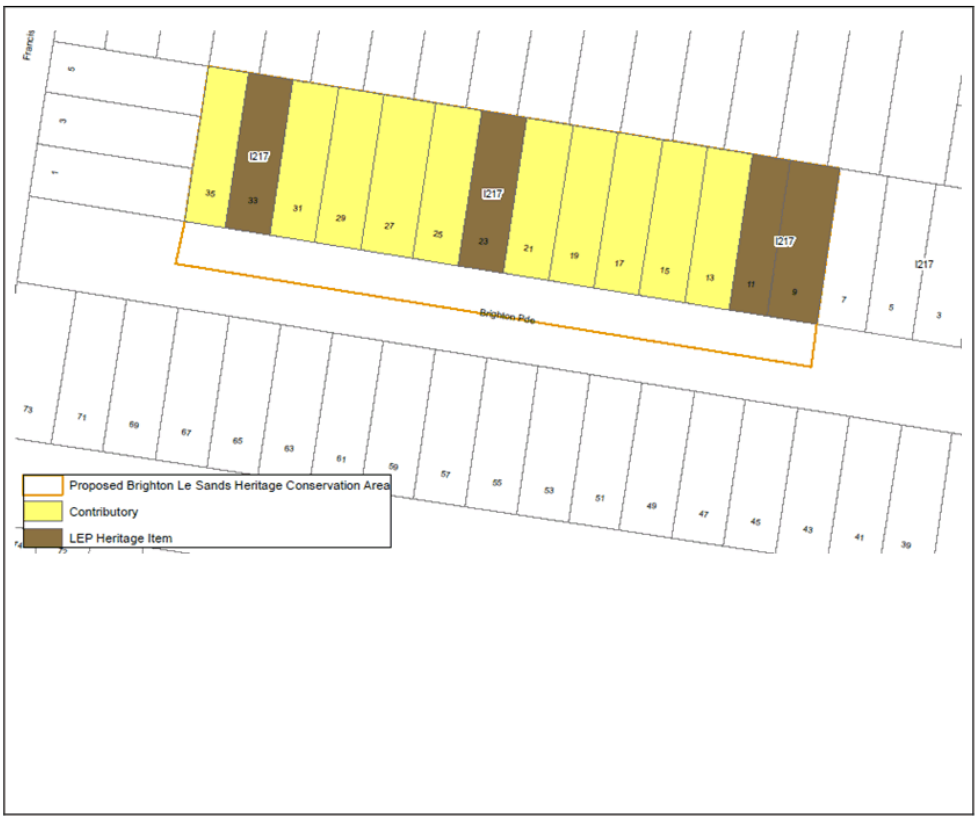
6

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Classification of buildings within the study area.				
Image year	2022	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Brighton Parade Heritage Conservation Area.				
Image year	1943	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	33 Brighton Parade, a local heritage item within the Brighton Parade Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	23 Brighton Parade, a local heritage item within the Brighton Parade Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the Brighton Parade Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the Brighton Parade Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Brighton Parade kerb in detail.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



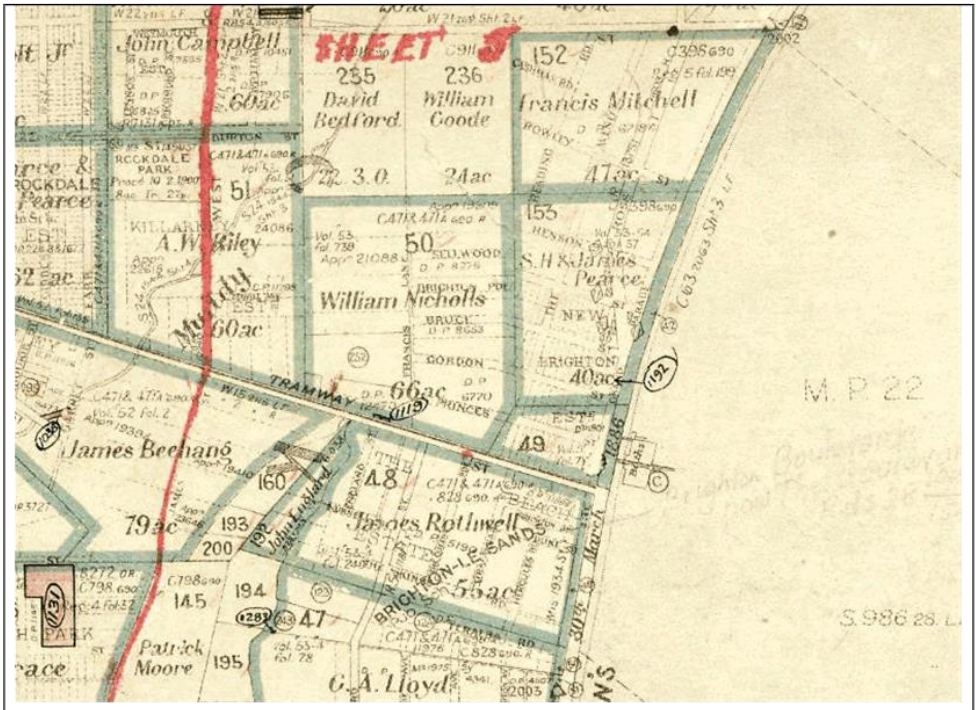
13

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1953 St George Parish map. Brighton Parade can be seen in lot 50, William Nicholls' grant.				
Image year	c.1953	**Image by**	Unknown	**Image copyright holder**	NSW LRS



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Map of the Fairlight Estate Subdivision. At the time, the area was known as New Brighton.				
Image year	1886	**Image by**	Martin and Hamilton	**Image copyright holder**	State Library of NSW



Appendix 7 – Oceanview Estate Heritage Conservation Area Inventory Sheet

Heritage Data Form

ITEM DETAILS						
Name of Item	Oceanview Estate Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Dunmore Street North, Caledonian Street, Watkin Street, Beaconsfield Street, Park Avenue, Seaforth Street, Harrow Road, Watkin Street					
Suburb/town	Bexley				**Postcode**	2207
Local Government Area/s	Bayside					
Property description	Multiple lots					
Location - Lat/long	**Latitude**			**Longitude**		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Oceanview Estate Heritage Conservation Area (HCA) has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development. The area has aesthetic significance for its particularly fine examples of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character. Individual properties (both those individually listed and those classified as contributory) within the Oceanview Estate HCA have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness/integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout. The Oceanview Estate HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square of the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Ocean View subdivision. The tree planting commemorated the reign of Queen Victoria (although the trees present today are not the original trees).					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The study area is centred around Seaforth Park and includes Dunmore Street North, Caledonian Street (East), Watkin Street, Park Avenue and parts of Seaforth Street, Beaconsfield Street and Dunmore Street South. The streets are laid out in a grid pattern around the central park. Seaforth Park is a large square park that is mainly grassed and retains original plantings of Moreton Bay figs, Monterey pines and Canary Island palms, with later plantings. Housing around the park is generally from the Federation period, orientated to take advantage of views over the parkland and views to the ocean. The character of the Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages set within formal gardens with low brick fencing. The area features wide streets with grass verges and mature street trees, some of which are heritage listed. Dunmore Street North features the finest quality of housing and is largely intact. Some areas have uncharacteristic development which has eroded the integrity of parts of the potential HCA, particularly Seaforth and Watkin Streets.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	c.1883	**Finish year**		**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. The suburb of Bexley derives its name from the estate of the Lord family, who were granted 2,000 acres extending across Wolli Creek, Kingsgrove and Canterbury. They erected Bexley House and held the land until around the 1850s. The land on which the Oceanview Estate stands was purchased by a group of land speculators in 1879, when the route of the new railway through the St George district was established after a prolonged campaign of lobbying by interest groups and speculative developers who sought to leverage the accessibility and benefit the railway line would bring to the area. Located on the ridge overlooking the new rail line and boasting views towards the ocean, the Oceanview Estate was laid out with Garden Suburb concepts in mind. It was planned to appeal to wealthy and discerning buyers, with larger sized dwellings surrounded by tastefully laid out grounds. It differentiated itself from the nearby Rockdale Township Estate and the Rockdale Estate in the size and arrangement of properties and lots, and ready access to Seaforth Park (marked on the early plans as simply 'Recreation Reserve'). The area was developed in stages beginning in the late nineteenth century, and contains surviving examples of Victorian villas built in the 1890s through to later Federation and interwar period styles. The streets were planted with trees to commemorate the reign of Queen Victoria. Allotments in the subdivided Ocean View Estate were offered for sale in 1883.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Oceanview Estate Heritage Conservation Area is historically significant at a local level for its representation of the development of Bexley in the late nineteenth and early twentieth centuries, and for its demonstration of finely detailed architectural typologies illustrating the development of the street. Constructed on the c.1883 Ocean View Estate subdivision, the streets are representative of the nature of suburban growth at that time with the expansion of the rail line. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the area, there is no evidence that the area has a strong or special association with any person or group of persons of importance to the local area. The area does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The Oceanview Estate Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies including Federation Queen Anne, Federation Arts and Crafts, late Victorian cottages and Inter-War bungalows, built to a consistently high quality with high aesthetic values. The streetscape and landscaping contribute to the amenity of the area with many mature street trees and prominent corner allotments, demonstrating the Garden Suburb principles behind the subdivision. The fine detailing of many of the contributory houses and listed heritage items is an important feature. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed, but should be assessed in future to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.
Rarity SHR criteria (f)	The area demonstrates intact examples of Federation and Interwar architecture and elements of early twentieth-century planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of late Victorian, Federation and interwar architectural typologies, with particularly fine examples of Federation dwellings, as well as characteristics typical of early twentieth-century garden suburbs. These architectural typologies and planning principles were common at this time as early estates were subdivided and populations increased in the suburbs. The area is considered significant at a local level under this criterion.
Integrity	The area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listings within the conservation area	2 Beaconsfield Street, 'Bayview Lodge', Item 94
	6 Beaconsfield Street, 'House', Item 95
	16A Beaconsfield Street, 'Seaforth Park', Item 96
	Caledonian Street, 'Street Plantings', Item 103
	Dunmore Street North, 'Street Plantings', Item 113
	1A, 1B and 1C Dunmore Street North, 'Christ Church Anglican Church and hall', Item 114
	12 Dunmore Street North, 'Federation House', Item 115
	14 Dunmore Street North, 'Federation House', Item 116
	16 Dunmore Street North, 'Federation House', Item 117
	18 Dunmore Street North, 'Ercildoune', Item 118
	20 Dunmore Street North, 'Fairmont', Item 119
	29 Dunmore Street North, 'House', Item 120
	33 Dunmore Street North, 'Inter-war House', Item 121
	38 Dunmore Street North, 'Federation House', Item 122
	40 Dunmore Street North, 'Federation House', Item 123
	77 Harrow Road, 'Italia', Item 141
	83 Harrow Road, 'Esperanza', Item 142
	87 Harrow Road, 'Federation House', Item 143
	1 Park Avenue, 'House', Item 146

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Study	Terry Kass	Rockdale Heritage Study	1989	Bayside Council
Book	Terry Kass	Rockdale Heritage Study—Thematic History	1989	Bayside Council

RECOMMENDATIONS	
Recommendations	The Oceanview Estate Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Bayside Local Environmental Plan 2021*. The heritage significance and historic character of the Oceanview Estate Heritage Conservation Area should be preserved and retained through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained and conserved. The single-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained. A detailed character statement and development controls specific to the Oceanview Estate Heritage Conservation Area should be included within the *Rockdale Development Control Plan 2011* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules. Consideration should be given for the assessment of significance of 77 and 83 Harrow Road to determine if they have heritage significance at State level and reach the threshold for listing on the State Heritage Register.

Heritage Data Form

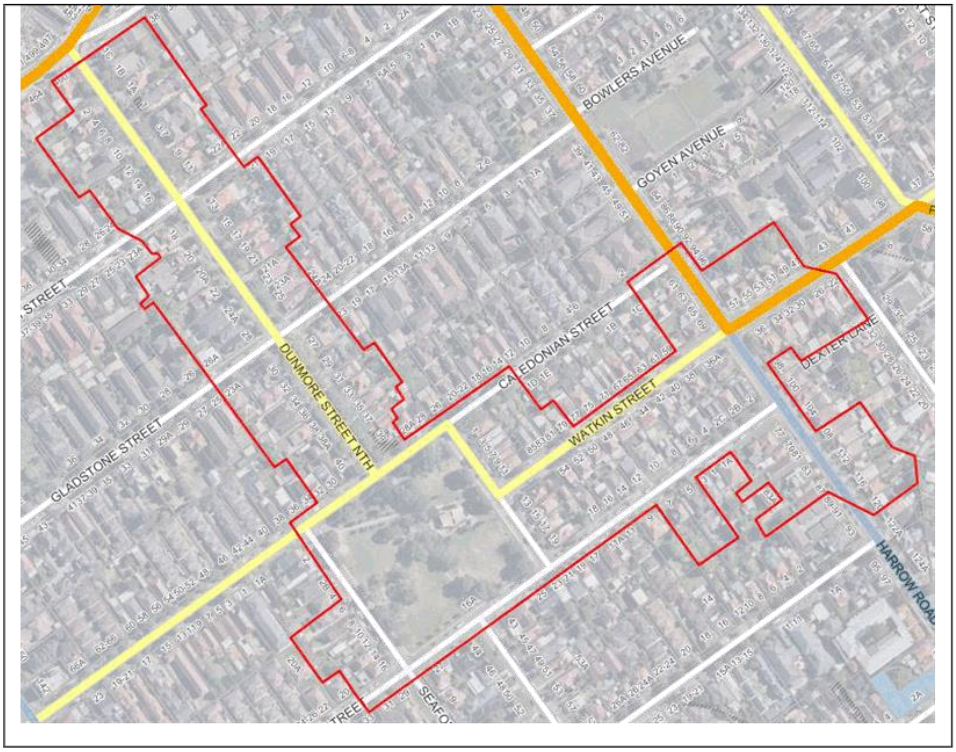
SOURCE OF THIS INFORMATION			
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	**Year of study or report**	2019
Item number in study or report	1		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	October 2019

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Oceanview Estate Heritage Conservation Area.				
Image year	2019	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Building contributions within the study area.				
Image year	2022	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Historic aerial photograph of the study area with proposed HCA boundaries indicated.				
Image year	1943	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	NSW SIX Maps / GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	'Italia,' 77 Harrow Road, a local heritage item within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	'Sierenza,' 83 Harrow Road, a local heritage item within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	29 Dunmore Street North, a local heritage item within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1 Park Avenue, a local heritage item within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Characteristic building within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Characteristic buildings within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Characteristic building within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Historical subdivision plan of the Ocean View estate, c.1883.				
Image year	Unknown	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW



Appendix 8 – Proposed amendment to *Rockdale Development Control Plan 2011*

Rockdale Development Control Plan 2011 - Heritage Conservation Areas amendment

- Insert the information below immediately following the existing heritage controls on page 4|10 of *Chapter 4.1.2 Heritage Conservation*.

Heritage Conservation Areas

Development within Heritage Conservation Areas

This section applies to properties that are located within Heritage Conservation Areas (HCAs). HCAs are listed within Schedule 5 of the Bayside LEP and identified on the Bayside LEP Heritage Maps.

HCAs can be streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historic character. They often evidence a particular historical period of development and an architectural style, generally have a high proportion of original buildings, and provide a cohesive sense of place and character which is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share common periods of development, historical associations, materials, form and scale. Heritage conservation areas are afforded similar statutory protections within LEPs as individual heritage buildings.

This section provides controls to ensure that new work is sympathetic to the heritage significance and the character of the conservation area.

Classification of Buildings within Heritage Conservation Areas

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.
- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.

Some properties in HCAs will also be listed as individual heritage items; such places may be particularly fine examples of their type or may have significance for their association with a particular person or group of people, distinguishing them from the other places in the HCA.

Development Controls

General Objectives			
Objective		**Control**	
Development to Contributory Buildings			
F	Contributory buildings are retained, and their positive contribution to the area or streetscape maintained.	20	Development to contributory buildings shall: a) Respect significant original or characteristic built form b) Retain original scale and form as viewed from the public domain c) Respect significant traditional or characteristic subdivision patterns d) Retain significant original fabric as seen from the street e) Retain, and where possible reinstate, significant original features and building elements that contribute to the character of the street, including original balconies and verandas, fences, chimneys, joinery, etc f) Remove previous unsympathetic alterations and additions g) Use appropriate materials, finishes and colours h) Respect the pattern, style and dimensions of original windows and doors.
		21	The appearance, form and scale of a principal or significant street frontage is to be conserved and retained.
G	The scale and character of contributory buildings is to be retained, as viewed from the public domain, with alterations and additions located where they are not visible from the street.	22	Alterations and additions are to be located at the rear of contributory buildings and must not significantly alter the appearance of the building from the street.
H	The characteristic scale of contributory items and streetscapes is maintained and enhanced	23	Additional storeys above the original building are not permitted. Additions shall be clearly separated from the host building and should not be visible from the street. Rear pavilions are the preferred method of extending a contributory building.
		24	Development to neutral buildings shall: a) Remove previous unsympathetic alterations and additions, including inappropriate building elements b) Respect the original building in terms of form, bulk and scale, as well as that of the prevailing character of the street c) Minimise the removal of significant features and building elements d) Use materials, finishes and colours characteristic to the HCA.. e) Provide a more positive contribution to the significance and character of the HCA.

Development to Neutral Buildings			
I	Maintain and enhance the contribution of neutral buildings to the area or streetscape. Encourage removal of unsympathetic alterations and additions to neutral buildings to improve the context and visual impact of neutral buildings.		
Development to Uncharacteristic Buildings			
J	Encourage development on sites with uncharacteristic buildings that result in an improved contribution to the character and significance of the HCA.	25	Development to uncharacteristic buildings shall: a) Remove inappropriate elements that are uncharacteristic to the conservation area b) Respond to the prevailing character of the area and street in terms of form, height, bulk, scale and materials.
Alterations and Additions			
Objective		**Control**	
K	Contributory and neutral buildings are retained, and their positive contribution to the area or streetscape maintained and enhanced. Alterations and Additions will not have a detrimental impact on the character or significance of the HCA.	26	Additions are to preserve significant aspects of the HCA such as scale, roofscape, building form, external materials, details and bulk. Additions shall be designed and located such that they are not visible from the street.
L	Alterations and additions shall: a) Retain the character and significance of the streetscape and the host building b) Be designed to minimise the impact on the special qualities of the HCA and the architectural style of the host building c) Conserve the scale of the host building the contributory buildings in the street	27	Pavilion additions and rear additions are encouraged. A contemporary or contrasting form may be used where such additions are not visible from the street.
		28	Additions should be located at the rear. The roof pitch of additions must complement that of the host building and be sympathetic to the detailing of the host building.
		29	In semi-detached houses and contiguous groups of terrace houses, additions and alterations are not to impact on the symmetry of the host building.
		30	Additional storey additions that change the scale of the host building are not permitted.
		31	Roof conversions may occur where the roof form can accommodate rooms wholly within the existing roof form. Characteristic roof forms shall not be altered.
		32	Where visible from the street, roof forms are to respond to the local context, in terms of form, scale, pitch and material.
		33	Contemporary styled additions are encouraged, where they are not visible from the street, in order to distinguish original and new work.
		34	Dormers are not permitted to the front elevation of the host building.

Materials and Details			
Objective		**Control**	
M	Ensure the retention of original materials and details.	35	Original details and materials are to be retained where possible.
N	Ensure selection of new materials and details complements the local character. Refer to the relevant Local Character Statement.	36	New materials, colours and details must reflect the historical character of the conservation area, where visible from the street.
		37	Traditional building elements including windows, doors, hardware, chimneys, verandas, wall surfaces and other characteristic features of the building, are to be retained and repaired. Repair and replace joinery in profiles to match the original detail.
		38	External colour schemes should be complementary to the heritage conservation area, based on research, and have regard of the setting.
		39	Exposed surfaces such as brickwork, stone, tiles and shingles must not be painted or rendered.
Parking and Garages			
Objective		**Control**	
O	Minimise the visual intrusion of new structures that accommodate vehicles.	40	Garages and carports are to be located at the rear or behind the front building line of the existing house.
		41	Where a property has access to a rear lane, vehicle accommodation is to be located adjacent to the laneway with vehicle access from the laneway.
P	Maintain setbacks associated with the conservation area.	42	Garages and carports are to be located a suitable distance behind the front building line to allow the original form of the host building to remain clearly visible. The total width of the garage doors which address the street must be a maximum width of 40% of the width of the site frontage.
Q	Produce liveable streetscapes underpinned by the historical character of the conservation area.	43	Significant historic kerbing is to be retained.
		44	New crossovers must relocate existing brick and stone kerbing.
		45	Driveways are to be designed as concrete or brick strips with grass or gravel in between. Hard landscaping is to be minimised. Full width concrete driveways are not supported.
Gardens and Landscaping			
Objective		**Control**	
R	Preserve and protect original fences, stone and brick retaining walls and garden settings.	46	Retain, repair and reinstate original and traditional fences and retaining walls.

		47	Retain later fences where they reflect traditional fence design.
S	Ensure fences within the public domain complement the streetscape. New fences are to match the details and materials of the adjoining contributory fences or match the original fence if reinstating a missing fence.	48	Reconstruct missing fences to their original design based on documentary evidence.
		49	Front fences are to be between 700–1200mm high measured from ground level, except where the existing historic fences demonstrate an alternative prevailing height. Higher fences are only permitted along major roads.
T	Ensure front gardens are part of the streetscape, where appropriate to the character of the conservation area. Promote the use of traditionally designed gardens that enhance the appearance of historic houses and the streetscape.	50	Retain original surviving garden elements such as gates, paths, edging tiles, brick kerbing, etc.
		51	Original or early garden layouts that contribute to the significance of the conservation area should not be altered.
Infill Development			
Objective		**Control**	
U	Infill development shall be consistent with characteristic development in the HCA in terms of height, bulk, scale, setback, materials and character.	52	New development within heritage conservation areas shall be designed to positively respond to the significance of the HCA and maintain the setting and the character of the area. *Note: A preferred approach is to design new buildings in a contemporary manner, which is sympathetic to the surrounding area.*
		53	New development should be consistent in scale, bulk and form with characteristic development within the heritage conservation area.
		54	Infill development must incorporate the use of materials and details that are compatible with, yet do not directly copy, those of contributory buildings in the streetscape.
		55	Colours used on infill development should be recessive (i.e. not prominent) so that they do not visually dominate the HCA.
		56	New development must be sited to reflect the front and side setbacks and predominant orientation of the HCA and the established pattern of setbacks within a street or precinct. Note: Where there is a variation in the front setbacks within a street, the prevalent pattern of setback along the entire length of the street should be used to determine the appropriate front setback.
		57	The roof form and roofing materials of new development should be consistent with characteristic development within the HCA.

		58	New landscaping is to be compatible with the character of surrounding heritage buildings and be designed to minimise the visual appearance of new development to reduce its impact on the heritage item or HCA.
Subdividing or Amalgamating Land in Heritage Conservation Areas			
Objective		**Control**	
V	Ensure that subdivision and amalgamation of land in a HCA is commensurate with the heritage significance of the area, and conserves the important characteristics of the subdivision pattern and allotment layout, streetscape character and notable features of the significant period of development.	59	Lot boundary changes are not supported where the development pattern or early subdivision is integral to the heritage significance of the HCA.
W	Allow for the interpretation of the original subdivision pattern in any development proposal.	60	Lot boundary changes within HCAs should retain significant features such as buildings, archaeology, trees, gardens, and outbuildings associated with the pattern of development of that area.
		61	Amalgamation of sites within HCAs must allow for the ongoing interpretation of the original subdivision through building form and landscape design
Demolition of buildings within Heritage Conservation Areas			
Objective		**Control**	
X	Ensure that all buildings and elements that contribute to the significance and character of a HCA are retained.	62	Buildings that are identified as contributory items within an HCA must not be demolished and demolition will not be supported by Council.
		63	Buildings that are identified as neutral items within an HCA must not be demolished and demolition will generally not be supported by Council.
Y	Provide the criteria which will be considered by Council should an applicant seek to demolish a building or element that contributes to the significance and character of a heritage conservation area.	64	Despite C1 and C2, Council may consider demolition of a contributory or neutral item, but only when the applicant can satisfactorily demonstrate that: i. The building does not contribute to the significance of the HCA ii. All reasonable alternatives to demolition have been considered iii. The building is structurally incapable of retention and adaptation iv. The replacement building is compatible with characteristic development in terms of height, bulk, scale, form, setbacks and character.

Z	Encourage the replacement of uncharacteristic buildings with buildings that respond better to the significance and character of the HCA.	65	Council will consider the demolition of uncharacteristic items when the applicant can demonstrate that the replacement building will be designed to respond to characteristic height, bulk, scale, form and character such that it will allow the site to be reclassified as 'neutral'.
Additional Controls for Retail Streetscapes			
Objective		**Control**	
AA	Ensure that the special public domain character of retail shopping streetscapes is retained and conserved.	66	New lots must be orientated at 90 degrees to the street alignment.
		67	Re-subdivision must be consistent with the traditional pattern in the area and will be assessed by Council using a merit-based approach.
		68	The existing setbacks must be retained and matched by new development (generally meaning buildings shall be built to the front and side boundaries).
		69	Additions and alterations must retain the prevailing building height of the streetscape when viewed from the street.
		70	Significant original roof forms, where visible from the street, must be retained. Removal of original parapets shall not be permitted.
		71	Dormer and roof windows are not permitted on roofs visible from the street.
		72	New commercial signage shall be sympathetic to the proportion and colour scheme of the façade.
		73	Existing open first floor balconies shall not be enclosed.
		74	Original shopfronts and awnings must be retained.
		75	Shopfronts must not be covered by solid roller doors or security screens.
		76	Neon signage and rooftop signage is not permitted
		77	Signage shall not be painted onto face brickwork.
		78	Signage to first floor façades is not permitted. Original painted signs on walls shall not be painted over or damaged.

Development in the Vicinity of a Heritage Conservation Area

This section applies to land that adjoins or is in the vicinity of a heritage item or heritage conservation area. It provides controls to ensure that new work is sympathetic to the heritage significance of a nearby heritage item, including its setting, and does not impact on the public's views to and from the heritage items.

The setting of a heritage item contributes to its significance. The setting of a heritage item may extend beyond the property boundaries. Development near heritage items and heritage conservation areas is required to consider the impact of the development on the significance of the item or HCA.

Objective		**Controls**	
AB	Ensure that development in the vicinity of a heritage item or heritage conservation area is designed and located such that the significance and setting of the heritage item or HCA is conserved.	79	New development in the vicinity of heritage items or heritage conservation areas must respect and retain the setting and significance of the heritage item with regard to the following: a) Building envelope b) Proportions c) Setbacks d) Scale e) Material and colours.
		80	Development in the vicinity of a heritage item or heritage conservation area must respect the heritage item by: a) Retaining adequate space around the heritage item to enable its interpretation b) Conserving significant landscaping including horticultural features, trees, and outbuildings c) Enabling archaeological sites to be conserved in accordance with relevant approvals d) Retaining significant public domain views and lines of sight to the heritage item.

Locality Specific Provisions for Heritage Conservation Area

The following sections provide additional locality-specific objectives and controls for development within Bayside's heritage conservation areas. These controls should be considered in addition to the general Heritage Conservation Area controls that relate to a site. Where the controls are in conflict, the HCA specific controls will generally prevail

Bardwell Valley Heritage Conservation Area

Statement of Significance

The Bardwell Valley Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision. The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.

Character Statement

The character of the Bardwell Valley HCA is primarily made up of high-quality and relatively intact bungalow and cottage style houses. Mostly completed between 1920 and 1925, many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of contributory buildings, the existing subdivision pattern, and large street trees. Characteristic elements to be preserved include:

- The high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items
- The grid layout and wide streets
- The consistency of low front fences at the front boundary of private properties
- Original chimneys and the consistency of forward-facing double-gabled roof forms stepping down the slope to the north
- The prevalent single-storey scale
- The dominant material palette of face brick, timber batten detailing and timber joinery elements, roughcast rendered elements, sandstone base courses, timber framed windows, leadlight casement windows, window hoods, and timber shingle cladding
- Established gardens and consistent setbacks.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

Locality-Specific Controls for Development within the Bardwell Valley HCA

In addition to the controls listed elsewhere in this DCP, the below controls apply to the Bardwell Valley HCA as identified on the Heritage Map in the Bayside LEP 2021. In the event of any inconsistency, the controls in this section will prevail to the extent of the inconsistency.

Objective		Control	
Bardwell Valley Heritage Conservation Area			
AC	Retain and conserve the special qualities of the Lansdowne and Hamilton Streets HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	**81**	Contributory and neutral dwellings are to be retained and conserved.
		82	Existing verandas and porches shall not be infilled.
		83	Roof forms are to be hipped and gabled.
		84	The single storey character of the area is to be retained.

		85	Significant public domain elements including street plantings shall be retained and conserved.
		86	Single storey hipped roof additions are preferred. Additions above roof lines shall be set back from the street elevation to minimise change as seen from the street.
		87	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings, e.g. smooth face brickwork, terracotta roof tiles, timber windows and doors, sandstone base courses.

Classification of Buildings in the Bardwell Valley HCA



Figure 1: Classification of buildings within the Bardwell Valley HCA.

Brighton Le Sands Heritage Conservation Area

Statement of Significance

The potential Brighton Le Sands Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War Bungalow-style houses and cottages in a suburban setting with mature street plantings, with rare streetscape detailing such as brick kerbing. The high proportion of original building stock together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Bayside.

Character Statement

The character of the potential Brighton Le Sands HCA is primarily made up of high-quality modest bungalow and cottage style houses. Many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of heritage listed and contributory buildings, the existing subdivision pattern, brick kerbing and large street trees. Characteristic elements to be preserved include:

- The high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items
- Historical streetscape elements from the early period of development in the area, such as brick kerbing
- The consistency of low front fences at the front boundary of private properties
- Original chimneys, roof forms, and tiled roof cladding
- The prevalent single-storey scale
- The dominant material palette of face brick, timber detailing and timber joinery elements, roughcast rendered elements, brick front verandas, timber framed windows, and timber picket and masonry front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, infilled verandas, rendering of face brickwork, unsympathetic fencing and the addition of garages and carports forward of the front building line.

Locality-Specific Controls for Development within the Brighton Le Sands HCA

In addition to the controls listed elsewhere in this DCP, the below controls apply to the Brighton Le Sands HCA as identified on the Heritage Map in the Bayside LEP 2021. In the event of any inconsistency, the controls in this section will prevail to the extent of the inconsistency.

Objective		Control	
Brighton Le Sands Heritage Conservation Area			
AD	Retain and conserve the special qualities of the Brighton Le Sands HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	**88**	Contributory and neutral dwellings are to be retained and conserved.
		89	Existing verandas and porches shall not be infilled.
		90	Roof forms are to be hipped and gabled.
		91	The single storey character of the area is to be retained.
		92	Significant public domain elements including street plantings and brick kerbing shall be retained and conserved.
		93	Additional driveway crossovers are not permitted where historical brick kerbing would be disturbed.
		94	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings, e.g. smooth

			face brickwork, roof tiles, timber windows and doors, roughcast rendered detailing.

Classification of Buildings in the Brighton Le Sands HCA

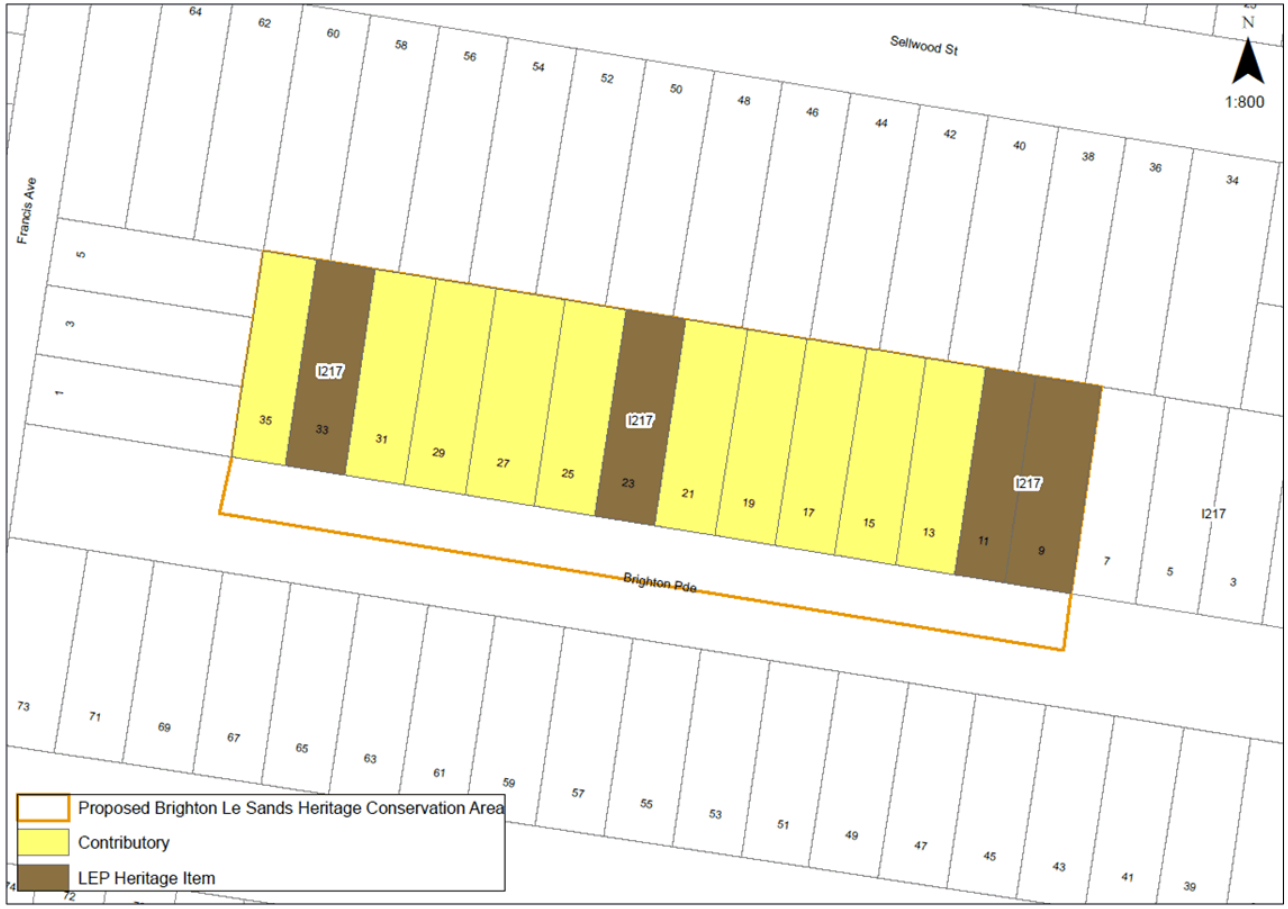


Figure 2: Classification of buildings in the Brighton Le Sands HCA.

Banksia Heritage Conservation Area

Statement of Significance

The Banksia Heritage Conservation Area (HCA) is significant at a local level as it contains the substantially intact rows of single storey nineteenth-century workers' housing known as 'Jackson's Row' as well as several other intact early twentieth-century houses. It is historically significant for its association with the Mercantile Building Land & Investment Co, a building society and speculative developer that had some influence in the development of the Bayside area. The HCA is representative of three phases in the residential development of Bayside LGA, late Victorian row houses, early twentieth-century bungalow dwellings and interwar era brick houses.

The Banksia Heritage Conservation Area has aesthetic significance as it contains two intact streetscapes displaying a uniformity of housing types, interspersed with some neutral and newer developments. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey free standing row houses with consistent gable roof forms and setbacks to the street. The Banksia Heritage Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is uncommon in the Bayside LGA.

Character Statement

The character of the Banksia HCA is primarily made up of intact rows of houses from the late Victorian period of development in Banksia. The streetscapes retain many original single-storey narrow Victorian terrace houses with a consistency of scale and presentation, as well as some larger semi-detached Federation houses. This character should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- The surviving heritage items and contributory buildings, particularly the Jackson's Row cottages and intact rows
- of Victorian terraces
- The consistency of low front fences at the front boundary of private properties
- Consistent narrow setbacks, the dominant single-storey scale and lack of private car spaces
- Original chimneys and roof forms
- The dominant material palette of rendered brick terraces, decorative rendered elements, ornate façade windows, and painted brick front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled and unsympathetic additions, front facing dormers, infilled verandas, the removal and replacement of original features including windows and doors, and uncharacteristic fencing.

Locality-Specific Controls for Development within the Banksia HCA

In addition to the controls listed elsewhere in this DCP, the below controls apply to the Banksia HCA as identified on the Heritage Map in the Bayside LEP 2021. In the event of any inconsistency, the controls in this section will prevail to the extent of the inconsistency.

Objective		Control	
Banksia Heritage Conservation Area			
AE	Retain and conserve the special qualities of the Banksia HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	**95**	Contributory and neutral dwellings are to be retained and conserved.
		96	Existing porches shall not be infilled.
		97	Original roof forms are to be retained. Dormer windows, skylights and other infrastructure are not permitted on the street-facing roof plane.
		98	The single storey character of the area is to be retained.
		99	Single storey additions are preferred. Additions to terraced cottages shall be located at the rear or incorporated into the roof space.
		100	Additions and new buildings shall incorporate

			materials and finishes consistent with adjacent and nearby contributory dwellings.
		101	Additional vehicle crossovers are not supported.

Classification of Buildings in the Banksia HCA



Figure 3: Classification of buildings within the Banksia HCA.

Oceanview Estate Heritage Conservation Area

Statement of Significance

The Oceanview Estate HCA has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development.

The area has aesthetic significance for its particularly fine example of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character.

Individual properties within the HCA (both individually heritage listed and classified as contributory) have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness and integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout.

The HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square in the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Oceanview Estate subdivision. The tree planting commemorated the reign of Queen Victoria (although the present trees are not the original trees).

Draft Character Statement

The character of the Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages. This character should be preserved and retained through the retention of contributory buildings, public open space, the existing subdivision pattern and typical Garden Suburb layout, and large street trees. Characteristic elements to be preserved include:

- The range of surviving architectural styles and historic buildings, particularly the existing heritage items, landmark buildings and contributory buildings.
- The grid layout of wide streets centred around Seaforth Park.
- The consistency of low front fences and gates at the front boundary of private properties.
- Original chimneys and roof forms.
- The consistent single-storey scale.
- Prominent ornate decorative elements, particularly on surviving examples of late Victorian buildings and Federation houses.
- The dominant material palette of face brick, timber batten detailing and timber joinery elements, sandstone base courses, timber framed windows and window hoods, and
- Established formal gardens and mature street trees.

Uncharacteristic development includes housing from the late-twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

Locality-Specific Controls for Development within the Oceanview Estate HCA

Objective		Control	
Oceanview Estate Heritage Conservation Area			
AF	Retain and conserve the special qualities of the Oceanview Estate HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	**102**	Contributory and neutral dwellings are to be retained and conserved.
		103	Existing verandahs and porches shall not be infilled.
		104	Roof forms are to be hipped and gabled.
		105	The single storey character of the area is to be retained.

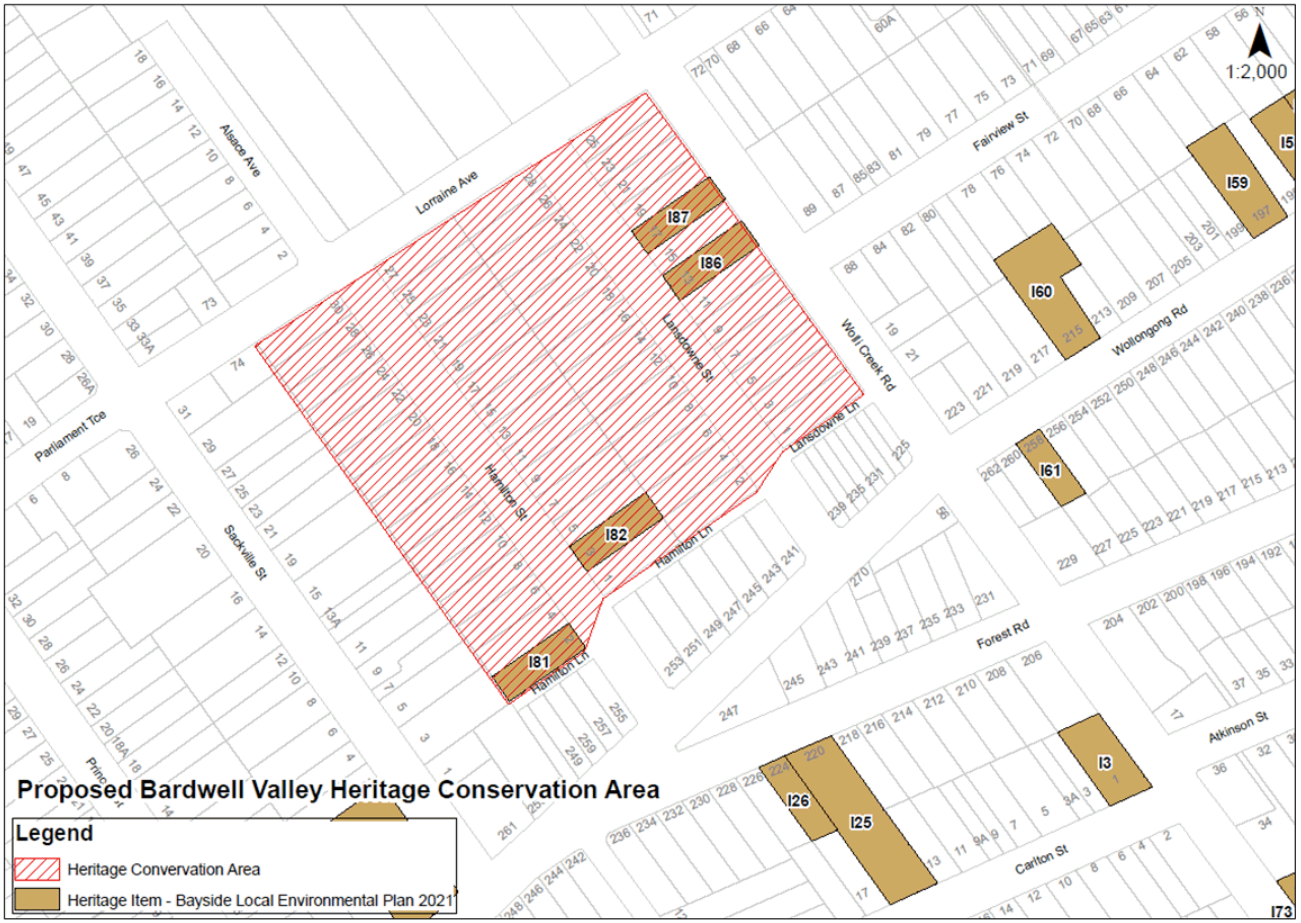
		106	Significant public domain elements including public open space and street plantings shall be retained and conserved. Seaforth Park is to be retained as public open space.
		107	Single storey hipped roof additions are preferred. Additions above roof lines shall be set back from the street elevation to minimise change as seen from the street.
		108	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings. For example, smooth face brickwork, terracotta or slate roof tiles, timber windows and doors, sandstone base courses.
		109	Buildings on street corners shall address both street frontages through façade articulation, wraparound porches, corner gates and consistent fences. Fences up to 2 metres in height on the secondary street frontage of corner lots may be considered for privacy, if set well back from the corner.

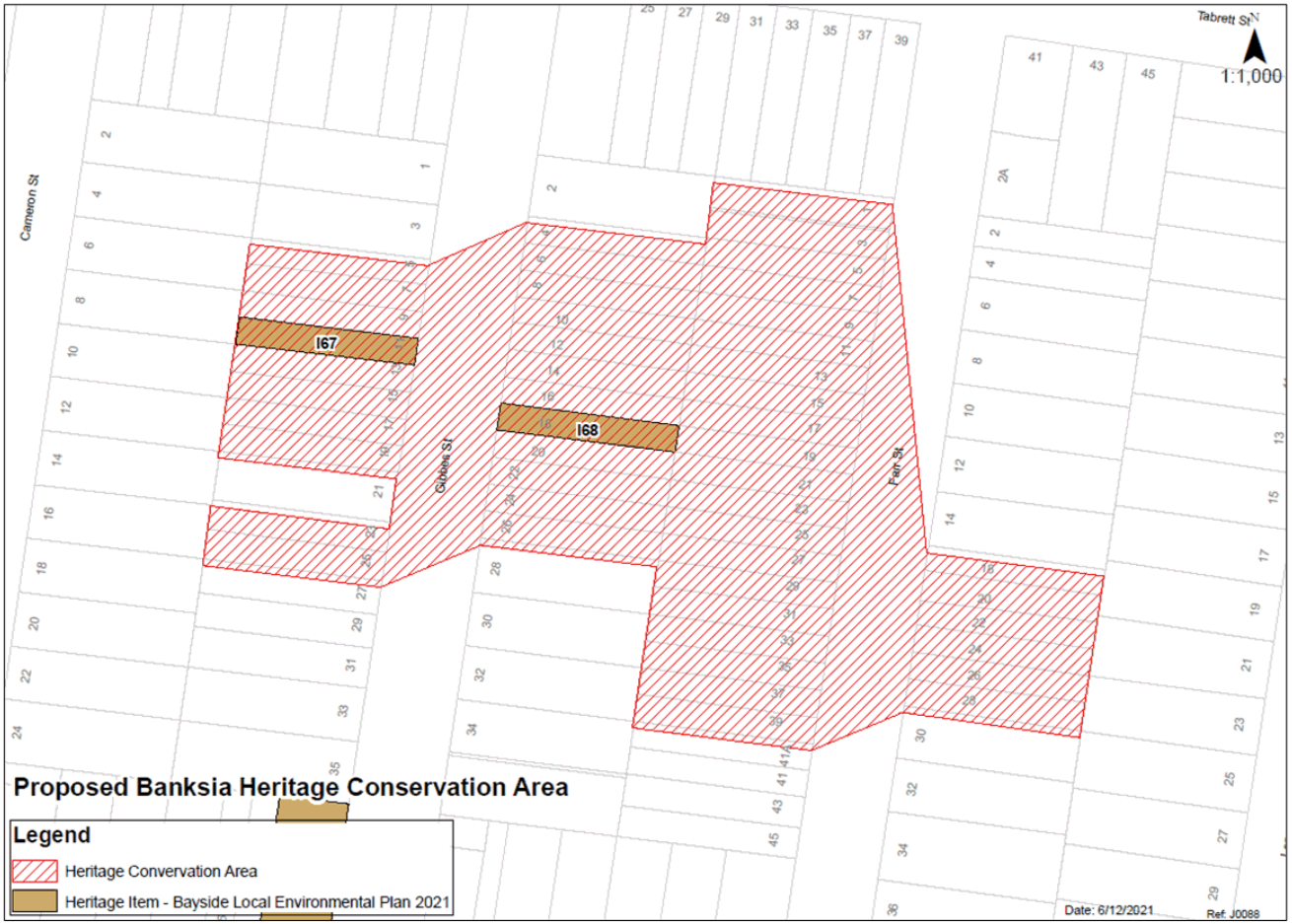
Classification of Buildings in the Oceanview Estate HCA

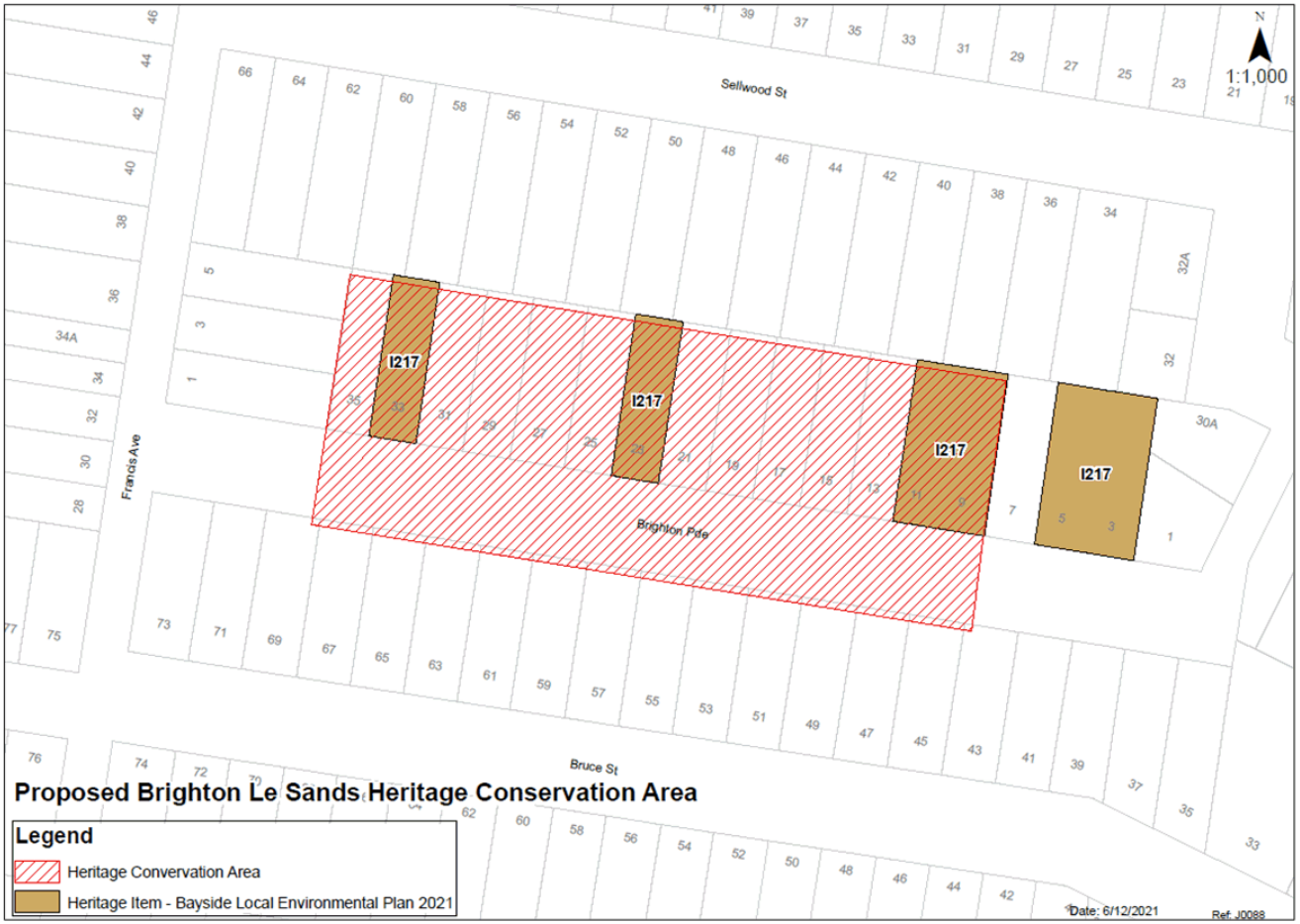


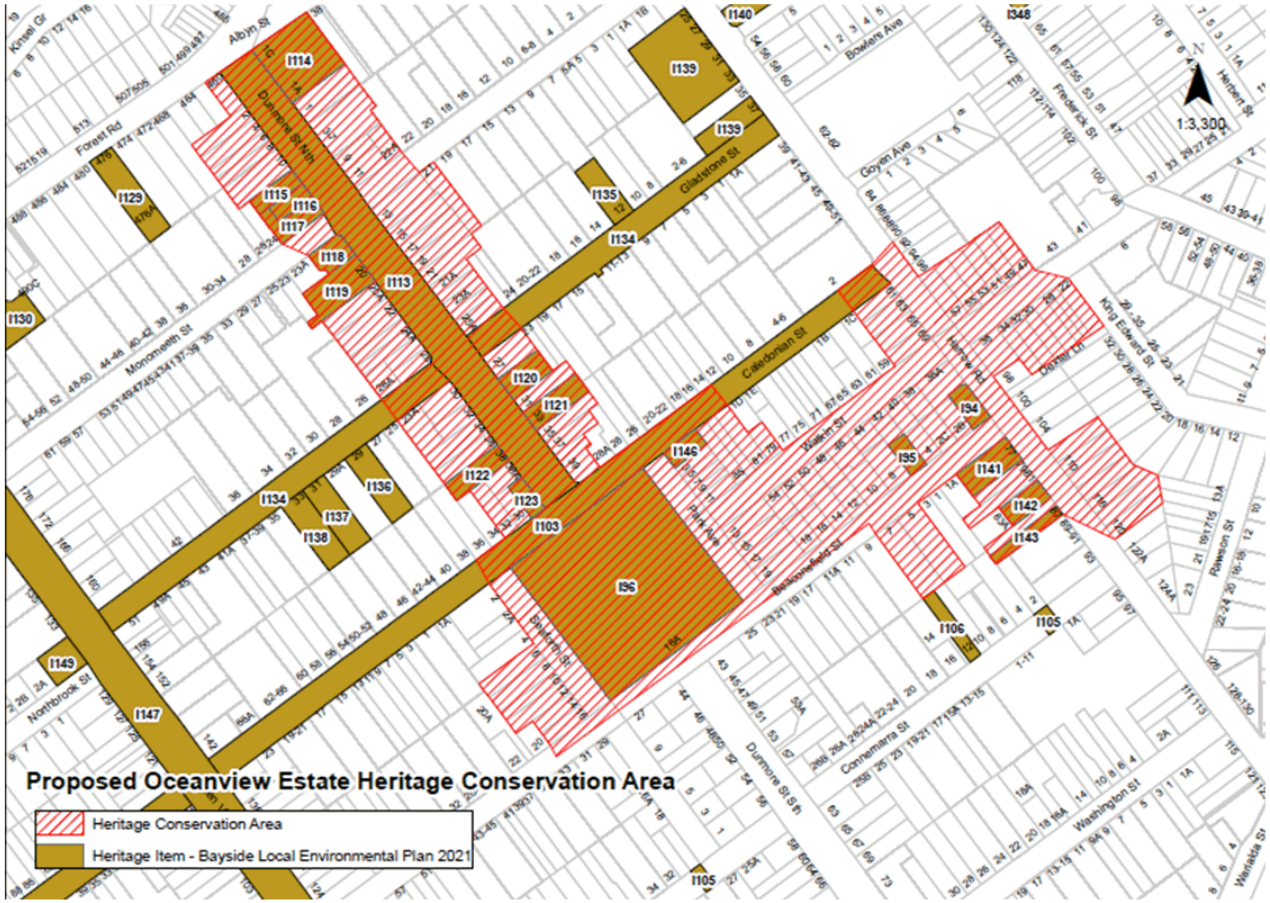
Figure 4: Classification of buildings within the Oceanview Estate HCA

Appendix 9 – Bayside Local Environmental Plan 2021 – Proposed Heritage Conservation Area maps


1:2,000
Proposed Bardwell Valley Heritage Conservation Area
Legend
Heritage Convervation Area
Heritage Item - Bayside Local Environmental Plan 2021
I87
I86
I82
I81
I60
I59
I61
I26
I25
I3
I73
Lorraine Ave
Alsace Ave
Fairview St
Wolli Creek Rd
Lansdowne St
Lansdowne Ln
Hamilton St
Hamilton Ln
Wollongong Rd
Forest Rd
Parliament Tce
Stackville St
Atkinson St
Carlton St


Tabrett St
N
1:1,000
Cameron St
Gibbs St
Fair St
I67
I68
Proposed Banksia Heritage Conservation Area
Legend
Heritage Convervation Area
Heritage Item - Bayside Local Environmental Plan 2021
Date: 6/12/2021
Ref. J0088


Sellwood St
Frances Ave
Brighton Pde
Bruce St
I217
I217
I217
I217
1:1,000
Proposed Brighton Le Sands Heritage Conservation Area
Legend
Heritage Convervation Area
Heritage Item - Bayside Local Environmental Plan 2021
Date: 6/12/2021
Ref: J0088


Proposed Oceanview Estate Heritage Conservation Area
Heritage Conservation Area
Heritage Item - Bayside Local Environmental Plan 2021
1:3,300
I114
I115
I116
I117
I118
I119
I113
I120
I121
I122
I123
I103
I96
I139
I135
I134
I136
I137
I138
I129
I130
I149
I147
I140
I348
I146
I95
I34
I141
I142
I143
I106
I105

Rockdale Development Control Plan 2011 - Heritage Conservation Areas amendment

- Insert the information below immediately following the existing heritage controls on page 4|10 of *Chapter 4.1.2 Heritage Conservation*.

Heritage Conservation Areas

Development within Heritage Conservation Areas

This section applies to properties that are located within Heritage Conservation Areas (HCAs). HCAs are listed within Schedule 5 of the Bayside LEP and identified on the Bayside LEP Heritage Maps.

HCAs can be streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historic character. They often evidence a particular historical period of development and an architectural style, generally have a high proportion of original buildings, and provide a cohesive sense of place and character which is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share common periods of development, historical associations, materials, form and scale. Heritage conservation areas are afforded similar statutory protections within LEPs as individual heritage buildings.

This section provides controls to ensure that new work is sympathetic to the heritage significance and the character of the conservation area.

Classification of Buildings within Heritage Conservation Areas

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.
- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.

Some properties in HCAs will also be listed as individual heritage items; such places may be particularly fine examples of their type or may have significance for their association with a particular person or group of people, distinguishing them from the other places in the HCA.

Development Controls

General Objectives			
Objective		**Control**	
Development to Contributory Buildings			
F	Contributory buildings are retained, and their positive contribution to the area or streetscape maintained.	20	Development to contributory buildings shall: a) Respect significant original or characteristic built form b) Retain original scale and form as viewed from the public domain c) Respect significant traditional or characteristic subdivision patterns d) Retain significant original fabric as seen from the street e) Retain, and where possible reinstate, significant original features and building elements that contribute to the character of the street, including original balconies and verandas, fences, chimneys, joinery, etc f) Remove previous unsympathetic alterations and additions g) Use appropriate materials, finishes and colours h) Respect the pattern, style and dimensions of original windows and doors.
		21	The appearance, form and scale of a principal or significant street frontage is to be conserved and retained.
G	The scale and character of contributory buildings is to be retained, as viewed from the public domain, with alterations and additions located where they are not visible from the street.	22	Alterations and additions are to be located at the rear of contributory buildings and must not significantly alter the appearance of the building from the street.
H	The characteristic scale of contributory items and streetscapes is maintained and enhanced	23	Additional storeys above the original building are not permitted. Additions shall be clearly separated from the host building and should not be visible from the street. Rear pavilions are the preferred method of extending a contributory building.
		24	Development to neutral buildings shall: a) Remove previous unsympathetic alterations and additions, including inappropriate building elements b) Respect the original building in terms of form, bulk and scale, as well as that of the prevailing character of the street c) Minimise the removal of significant features and building elements d) Use materials, finishes and colours characteristic to the HCA.. e) Provide a more positive contribution to the significance and character of the HCA.

Development to Neutral Buildings			
I	Maintain and enhance the contribution of neutral buildings to the area or streetscape. Encourage removal of unsympathetic alterations and additions to neutral buildings to improve the context and visual impact of neutral buildings.		
Development to Uncharacteristic Buildings			
J	Encourage development on sites with uncharacteristic buildings that result in an improved contribution to the character and significance of the HCA.	25	Development to uncharacteristic buildings shall: a) Remove inappropriate elements that are uncharacteristic to the conservation area b) Respond to the prevailing character of the area and street in terms of form, height, bulk, scale and materials.
Alterations and Additions			
Objective		**Control**	
K	Contributory and neutral buildings are retained, and their positive contribution to the area or streetscape maintained and enhanced. Alterations and Additions will not have a detrimental impact on the character or significance of the HCA.	26	Additions are to preserve significant aspects of the HCA such as scale, roofscape, building form, external materials, details and bulk. Additions shall be designed and located such that they are not visible from the street.
L	Alterations and additions shall: a) Retain the character and significance of the streetscape and the host building b) Be designed to minimise the impact on the special qualities of the HCA and the architectural style of the host building c) Conserve the scale of the host building the contributory buildings in the street	27	Pavilion additions and rear additions are encouraged. A contemporary or contrasting form may be used where such additions are not visible from the street.
		28	Additions should be located at the rear. The roof pitch of additions must complement that of the host building and be sympathetic to the detailing of the host building.
		29	In semi-detached houses and contiguous groups of terrace houses, additions and alterations are not to impact on the symmetry of the host building.
		30	Additional storey additions that change the scale of the host building are not permitted.
		31	Roof conversions may occur where the roof form can accommodate rooms wholly within the existing roof form. Characteristic roof forms shall not be altered.
		32	Where visible from the street, roof forms are to respond to the local context, in terms of form, scale, pitch and material.
		33	Contemporary styled additions are encouraged, where they are not visible from the street, in order to distinguish original and new work.
		34	Dormers are not permitted to the front elevation of the host building.

Materials and Details			
Objective		**Control**	
M	Ensure the retention of original materials and details.	35	Original details and materials are to be retained where possible.
N	Ensure selection of new materials and details complements the local character. Refer to the relevant Local Character Statement.	36	New materials, colours and details must reflect the historical character of the conservation area, where visible from the street.
		37	Traditional building elements including windows, doors, hardware, chimneys, verandas, wall surfaces and other characteristic features of the building, are to be retained and repaired. Repair and replace joinery in profiles to match the original detail.
		38	External colour schemes should be complementary to the heritage conservation area, based on research, and have regard of the setting.
		39	Exposed surfaces such as brickwork, stone, tiles and shingles must not be painted or rendered.
Parking and Garages			
Objective		**Control**	
O	Minimise the visual intrusion of new structures that accommodate vehicles.	40	Garages and carports are to be located at the rear or behind the front building line of the existing house.
		41	Where a property has access to a rear lane, vehicle accommodation is to be located adjacent to the laneway with vehicle access from the laneway.
P	Maintain setbacks associated with the conservation area.	42	Garages and carports are to be located a suitable distance behind the front building line to allow the original form of the host building to remain clearly visible. The total width of the garage doors which address the street must be a maximum width of 40% of the width of the site frontage.
Q	Produce liveable streetscapes underpinned by the historical character of the conservation area.	43	Significant historic kerbing is to be retained.
		44	New crossovers must relocate existing brick and stone kerbing.
		45	Driveways are to be designed as concrete or brick strips with grass or gravel in between. Hard landscaping is to be minimised. Full width concrete driveways are not supported.
Gardens and Landscaping			
Objective		**Control**	
R	Preserve and protect original fences, stone and brick retaining walls and garden settings.	46	Retain, repair and reinstate original and traditional fences and retaining walls.

		47	Retain later fences where they reflect traditional fence design.
S	Ensure fences within the public domain complement the streetscape. New fences are to match the details and materials of the adjoining contributory fences or match the original fence if reinstating a missing fence.	48	Reconstruct missing fences to their original design based on documentary evidence.
		49	Front fences are to be between 700–1200mm high measured from ground level, except where the existing historic fences demonstrate an alternative prevailing height. Higher fences are only permitted along major roads.
T	Ensure front gardens are part of the streetscape, where appropriate to the character of the conservation area. Promote the use of traditionally designed gardens that enhance the appearance of historic houses and the streetscape.	50	Retain original surviving garden elements such as gates, paths, edging tiles, brick kerbing, etc.
		51	Original or early garden layouts that contribute to the significance of the conservation area should not be altered.
Infill Development			
Objective		**Control**	
U	Infill development shall be consistent with characteristic development in the HCA in terms of height, bulk, scale, setback, materials and character.	52	New development within heritage conservation areas shall be designed to positively respond to the significance of the HCA and maintain the setting and the character of the area. *Note: A preferred approach is to design new buildings in a contemporary manner, which is sympathetic to the surrounding area.*
		53	New development should be consistent in scale, bulk and form with characteristic development within the heritage conservation area.
		54	Infill development must incorporate the use of materials and details that are compatible with, yet do not directly copy, those of contributory buildings in the streetscape.
		55	Colours used on infill development should be recessive (i.e. not prominent) so that they do not visually dominate the HCA.
		56	New development must be sited to reflect the front and side setbacks and predominant orientation of the HCA and the established pattern of setbacks within a street or precinct. Note: Where there is a variation in the front setbacks within a street, the prevalent pattern of setback along the entire length of the street should be used to determine the appropriate front setback.
		57	The roof form and roofing materials of new development should be consistent with characteristic development within the HCA.

		58	New landscaping is to be compatible with the character of surrounding heritage buildings and be designed to minimise the visual appearance of new development to reduce its impact on the heritage item or HCA.
Subdividing or Amalgamating Land in Heritage Conservation Areas			
Objective		**Control**	
V	Ensure that subdivision and amalgamation of land in a HCA is commensurate with the heritage significance of the area, and conserves the important characteristics of the subdivision pattern and allotment layout, streetscape character and notable features of the significant period of development.	59	Lot boundary changes are not supported where the development pattern or early subdivision is integral to the heritage significance of the HCA.
W	Allow for the interpretation of the original subdivision pattern in any development proposal.	60	Lot boundary changes within HCAs should retain significant features such as buildings, archaeology, trees, gardens, and outbuildings associated with the pattern of development of that area.
		61	Amalgamation of sites within HCAs must allow for the ongoing interpretation of the original subdivision through building form and landscape design
Demolition of buildings within Heritage Conservation Areas			
Objective		**Control**	
X	Ensure that all buildings and elements that contribute to the significance and character of a HCA are retained.	62	Buildings that are identified as contributory items within an HCA must not be demolished and demolition will not be supported by Council.
		63	Buildings that are identified as neutral items within an HCA must not be demolished and demolition will generally not be supported by Council.
Y	Provide the criteria which will be considered by Council should an applicant seek to demolish a building or element that contributes to the significance and character of a heritage conservation area.	64	Despite C1 and C2, Council may consider demolition of a contributory or neutral item, but only when the applicant can satisfactorily demonstrate that: i. The building does not contribute to the significance of the HCA ii. All reasonable alternatives to demolition have been considered iii. The building is structurally incapable of retention and adaptation iv. The replacement building is compatible with characteristic development in terms of height, bulk, scale, form, setbacks and character.

Z	Encourage the replacement of uncharacteristic buildings with buildings that respond better to the significance and character of the HCA.	65	Council will consider the demolition of uncharacteristic items when the applicant can demonstrate that the replacement building will be designed to respond to characteristic height, bulk, scale, form and character such that it will allow the site to be reclassified as 'neutral'.
Additional Controls for Retail Streetscapes			
Objective		**Control**	
AA	Ensure that the special public domain character of retail shopping streetscapes is retained and conserved.	66	New lots must be orientated at 90 degrees to the street alignment.
		67	Re-subdivision must be consistent with the traditional pattern in the area and will be assessed by Council using a merit-based approach.
		68	The existing setbacks must be retained and matched by new development (generally meaning buildings shall be built to the front and side boundaries).
		69	Additions and alterations must retain the prevailing building height of the streetscape when viewed from the street.
		70	Significant original roof forms, where visible from the street, must be retained. Removal of original parapets shall not be permitted.
		71	Dormer and roof windows are not permitted on roofs visible from the street.
		72	New commercial signage shall be sympathetic to the proportion and colour scheme of the façade.
		73	Existing open first floor balconies shall not be enclosed.
		74	Original shopfronts and awnings must be retained.
		75	Shopfronts must not be covered by solid roller doors or security screens.
		76	Neon signage and rooftop signage is not permitted
		77	Signage shall not be painted onto face brickwork.
		78	Signage to first floor façades is not permitted. Original painted signs on walls shall not be painted over or damaged.

Development in the Vicinity of a Heritage Conservation Area

This section applies to land that adjoins or is in the vicinity of a heritage item or heritage conservation area. It provides controls to ensure that new work is sympathetic to the heritage significance of a nearby heritage item, including its setting, and does not impact on the public's views to and from the heritage items.

The setting of a heritage item contributes to its significance. The setting of a heritage item may extend beyond the property boundaries. Development near heritage items and heritage conservation areas is required to consider the impact of the development on the significance of the item or HCA.

Objective		**Controls**	
AB	Ensure that development in the vicinity of a heritage item or heritage conservation area is designed and located such that the significance and setting of the heritage item or HCA is conserved.	79	New development in the vicinity of heritage items or heritage conservation areas must respect and retain the setting and significance of the heritage item with regard to the following: a) Building envelope b) Proportions c) Setbacks d) Scale e) Material and colours.
		80	Development in the vicinity of a heritage item or heritage conservation area must respect the heritage item by: a) Retaining adequate space around the heritage item to enable its interpretation b) Conserving significant landscaping including horticultural features, trees, and outbuildings c) Enabling archaeological sites to be conserved in accordance with relevant approvals d) Retaining significant public domain views and lines of sight to the heritage item.

Locality Specific Provisions for Heritage Conservation Area

The following sections provide additional locality-specific objectives and controls for development within Bayside's heritage conservation areas. These controls should be considered in addition to the general Heritage Conservation Area controls that relate to a site. Where the controls are in conflict, the HCA specific controls will generally prevail

Bardwell Valley Heritage Conservation Area

Statement of Significance

The Bardwell Valley Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision. The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.

Character Statement

The character of the Bardwell Valley HCA is primarily made up of high-quality and relatively intact bungalow and cottage style houses. Mostly completed between 1920 and 1925, many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of contributory buildings, the existing subdivision pattern, and large street trees. Characteristic elements to be preserved include:

- The high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items
- The grid layout and wide streets
- The consistency of low front fences at the front boundary of private properties
- Original chimneys and the consistency of forward-facing double-gabled roof forms stepping down the slope to the north
- The prevalent single-storey scale
- The dominant material palette of face brick, timber batten detailing and timber joinery elements, roughcast rendered elements, sandstone base courses, timber framed windows, leadlight casement windows, window hoods, and timber shingle cladding
- Established gardens and consistent setbacks.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

Locality-Specific Controls for Development within the Bardwell Valley HCA

In addition to the controls listed elsewhere in this DCP, the below controls apply to the Bardwell Valley HCA as identified on the Heritage Map in the Bayside LEP 2021. In the event of any inconsistency, the controls in this section will prevail to the extent of the inconsistency.

Objective		Control	
Bardwell Valley Heritage Conservation Area			
AC	Retain and conserve the special qualities of the Lansdowne and Hamilton Streets HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	**81**	Contributory and neutral dwellings are to be retained and conserved.
		82	Existing verandas and porches shall not be infilled.
		83	Roof forms are to be hipped and gabled.
		84	The single storey character of the area is to be retained.

		85	Significant public domain elements including street plantings shall be retained and conserved.
		86	Single storey hipped roof additions are preferred. Additions above roof lines shall be set back from the street elevation to minimise change as seen from the street.
		87	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings, e.g. smooth face brickwork, terracotta roof tiles, timber windows and doors, sandstone base courses.

Classification of Buildings in the Bardwell Valley HCA



Figure 1: Classification of buildings within the Bardwell Valley HCA.

Brighton Le Sands Heritage Conservation Area

Statement of Significance

The potential Brighton Le Sands Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War Bungalow-style houses and cottages in a suburban setting with mature street plantings, with rare streetscape detailing such as brick kerbing. The high proportion of original building stock together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Bayside.

Character Statement

The character of the potential Brighton Le Sands HCA is primarily made up of high-quality modest bungalow and cottage style houses. Many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of heritage listed and contributory buildings, the existing subdivision pattern, brick kerbing and large street trees. Characteristic elements to be preserved include:

- The high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items
- Historical streetscape elements from the early period of development in the area, such as brick kerbing
- The consistency of low front fences at the front boundary of private properties
- Original chimneys, roof forms, and tiled roof cladding
- The prevalent single-storey scale
- The dominant material palette of face brick, timber detailing and timber joinery elements, roughcast rendered elements, brick front verandas, timber framed windows, and timber picket and masonry front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, infilled verandas, rendering of face brickwork, unsympathetic fencing and the addition of garages and carports forward of the front building line.

Locality-Specific Controls for Development within the Brighton Le Sands HCA

In addition to the controls listed elsewhere in this DCP, the below controls apply to the Brighton Le Sands HCA as identified on the Heritage Map in the Bayside LEP 2021. In the event of any inconsistency, the controls in this section will prevail to the extent of the inconsistency.

Objective		Control	
Brighton Le Sands Heritage Conservation Area			
AD	Retain and conserve the special qualities of the Brighton Le Sands HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	**88**	Contributory and neutral dwellings are to be retained and conserved.
		89	Existing verandas and porches shall not be infilled.
		90	Roof forms are to be hipped and gabled.
		91	The single storey character of the area is to be retained.
		92	Significant public domain elements including street plantings and brick kerbing shall be retained and conserved.
		93	Additional driveway crossovers are not permitted where historical brick kerbing would be disturbed.
		94	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings, e.g. smooth

			face brickwork, roof tiles, timber windows and doors, roughcast rendered detailing.

Classification of Buildings in the Brighton Le Sands HCA

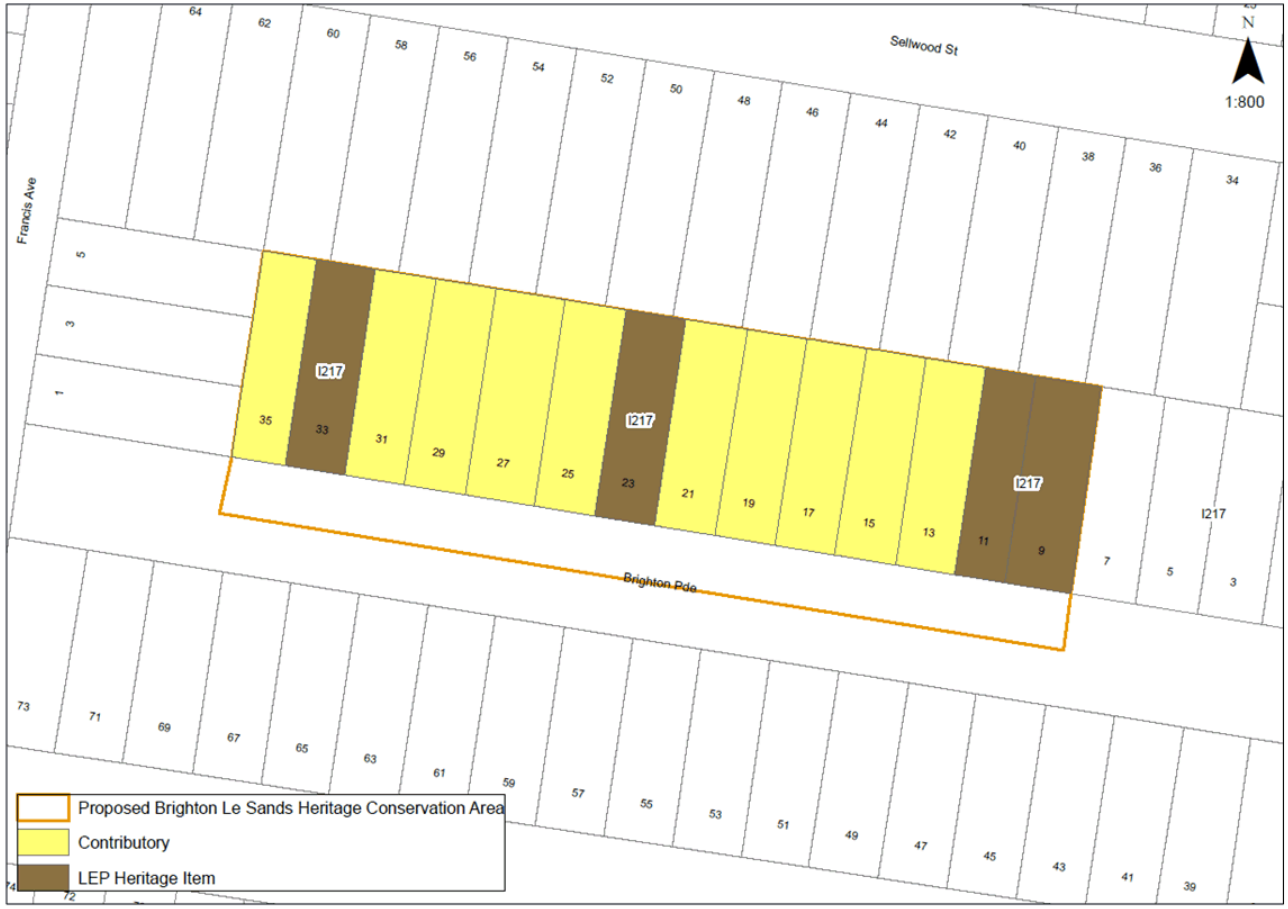


Figure 2: Classification of buildings in the Brighton Le Sands HCA.

Banksia Heritage Conservation Area

Statement of Significance

The Banksia Heritage Conservation Area (HCA) is significant at a local level as it contains the substantially intact rows of single storey nineteenth-century workers' housing known as 'Jackson's Row' as well as several other intact early twentieth-century houses. It is historically significant for its association with the Mercantile Building Land & Investment Co, a building society and speculative developer that had some influence in the development of the Bayside area. The HCA is representative of three phases in the residential development of Bayside LGA, late Victorian row houses, early twentieth-century bungalow dwellings and interwar era brick houses.

The Banksia Heritage Conservation Area has aesthetic significance as it contains two intact streetscapes displaying a uniformity of housing types, interspersed with some neutral and newer developments. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey free standing row houses with consistent gable roof forms and setbacks to the street. The Banksia Heritage Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is uncommon in the Bayside LGA.

Character Statement

The character of the Banksia HCA is primarily made up of intact rows of houses from the late Victorian period of development in Banksia. The streetscapes retain many original single-storey narrow Victorian terrace houses with a consistency of scale and presentation, as well as some larger semi-detached Federation houses. This character should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- The surviving heritage items and contributory buildings, particularly the Jackson's Row cottages and intact rows
- of Victorian terraces
- The consistency of low front fences at the front boundary of private properties
- Consistent narrow setbacks, the dominant single-storey scale and lack of private car spaces
- Original chimneys and roof forms
- The dominant material palette of rendered brick terraces, decorative rendered elements, ornate façade windows, and painted brick front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled and unsympathetic additions, front facing dormers, infilled verandas, the removal and replacement of original features including windows and doors, and uncharacteristic fencing.

Locality-Specific Controls for Development within the Banksia HCA

In addition to the controls listed elsewhere in this DCP, the below controls apply to the Banksia HCA as identified on the Heritage Map in the Bayside LEP 2021. In the event of any inconsistency, the controls in this section will prevail to the extent of the inconsistency.

Objective		Control	
Banksia Heritage Conservation Area			
AE	Retain and conserve the special qualities of the Banksia HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	**95**	Contributory and neutral dwellings are to be retained and conserved.
		96	Existing porches shall not be infilled.
		97	Original roof forms are to be retained. Dormer windows, skylights and other infrastructure are not permitted on the street-facing roof plane.
		98	The single storey character of the area is to be retained.
		99	Single storey additions are preferred. Additions to terraced cottages shall be located at the rear or incorporated into the roof space.
		100	Additions and new buildings shall incorporate

			materials and finishes consistent with adjacent and nearby contributory dwellings.
		101	Additional vehicle crossovers are not supported.

Classification of Buildings in the Banksia HCA



Figure 3: Classification of buildings within the Banksia HCA.

Oceanview Estate Heritage Conservation Area

Statement of Significance

The Oceanview Estate HCA has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development.

The area has aesthetic significance for its particularly fine example of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character.

Individual properties within the HCA (both individually heritage listed and classified as contributory) have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness and integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout.

The HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square in the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Oceanview Estate subdivision. The tree planting commemorated the reign of Queen Victoria (although the present trees are not the original trees).

Draft Character Statement

The character of the Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages. This character should be preserved and retained through the retention of contributory buildings, public open space, the existing subdivision pattern and typical Garden Suburb layout, and large street trees. Characteristic elements to be preserved include:

- The range of surviving architectural styles and historic buildings, particularly the existing heritage items, landmark buildings and contributory buildings.
- The grid layout of wide streets centred around Seaforth Park.
- The consistency of low front fences and gates at the front boundary of private properties.
- Original chimneys and roof forms.
- The consistent single-storey scale.
- Prominent ornate decorative elements, particularly on surviving examples of late Victorian buildings and Federation houses.
- The dominant material palette of face brick, timber batten detailing and timber joinery elements, sandstone base courses, timber framed windows and window hoods, and
- Established formal gardens and mature street trees.

Uncharacteristic development includes housing from the late-twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

Locality-Specific Controls for Development within the Oceanview Estate HCA

Objective		Control	
Oceanview Estate Heritage Conservation Area			
AF	Retain and conserve the special qualities of the Oceanview Estate HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	**102**	Contributory and neutral dwellings are to be retained and conserved.
		103	Existing verandahs and porches shall not be infilled.
		104	Roof forms are to be hipped and gabled.
		105	The single storey character of the area is to be retained.

		106	Significant public domain elements including public open space and street plantings shall be retained and conserved. Seaforth Park is to be retained as public open space.
		107	Single storey hipped roof additions are preferred. Additions above roof lines shall be set back from the street elevation to minimise change as seen from the street.
		108	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings. For example, smooth face brickwork, terracotta or slate roof tiles, timber windows and doors, sandstone base courses.
		109	Buildings on street corners shall address both street frontages through façade articulation, wraparound porches, corner gates and consistent fences. Fences up to 2 metres in height on the secondary street frontage of corner lots may be considered for privacy, if set well back from the corner.

Classification of Buildings in the Oceanview Estate HCA



Figure 4: Classification of buildings within the Oceanview Estate HCA

Bayside Council
Serving Our Community

Council Meeting **11/11/2020**

Item No	8.9
Subject	**Proposed Heritage Conservation Areas - Feedback from Community Consultation**
Report by	Louise Thom, Heritage Advisor
File	SF19/7385

Summary

The Bayside Heritage Study 2019 recommended creation of six heritage conservation areas (HCA). Feedback on the proposal was sought from all landowners in the six areas. Over 580 letters were sent out and 220 submissions were received, including a petition. Support was received for the Bardwell Valley and Banksia HCA, whereas the majority of submissions were against the Kogarah and Mascot HCA. There were two submissions regarding Brighton Le Sands HCA, one for and one against. Submissions regarding Bexley HCA were mixed with owners of uncharacteristic dwellings against the HCA and owners of contributory items expressing support.

Due to the negative feedback from the communities of Moorefield Estate, Kogarah and Aloha and Forster Streets, Mascot, this report recommends that these HCAs not proceed. The majority of Bardwell Valley owners have indicated their support. There were only two responses from Brighton Le Sands, and the concerns raised can be accommodated whilst retaining the HCA. Bexley and Banksia are recommended to proceed after the boundaries have been revised to address issues raised by the community.

Officer Recommendation

1 That the proposed Heritage Conservation Areas of Moorefield Estate, Kogarah and Aloha and Forster Streets, Mascot not proceed, and that Moorefield be the subject of a community-based history and archive project only.

2 That the proposed Heritage Conservation Area of Lansdowne and Hamilton Streets, Bardwell Valley be included in the first amendment to Bayside Local Environmental Plan 2020.

3 That the boundary of the proposed Brighton Parade, Brighton Le Sands Heritage Conservation Area be amended to include only 9-35 Brighton Parade, and be included in the first amendment to Bayside Local Environmental Plan 2020.

4 That the boundary of the proposed Heritage Conservation Area of Banksia be revised to include only Victorian Houses built c1885-6 for the Mercantile Building Land and Investment Co. at 4-26 Gibbes Street; 5-19 Gibbes Street; 23-25 Gibbes Street; 1-39 Farr Street and 18-28 Farr Street and the amended HCA be included in the first amendment to the Bayside Local Environmental Plan 2020.

5 That the boundary of the proposed Heritage Conservation Area of Ocean View Estate, Bexley be revised to exclude large groups of uncharacteristic properties and be included in the first amendment to Bayside Local Environmental Plan 2020.

6 That Council establish a Local Heritage Grants Fund of $30,000 for the 2020/21 financial year targeted at property owners within the newly created HCA and owners of other locally heritage listed properties.

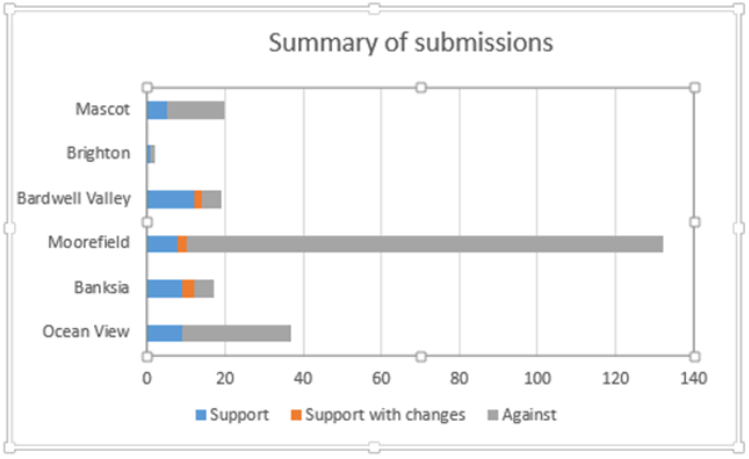
Background

At a General Manager's Briefing on 2 October 2019, a presentation was made to Councillors regarding the proposal for six new Heritage Conservation Areas (HCA) and it was agreed to seek community feedback on the proposal. On 9 October 2019, approximately 580 letters were sent to all land owners within the six proposed areas. Each landowner received a notification letter, answers to Frequently Asked Questions and a map of the proposed HCA with buildings designated according to whether they were contributory, neutral or uncharacteristic, or existing heritage items. A total of 220 submissions were received and 66 telephone enquiries were answered.

The total number of submissions received in relation to each proposed HCA were:

Streets	Suburb	No of submissions
Aloha and Forster Streets	Mascot	20
Brighton Parade	Brighton Le Sands	2
Lansdowne and Hamilton Streets	Bardwell Valley	17
Moorefield Estate	Kogarah	130
Farr and Gibbes Streets	Banksia	14
Ocean View	Bexley	37

The submission statistics are summarised below:



In summary, 20% of submissions were in support of the introduction of an HCA and 80% were against. The relatively high number of submissions received in relation to Moorefield

Estate may be related to the fact that a flyer was distributed throughout Moorefield during the exhibition period informing people that they should vote no to the HCA. A large proportion of Moorefield submissions were made using a pro-forma attached to the flyer.

A petition was received from some residents in Forster and Aloha Streets stating their opposition to the proposed Mascot HCA.

Where the submissions were supportive of the HCA the heritage character, streetscape, unique qualities and architectural period housing were often cited as things to be preserved. Submissions also expressed disappointment at the loss of period homes in their street and the intrusion of unsympathetic buildings.

Content of Submissions by Proposed HCA

Mascot

One third of submissions were in support of the Aloha and Forster Streets HCA proposal with two thirds against and one petition against. The respondents to this proposal often expressed concern that they did not fully understand the implications of the HCA, with many requesting a public meeting. The most common issue raised was the lack of development opportunity and the perceived loss of property value.

This was the only HCA where no previous community consultation had taken place, unlike the HCA proposals in the western area of Bayside, which were exhibited in a discussion paper in 2015. In hindsight the Mascot HCA proposal could therefore have been better explained to alleviate confusion. It is recommended this HCA not proceed due to the concerns raised in community submissions.

Brighton Le Sands

There were only two submissions in response to the proposed Brighton Parade HCA, one for and against. The reason given in the submission against the HCA proposal was that their property was uncharacteristic. As they are located at the end of the street it is reasonable to remove them from the HCA boundary. The boundary should also be adjusted to remove the other uncharacteristic houses at this end of the street by changing the boundary to the intact streetscape of brick Federation Bungalows from 9 to 35 Brighton Parade.

Bardwell Valley

Lansdowne and Hamilton Streets were noted by many of the submissions to be unique for the groups of similar or identical period homes. A common theme expressed in submissions was the sense of loss each time a house is knocked down, with the perceived result being the whole community loses a piece of shared history and identity. The submissions not in favour expressed a dissatisfaction with older houses, as being “past their use-by date” and a perception that their property would lose value if the area became a HCA.

Kogarah

The Moorefield Estate received the largest number of submissions, the majority of which were against the HCA proposal. The most common issue raised was the perception that the

HCA would decrease the market value of properties in the Moorefield Estate. Another common issue was that most property owners did not see the value in their home as a 1950s or 1960s house, with many responses stating that they were not old enough to be heritage listed.

There was concern that there would be limited development potential for contributory buildings as the houses are too small. Submissions stated that the houses were in need of major work, with many containing asbestos. There were some submissions in support including from original owners who expressed a strong connection to the place and welcomed the HCA as they did not want the area to change.

Although it is recommended that the Moorefield Estate HCA not proceed due to community concern it is recommended that the unique qualities of the area be commemorated before the suburb takes on too much further change. The Fibro Moderne project is an example of how the historic and unique architectural and planning qualities of the place could be celebrated. This project undertaken by Rockdale Council in 2014 produced a guide book, a history and an archival record. Moorefield has a strong sense of community and there are many long term residents who may be interested in being involved in such a project.

Banksia

The submissions were generally supportive subject to changes being made. One submission stated they didn't believe Tabrett should be included as it is not part of Jacksons Row. Another property in Tabrett Street stated they have had a two storey addition approved, which will alter the character of the group along Tabrett Street.

Other submissions stated that properties located at 43 and 45 Farr Street and 31 Gibbes Street are not architecturally similar to the other houses and should be deleted from the HCA. The rows of identical houses in Farr and Gibbes Street were recommended as a HCA for the historic significance and architectural period of the houses built circa 1885-6 by the Mercantile Mutual Building Land and Investment Company. Submissions made it clear that the proposed HCA should be restricted to these houses only.

Bexley

The submissions in response to the proposed Ocean View Estate were clearly either supportive or against the proposed HCA. Those in support tend to live in original historic contributory houses located in the more intact streets. Those against generally live in uncharacteristic houses in streets that are no longer historically intact. The boundaries of the HCA should to be amended to remove the large groups of uncharacteristic properties in Caledonian Street, Watkin Street and Beaconsfield Street.

Development Parameters in a HCA

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.

- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of the HCA.

The table in Attachment 1 to this report outlines a general approach to development in an HCA based upon draft guidelines prepared by the heritage consultants working on the Bayside Heritage Strategy. Bayside Development Control Plan can be amended to provide better guidance for property owners.

Attachment 2 to this report provides photographs of examples of work carried in HCAs as examples of what can be achieved.

Incentives – Local Heritage Grant Fund Models

One of the ways owners can benefit from being in a HCA or from owning a local heritage item is if Council has a Local Heritage Grants Scheme.

Many local councils to have a grants program to assist owners of heritage items or contributory items in heritage conservation areas with small projects. Funds are commonly given out for the following:

- Removal of paintwork to reveal original sandstone or brickwork;
- Repointing of brickwork;
- Restorative work to windows;
- Reconstruction of original elements;
- External painting of traditional colour schemes;
- Repair of tessellated floor tiles; and
- Reinstatement of traditional fencing.

For example the City of Canada Bay operates a Local Heritage Grants Program to encourage conservation work. Dollar for dollar grants are available of up to $3,000 to owners of heritage items and up to $2,000 to owners of contributory buildings in conservation areas. For the 2019-2020 financial year the City of Canada Bay offered a total of $33,000 in funding.

Georges River Council also has a small grants program for heritage properties. Owners of heritage listed buildings are eligible for financial assistance for specific restoration or conservation works on their property. Georges River Council funds up to a maximum of 50% of the cost of a project (grants range from $100 to a maximum of $10,000). They also offer a Heritage Publication Grants program which supports the publication of works promoting the history, heritage and development of the Georges River area.

It is recommended that Bayside Council introduce a small grants fund, similar to that of the City of Canada Bay, targeted at those owners in newly created HCAs. Funds would need to be allocated from General Revenue if Council wishes to proceed with such a program.

Next Steps to Progress a Proposed HCA

To create HCA so that it is included in the heritage schedule of Bayside Local Environmental Plan, it is necessary to prepare a Planning Proposal. The Planning Proposal follows a statutory process during, which the HCA would be placed on public exhibition and the community would have the opportunity to once again make submissions.

An amendment to Bayside Development Control Plan (DCP) with controls and guidelines for each HCA would be exhibited at the same time so that it is clear what owners can and can't do in an HCA. The community would also be invited to make submissions regarding the draft DCP.

Financial Implications

Not applicable	☐	
Included in existing approved budget	☐	
Additional funds required	☒	It is recommended $30,000 be budgeted for the 2020-2021 financial year to establish a Local Heritage Grants Fund.

Community Engagement

Feedback was invited from property owners between 9 October and 3 November 2019. 580 letters with supporting information were sent to all owners of properties within the six proposed heritage conservation areas. A special 'Have Your Say" page was created which was visited 436 times with 85 visitors making an online submission. A total of 220 submissions were received including one petition.

Attachments

1 Heritage Conservation Areas - Feedback on Community Consultation ⇩

2 Summary of development scenarios within a HCA ⇩

Attachment 1

Examples of additions to heritage buildings/contributory buildings in HCA

Ashfield by Sam Crawford Architects: Bouwman House a 1914 Federation Style house in the Conservation Area of Haberfield, similar to Lansdowne and Hamilton Street. Approved by Ashfield Council. Photographer: Brett Boardman.

2018 NSW Australian Institute of Architects – Shortlist
2018 Houses Awards – Shortlist



Front



Rear addition


Rear

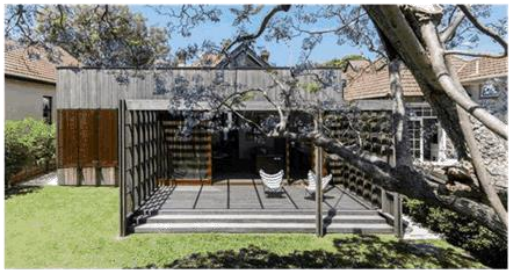

Rear elevation


Rear courtyard

Sung Dobson House, Cremorne by Sam Crawford Architects



Front



Rear



View from interior

Mackenzie Pronk Architects, house renovation on Cooks River – Building type similar to Ocean View Estate

Contributory building restored with contemporary addition. Photos thanks to Neil Mackenzie



Before restoration



After Restoration



Side view



Rear

Mackenzie Pronk Architects, house renovation Marrickville – Victorian house – Similar to Ocean View Estate. Photos thanks to Neil Mackenzie



Front



Rear

Alexandria Terrace by Archispectrum Similar to Gibbes and Farr Streets. Photos thanks to Martin Bedachi



Front

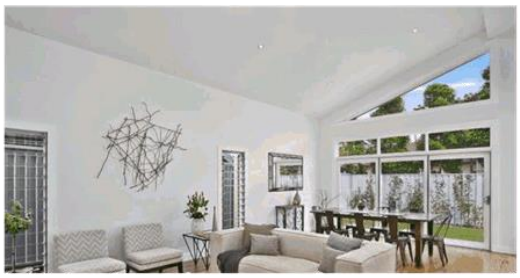


Rear

Drummoyne by Modum Design and Construction



Front



Interior



Rear

Table: Summary of development scenarios within a HCA

Type of development	Whether development would be permissible according to category*				
	Heritage Item	Contributory	Neutral	Uncharacteristic	Not in HCA & Not Heritage Item
Demolition	No	No	Yes, conditional	Yes	Yes
Rear additions, single storey	Yes	Yes	Yes	Yes, conditional	Yes
Rear additions, double storey	Possible if located at rear and not visible	Possible if located at rear and not visible	Possible if located at rear and not visible	Only if the additions do not have further impact	Yes
Parking structures at the rear	Yes	Yes	Yes	Yes	Yes
Parking structures in front of building	No	No	No	No	Yes
Parking space in street front zone	No	Yes but limited to certain locations. Not possible in Banksia or intact streetscapes	Yes	Yes	Yes
Reinstatement of original features	Yes	Yes	Yes	Yes if possible	Yes
Interior alterations	Yes	Yes	Yes	Yes	Yes
New bathrooms and kitchens	Yes	Yes	Yes	Yes	Yes
Solar Panels	Yes but must not be visible outside property	Yes if not visible from the street	Yes if not visible from the street	Yes if not visible from the street	Yes
Air conditioning and antennae etc.	Yes if located in discrete location	Yes, preferred location at the rear	Yes, preferred location at the rear	Yes, preferred location at the rear	Yes
Alterations to original front façade	No	No	Yes to reinstate original fabric	Yes	Yes

Type of development	Whether development would be permissible according to category*				
	Heritage Item	Contributory	Neutral	Uncharacteristic	Not in HCA & Not Heritage Item
Enclosing original verandas	No	No	Yes	Yes	Yes
New Fences	Yes if traditional	Yes, unless there is an original fence in good condition	Yes	Yes	Yes
Sheds in the rear yard	Yes if does not impact historic garden	Yes	Yes	Yes	Yes
Attics – Dormer windows and skylights	Only if building type traditionally has dormers	Yes located in rear roof plane	Yes located in rear roof plane	Yes located in rear roof plane	Yes
New buildings	Infill is to be sympathetic with the historic character of the HCA and its setbacks, scale and built form characteristics				Yes

* Development will also be subject to the other controls of the Bayside LEP.

Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

2 That the Barton Park site lay out - developed design as attached to this report be endorsed to proceed to community consultation and preparation of a Development Application, Part 5 and Sydney Airport Authority approvals.

3 That Council endorse in principle the funding strategy for the Barton Park precinct as outlined in Scenario option 3 as per the confidential attachment to this report, which incorporates the use of funding from S7.11 Developer Contributions, Grants, existing Special Rate Variation (SRV) collected for the Rockdale Infrastructure Levy Reserve and external borrowings as explained in the financial implications section of this report, with the budget required for this project to be included in the 2021/22 and 2022/23 City Projects Program.

Procedural Motion

Minute 2020/250

Resolved on the motion of Councillors Nagi and Ibrahim

That the Council meeting time be extended past 11:00 pm.

8.9 Proposed Heritage Conservation Areas - Feedback from Community Consultation

Councillor Nagi had previously declared a Pecuniary Interest, and left the meeting for consideration of, and voting on, this item.

The following people made written submissions regarding this item:

- Ms Leigh Whyms, affected resident, against the Officer Recommendation.
- Mrs Shirley Harrison, affected resident, against the Officer Recommendation.
- Mr Reginald Hyndman, affected resident, for the Officer Recommendation.
- Ms Deborah Rees, affected resident, for the Officer Recommendation.

The following person spoke at the meeting:

- Mr Anthony Gauci, applicant, speaking for the Officer Recommendation, addressed the Council by phone.

RESOLUTION

Minute 2020/251

Resolved on the motion of Councillors Barlow and Tsounis

1 That the proposed Heritage Conservation Areas of Moorefield Estate, Kogarah and Aloha and Forster Streets, Mascot not proceed, and that Moorefield be the subject of a community-based history and archive project only.

2 That the proposed Heritage Conservation Area of Lansdowne and Hamilton Streets, Bardwell Valley be included in the first amendment to Bayside Local Environmental Plan 2020.

3 That the boundary of the proposed Brighton Parade, Brighton Le Sands Heritage Conservation Area be amended to include only 9-35 Brighton Parade, and be included in the first amendment to Bayside Local Environmental Plan 2020.

4 That the boundary of the proposed Heritage Conservation Area of Banksia be revised to include only Victorian Houses built c1885-6 for the Mercantile Building Land and Investment Co. at 4-26 Gibbes Street; 5-19 Gibbes Street; 23-25 Gibbes Street; 1-39 Farr Street and 18-28 Farr Street and the amended HCA be included in the first amendment to the Bayside Local Environmental Plan 2020.

5 That the boundary of the proposed Heritage Conservation Area of Ocean View Estate, Bexley be revised to exclude large groups of uncharacteristic properties and be included in the first amendment to Bayside Local Environmental Plan 2020.

6 That Council establish a Local Heritage Grants Fund of $30,000 for the 2020/21 financial year targeted at property owners within the newly created HCA and owners of other locally heritage listed properties.

7 That a report be provided back to Council on heritage grants of neighbouring Councils.

Item 5.1 Final Parks & Open Spaces (Operations) Audit Report

of

Item 9.1 Minutes of the Risk and Audit Committee Meeting Held on 27 August 2020

The following person spoke at the meeting:

- Ms Simone Chetcuti, affected neighbour, had registered to speak against the Officer Recommendation, but withdrew her application.

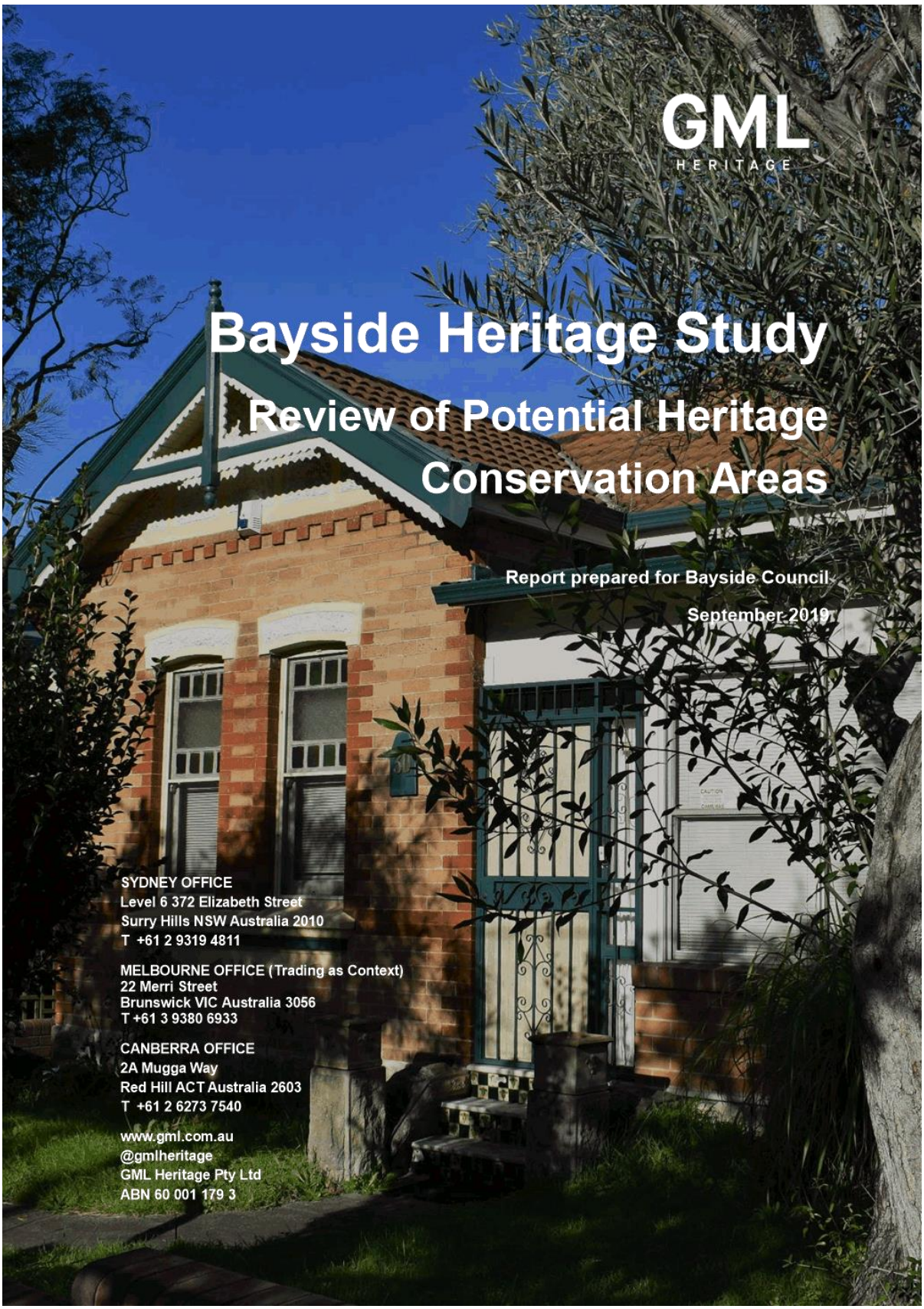
RESOLUTION

Minute 2020/252

Resolved on the motion of Councillors Ibrahim and Morrissey

That Council adopts the recommendation of the Risk & Audit Committee for Item 5.1 being:

That the Risk & Audit Committee receives and notes the final Parks & Open Spaces - Operations audit report.


GML
HERITAGE
Bayside Heritage Study
Review of Potential Heritage Conservation Areas
Report prepared for Bayside Council
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GML Heritage Pty Ltd
ABN 60 001 179 3

GML HERITAGE

Report Register

The following report register documents the development and issue of the report entitled Bayside Heritage Study—Review of Potential Heritage Conservation Areas, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job Number	Issue Number	Notes/Description	Issue Date
18-0662	1	Draft Report	14 August 2019
18-0662	2	Final Report	10 September 2019

Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

Project Manager	Lisa Trueman	Project Director	Catherine Snelgrove
Issue Number	2	Issue Number	2
Signature		Signature	
Position	Associate	Position	Principal
Date	10 September 2019	Date	10 September 2019

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Executive Summary

Executive Summary

In 2018, Bayside Council (Council) commissioned GML Heritage Pty Ltd (GML) to undertake the Bayside Heritage Study, a comprehensive study of the heritage of the new Bayside local government area. The study will inform the future planning of Bayside and assist in the consolidation of existing heritage items into a combined heritage schedule for the whole of Bayside. The Heritage Study includes the review and assessment of a number of potential new heritage conservation areas (HCAs) for inclusion within Schedule 5 of the future Bayside Local Environmental Plan (LEP). The potential HCAs had been identified by Council through previous studies and community engagement.

The purpose of this review of potential heritage conservation areas is to provide an assessment of the characteristic built form and significance of the area, and make recommendations about the most appropriate way to manage and conserve the heritage values of the area, including listing within the LEP. Buildings within each recommended HCA have been classified as contributory, neutral or uncharacteristic according to their contribution to the significance of the HCA.

The key findings of this report are:

- The following areas warrant consideration for listing as heritage conservation areas within the Bayside LEP:
  - Oceanview Estate, Bexley;
  - Lansdowne and Hamilton Streets, Bardwell Valley;
  - Brighton Parade, Brighton Le Sands;
  - Farr and Gibbes Streets, Banksia;
  - Moorefield Estate, Kogarah; and
  - Aloha and Forster Streets, Mascot.
- The following area does not warrant consideration for listing as a heritage conservation area, but does contain properties that warrant consideration for group heritage listings:
  - Barden and Stanley Streets, Arncliffe.

  These group heritage items will be subject to further consideration after detailed assessment.
- The following areas do not warrant consideration for listing as heritage conservation areas:
  - Teralba Road, Brighton Le Sands;
  - Baxter Road, Mascot;
  - Caroline Street, Kingsgrove;
  - Bay Street, Botany;
  - Banksmeadow Local Centre; and
  - Wollongong Road, Arncliffe.


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Section 1: Introduction

1.0 Introduction

1.1 Background

In 2016, Bayside Council (Council) was formed through the merger of the former Rockdale City and City of Botany Bay Councils. Changes to the *Environmental Planning and Assessment Act 1979* (NSW) and introduction of the Greater Sydney Commission's Eastern City District Plan mean that Bayside Council is required to prepare a new Local Environmental Plan (LEP) and Development Control Plan (DCP).

In 2018, Bayside Council commissioned GML Heritage Pty Ltd (GML) to undertake the Bayside Heritage Study, a study of the heritage of the new Bayside LGA which will inform the future planning of Bayside, and assist in the consolidation of existing heritage items into a combined heritage schedule for the whole of Bayside. The project includes a review and assessment of potential new heritage conservation areas (HCAs) that had previously been identified by Council.

Bayside is currently facing significant development pressures, influenced by its proximity to the Sydney CBD and the major infrastructure and trade gateways of Sydney Airport and Port Botany. Strong local economic conditions have promoted growth and diversification with higher density development occurring in key areas across the LGA.

The purpose of this review of heritage conservation areas is to provide a preliminary assessment of the characteristic built form and significance of the area and make recommendations about the most appropriate way to manage and conserve the heritage values of the area, including listing within the LEP. This report reviews the HCAs previously identified by Council, provides an assessment of the characteristic built form and contribution of individual buildings to the character and significance of the areas, and gives recommendations on the management and conservation of the heritage values of the areas into the future.

1.2 Identification of Study Areas

The Bayside LGA is located 12 kilometres east of the Sydney CBD. Areas that are the subject of this study are located across the LGA to the north and south of Kingsford Smith International Airport in the suburbs of Bexley, Bardwell Valley, Brighton Le Sands, Banksia, Kogarah, Mascot, Botany, Banksmeadow and Arncliffe (see Figure 1.1). The following areas within the Bayside LGA are the subject of this report:

- Oceanview Estate, Bexley;
- Lansdowne and Hamilton Streets, Bardwell Valley;
- Brighton Parade, Brighton Le Sands;
- Farr and Gibbes Streets, Banksia;
- Moorefield Estate, Kogarah;
- Aloha and Forster Street, Mascot;
- Teralba Road, Brighton Le Sands;
- Barden and Stanley Streets, Arncliffe;

- Wollongong Road, Arncliffe;
- Baxter Road, Mascot;
- Caroline Street, Kingsgrove;
- Bay Street, Botany; and
- Banksmeadow Local Centre.

The locations of these areas are shown in Section 3 of this report and in Figure 1.1.

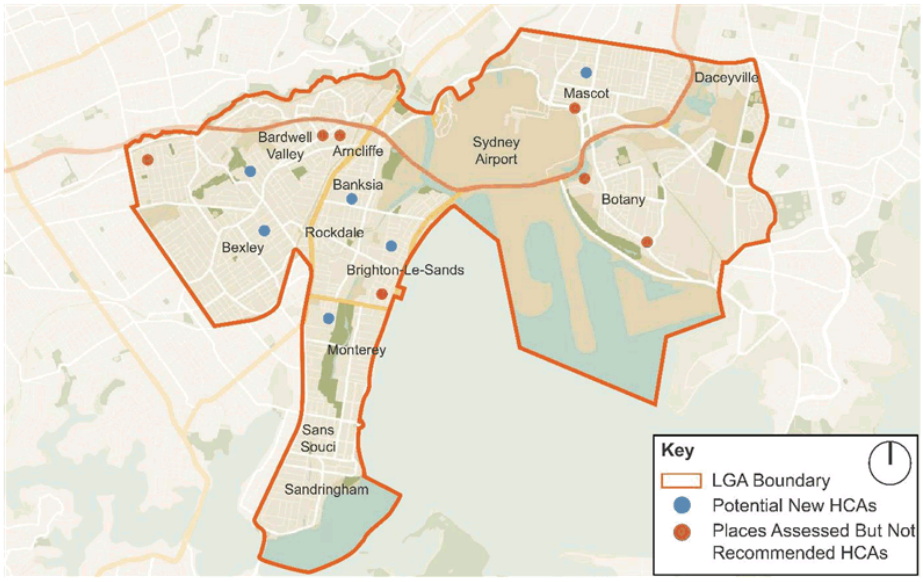


Figure 1.1 Location of the potential new HCAs within the Bayside LGA. (Source: GML and Bayside Council)

1.3 Heritage Context

The local heritage of Bayside is currently managed through the Botany and Rockdale LEPs and DCPs. These statutory documents provide the heritage planning framework for the LGA. The current LEPs contain a list of heritage items and heritage conservation areas, in Schedule 5 – Environmental Heritage.

There are currently two HCAs listed in the Botany LEP 2013 within the Bayside area: **Botany Township Heritage Conservation Area** and **Daceyville Garden Suburb**. There are currently no HCAs listed under the former *Rockdale Local Environmental Plan 2011*.

The Rockdale Heritage Study 1991 identified a number of areas that had special historic and streetscape qualities. However, these precincts were not listed within the LEP as HCAs. In addition, the Heritage Inventory Review 2010 recommended that intact streetscapes of the same period which retain their original character should be included as HCAs in the heritage schedule. In 2015, Rockdale City Council prepared a discussion paper, 'Caring About the Future by Respecting the Past', which identified 12

potential HCAs within the former Rockdale LGA. This Discussion Paper was placed on public exhibition; however, the potential HCAs were not further progressed.

This report considers the areas identified in previous studies and other areas identified by the public during consultation for the Bayside Local Strategic Planning Statement in early 2019, listed in Section 1.2 above.

1.4 Methodology and Terminology

This report has been prepared with reference to the *NSW Heritage Manual*, prepared by the Heritage Office (now Heritage Division), and the relevant principles and guidelines of the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).

The preparation of this report has involved the following steps:

- review of previous heritage studies and existing heritage listings applicable throughout Bayside;
- collation of background historical information and documentation, including early maps and subdivision plans;
- fieldwork involving inspections of built form, landscape, public domain and streetscapes within the boundaries of the HCAs (undertaken by the GML project team in June–July 2019);
- identification and assessment of the heritage significance of the areas;
- provision of brief character statements and statements of significance for each potential new HCA;
- preliminary analysis of each building's contribution to the significance of the relevant potential new HCA; and
- recommendation of adjustments to boundaries where considered necessary to ensure cohesiveness in HCAs.

The terminology used in this report is consistent with the *NSW Heritage Manual* and the Burra Charter. The words 'place', cultural significance, fabric and conservation are defined in accordance with the definitions provided in the Burra Charter.

1.5 Heritage Assessment Methodology

The heritage significance assessments in this report draw upon the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance*, 2001. The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. It also provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion.

The NSW Heritage Council has adapted specific criteria for heritage assessment pertinent to the *Heritage Act 1977* (NSW) (the Heritage Act). The seven criteria on which the significance assessments are based are outlined below:

> *Criterion (a) Historic—an item is important in the course, or pattern of NSW's cultural or natural history;*

Criterion (b) Associative—an item has a 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;

Criterion (c) Aesthetic—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

Criterion (d) Social—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

Criterion (e) Technical/Research—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;

Criterion (f) Rarity—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and

Criterion (g) Representativeness—an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

An item is of state or local heritage significance if it meets one or more of the criteria at the relevant threshold.

1.6 Key Reference Material

Background material reviewed in the preparation of this report is collated in the table below.

Terry Kass 1989, *Rockdale Heritage Study—Thematic History*, report prepared for Municipal Council of Rockdale
Meredith Walker and Terry Kass 1991, *Rockdale Heritage Study*, report prepared for Municipal Council of Rockdale
Heritage Office and Department of Urban Affairs and Planning 1996, *Conservation Areas*
Graham Brooks and Associates 1996, *Rockdale Heritage Inventory Review*, report prepared for Rockdale City Council
Louise Thom 2010, *Rockdale Heritage Inventory Review*, report prepared for Rockdale City Council
City of Botany Bay 2013, *Development Control Plan—Part 5 Business Centres*
INHERITage 2015, *Review of Botany Bay Heritage Study*, report prepared for City of Botany Bay
Elizabeth Conroy 2017, *City of Botany Bay: A Thematic History*, report prepared for City of Botany Bay

1.7 Limitations

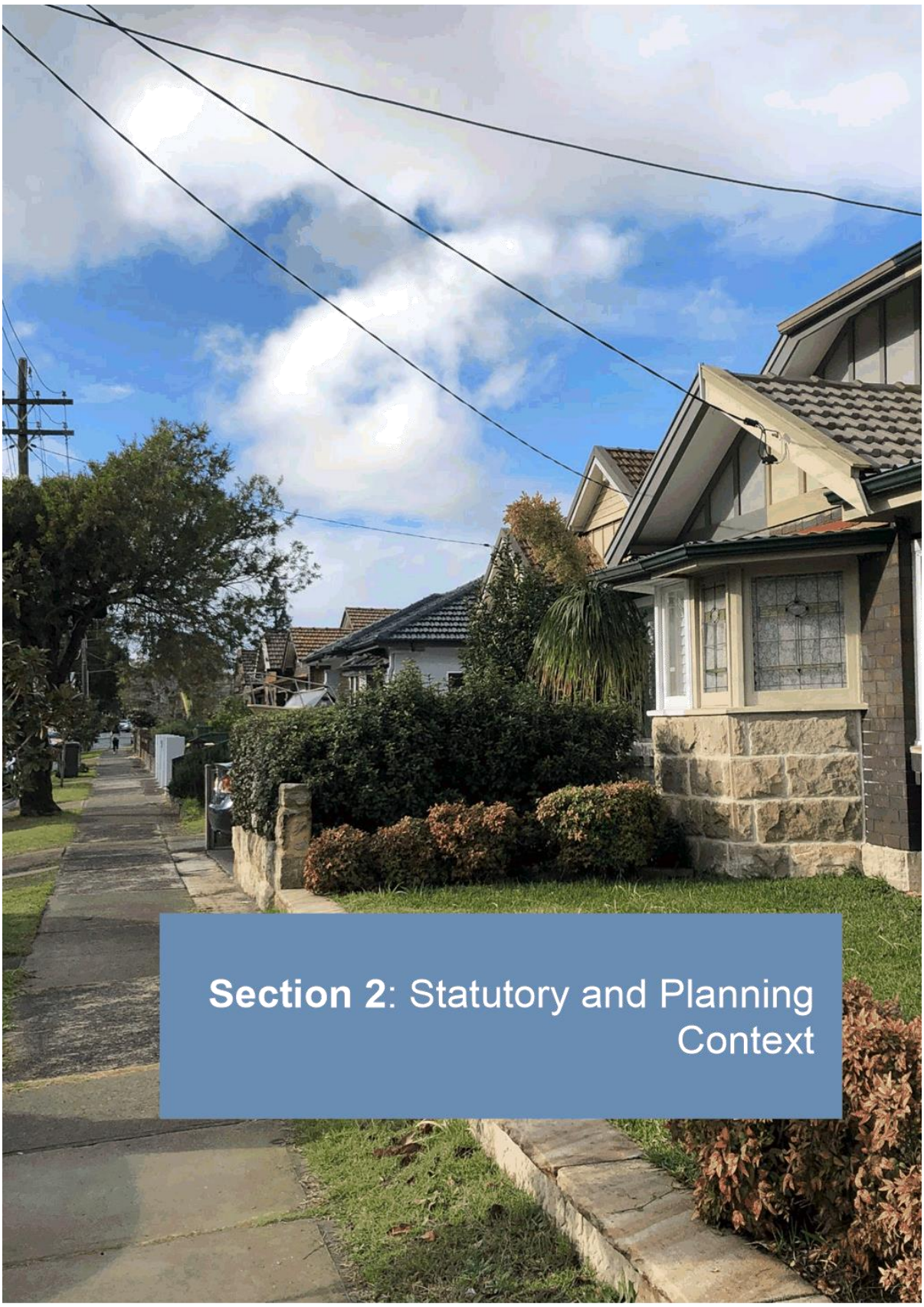
This report is subject to the following limitations:

- This report has not assessed the archaeological potential or Aboriginal cultural values of the sites. The HCAs may have archaeological values but these values have not to date been a key factor in defining the boundaries.
- Where relevant, this report has drawn upon the established statements of significance for existing local heritage items within the HCA.
- The interiors of the buildings within the HCAs were not inspected and an analysis of internal fabric is not included in this report. The contribution of individual buildings to the HCA was based upon their external character only.

- The study is limited to areas identified by Bayside Council, provided in the study brief. Other areas of potential significance have not been identified and assessed in this report.

1.8 Authorship

This report has been prepared by the following GML consultants: Lisa Trueman (Associate), Emma McGirr (Senior Heritage Consultant), Isabelle Rowlatt (Heritage Consultant) and Sam Kelly (Student Planner). Catherine Snelgrove (Principal) has provided review and input.


Section 2: Statutory and Planning Context

2.0 Statutory and Planning Context

2.1 Statutory Context

In NSW, items of heritage significance and archaeological remains (referred to as 'relics') are afforded statutory protection under the following legislation:

- the Heritage Act 1977 (NSW) (the Heritage Act);
- the National Parks and Wildlife Act 1974 (NSW) (the NPW Act); and
- the Environmental Planning and Assessment Act 1979 (NSW) (the EPA Act).

2.1.1 Heritage Act 1977

The Heritage Act establishes the NSW Heritage Council. The Council's function is to make recommendations to the relevant Minister, investigate and research heritage matters, maintain a list of heritage items, educate the community about heritage, and arrange seminars and conferences about heritage.

The Heritage Act also protects archaeological relics, defined as any deposit, object or material evidence that is of state or local significance, in sections 138 through 146. Section 139 (1) of the Heritage Act states:

> *A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It contains a list of identified items determined to be of significance to the people of NSW. The register includes items such as buildings, works, archaeological relics, movable objects or precincts.

2.1.2 National Parks and Wildlife Act 1974

Currently, all Aboriginal sites are recorded on the Aboriginal Heritage Information Management System, maintained by the Office of Environment and Heritage (OEH). At the time of writing the future of OEH is being determined by the state government and the name and functions of the office may be changed in the near future. The provisions of the NPW Act protect all Aboriginal objects, sites and declared Aboriginal Places. Aboriginal objects and places are defined as:

> *Any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.*

2.1.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment and provides for the protection of local heritage items and conservation areas through listings on LEPs, which guide local councils in making planning decisions.

2.1.4 Eastern City District Plan

Botany is included in the Greater Sydney Commission's Eastern City District Plan, which sets out planning priorities for each district and identifies Botany as a Local Centre under *Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage*. This priority has objectives aimed at bringing people together and identifying, conserving and enhancing heritage. Bayside Council is required under Action 20 of the Eastern City District Plan to identify, conserve and enhance environmental heritage 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; and*
- *Managing and monitoring the cumulative impact of development on the heritage values and character of the place.*

2.1.5 Botany Local Environmental Plan 2013 and Botany Development Control Plan 2013

Bayside's heritage is currently managed through the separate Rockdale and Botany LEPs and DCPs.

The Botany LEP 2013 provides the local development and planning framework for the former Botany LGA while the Rockdale LEP 2011 provides the local development and planning framework for the former Rockdale LGA. Part 5 Clause 10 provides objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items.

The objectives of Clause 5.10—Heritage Conservation of the Botany LEP and Rockdale LEP are as follows:

a) *to conserve the environmental heritage,*

b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

c) *to conserve archaeological sites,*

d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The Botany LEP 2013 and Rockdale LEP 2011 contain a list of environmental heritage items referred to as Schedule 5.

The Botany and Rockdale development control plans aim to facilitate development that give effect to the Botany and Rockdale LEPs, including the objectives for land zone uses. They provide for the matters set out in s74C of the EPA Act (preparation of development control plans).

Neither the Botany Bay Development Control Plan 2013 nor the Rockdale Development Control Plan 2011 contain any general controls for HCAs. The Rockdale LEP contains no HCAs, and therefore had no HCA controls in the DCP. The former Botany Bay Council DCP also contains no general HCA DCP controls, instead containing specific controls for the Botany Town Centre HCA and the Daceyville HCA.

2.2 Heritage Conservation Areas

2.2.1 What is a Heritage Conservation Area?

HCAs are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historic character. They often evidence a particular historic period of development and an architectural style and generally have a high proportion of original buildings. HCAs are protected because they create a cohesive sense of place and character which is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share common periods of development, historical associations, materials, form and scale.

Heritage conservation areas are afforded the same statutory protections within LEPs as individual heritage buildings. More than a collection of significant items, they are places in which the historic origins and relationships between the various elements create a sense of place that is worth keeping. A heritage conservation area is identified by analysing its historic development and significance, its physical expression and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building typologies or the common age of its building stock.

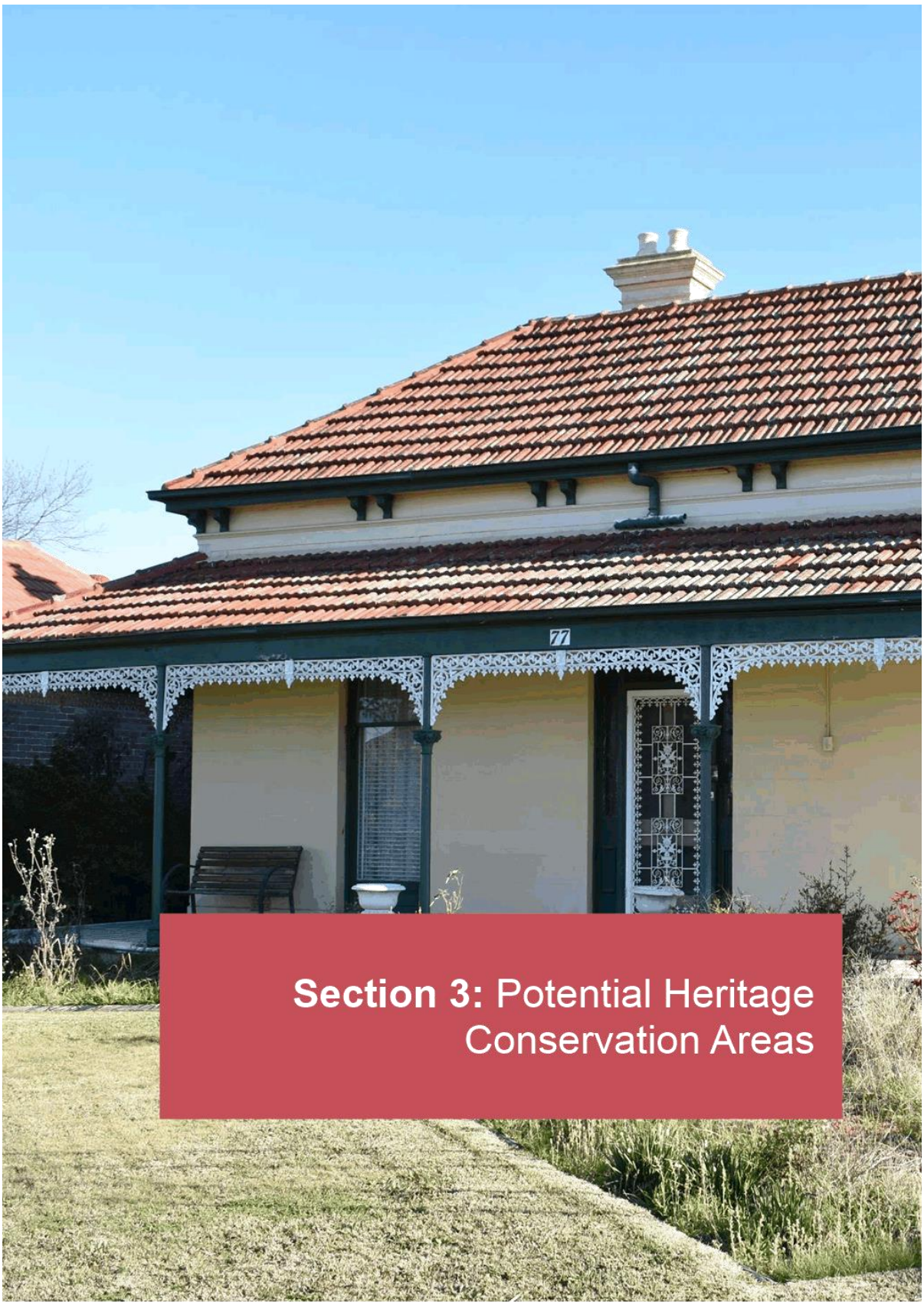
2.2.2 Classification of Buildings within Heritage Conservation Areas

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.
- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.

Some properties in HCAs will also be listed as individual heritage items; such places may be particularly fine examples of their type or may have significance for their association with a particular person or group of people, distinguishing them from the other places in the HCA.

The classification of buildings within a HCA assists property owners and developers to better understand the opportunities and constraints on their site, allows Council to develop specific controls that clearly identify the type of development appropriate for each class of building, gives property owners certainty and assists Council planners in the assessment of development applications.



Section 3: Potential Heritage Conservation Areas

3.0 Potential Heritage Conservation Areas

3.1 Introduction

The assessment of each potential HCA involved the review of previous heritage studies, historical information and existing listings throughout the Bayside LGA, followed by fieldwork to inspect the built form, landscape, public domain and streetscapes of each area.

A long list of 13 potential HCAs was provided by Bayside Council in June 2019. These areas were inspected by GML consultants in June and July 2019. A brief significance assessment of each area was undertaken, as well as a preliminary analysis of the characteristic built form of the area and its cohesion.

Following this process, seven areas were identified for further assessment as potential HCAs, and six areas were considered not to warrant further assessment as they did not display sufficient cohesion of built form character for an HCA, or were more appropriately managed through group heritage listing.

The following areas have been assessed for potential listing as HCAs within the Bayside LEP:

1. Oceanview Estate, Bexley.
2. Lansdowne and Hamilton Streets, Bardwell Valley.
3. Brighton Parade, Brighton Le Sands.
4. Farr and Gibbes Streets, Banksia.
5. Moorefield Estate, Kogarah.
6. Aloha and Forster Streets, Mascot.

This section of this report provides the following overview information for each of the potential HCAs:

- location and description of the prevailing built character;
- a brief historical overview of the area;
- draft Statement of Significance;
- draft Character Statement;
- classification of buildings within the HCA (as contributory, neutral or uncharacteristic) according to their contribution to the significance of the HCA; and
- recommendations as to the future management of each HCA.

3.2 Oceanview Estate HCA, Bexley

3.2.1 Location

The former Oceanview Estate is located in the suburb of Bexley, in the former LGA of Rockdale. It includes a number of streets centred around Seaforth Park, a large square reserve of public open space. The location of Oceanview Estate HCA is shown on Figure 3.1 and Figure 3.2.

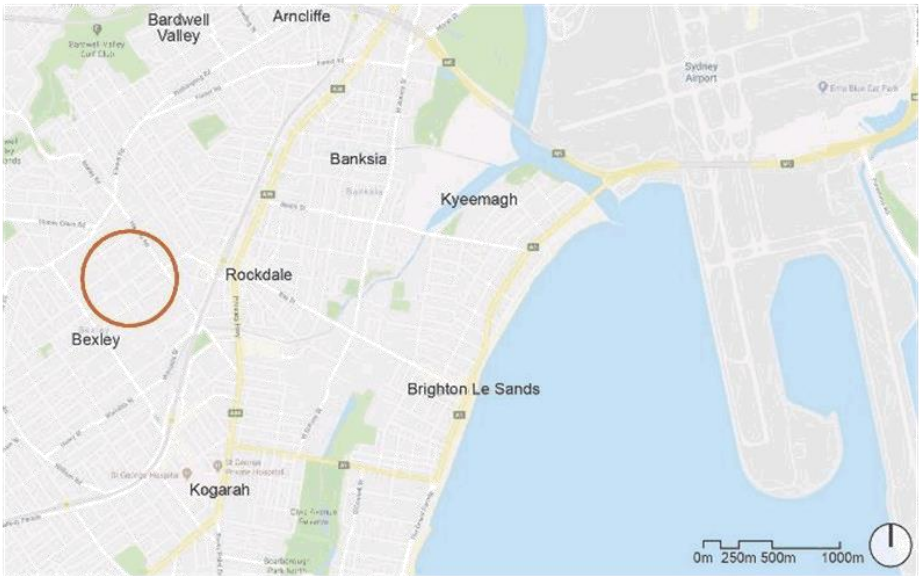


Figure 3.1 Location of the Oceanview Estate, Bexley. (Source: Google Maps with GML overlay)



Figure 3.2 Location of the Oceanview Estate, Bexley. (Source: Six Maps with GML overlay)

3.2.2 Historical Background

The suburb of Bexley derives its name from the estate of the Lord family, who were granted 2,000 acres extending across Wolli Creek, Kingsgrove and Canterbury. They erected Bexley House and held the land until around the 1850s. The land on which the Oceanview Estate stands was purchased by a group of land speculators in 1879, when the route of the new railway through the St George district was established after a prolonged campaign of lobbying by interest groups and speculative developers who sought to leverage the accessibility and benefit the railway line would bring to the area.

Located on the ridge overlooking the new rail line and boasting views towards the ocean, the Oceanview Estate was laid out with Garden Suburb concepts in mind. It was planned to appeal to wealthy and discerning buyers, with larger sized dwellings surrounded by tastefully laid out grounds. It differentiated itself from the nearby Rockdale Township Estate and the Rockdale Estate in the size and arrangement of properties and lots and ready access to Seaforth Park (marked on the early plans as simply 'Recreation Reserve'). The area was developed in stages beginning in the late nineteenth century, and contains surviving examples of Victorian villas built in the 1890s through to later Federation and interwar period styles. The streets were planted with trees to commemorate the reign of Queen Victoria.

Allotments in the subdivided Oceanview Estate were offered for sale in 1883.[1]



Figure 3.3 1943 aerial showing the proposed HCA boundary. (Source: Six Maps with GML overlay)



Figure 3.4 Ocean View Estate subdivision map, c1883. (Source: State Library of New South Wales)

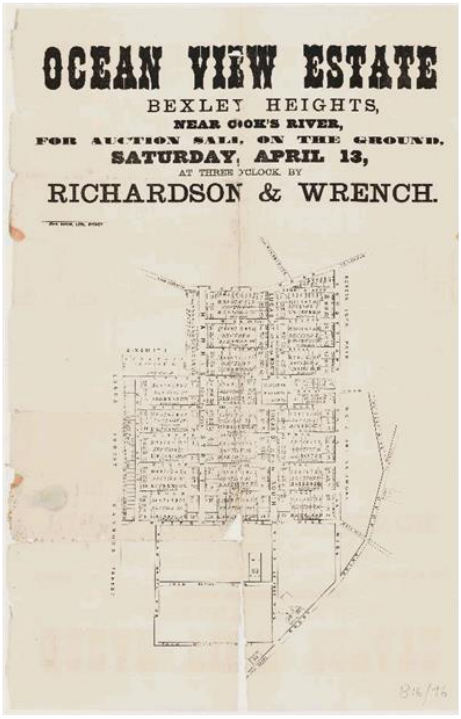


Figure 3.5 Ocean View Estate subdivision map, c1883. (Source: State Library of New South Wales)

3.2.3 Description

The study area is centred around Seaforth Park and includes Dunmore Street North, Caledonian Street (East), Watkin Street, Park Avenue and parts of Seaforth Street, Beaconsfield Street and Dunmore Street South. The streets are laid out in a grid pattern around the central park. Seaforth Park is a large square park that is mainly grassed and retains original plantings of Moreton Bay figs, Monterey pines and Canary Island palms, with later plantings. Housing around the park is generally from the Federation period, orientated to take advantage of views over the parkland and views to the ocean.

The character of the potential Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages set within formal gardens with low brick fencing. The area features wide streets with grass verges and mature street trees, some of which are heritage listed.

Dunmore Street north features the finest quality of housing and is largely intact. Some areas have uncharacteristic development which has eroded the integrity of parts of the potential HCA, particularly Seaforth and Watkin Streets.

The following photographs were taken by GML in July 2019, unless otherwise noted.

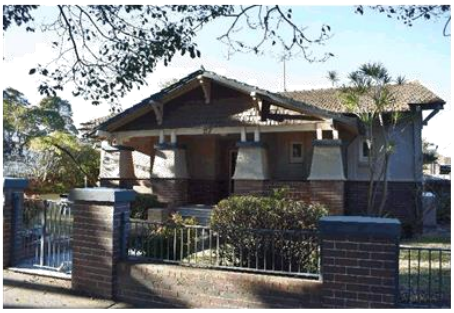


Figure 3.6 High-quality bungalow style residence on Dunmore Street North.



Figure 3.7 40 Dunmore Street North (a local heritage item).



Figure 3.8 Mature street trees along Dunmore Street North.



Figure 3.9 13 Dunmore Street North.



Figure 3.10 Characteristic buildings on Park Avenue.



Figure 3.11 Seaforth Park.



Figure 3.12 Contributory building at 36 Watkin Street.



Figure 3.13 An example of uncharacteristic development in the study area.



Figure 3.14 Dunmore Street North, looking south towards Seaforth Park.



Figure 3.15 A local heritage item at 77 Harrow Road.



Figure 3.16 Contributory building on Beaconsfield Street.



Figure 3.17 A local heritage item at 83 Harrow Road.



Figure 3.18 Mature street trees on Beaconsfield Street.



Figure 3.19 Contributory building on Dunmore Street North.



Figure 3.20 An uncharacteristic building on Dunmore Street North.



Figure 3.21 Fairmont, 20 Dunmore Street, built c1891, is listed as a heritage item.

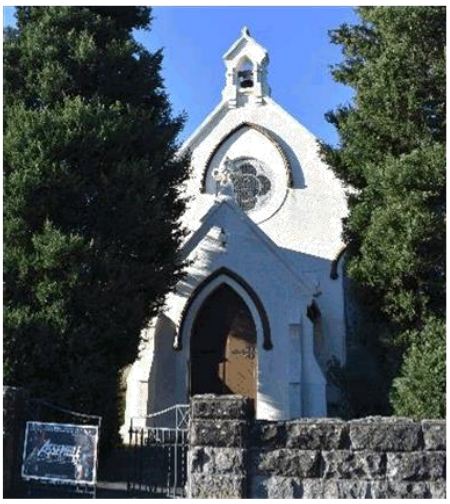


Figure 3.22 Christ Church Anglican Church and Hall at the northern end of Dunmore Street (a local heritage item).

3.2.4 Draft Statement of Significance

The potential Oceanview Estate Heritage Conservation Area has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development. The area has aesthetic significance for its particularly fine examples of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character.

Individual properties (both those individually listed and those classified as contributory) within the Oceanview Estate HCA have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness/integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout.

The Oceanview Estate HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square of the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Ocean View subdivision. The tree planting commemorated the reign of Queen Victoria (although the trees present today are not the original trees).

3.2.5 Draft Character Statement

The character of the potential Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages. This character should be preserved and retained through the retention of contributory buildings, public open space, the existing subdivision pattern and typical Garden Suburb layout, and large street trees. Characteristic elements to be preserved include:

- the range of surviving architectural styles and historic buildings, particularly the existing heritage items, landmark buildings and contributory buildings;
- the grid layout of wide streets centred around Seaforth Park;
- the consistency of low front fences and gates at the front boundary of private properties;
- original chimneys and roof forms;
- the consistent single-storey scale;
- prominent ornate decorative elements, particularly on surviving examples of late Victorian buildings and Federation houses;
- the dominant material palette of face brick, timber batten detailing and timber joinery elements, sandstone base courses, timber framed windows and window hoods; and
- established formal gardens and mature street trees.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

3.2.6 Classification of Buildings

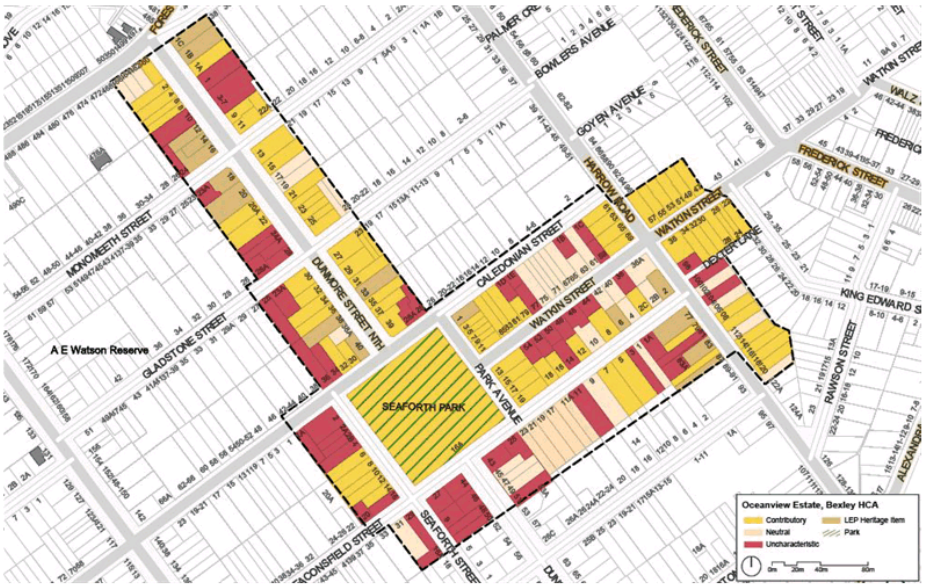


Figure 3.23 Classification of buildings within the Oceanview Estate HCA. (Source: GML and Bayside Council)

3.2.7 Recommendations

- The Oceanview Estate HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Oceanview Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.3 Lansdowne and Hamilton Street HCA, Bardwell Valley

3.3.1 Location

The study area includes Lansdowne and Hamilton Streets, located in the suburb of Bardwell Valley, between Wollongong Road and Silver Jubilee Park. The location of the study area is shown on Figures 3.24 and 3.25.

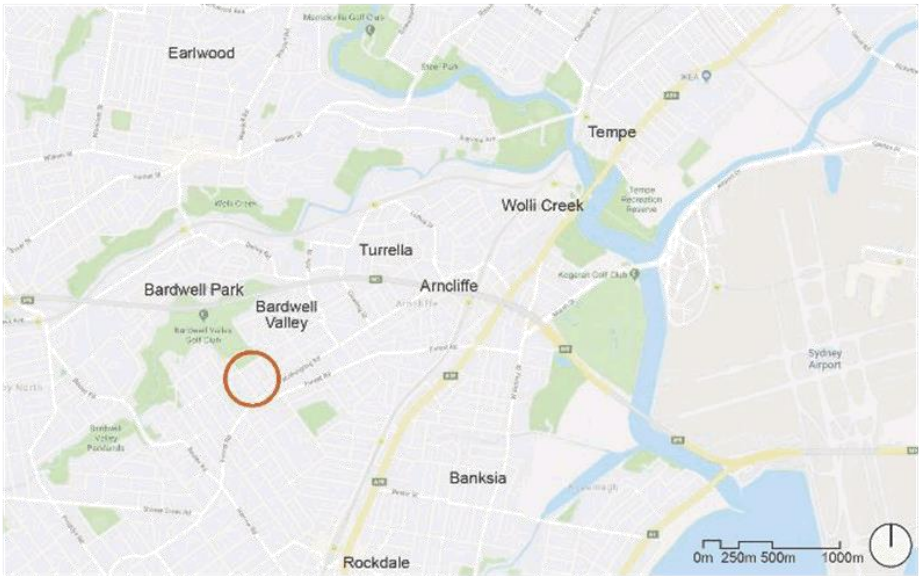


Figure 3.24 Location of Lansdowne and Hamilton Streets, Bardwell Valley. (Source: Google Maps with GML overlay)



Figure 3.25 Location of Lansdowne and Hamilton Streets, Bardwell Valley. (Source: Six Maps with GML overlay)

3.3.2 Historical Background

Bardwell Valley was originally the name used to describe the land beside Bardwell Creek in the suburb of Bardwell Park. The suburb was formed in 1896 from parts of Arncliffe that bordered the valley and creek. Bardwell Park was named after free settler Thomas Hill Bardwell, who owned land in this area. Thomas Hill Bardwell was a wealthy pastoralist from southern New South Wales who bought the land in December 1853.

After much development had taken place in the Arncliffe and Bardwell Park areas during the early 1900s, Bardwell Valley was the last remaining area with any significant cover of natural vegetation. The Bardwell Valley land comprising Lansdowne and Hamilton Streets was purchased in 1918 by builder William Lansdowne.

In 1918 Hamilton and Lansdowne Streets were created as the Lansdowne Estate. The first houses in the estate were built in 1921 in Lansdowne Street. The first houses in Hamilton Street were not built until 1923. By 1925 all the original houses within the study area had been constructed.



Figure 3.26 1943 aerial of the proposed HCA. (Source: Six Maps with GML overlay)

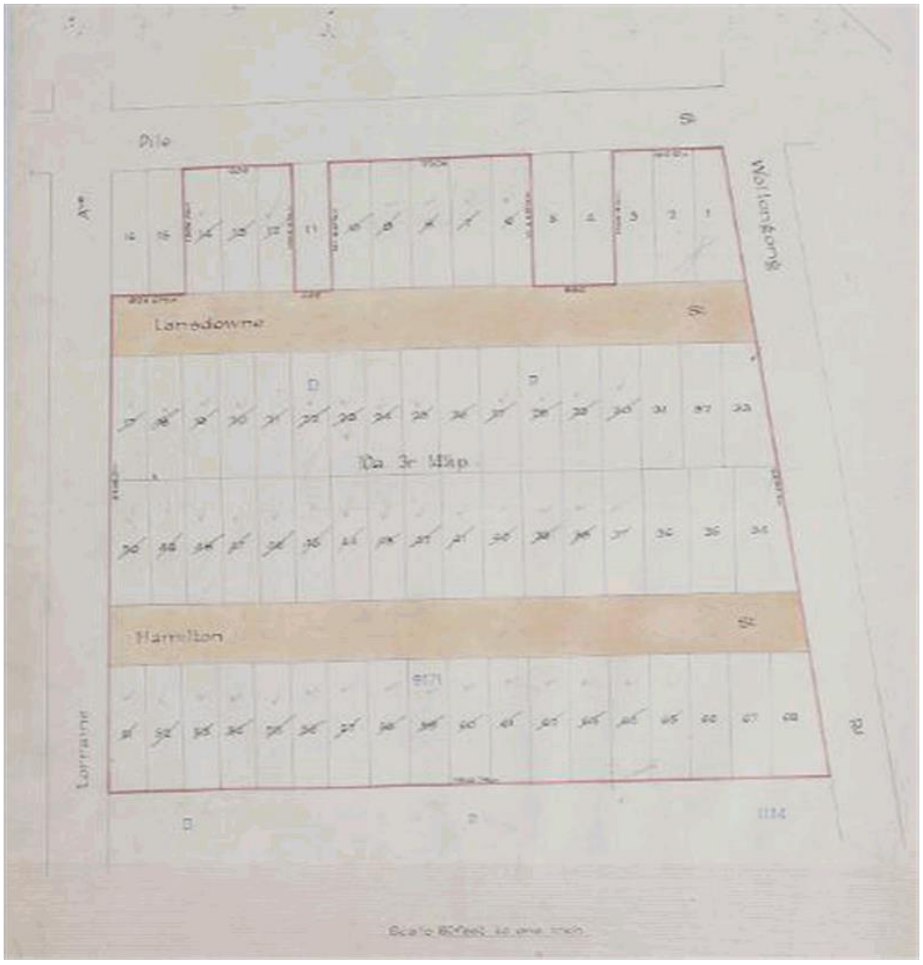


Figure 3.27 Subdivision plan showing the study area, c1920s. (Source: NSW Land Registry Services, Historical Land Records Viewer c1920)

3.3.3 Description

Lansdowne and Hamilton Streets are parallel streets linking Lorraine Avenue in the north with Wollongong Road in the south. The land slopes down from the south towards Bardwell Valley. Houses in Lansdowne and Hamilton Streets are generally intact examples of Federation bungalows of similar size, form and detail. Most of the original housing has double gables facing the street with deep front entry porches and verandahs, terracotta pitched roofs and face brick walls. The houses are set within established formal gardens, and generally have low picket or brick fences.

The streets are wide with grassed verges and some street trees. Carparking is generally at the side of original houses in open hardstands and carports. Some more recent, generally over-scaled development has intruded into the consistency of the scale and character of some parts of the study area.

The following photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.28 Intact streetscape along Hamilton Street.



Figure 3.29 Contributory dwelling on Hamilton Street.



Figure 3.30 Contributory dwelling at 20 Hamilton Street.



Figure 3.31 Looking north along Hamilton Street towards Silver Jubilee Park.



Figure 3.32 Contributory dwelling.



Figure 3.33 Over-scaled and uncharacteristic development.



Figure 3.34 Contributory dwelling on Lansdowne Street.



Figure 3.35 Uncharacteristic dwelling at 28 Lansdowne Street.



Figure 3.36 Uncharacteristic dwelling on Hamilton Street.



Figure 3.37 Contributory dwelling.



Figure 3.38 Contributory dwellings in the study area. The consistent roof lines of several dwellings can be seen here.



Figure 3.39 Contributory dwelling on Lansdowne Street.



Figure 3.40 Contributory dwelling on Hamilton Street.



Figure 3.41 Neutral dwelling on Hamilton Street.

3.3.4 Draft Statement of Significance

The Lansdowne and Hamilton Streets HCA is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision.

The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.

3.3.5 Draft Character Statement

The character of the potential Lansdowne and Hamilton Streets HCA is primarily made up of high-quality and relatively intact bungalow and cottage style houses. Mostly completed between 1920 and 1925, many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through

the retention of contributory buildings, the existing subdivision pattern, and large street trees. Characteristic elements to be preserved include:

- the high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items;
- the grid layout and wide streets;
- the consistency of low front fences at the front boundary of private properties;
- original chimneys and the consistency of forward-facing double-gabled roof forms stepping down the slope to the north;
- the prevalent single-storey scale;
- the dominant material palette of face brick, timber batten detailing and timber joinery elements, roughcast rendered elements, sandstone base courses, timber framed windows, leadlight casement windows, window hoods, and timber shingle cladding; and
- established gardens and consistent setbacks.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

3.3.6 Classification of Buildings

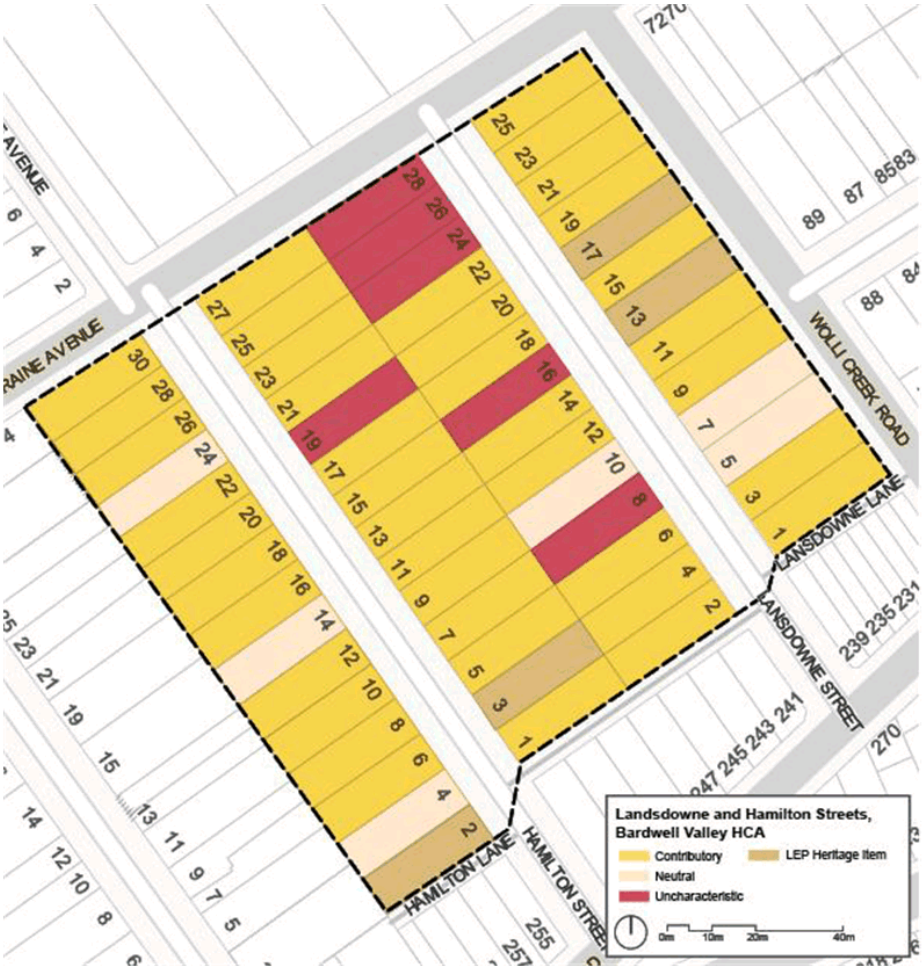


Figure 3.42 Classification of buildings within the Lansdowne and Hamilton Streets HCA. (Source: GML Heritage and Bayside Council)

3.3.7 Recommendations

- The Lansdowne and Hamilton Streets HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Lansdowne and Hamilton Streets HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.4 Brighton Parade HCA, Brighton Le Sands

3.4.1 Location

Brighton Parade is located in the suburb of Brighton Le Sands and runs west to east, linking Francis Avenue with Sellwood Street. The location of the study area is shown in Figures 3.43 and 3.44 below.

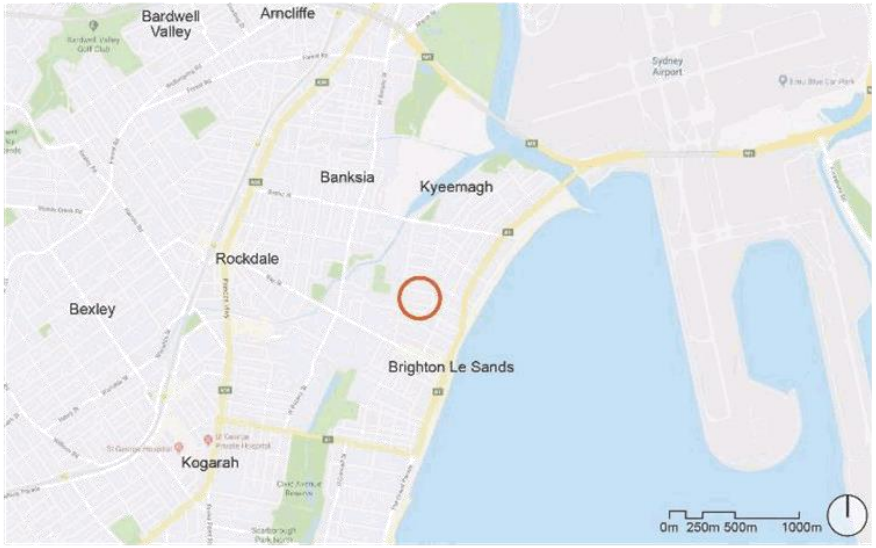


Figure 3.43 Location of Brighton Parade. (Source: Google Maps with GML overlay)

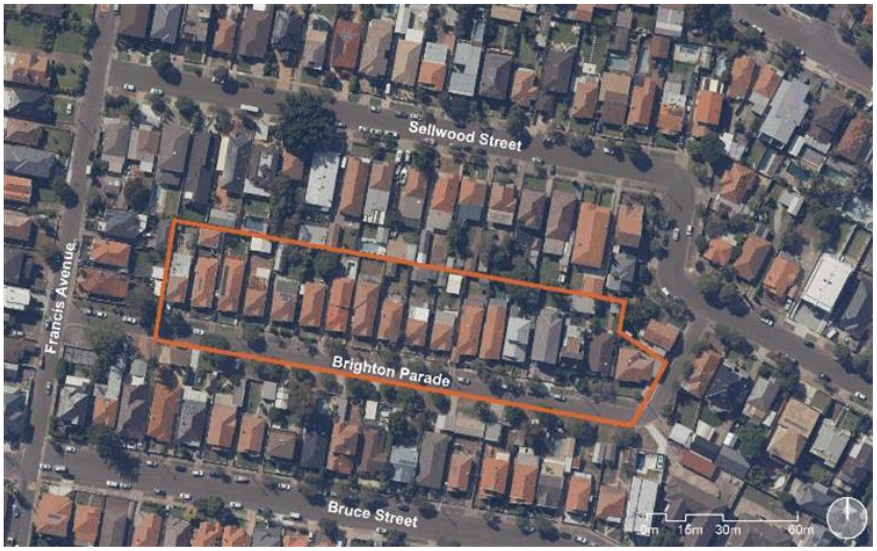


Figure 3.44 Location of Brighton Parade. (Source: Six Maps with GML overlay)

3.4.2 Historical Background

The properties on the northern side of Brighton Parade form part of the land auctioned to William Nicholls in 1853. Brighton Parade was subdivided as part of the Fairlight Estate in 1886. The area was called 'New Brighton' as it was near Lady Robinson's Beach and Saywell's Baths. The houses in Brighton Parade were mainly constructed from 1925 to 1928. Many of the lots were owned by Norman and Florence Sheppard of Kimpton Street, Rockdale, who built the houses speculatively before selling them.[2]



Figure 3.45 1943 aerial of the study area. (Source: Six Maps with GML overlay)

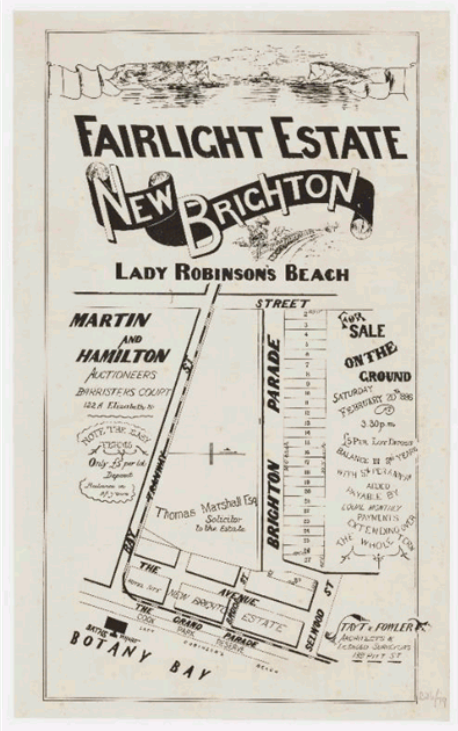


Figure 3.46 1886 subdivision map of the Fairlight Estate. (Source: State Library of NSW)

3.4.3 Description

The properties on the north side of Brighton Parade are predominantly single-storey Inter-War bungalows constructed in the late 1920s. Houses are of predominantly brick construction and timber detailing with pitched tiled roofs, set within modest front gardens. The northern side of Brighton Parade retains original brick kerbs along its length. The southern side of Brighton Parade is occupied by the driveways and rear access of houses fronting Bruce Street.

Brighton Parade is generally an intact and cohesive streetscape of houses of similar style, scale and character, with some recent development disrupting the cohesion in parts. A comparison of current and historical aerials and a search of council's DA register indicates that most dwellings along Brighton Parade have been extended to the rear, with some having a second floor added and No. 5 has been replaced completely.

Nos 3, 5, 9, 11, 22 and 33 Brighton Parade are currently listed as a group listing within the Rockdale LEP (Item 166). However, No. 5 was demolished c2014 and has been replaced by a modern brick dwelling.

The following photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.47 Contributory dwelling on Brighton Parade.



Figure 3.48 Contributory dwelling on Brighton Parade.



Figure 3.49 Original brick kerbs in Brighton Parade.



Figure 3.50 Brighton Parade, looking west.



Figure 3.51 Contributory dwelling on Brighton Parade.



Figure 3.52 Contributory dwelling on Brighton Parade.



Figure 3.53 Rear of houses on Bruce Road.



Figure 3.54 Contributory dwelling on Brighton Parade.



Figure 3.55 New dwelling at 7 Brighton Parade.



Figure 3.56 5 Brighton Parade, currently part of the group heritage listing.



Figure 3.57 Contributory dwelling on Brighton Parade.



Figure 3.58 Contributory dwelling on Brighton Parade.

3.4.4 Draft Statement of Significance

The Brighton Parade HCA is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War bungalow-style houses and cottages in a suburban setting with mature street plantings, as well as rare streetscape detailing such as brick kerbing. The high proportion of original building stock, together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Rockdale.

3.4.5 Draft Character Statement

The character of the potential Brighton Parade HCA is primarily made up of high-quality modest bungalow and cottage style houses. Many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of heritage listed and contributory buildings, the existing subdivision pattern, brick kerbing and large street trees. Characteristic elements to be preserved include:

- the high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items;
- historical streetscape elements from the early period of development in the area, such as brick kerbing;
- the consistency of low front fences at the front boundary of private properties;
- original chimneys, roof forms, and tiled roof cladding;
- the prevalent single-storey scale; and
- the dominant material palette of face brick, timber detailing and timber joinery elements, roughcast rendered elements, brick front verandahs, timber framed windows, and timber picket and masonry front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, infilled verandahs, rendering of face brickwork, unsympathetic fencing and the addition of garages and carports forward of the front building line.

3.4.6 Classification of Buildings

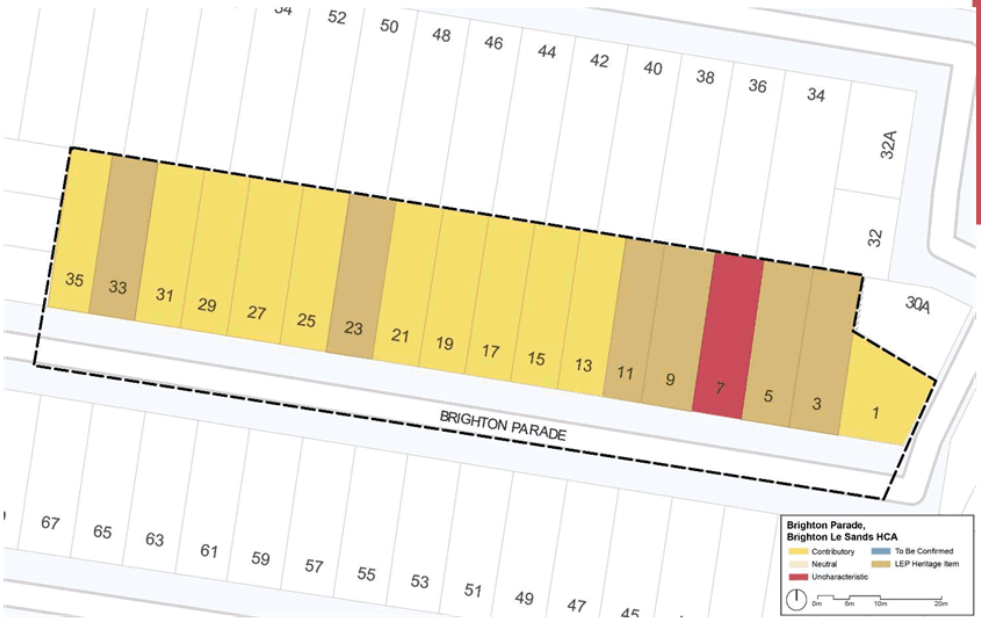


Figure 3.59 Classification of buildings within the potential Brighton Parade HCA. (Source: GML Heritage and Bayside Council)

3.4.7 Recommendations

- The Brighton Parade HCA should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Brighton Parade HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.
- The current group heritage listing for 3, 5, 9, 11, 23 and 33 Brighton Parade should be reviewed and updated. These properties may be more appropriately identified as contributory items rather than heritage items.

3.5 Farr and Gibbes Streets HCA, Banksia

3.5.1 Location

Farr and Gibbes Streets are located in the suburb of Banksia to the east of the Princes Highway between Bestic Street and Tabrett Street. The location of the study area is shown on **Figure 3.60** and **Figure 3.61**.

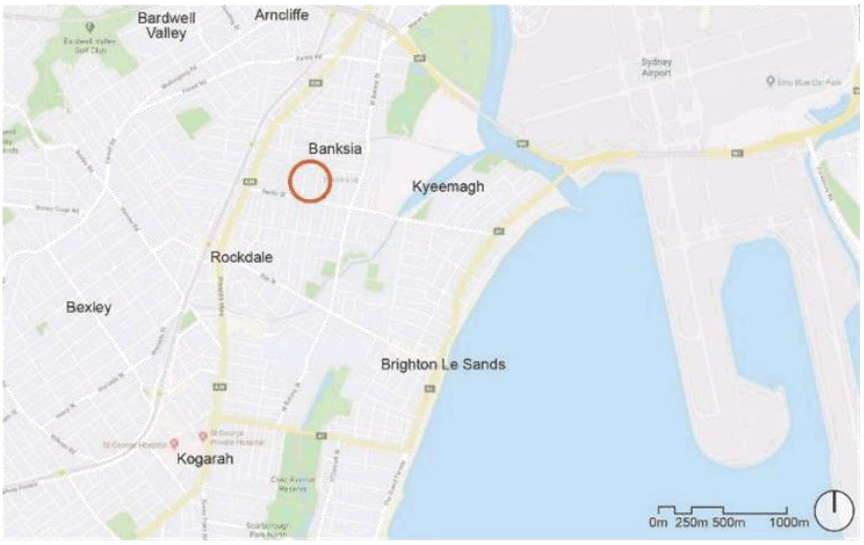


Figure 3.60 Location of Farr and Gibbes Streets. (Source: Google Maps with GML overlay)



Figure 3.61 Location of Farr and Gibbes Streets. (Source: Six Maps with GML overlay)

3.5.2 Historical Background

The suburb of Banksia was initially part of the large parcel of land owned by Simeon Pearce (1821–1886) and his brother James Pearce in the 1850s. The area owned by the Pearce brothers extended from Rockdale to Brighton Le Sands. Until the late nineteenth century, Banksia and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias.[3]

The 1881 map of Sydney and surrounds compiled by surveyor Thomas Parrot shows the Rockdale area was largely undeveloped with only a scattering of houses on it. Most subdivisions or sales of land until the 1870s comprised sizeable acreages, suitable for farms, villas or other large area activities.[4] Residential development began to accelerate in the 1880s with the arrival of the railway. The area developed more rapidly after the railway station opened on 21 October 1906.[5] The construction of tramlines also affected the pattern of development. Both Saywell's private tramway along Bay Street and the Sans Souci tram were associated with subdivision of nearby land.[6]

The land in the study area was first auctioned to Thomas Grant the younger in 1853. A portion of Grant's land was later purchased by the Mercantile Building and Investment Co., a speculative building company. Immediately after purchasing the land, the Mercantile Building Land & Investment Co. subdivided the land and built terraces of 12 separate single-fronted cottages on both sides of Gibbes and Farr Streets. These houses, known as 'Jackson's Row', were built by c1885 and were occupied in early 1886.[7]

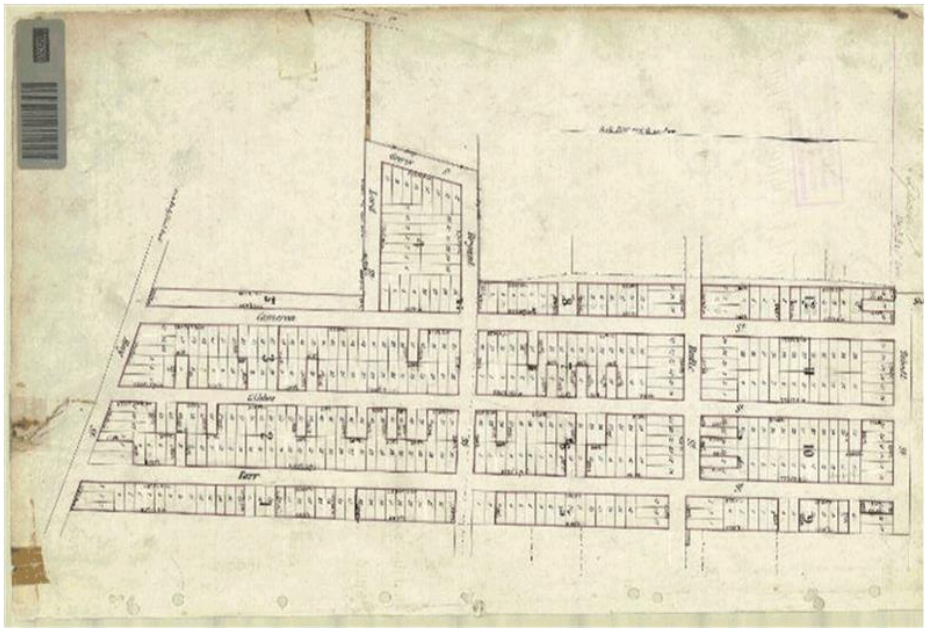


Figure 3.62 Farr and Gibbes Streets subdivision by the Mercantile Building and Investment Co., 1888. (Source: NSW Land Registry Services, Historical Land Records Viewer)



Figure 3.63 Farr and Gibbes Streets as seen in a 1943 aerial with the proposed boundaries marked. Jackson's Row can be clearly seen in the centre of the study area. (Source: Six Maps with GML overlay)

3.5.3 Description

The study area consists of wide streets laid out in a grid pattern and retains its original subdivision pattern. The streets are characterised by their intact and cohesive rows of Victorian workers cottages on both sides of Gibbes and Farr Streets. Both Farr and Gibbes Streets have some street planting consisting of native trees and banksias.

The terraces, which date from 1885 and are known as Jackson's Row, retain their consistent single-storey scale, hipped roofs, front verandahs and modest features. Some have undergone some modifications over time, including replacement of roofs, alterations of front façades, replacement of front fences/gardens and extensions to the rear.

Other properties originate from the second phases of development of the area, and include Federation detached and semi-detached cottages along Tabrett Street.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.64 Jackson's Row cottages within the Farr and Gibbes Street area.



Figure 3.65 Jackson's Row cottages within the Farr and Gibbes Street area.



Figure 3.66 Single-storey house within the Farr and Gibbes Street area.



Figure 3.67 Later semi-detached dwellings on Tabrett Street.



Figure 3.68 Farr Street streetscape.



Figure 3.69 Intact workers cottage streetscapes.



Figure 3.70 Uncharacteristic development.



Figure 3.71 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.72 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.73 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.74 Jackson's Row Cottages within the Farr and Gibbes Street area.



Figure 3.75 Jackson's Row Cottages within the Farr and Gibbes Street area.

3.5.4 Draft Statement of Significance

The Farr and Gibbes Streets Heritage Conservation Area is culturally significant at a local level as it contains the substantially intact rows of single-storey nineteenth-century workers housing known as Jackson's Row as well as several other intact early twentieth-century houses. It is historically significant for its association with the Mercantile Building Land & Investment Co., a building society and speculative developer that had some influence in the development of the Rockdale area. The area is representative of three phases in the residential development of Bayside LGA: late Victorian row houses, early twentieth-century bungalow dwellings and interwar-era brick houses.

The Farr and Gibbes Streets Heritage Conservation Area has aesthetic value as it contains two intact streetscapes displaying a uniformity of housing type, interspersed with some neutral and newer developments. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey freestanding row houses with consistent gable roof forms and setbacks to the street. The Farr and Gibbes Streets Heritage Conservation Area has rarity value as it contains intact rows of single storey nineteenth-century workers housing, a typology that is rare within the Bayside LGA.

3.5.5 Draft Character Statement

The character of the potential Farr and Gibbes Streets HCA is primarily made up of intact rows of houses from the late Victorian period of development in Banksia. The streetscapes retain many original single-storey narrow Victorian terrace houses with a consistency of scale and presentation, as well as some larger semi-detached Federation houses. This character should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving heritage items and contributory buildings, particularly the Jackson's Row cottages and intact rows of Victorian terraces;
- the consistency of low front fences at the front boundary of private properties;
- consistent narrow setbacks, the dominant single-storey scale and lack of private car spaces;
- original chimneys and roof forms; and
- the dominant material palette of rendered brick terraces, decorative rendered elements, ornate façade windows, and painted brick front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled and unsympathetic additions, front facing dormers, infilled verandahs, the removal and replacement of original features including windows and doors, and uncharacteristic fencing.

3.5.6 Classification of Buildings

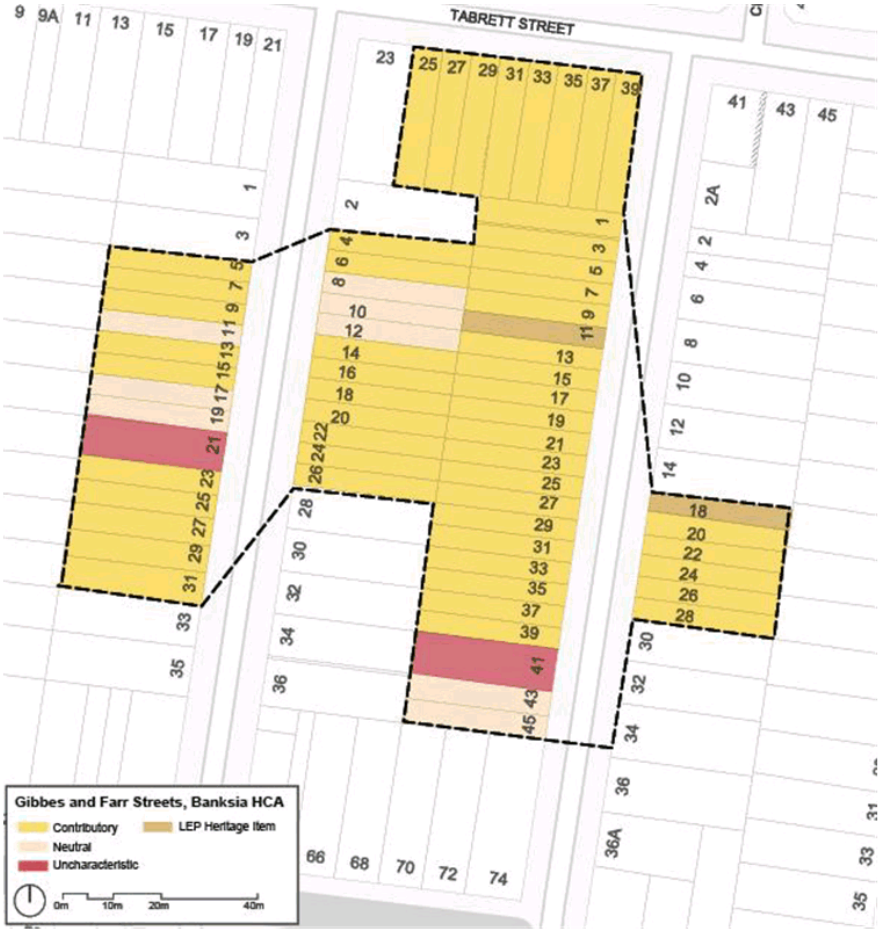


Figure 3.76 Classification of buildings within the Farr and Gibbes Street potential HCA. (Source: GML Heritage and Bayside Council)

3.5.7 Recommendations

- The Farr and Gibbes Streets Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Farr and Gibbes Street HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.6 Moorefield Estate HCA, Kogarah

3.6.1 Location

Moorefield Estate is located in the suburb of Kogarah, bounded by President Avenue, Marshall Street and Civic Avenue. Lachal, Annette and Fairway Avenues traverse the area. To the east is a remnant portion of the former Moorefield Racecourse which forms part of Scarborough Park. The location of the study area is shown on Figures 3.77 and 3.78.

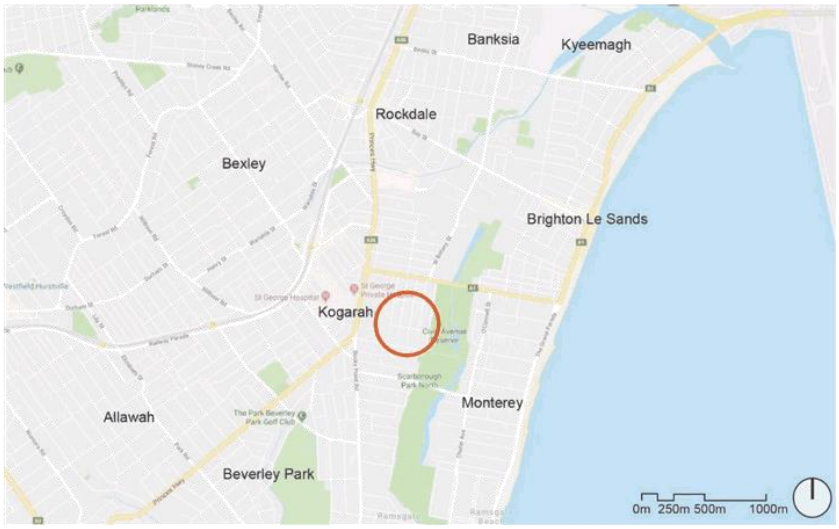


Figure 3.77 Location of the Moorefield Estate. (Source: Google Maps with GML overlay)



Figure 3.78 Location of the Moorefield Estate. (Source: Six Maps with GML overlay)

3.6.2 Historical Background

Moorefield Estate was once part of Pat Moore's Swamp or Patmore Swamp. Patrick Moore was granted 60 acres (240,000m^2) of land in 1812 by Lachlan Macquarie. Moore's land fell west of Botany Bay in an area that was occupied by freshwater and brackish swamps. Moore was a convict who possessed the skills of a blacksmith and wheelwright.[8] He built a villa which became known as Moorefields.

The natural characteristics of sand hills and swamps slowed development in the area and the land remained largely undeveloped until the prospect of a railway along Rocky Point Road (which never eventuated) encouraged the further subdivision and sale of land including the North and South Scarborough Estates, Elismere and St Kilda on Rocky Point.[9]

The Moorefield Racecourse was opened in 1888 at the corner of President Avenue and Rocky Point Road (now Princes Highway), Kogarah. It was laid out and opened by Peter Joseph Moore, son of Patrick Moore and grand-nephew of Patrick Moore Senior, the original 1812 grantee of the area. The first race meeting was held on 13 October 1888.[10] An article from the *Freeman's Journal Sydney* describes the racecourse nearing completion, with a grandstand of brick and wood capable of seating 500 people to be constructed, a seven foot fence around the site, large saddling paddock and a double row of roomy horse stalls to 'compare favourably with anything in the colony'.[11] At the time of Peter Moore's death in 1925, ownership of the racecourse had passed to a company known as the Moorefield Racing Club.[14] In 1946 the racecourse was bought by Sydney Turf Club.[15]

The land surrounding the racecourse began to be subdivided as the 'Moorefields Estate' in the late nineteenth century, with lots advertised for sale on Moore Street south of the racecourse in 1888. By 1924, the Moorefields Estate had expanded and was described as 'the largest subdivision within the bounds of Greater Sydney', comprising of 360 acres of undulating land and 1400 allotments.[16]

By 1951, the racecourse was considered by Council to be 'a stumbling block to development in the area.'[17] Land at Moorefield had been promised earlier to St George Technical College and extended educational facilities were desired by many. The rezoning of the racecourse land was debated for several years, but by 1953, Council had generally agreed that the western portion of the racecourse would be zoned as a living area. In 1954, the Valuer General was negotiating on behalf of the Education Department for the purchase of 28 acres of the Moorefield site for education purposes and the Chief Secretary had granted permission to the Sydney Turf Club to sell Moorefield Racecourse under certain conditions.

In 1955, real estate developer Leslie Joseph Hooker formed what became Hooker Rex Pty Ltd to pursue subdivisions at Batemans Bay, the Gold Coast, and the Moorefield Racecourse land. Hooker was well known for his prolific real estate activities, being responsible for many subdivisions throughout the Greater Sydney area, including Maroubra and several 'model estates' in the North Shore. He presided over 'one of the most breathtaking expansion programmes in Australia's corporate history.'[18]

Hooker Rex had several meetings with Council throughout 1955 to discuss the subdivision of the Living Area portion. The original plan for the subdivision included an 'off-centre shopping centre' and a hotel, which was deemed unsuitable. In 1956 Rockdale Council received an application from Hooker Rex and Australian Subdivisions Pty Ltd for 270 residential lots on the land, which was now called Moorefield Estate, including road widening, a recreation reserve and associated civil works, to facilitate the subdivision. Street names in Moorefield Estate reference the former Moorefield Racecourse and Golf Course.

Lots were sold off by LJ Hooker from 1957 to 1958 as 'excellent building land handy to the beach and baths, within easy walk of shops and school' (). Single storey brick and brick veneer, timber and fibro homes were built predominantly in a 1950s austerity cottage style. Some later houses have been constructed in the 1960s featuring flat and skillion roofs. In 1959 Hooker Rex (by this time known as LJ Hooker) contributed 500 pounds to Council to facilitate a tree planting scheme in the estate.

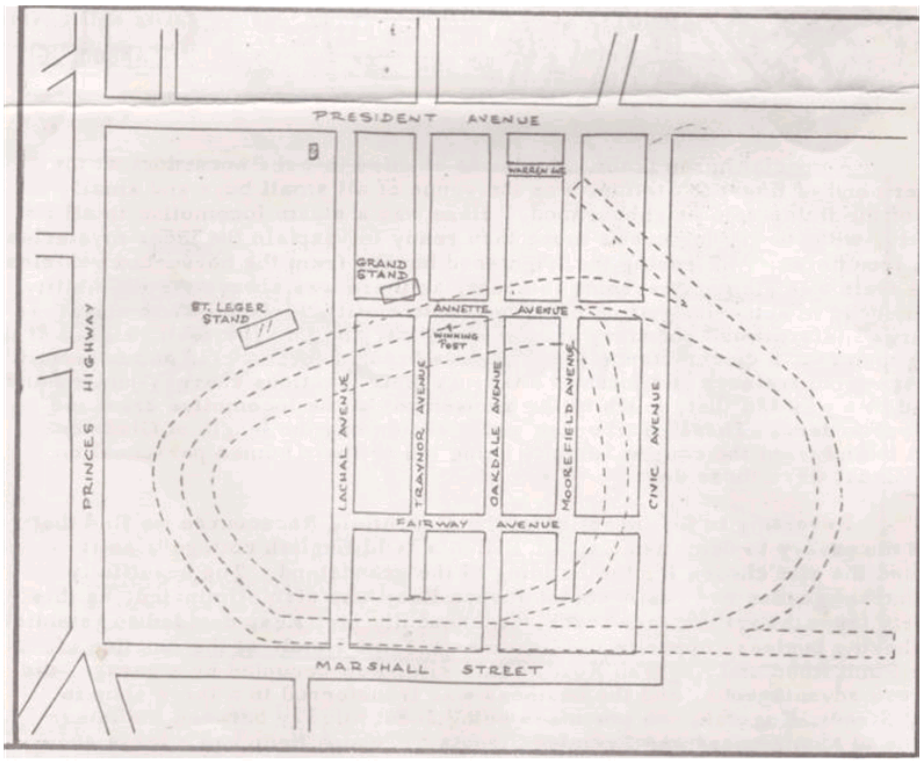


Figure 3.79 A hand-drawn map of the Moorefield Estate streets with the racecourse superimposed. (Source: Dr Joan Hatton, reproduced in *Moorefield Racecourse Kogarah* by Anne Field)

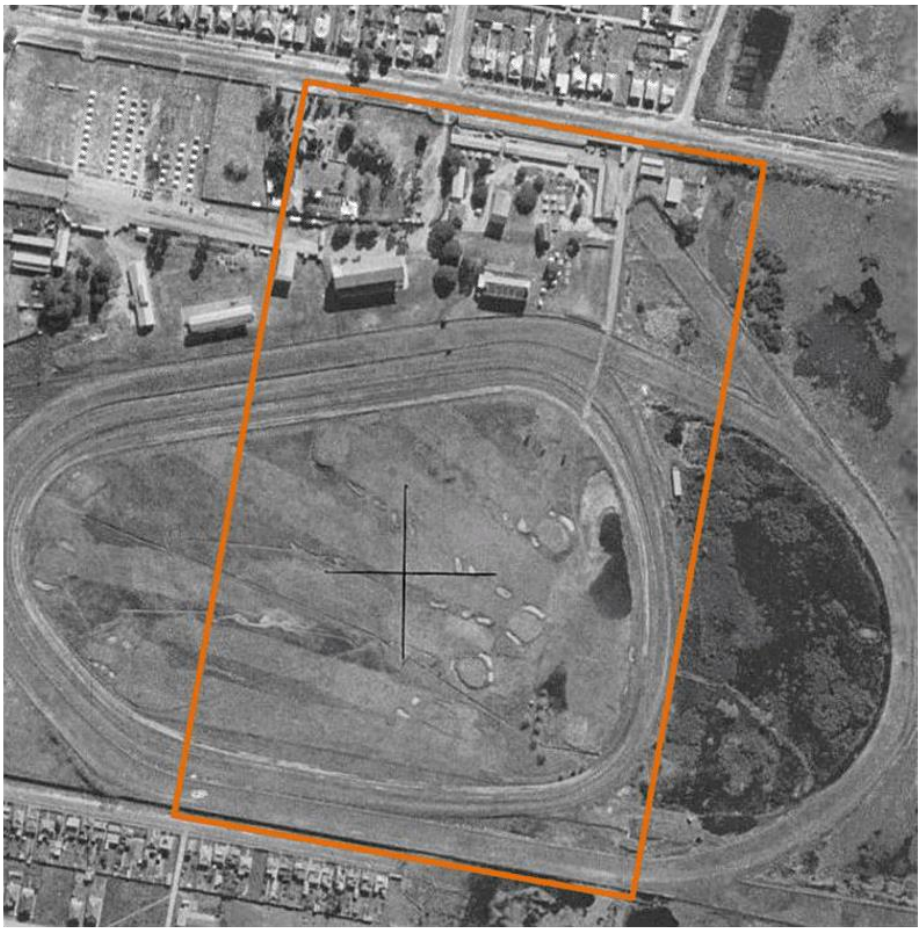


Figure 3.80 Moorefield Racecourse aerial in 1943 showing the outline of the proposed HCA. (Source: Six Maps with GML overlay)

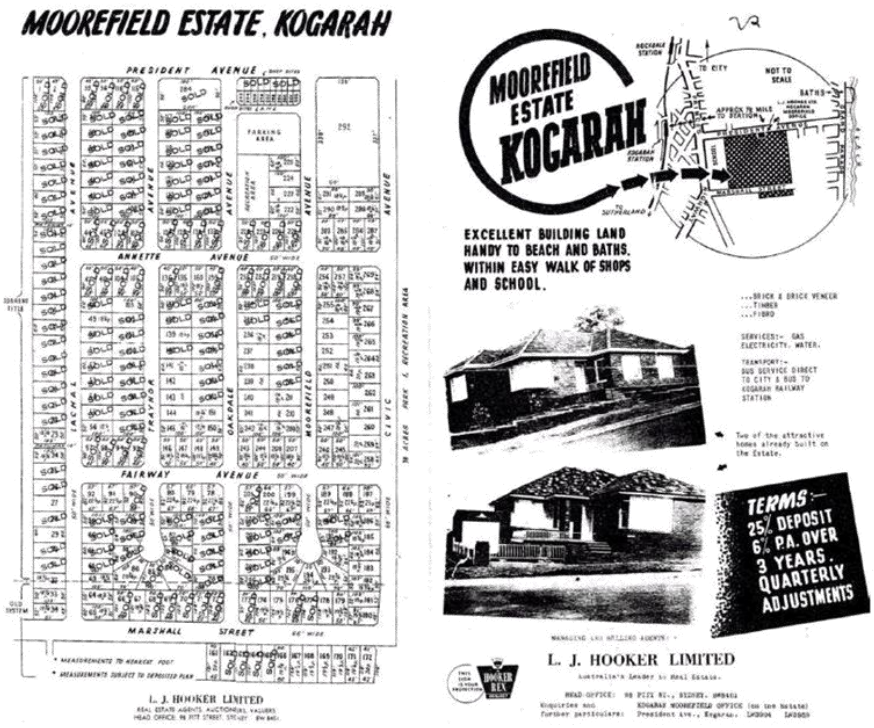


Figure 3.81 Pamphlet advertising sale of properties at Moorefield Estate. (Source: LJ Hooker, reproduced in *Moorefield Racecourse Kogarah* by Anne Field)



Figure 3.82 An aerial view of Moorefield Racecourse, c1953. (Source: Anne Field, *The History of Moorefield Racecourse Kogarah*, 2016)



Figure 3.83 An aerial view of Moorefield Estate, c1965. (Source: Anne Field, *The History of Moorefield Racecourse Kogarah*, 2016)

3.6.3 Description

Moorefield Estate is a large subdivision dating from 1957 that occupies the rectangular parcel of land between President Avenue, Marshall Street, Lachal Avenue and Civic Avenue in Kogarah. Directly to the west of the subdivision is an education precinct comprising St George TAFE, James Cook Boys Technology High School and Moorefield Girls High School. To the east is a remnant portion of the former Moorefield Racecourse which forms part of Scarborough Park.

Moorefield Estate is laid out on a rectilinear grid with Lachal, Traynor, Oakdale, Moorefield and Civic Avenue running north to south from President Avenue intersected by Fairway and Annette Avenues which run east to west. Traynor and Moorefields Avenue terminate in cul-de-sacs, adding to the enclosed suburban feel of the precinct. An L-shaped park, provided for within the original subdivision, is located at the corner of Oakdale Avenue and Warren Avenue featuring some mature native trees. There are some remnant original street plantings throughout the estate.

The Moorefield Estate retains much of its original 1957 housing stock and is characterised by generally intact streets of modest single-storey postwar austerity cottages, with triple fronted face brick wall and hipped terracotta roofs, set within simple but formal gardens with low brick fencing. A later phase of development in the 1960s saw some two-storey houses and houses with flat and skillion roofs introduced. Off street carparking, where it exists, is generally at the side of the original dwellings, on open hard stands, with some carports and garages.

Some of the original houses have been modified to suit expanding families and evolving housing trends, including second-storey additions, replacement of windows and rendering of brickwork. Recent development, including over-scaled contemporary houses, has eroded the integrity of some areas of the estate.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.84 Contributory buildings within the Moorefield Estate.



Figure 3.85 Intact streetscape within the Moorefield Estate.



Figure 3.86 Contributory items within the Moorefield Estate.



Figure 3.87 Infill development within the Moorefield Estate.



Figure 3.88 Infill development within the Moorefield Estate.



Figure 3.89 Later 1960s housing within the Moorefield Estate.



Figure 3.90 Commercial development on President Avenue.



Figure 3.91 Infill development within the Moorefield Estate.



Figure 3.92 Contributory item within the Moorefield Estate.



Figure 3.93 Uncharacteristic development within the Moorefield Estate.



Figure 3.94 Contributory item within the Moorefield Estate. The tree was planted soon after subdivision.



Figure 3.95 Contributory item within the Moorefield Estate.



Figure 3.96 Contributory items within the Moorefield Estate.



Figure 3.97 Uncharacteristic development within the Moorefield Estate.



Figure 3.98 Contributory items within the Moorefield Estate.

3.6.4 Draft Statement of Significance

The potential Moorefield Estate Heritage Conservation Area has cultural heritage significance at a local level as a substantially intact postwar subdivision with a high proportion of original brick and brick veneer cottages reflecting the austerity of the postwar era of development.

The area was subdivided on the land of the former Moorefield Racecourse, which was an important place of recreation for the Kogarah area until the 1950s. The site has historic links to the former Moorefield Racecourse which operated from 1888 to 1953 until its purchase and ultimate sale by the Sydney Turf Club in the late 1950s. The racecourse shaped and influenced the local area and identity during its operation and led to stables being established in the nearby streets and even a dedicated siding for horses at Kogarah Station. The historic links to the Racecourse are memorialised in the street names of the estate.

Moorefield Estate is associated with Peter Moore (descendent of Patrick Moore) and the Moore family. Patrick Moore was the original grantee of the area in the 1850s and the namesake of Moorefield Estate. The Estate is strongly associated with real estate developer Sir Leslie Joseph Hooker and the LJ Hooker company, who were responsible for the planning, sale and development of the subdivision with early input into the rezoning of the racecourse land.

Moorefield Estate is a good representative example of a 1950s postwar era estate. The redevelopment and subdivision of the site is representative of the changing built form of the Kogarah area in the postwar years, including residential growth and expansion of the suburbs coinciding with a spike in home ownership.

3.6.5 Draft Character Statement

The character of the potential Moorefield Estate HCA is defined by its collection of largely intact postwar brick and brick veneer cottages, reflecting the typical postwar austerity of the 1950s and 1960s. This character would be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving contributory buildings, consisting of modest 1950s and 1960s housing;
- landscape elements including street trees, public open space, the grid-layout of streets and cul-de-sacs;

- the consistent building front and side setbacks;
- the consistency of low brick front fences at the front boundary of private properties;
- the dominant single-storey scale; and
- the dominant material palette of dark face brick, tiled roofs, simple detailing and characteristic lack of ornamentation.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, rendering of face brickwork, replacement of original windows and doors, and the addition of garages and carports.

Section 3

3.6.6 Classification of Buildings



Figure 3.99 Classification of buildings within the Moorefield Estate study area. (Source: GML and Bayside Council)

3.6.7 Recommendations

- The Moorefield Estate Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Moorefield Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.7 Aloha and Forster Street HCA, Mascot

3.7.1 Location

Aloha and Forster Streets are located in the suburb of Mascot to the west of Botany Road. The location of the study area is shown on **Figure 3.100** and **Figure 3.101** .

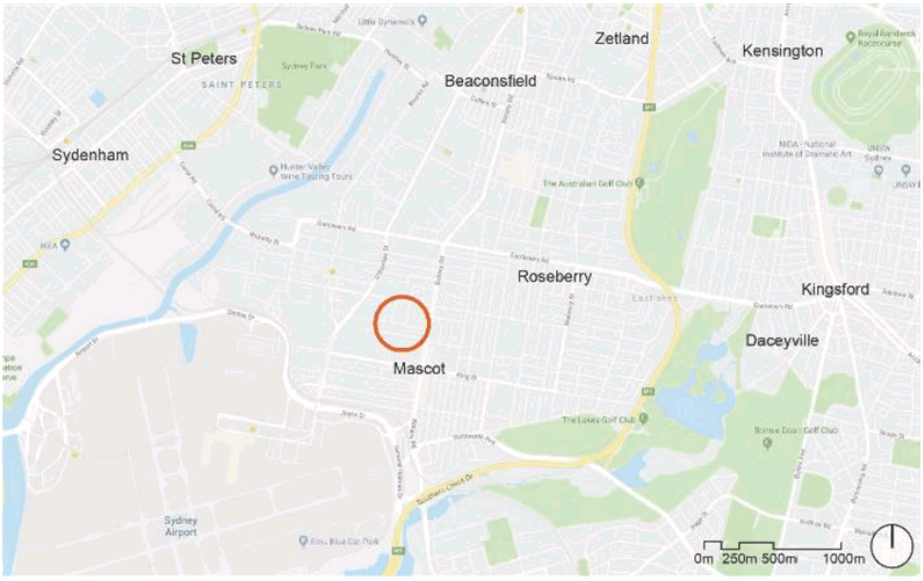


Figure 3.100 Location of Aloha and Forster Street, Mascot. (Source: Google Maps with GML overlay)

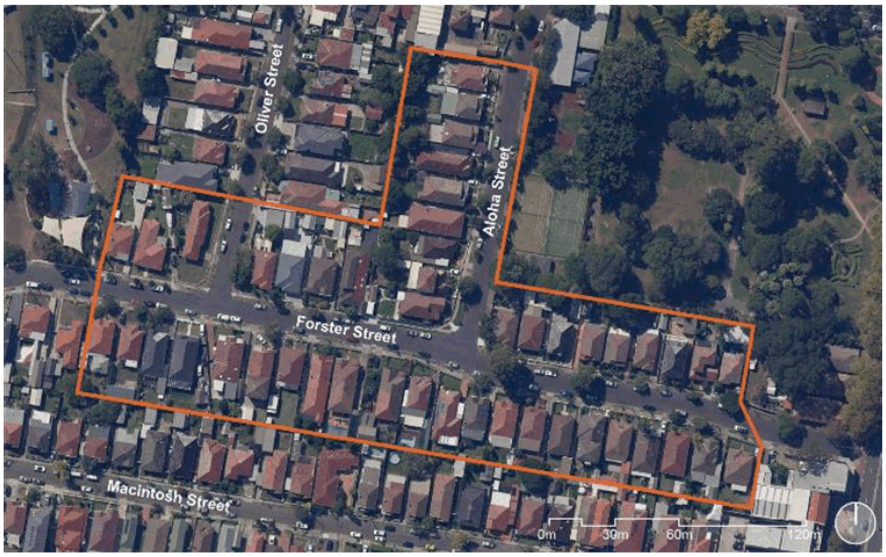


Figure 3.101 Location of Aloha and Forster Streets, Mascot. (Source: Six Maps with GML overlay)

3.7.2 Historical Background

The suburb of Mascot is the location of the first land grants made in the Botany area, the first of which occurred in 1809. This area was originally referred to as 'Botany' before 1887, then 'North Botany' until 1911 when it then became known as Mascot.

Throughout the nineteenth century, Mascot primarily consisted of market gardens and small farms. This period saw much of the land leased to Chinese migrants who moved into the area. The influx of people into the area led to the creation of a small village, centred along Botany Road, by the 1880s. Two pubs were built, the Half-way House in 1855 on the corner of Botany and Gardeners Road, and the Newmarket Hotel, located on Botany Road near King Street. Several other businesses also appeared, including butchers, bakers, grocers, hairdressers, and solicitors. Important government buildings from this time include the post office (1889) and the fire station (1891), which were followed later by the public school in 1922. The Ascot Racecourse opened in 1906, mostly on land that is now occupied by Sydney Airport.

The land in the study area was granted to John Roby Hatfield in 1838. Hatfield had several grants in the Mascot and Botany area at the time. The land was later sold and subdivided into two estates in the 1920s, the Mascot Town Hall Estate and the Tollis Estate.

The Mascot Town Hall Estate passed through several owners before coming under the ownership of the Perpetual Trustee Company in 1906 under the condition to 'sell the land and convert into money'. In 1925, the largest portion of land was sold to Bert Crook, who then started selling of small lots. Frederick Clive Emanuel then purchased most of this land in 1927 and the land was subdivided into the street pattern that still exists today.

The Tollis Estate was formed on land purchased in 1893 by Reuben Tollis. The land remained in the Tollis family until 1926, when it was purchased by Matthew John O'Neil. Advertisements for the Tollis

Estate are dated from 1927. Land title records indicate that John O'Riordan purchased all of the land in 1928. Nearby O'Riordan Street is named after him.

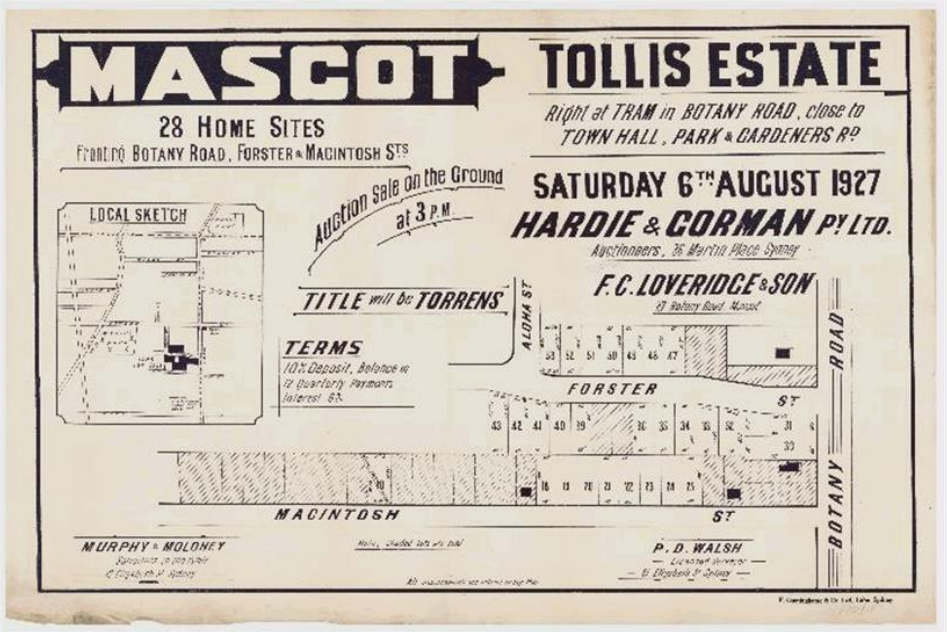


Figure 3.102 Tollis Estate, Mascot (the original subdivision of Forster Street). (Source: State Library of NSW)

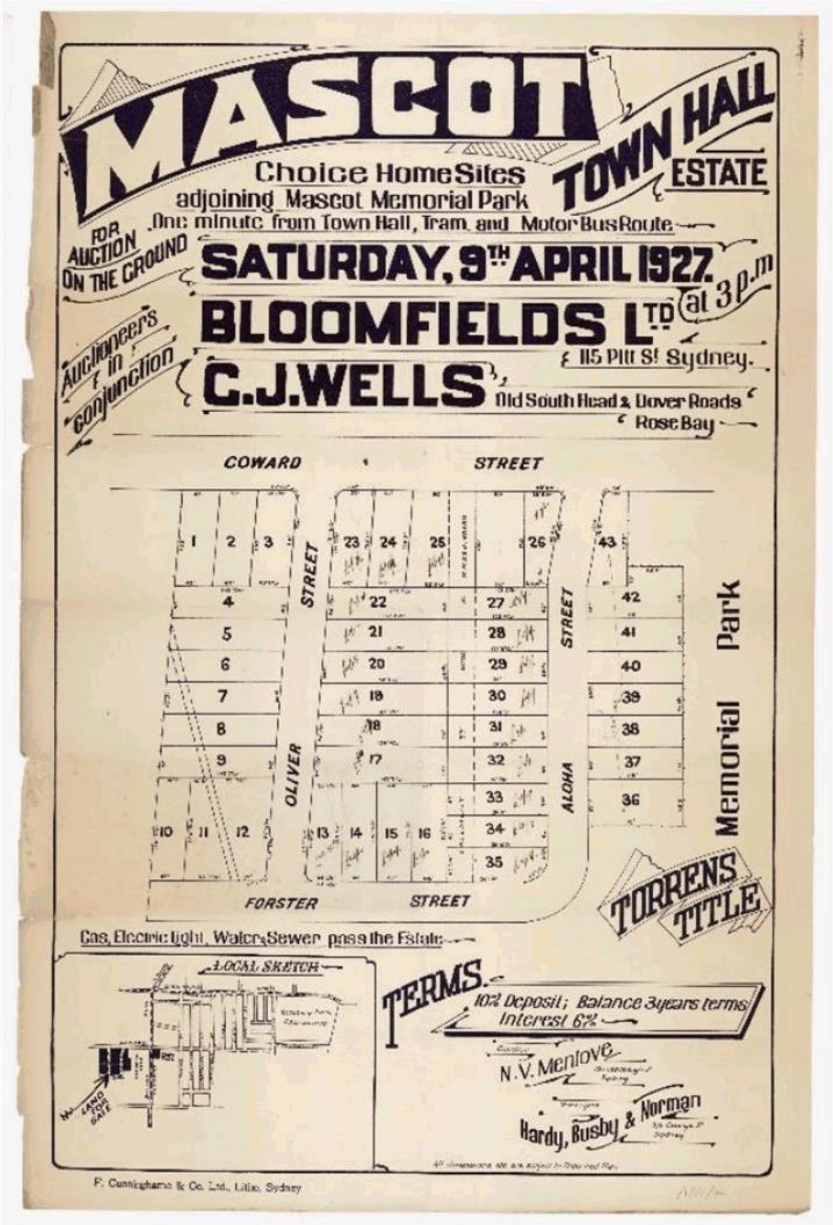


Figure 3.103 Mascot Estate Map, showing the original subdivision of Aloha Street. (Source: State Library of NSW)



Figure 3.104 Location of the 1927 estate subdivisions (Figures 3.55 and 3.56) at Aloha and Forster Streets. (Source: Six Maps, with GML overlay, using information from the State Library of New South Wales)



Figure 3.105 Boundaries of the proposed HCA overlaid over a 1943 aerial of Forster and Aloha Streets. (Source: Six Maps, with GML overlay)

3.7.3 Description

Aloha and Forster Streets are characterised by cohesive streetscapes of intact California bungalows and more modest Inter-War cottages, interspersed with some later housing. Characteristic houses are single storey in scale, with dark face brick walls and hipped and gabled terracotta tiled roofs. The houses have a consistent setback from the street and sit within modest but formal gardens with original low brick fences.

The original 1927 subdivision pattern remains intact. The slight bend in Forster Street between Aloha Street and Botany Road still exists today and is evidence of the two original subdivisions being released by separate landowners. The street pattern has remained unchanged since subdivision occurred.

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 3.106 Contributory building within the study area.



Figure 3.107 Contributory building within the study area.



Figure 3.108 Contributory building within the study area.



Figure 3.109 Contributory building within the study area.



Figure 3.110 Contributory building within the study area.



Figure 3.111 Uncharacteristic building within the study area.



Figure 3.112 Contributory building within the study area.



Figure 3.113 Contributory building within the study area.



Figure 3.814 Contributory building within the study area.



Figure 3.115 Contributory building within the study area.



Figure 3.116 Uncharacteristic building within the study area.

3.7.4 Draft Statement of Significance

The Aloha and Forster Street Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as a remnant early twentieth-century Inter-War streetscape in the Mascot area. Constructed on two 1927 subdivisions of land that was originally part of the 1838 Hatfield Grant, the street contains several original dwellings that would have once been found throughout the immediate area. It is historically significant for its ability to demonstrate subdivision lot planning and housing development reflected through the design, character and architectural styles from the interwar period. The area is representative of the historical development of Mascot and the shift from market gardens and industrial land to denser subdivision and suburban development during the early twentieth century. The streetscape is somewhat intact.

3.7.5 Draft Character Statement

The character of the potential Aloha and Forster Street HCA is defined by its range of housing styles, including Inter-War brick bungalows and cottages interspersed with California Bungalow style houses. This character would be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- the surviving heritage items and contributory buildings, consisting of predominantly interwar brick bungalows and cottages;
- the consistent building front and side setbacks;
- the uniform fence line and use of low brick pier fences;
- the dominant single storey scale; and
- the material palette of dark face brick, tiled roofs, timber pickets, simple detailing and characteristic lack of ornamentation.

Uncharacteristic development includes housing from the late twentieth and early twenty first century, residential flat developments, over-scaled additions, infilled verandahs, and the addition of garages and carports.

3.7.6 Classification of Buildings



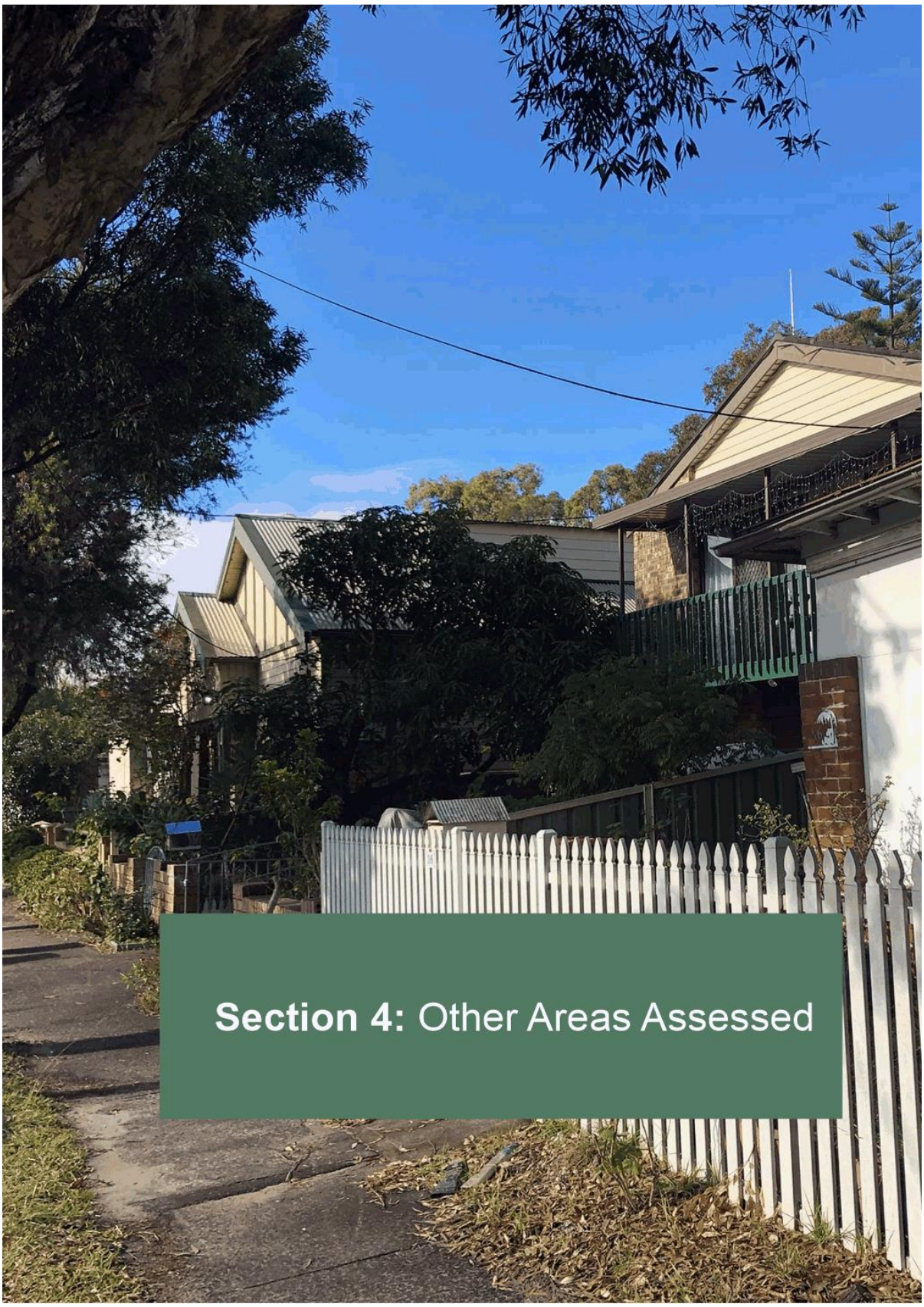
Figure 3.117 Mapping of contributory items in the Aloha and Forster Streets HCA. (Source: GML Heritage and Bayside Council)

3.7.7 Recommendations

- Aloha and Forster Street Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the new Bayside LEP.
- A detailed character statement and development controls specific to the Oceanview Estate HCA should be included within the new Bayside DCP to guide future development and ensure the preservation of the area's significance and character.

3.8 Endnotes

1 Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
2 Office of Environment and Heritage, State Heritage Inventory, 'Houses—Brighton Parade Precinct, viewed 19 July 2019 <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2330130>.
3 Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
4 Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
5 Office of Environment and Heritage, State Heritage Inventory, 'Banksia Railway Station Group', viewed 19 July 2019 < https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4801160>.
6 Kass, T 1989, Rockdale Heritage Study—Thematic History, prepared for the Municipal Council of Rockdale.
7 Faulkner, J, 'The Terraces of Single-Fronted Cottages of Gibbes Street, Rockdale', St George Historical Society, 9 February 1968.
8 Rathbone, R 2002, *The Sans Souci Peninsula: A History of the Suburbs of Dolls Point, Monterey, Ramsgate, Sans Souci and Sandringham*, Book House, Glebe.
9 1850 Plan, Darke and Gorman's Survey, State Library of NSW Cb85/25, referenced in Geoffrey Britton Environmental Design and Heritage Consultant and Nicholas Jackson, Historian, Conservation Management Plan for Scarborough Park, report prepared for Rockdale City Council, April 2014.
10 Field, A 2016, *The History of Moorefield Racecourse 1888–1951,* Anne Field, Kogarah.
11 'NEW RACECOURSE AT KOGARAH', *Freeman's Journal*, 7 April 1888, Trove, National Library of Australia, p 8, viewed 19 July 2019 <http://nla.gov.au/nla.news-article115460826>.
14 'PERSONAGRAPHS', *Truth,* 22 March 1925, Trove, National Library of Australia, p 8, viewed 19 July 2019 <http://nla.gov.au/nla.news-article168706337>.
15 'OFFER OF £110,000 BY S.T.C. FOR MOOREFIELD', *Sydney Morning Herald*, 23 April 1946, Trove, National Library of Australia, p 7.
16 'MOOREFIELDS ESTATE', Daily Telegraph, 8 November 1924, Trove, National Library of Australia, p 11.
17 Field, A 2017, *Moorefield Racecourse Kogarah 1888—1951: Rockdale Council Committee and Council Minutes on Moorefield Racecourse*, Anne Field, Kogarah.
18 Spearritt, P 1996, 'Hooker, Sir Leslie Joseph (1903-1976)', *Australian Dictionary of Biography*, viewed 9 September 2019 http://adb.anu.edu.au/biography/hooker-sir-leslie-joseph-10537.


Section 4: Other Areas Assessed

4.0 Other Areas Assessed

4.1 Introduction

The following areas or groups of buildings were identified in previous studies or by the community for consideration as potential HCAs, yet after initial field study and investigation were excluded from the list of potential new HCAs, either because they were better managed as group listings or the integrity of the area was such that it would not reach the threshold for listing as a HCA.

The following areas previously identified by Council contain properties which may be appropriate for group and individual heritage listing:

- Barden and Stanley Streets, Arncliffe.

The following areas previously identified by Council are not recommended to proceed as HCAs:

- Baxter Road, Mascot;
- Caroline Street, Kingsgrove;
- Bay Street, Botany;
- Banksmeadow Local Centre;
- Wollongong Road, Arncliffe; and
- Teralba Road, Brighton Le Sands

Further information about each of these areas is contained within this section of the report.

4.2 Barden and Stanley Streets, Arncliffe

4.2.1 Location and Description

The study area consists of two groups of dwellings at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe. Barden Street runs north to south between Station Street and Forest Road. Stanley Street runs perpendicular to Barden Street.

The group of houses in Barden Street are located at the northeastern end of Barden Street and raised above the street level. The houses in the group are of a late Federation or early interwar style and contain identifiers that are common on Late Federation and early Inter-War dwellings. The southern and western sides of Barden Street have been the subject of later development and lack cohesion or distinct character.

The group of houses in Stanley Street are located at the centre of the street on the southern side. The group consists of eight intact late Victorian townhouses raised above street level on elevated sites. The area retains its original street pattern that was laid out in the 1880s; however, development to the east and west is more recent and lacks cohesion. Nos 16, 20, 22 and 26 Stanley Street are currently listed as heritage items within the Rockdale LEP.

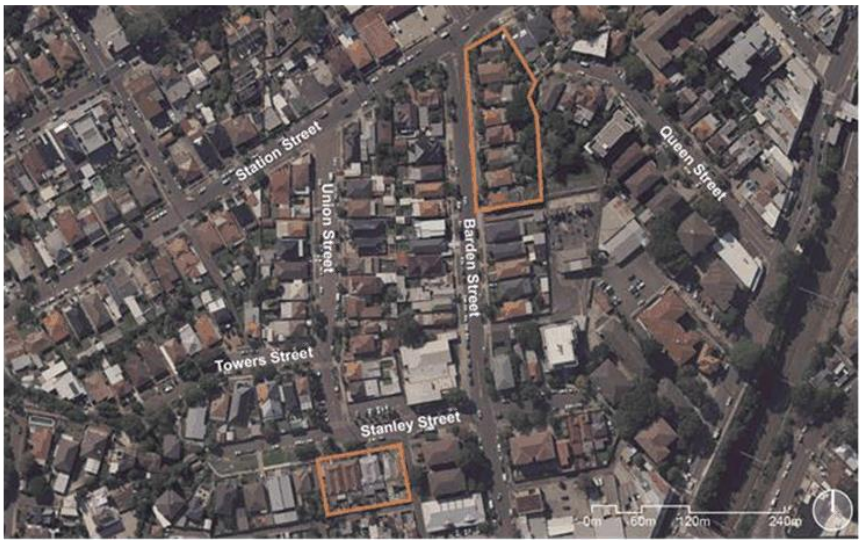


Figure 4.1 Location of Barden and Stanley Street, Arncliffe. (Source: Six Maps with GML overlay)



Figure 4.2 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.3 Late Federation style dwelling on Barden Street, built c1920s.



Figure 4.4 Late Federation style dwelling on Barden Street, built c1920s.



Figure 4.5 Group of houses on Barden Street.



Figure 4.6 Group of houses on Barden Street.



Figure 4.7 Victorian style semi-detached dwelling on Stanley Street, built c1890s.



Figure 4.8 Victorian style semi-detached dwelling on Stanley Street, built c1890s.

4.2.2 Recommendations

- The rows of houses at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe, are fine representations of their style and represent early development in the Arncliffe area. These properties are limited to two distinct rows of houses and their character and typology is not

reflected in the wider streetscape. As such, it is considered that they do not warrant listing as HCAs, and that their collective significance would be better managed under two group listings.

- Accordingly, it is recommended that the rows of houses at 2–18 Barden Street and 14–18 Stanley Street, Arncliffe, be considered for listing as group heritage items within the Bayside LEP, subject to further consideration and detailed assessment.

4.3 Banksmeadow Local Centre, Botany

4.3.1 Location and Description

The Banksmeadow Local Centre is the area of Botany Road centred around the Sir Joseph Banks Hotel in Banksmeadow. The streetscape consists of early twentieth-century shops and commercial buildings, interspersed with newer mixed use and commercial developments. Due to the scale and extent of more recent development, the built form in the area has lost its cohesion and no longer presents as an intact historic streetscape.

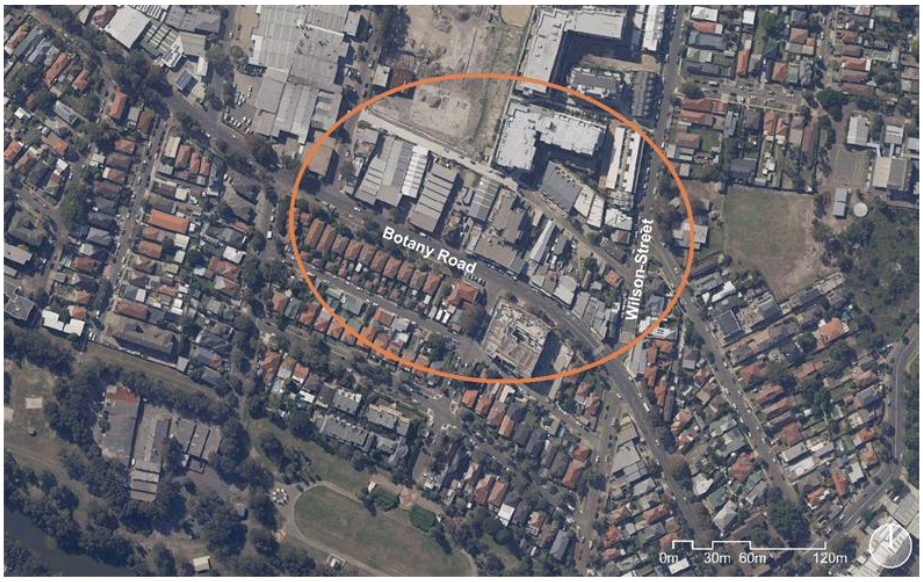


Figure 4.9 Location of the Banksmeadow Local Centre. (Source: Six Maps with GML overlay)

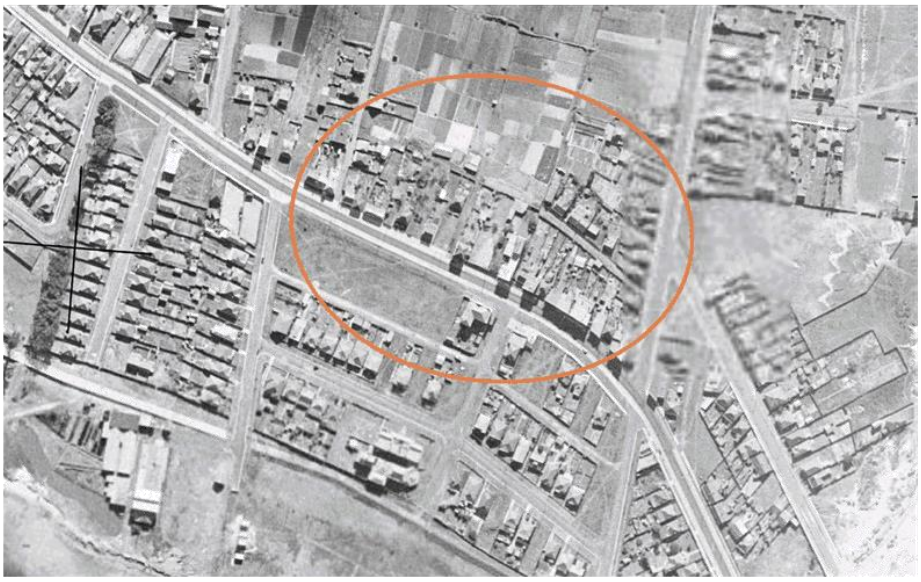


Figure 4.10 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.11 Local heritage item in the Banksmeadow Local Centre. Saxby's Butcher Shop was built in the 1880s.



Figure 4.12 Local heritage item in the Banksmeadow Local Centre. The Sir Joseph Banks Hotel was built in 1921 as a part of the original subdivision.



Figure 4.13 State Heritage Register listed Sir Joseph Banks Hotel (former).



Figure 4.14 Uncharacteristic item on Botany Road.

4.3.2 Recommendations

- The Banksmeadow Local Centre has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some original buildings and the original street pattern, remaining historic buildings of significance would be better suited to individual heritage listings.
- Instead it is recommended that the existing DCP controls remain in place and are used to retain the local centre character of two-storey shopfronts and that these controls should be used to replace the existing offices and warehouses to create a consistent streetscape.

4.4 Bay Street, Botany

4.4.1 Location and Description

The study area is part of Bay Street, Botany, located at the west of Botany Road, to the immediate south of the Mill Pond, between Mcfall Street in the west and Chegwyn Street in the east. The area is predominantly residential with some light industrial uses scattered throughout. The early subdivision pattern is somewhat intact, with a small number of lots having been amalgamated.

Development along Bay Road is mixed and contains a variety of building types. An intact group of late Victorian cottages, built between 1893 and 1903, has been retained at 45 to 57 Bay Road. These cottages consist of three pairs of semi-detached (and one freestanding) timber cottages, and are currently listed as a group heritage item within the Botany LEP (Item I16). These cottages are mostly intact and retain many original features.

Other buildings in the study area include some Federation cottages and Inter-War dwellings interspersed with modern development. The wider study area no longer retains a cohesive historic character due to the intrusion of recent development.

The northern side of Bay Street contains a row planting of Canary Island date palms, planted by Sydney Water in the early twentieth century as a part of its work on the Sydney Ocean Outfall Sewer No. 2 (SWOOS II). These trees are listed as heritage items within the Botany LEP (Item I12). Of the original 29 trees planted, only 15 trees remain.



Figure 4.15 Boundary of the Bay Street study area. (Source: Six Maps with GML overlay)

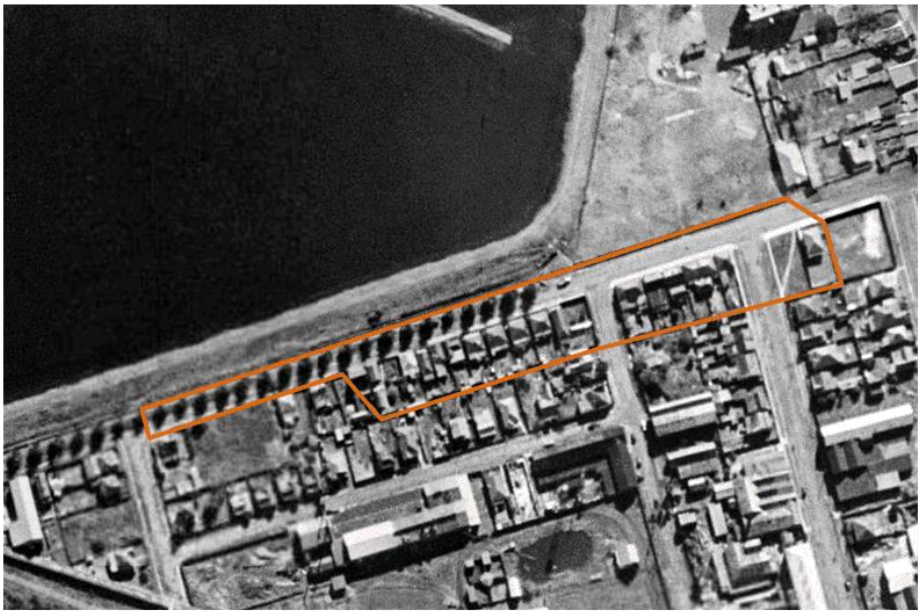


Figure 4.16 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.17 Intact row of 1890s workers cottages at 45–57 Bay Street, listed within the Botany Bay LEP.



Figure 4.18 Infill development on Bay Street.



Figure 4.19 Infill development on Bay Street.



Figure 4.20 Early cottage on Bay Street.



Figure 4.21 Locally listed street trees.

4.4.2 Recommendations

The subject part of Bay Street has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some original buildings and the original street pattern, remaining historic buildings of significance are already protected by their current heritage listings.

4.5 Baxter Road, Mascot

4.5.1 Location and Description

Baxter Road, Mascot, is located to the immediate north of Kingsford Smith Airport, between Botany Road and O'Riordan Street. The street was originally part of the South Waterloo subdivision that occurred c1880. Baxter Road contains a mix of residential and commercial development relating to airport operations. Baxter Road and neighbouring streets contain a mix of typologies from various periods of Mascot's development. The integrity of the streetscape has been substantially eroded by recent infill development and the remaining early dwellings have generally been modified.



Figure 4.22 Location of the Baxter Road study area. (Source: Six Maps with GML overlay)

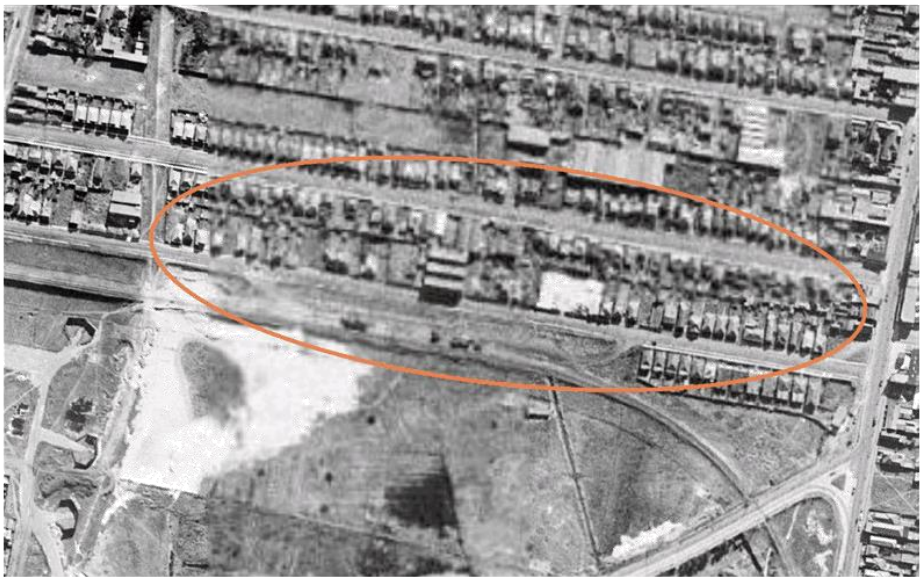


Figure 4.23 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.24 Housing on Baxter Road.



Figure 4.25 Housing on Baxter Road.



Figure 4.26 Streetscape of Baxter Road.



Figure 4.27 Infill development on Baxter Road.

4.5.2 Recommendations

Baxter Road, Mascot, has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some early buildings, many of these have been substantially modified and no longer exhibit the key characteristics of their original style or type. Recent development of a larger scale has eroded the integrity of the area. It is not recommended for either an HCA or for individual property listings.

4.6 Caroline Street, Kingsgrove

4.6.1 Location and Description

Caroline Street, Kingsgrove, is characterised by modest interwar and postwar dwellings, with late twentieth and early twenty-first developments interspersed throughout. It does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day.

Landmark buildings along Caroline Street include Our Lady of Fatima Boys and Girls Catholic School, an Inter-War style brick school building, and St Ursula's College.

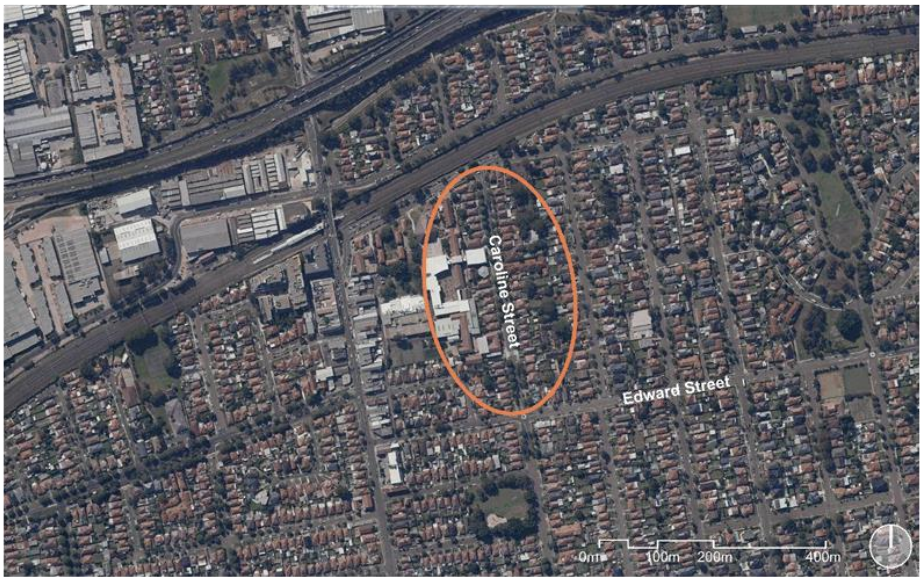


Figure 4.28 Location of the Caroline Street study area. (Source: Six Maps with GML overlay)



Figure 4.29 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.30 Infill development on Caroline Street.



Figure 4.31 St Ursula's College.



Figure 4.32 Housing on Caroline Street.



Figure 4.33 Development on Caroline Street.

4.6.2 Recommendations

- Caroline Street, Kingsgrove, does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day. The streetscape does not demonstrate a level of significance that would warrant listing as a HCA.
- Landmark buildings along Caroline Street include Our Lady of Fatima Boys and Girls Catholic School, an Inter-War style brick school building, and St Ursula's College. These places should be considered for listing as individual heritage items, subject to further assessment.

4.7 Wollongong Road, Arncliffe

4.7.1 Location and Description

Wollongong Road is a major thoroughfare that was originally planned as a main road connecting Sydney and the Illawarra. The street contains a mix of residential and commercial development, from the late nineteenth century to the present day. The street retains many shops and dwellings from the early period of its development, interspersed with later and contemporary development which have eroded the overall integrity of the streetscape, although some groups of buildings remain intact, particularly in the area surrounding Arncliffe Park. However, the street does not display a cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day.



Figure 4.34 Boundary of the Wollongong Road study area. (Source: Six Maps with GML overlay)



Figure 4.35 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.36 Houses at the northern end of Wollongong Road in Arncliffe. (Source: Google Maps)



Figure 4.37 Typical development on Wollongong Road. (Source: Google Maps)



Figure 4.38 Commercial development on Wollongong Road. (Source: Google Maps)



Figure 4.39 Residential development on Wollongong Road. (Source: Google Maps)

4.7.2 Recommendations

- Wollongong Road no longer retains a strong cohesive historic streetscape character but represents layers of development from the early nineteenth century to the present day. The streetscape does not demonstrate a level of significance that would warrant listing as a HCA.
- The street retains many shops and dwellings from the early period of its development, and some groups of buildings remain intact, particularly in the area surrounding Arncliffe Park. These should be considered for listing as individual or group heritage items, subject to further assessment.

4.8 Teralba Road, Brighton Le Sands

4.8.1 Location and Description

Teralba Road is located in the suburb of Brighton Le Sands and runs from Brighton Le Sands Public School in the west to the Grand Parade and Botany Bay in the east. The landscape is flat with a gentle slope towards the water. Views of Botany Bay can be glimpsed looking east down the street. The location of the study area is shown on **Figure 4.40** below.

Teralba Road is a fairly intact streetscape of predominantly single-storey Inter-War bungalows that originate from the original 1922 subdivision of the area. The original houses are characterised by hipped and gabled terracotta tiled roofs, dark face brick construction, sandstone verandahs and timber detailing. There are a number of individual houses that are particularly fine examples of the Inter-War bungalow typology. Other more modest houses are interspersed throughout the street. Some more recent intrusive development has eroded the cohesion of the Teralba Road streetscape.**Error! Reference source not found.**

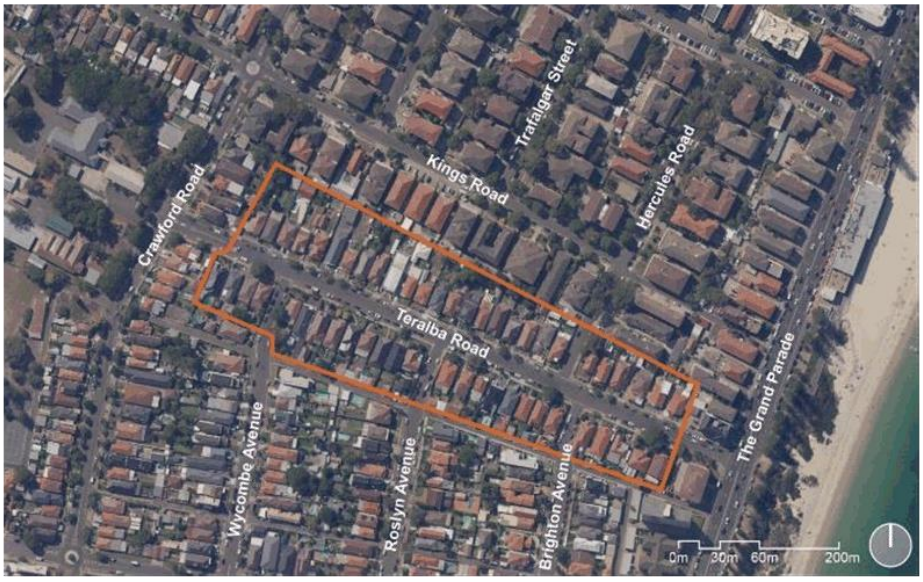


Figure 4.40 Location of Teralba Road, Brighton-le-Sands. (Source: Six Maps with GML overlay)



Figure 4.41 Historical aerial photograph of the study area, 1943. (Source: Six Maps with GML overlay)

Photographs of the area are provided below. The photographs were taken by GML in July 2019, unless otherwise noted.



Figure 4.42 House in the Teralba Road study area.



Figure 4.43 House in the Teralba Road study area.



Figure 4.44 House in the Teralba Road study area.



Figure 4.45 House in the Teralba Road study area.



Figure 4.46 House in the Teralba Road study area.



Figure 4.47 House in the Teralba Road study area.



Figure 4.48 House in the Teralba Road study area.



Figure 4.49 House in the Teralba Road study area.



Figure 4.50 House in the Teralba Road study area.



Figure 4.51 House in the Teralba Road study area.



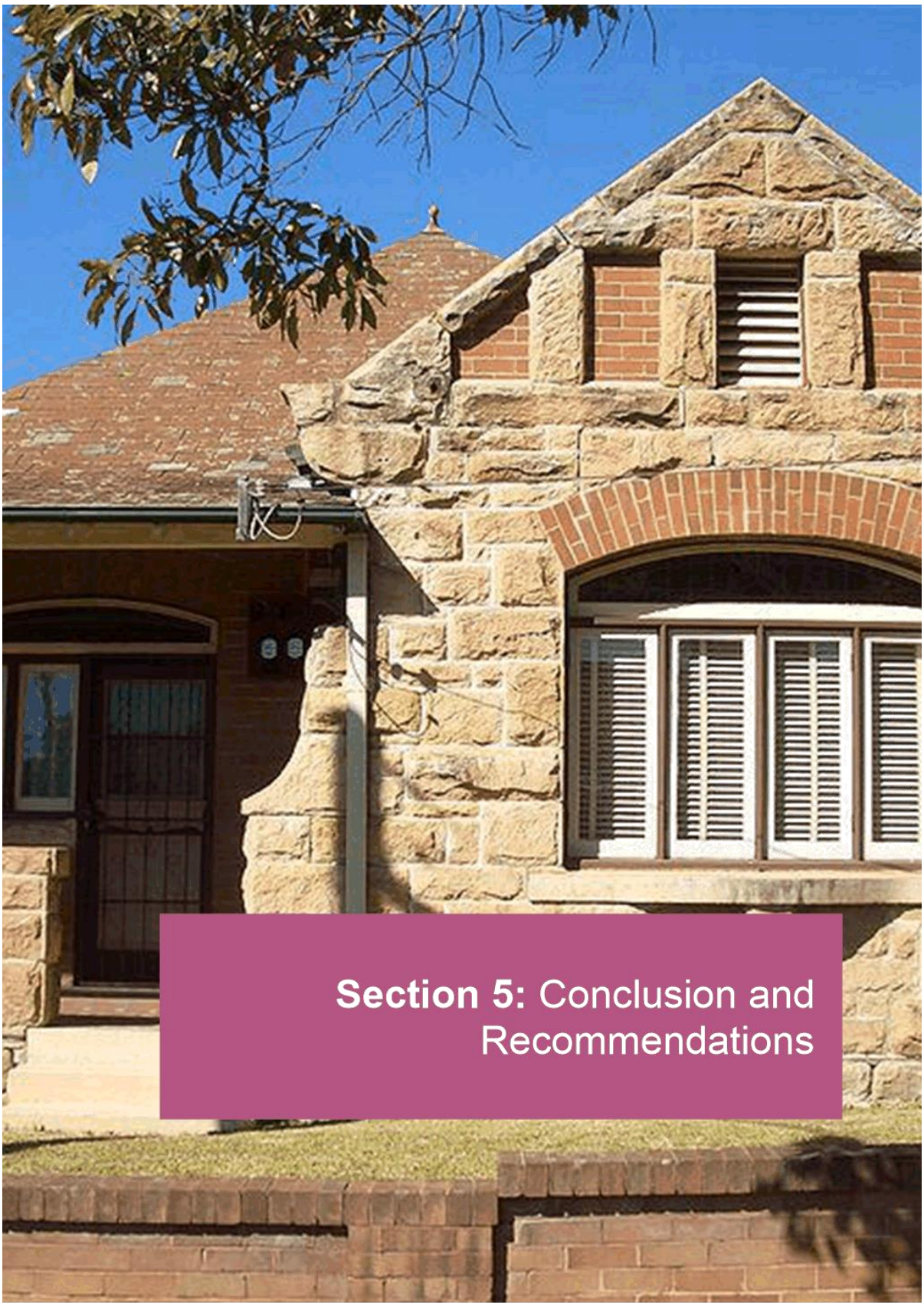
Figure 4.52 House in the Teralba Road study area.



Figure 4.53 House in the Teralba Road study area.

4.8.2 Recommendations

Teralba Road, Brighton Le Sands, has undergone significant change and no longer exhibits a strong cohesive character or retains a level of significance that would warrant listing as a HCA. Although it does retain some early buildings, many of these have been substantially modified and no longer exhibit the key characteristics of their original style or type. Recent development of a larger scale has eroded the integrity of the area. It is not recommended for either an HCA or for individual property listings.


Section 5: Conclusion and Recommendations

5.0 Conclusion and Recommendations

5.1 Conclusions

The purpose of this report was to review and assess a number of potential new heritage conservation areas (HCAs) for inclusion within Schedule 5 Bayside of the future Bayside LEP. The potential HCAs had been identified by Council through previous studies and community engagement. This report has reviewed the boundaries of the potential HCAs, provided an assessment of the characteristic built form and significance of the areas, and made recommendations about the most appropriate way to manage and conserve the heritage values of these areas, including listing within the LEP.

The key findings of this report are:

- The following areas warrant consideration for listing as HCAs within the Bayside LEP:
  - Oceanview Estate, Bexley;
  - Lansdowne and Hamilton Streets, Bardwell Valley;
  - Brighton Parade, Brighton Le Sands;
  - Farr and Gibbes Streets, Banksia;
  - Moorefields Estate, Kogarah; and
  - Aloha and Forster Streets, Mascot.
- The following areas do not warrant consideration for listing as HCAs, but contain groups of intact houses that warrant consideration for group heritage listings:
  - Barden and Stanley Streets, Arncliffe.

  These group heritage items will be subject to further consideration after detailed assessment.
- The following areas do not warrant consideration for listing as HCAs:
  - Baxter Road, Mascot;
  - Caroline Street, Kingsgrove;
  - Bay Street, Botany;
  - Banksmeadow Local Centre;
  - Wollongong Road, Arncliffe; and
  - Teralba Road, Brighton Le Sands.
- Buildings within each recommended HCA have been classified as contributory, neutral or uncharacteristic according to their contribution to the significance of the HCA.

5.2 Recommendations

A total of six new HCAs have been identified as having the potential for listing as heritage items within Schedule 5 of the Bayside LEP. It is recommended that Council:

1. Prepare detailed heritage inventory sheets for the six potential HCAs identified for possible inclusion within the Bayside LEP.
2. Prepare detailed Character Statements for each potential new HCA for incorporation in the Bayside DCP.
3. Pursue the detailed heritage assessment of 2–18 Barden Street and 14–28 Stanley Street, Arncliffe, for listing as group heritage items within the Bayside LEP.
4. Commission a further study to identify potential individual heritage items along Caroline Street, Kingsgrove, and Wollongong Road, Arncliffe.

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ITEM DETAILS						
Name of Item	Banksia Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Farr Street, Gibbes Street,					
Suburb/town	Banksia			**Postcode**	2216	
Local Government Area/s	Bayside					
Property description	Multiple lots					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Banksia Heritage Conservation Area (HCA) is significant at a local level as it contains the substantially intact rows of single storey nineteenth-century workers' housing known as 'Jackson's Row'. It is historically significant for its association with the Mercantile Building Land & Investment Co, a building society and speculative developer that had some influence in the development of the Rockdale area. The HCA is representative of the late Victorian row houses phase in the residential development of Bayside LGA. The Banskia Heritage Conservation Area has aesthetic significance as it contains two intact streetscapes displaying a uniformity of housing types. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey free standing row houses with consistent gable roof forms and setbacks to the street. The Banksia Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is uncommon in the Bayside LGA.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The Banksia Heritage Conservation Area is located east of the Princes Highway in the suburb of Banksia. Both Gibbes and Farr Streets run north–south linking Bestic Street to Tabrett Street. The study area consists of wide streets laid out in a grid pattern and retains its original subdivision pattern. The streets are characterised by their intact and cohesive rows of Victorian workers' cottages on both sides of Gibbes and Farr Streets. Both Farr and Gibbes Streets have some street planting consisting of native trees and banksias. The terraces, which date from 1885 and are known as Jackson's Row, retain their consistent single-storey scale, hipped roofs, front verandahs and modest features. Some have undergone some modifications over time, including replacement of roofs, alterations of front façades, replacement of front fences/gardens and extensions to the rear.					
Physical condition and Archaeological potential	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
Construction years	**Start year**	c.1885	**Finish year**		**Circa**	☐
Modifications and dates	The 'Jackson's Row' cottages date from 1885 and were occupied by 1886. These cottages have undergone individualised modification over time, including replacement of roofs, alterations of façades and front fences/gardens and extensions to the rear.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. The suburb of Banksia was initially part of the large parcel of land owned by Simon Pearce (1821–1886) and his brother James Pearce in the 1850s. The area owned by the Pearce brothers extended from Rockdale to Brighton-Le-Sands. Until the late nineteenth century, Banksia and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias. The nearby creeks were fringed with mangroves with casuarinas, tea-trees, cabbage tree palms and paperbarks in the upper storey and ferns as the understorey (Kass 1991). The 1881 map of Sydney and surrounds compiled by surveyor Thomas Parrot shows the Rockdale area as still largely undeveloped with only a scattering of houses on it. Most subdivisions or sales of land until the 1870s comprised sizeable acreages of land, suitable for farms or villas (Kass 1991). Residential development began to accelerate in the 1880s with the arrival of the railway. The contractors C. and E. Miller built the original double track line from Illawarra Junction to Hurstville in 1884 but it was not until 1906 that an island platform station was completed at Banksia. A local action committee had lobbied for a new platform midway between Arncliffe and Rockdale and were successful. Within a short time, the population of the immediate area had grown in response to the transport improvements. The area developed more rapidly after the railway station opened on 21 October 1906 (SHI entry, Banksia Railway Station). The construction of tramlines also affected the pattern of development. Both Saywell's private tramway along Bay Street and the Sans Souci tram were associated with subdivision of nearby land (Kass 1991). The land on which 'Jackson's Row' is built was first auctioned to Thomas Grant the younger in 1853. A portion of Grant's land was later purchased by the Mercantile Building and Investment Co. The directors of the Mercantile Building and Investment Co. were at this time Angus Cameron, Frederick Jamieson Gibbes and Joshua Jeremiah Farr. Cameron was one of the founders of the Australian Labor Party (RW Rathbone, 'From White Gum Flat to the Suburb of Rockdale', 2006, p 22–23). Immediately after purchasing the land, the Mercantile Building Land & Investment Co. built terraces of 12 separate single-fronted cottages on both sides of Gibbes and Farr Streets. These were built by c1885 and were occupied from 1886 (Jean W Faulkner, 'The Terraces of Single-Fronted Cottages of Gibbes Street, Rockdale', St George Historical Society, 9 February 1968). On 11 April 1887, the company offered unsold lots in the estate for sale plus 'COMFORTABLE WELL BUILT BRICK COTTAGES FOR £5 DEPOSIT' that had been erected on some lots. As an added incentive, the Company offered a free Quarterly railway ticket to buyers of each cottage. The auction plan showed cottages built on Sections 10 and 11 facing Gibbes and Farr Streets. Though many other lots were shown as 'sold', many of the purchasers were still paying off those lots on time payment. The 1890s Depression ensured that many buyers could not complete the payments so the lots eventually reverted to the company. (Kass 2012) It is notable that the Deposited Plan of 1885 showed a bone mill and adjacent stable situated east of Farr Street on land owned by E Godfrey. If the bone mill were still in operation, it would have made living near it unpleasant due to the noxious vapours that would have been emitted from these works. The 1890 Sands Directory listed Edwin Godfrey, bone mill proprietor in the part of West Botany Street near this estate.[1] It is unclear when the mill closed down. If it remained in operation, that may account for the high vacancy rate of these dwellings in the 1890s. (Kass 2012)

[1] Sands *Directory*, 1890, p 404

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	Since the Mercantile Building Land and Investment Company Ltd owned the land on which most of these cottages were built well into the 1890s, it is certain that the cottages were built by the company either to sell or let. Often two dwellings were built on a single lot. However, since the same developer erected these cottages, this development created a highly consistent rhythm to the streetscape. (Kass 2012)

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Banksia Heritage Conservation Area is culturally significant at a local level as a representative of the early development of Banksia. The subdivision is predominantly intact and retains rare examples of intact rows of late Victorian terraces. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The area is associated with the Mercantile Building Land & Investment Co., a building society and speculative developer that had some influence in the development of the Rockdale area. The area is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The Banksia Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains several rows of intact single-storey Victorian terraces, which face each other and create a coherent streetscape. Many terraces retain original or sympathetic features such as corrugated iron roofs, palisade and low brick front fences, rendered brick and ornate façade windows. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed, but should be assessed in future to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.
Rarity SHR criteria (f)	The BanksiaHeritage Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is now rare within the Bayside LGA. The area is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of late Victorian terraced housing, retaining many intact architectural characteristics. Although now rare in the Bayside LGA, these types of dwellings were common in the late nineteenth century and proliferated throughout inner Sydney. The area is considered significant at a local level under this criterion.
Integrity	The area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	11 Gibbes Street, 'Part of single-storey terraced cottages known as Jackson's Row', Item 67
	18 Gibbes Street, 'Part of single-storey terraced cottages known as Jackson's Row', Item 68

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	Terry Kass	Rockdale Heritage Study	1989	Bayside Council
Book	Terry Kass	Rockdale Heritage Study—Thematic History	1989	Bayside Council

RECOMMENDATIONS	
Recommendations	The Banksia Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Bayside Local Environmental Plan 2021*. The heritage significance and historic character of the Banksia Heritage Conservation Area should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. All remaining original dwellings should be retained and conserved. The single-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained. A detailed character statement and development controls specific to the Banksia Heritage Conservation Area should be included within the *Rockdale Development Control Plan 2011* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

SOURCE OF THIS INFORMATION			
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	**Year of study or report**	2019
Item number in study or report	4		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	October 2019

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IMAGES - 1 per page

Image caption	An aerial map of Farr and Gibbes Streets. The Banksia HCA is outlined in red.				
Image year	2021	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Building contributions within the study area.				
Image year	2022	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council

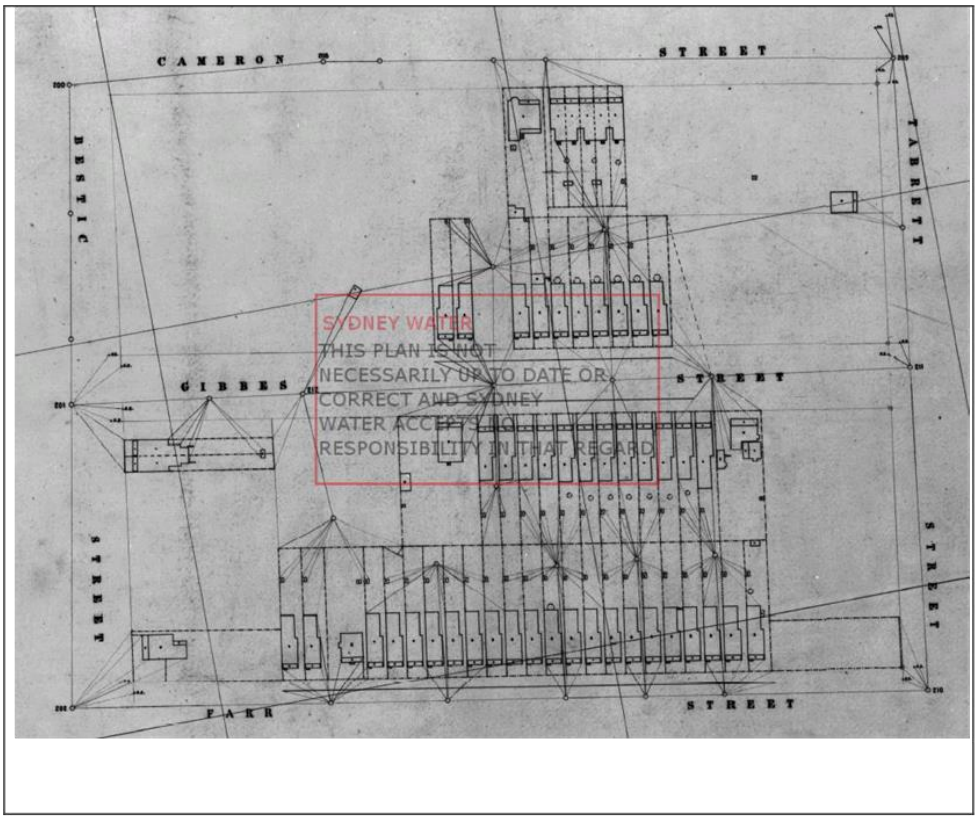


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Heritage Data Form

IMAGES - 1 per page

Image caption	The Detail Survey sheet of 10 October 1899 showed Gibbes Street and the west side of Farr Street with narrow fronted cottages on many lots. Note that the cottages facing Cameron Street were later demolished. Source: PWD Series, 1470.1544,				
Image year	2019	**Image by**	Sydney Water Plans Room	**Image copyright holder**	PWD



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory buildings in the study area.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



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IMAGES - 1 per page

Image caption	Contributory buildings in the study area.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory buildings in the study area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwellings within the Farr and Gibbes Street Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

ITEM DETAILS						
Name of Item	Bardwell Valley Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Lansdowne Street, Hamilton Street, Wolli Creek Road, Lorraine Avenue, Hamilton Lane, Lansdowne Lane					
Suburb/town	Bardwell Valley				**Postcode**	2207
Local Government Area/s	Bayside					
Property description	Various properties					
Location - Lat/long	**Latitude**			**Longitude**		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Bardwell Valley Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision. The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	Lansdowne and Hamilton Streets are parallel streets linking Lorraine Avenue in the north with Wollongong Road in the south. The land slopes down from the south towards Bardwell Valley. Houses in Lansdowne and Hamilton Streets are generally intact examples of Federation bungalows of similar size, form and detail. Most of the original housing has double gables facing the street with deep front entry porches and verandahs, terracotta pitched roofs and face brick walls. The houses are set within established formal gardens, and generally have low picket or brick fences. The streets are wide with grassed verges and some street trees. Carparking is generally at the side of original houses in open hardstands and carports. Some more recent, generally over-scaled development has intruded into the consistency of the scale and character of some parts of the study area.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	c.1920s	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. Bardwell Valley was originally the name used to describe the land beside Bardwell Creek in the suburb of Bardwell Park. The suburb was formed in 1896 from parts of Arncliffe that bordered the valley and creek. Bardwell Park was named after free settler Thomas Hill Bardwell, a wealthy pastoralist from southern New South Wales, who purchased the land in 1883. After much development had taken place in the Arncliffe and Bardwell Park areas during the early 1900s, Bardwell Valley was the last remaining area with any significant cover of natural vegetation. The area comprising Lansdowne and Hamilton Streets was purchased in 1918 by builder William Lansdowne, who subdivided the land as the Lansdowne Estate. The first houses in the estate were built in 1921 in Lansdowne Street. The first houses in Hamilton Street were not built until 1923. By 1925 all the original houses within the study area had been constructed.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Bardwell Valley Heritage Conservation Area is historically significant at a local level as an intact example of an early twentieth-century subdivision in the Bayside area, subdivided by local builder William Lansdowne, and for its representation of the development of Bardwell Valley. The streets are representative of the nature of suburban growth at that time with the expansion of the rail line. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the area, there is no evidence that the area has a strong or special association with any person or group of persons of importance to the local area. The area does not meet the threshold for inclusion under this criterion
Aesthetic significance SHR criteria (c)	The Bardwell Valley Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating good examples of interwar architecture, built to a consistently high quality with high aesthetic values. The fine detailing of many of the contributory houses and listed heritage items is an important feature. Important aesthetic characteristics of the area includes its consistent streetscapes, single-storey character, established gardens, forward-facing double gabled roof forms, and the consistent material palette of face brick, roughcast render, sandstone base courses, timber joinery and leadlight windows. Evidence of the historic subdivision pattern is demonstrated by the consistency in the built form. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed, but should be assessed in future to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.

Rarity SHR criteria (f)	The area demonstrates intact examples of Federation and interwar architecture and elements of early twentieth-century planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of Federation and interwar architectural typologies, with particularly fine examples of Federation dwellings. These architectural typologies were common at this time as early estates were subdivided and populations increased in the suburbs. The area is considered significant at a local level under this criterion.
Integrity	The area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	2 Hamilton Street, 'Californian Bungalow cottage', Item 81
	3 Hamilton Street, 'Californian Bungalow cottage', Item 82
	13 Lansdowne Street, 'Californian Bungalow house', Item 86
	17 Lansdowne Street, 'Brick Californian Bungalow house', Item 87

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	Terry Kass	Rockdale Heritage Study	1989	Bayside Council
Book	Terry Kass	Rockdale Heritage Study—Thematic History	1989	Bayside Council

RECOMMENDATIONS	
Recommendations	The Bardwell Valley Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Bayside Local Environmental Plan 2021*. The heritage significance and historic character of the Bardwell Valley Heritage Conservation Area should be preserved through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained and conserved. The single-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained. A detailed character statement and development controls specific to the Bardwell Valley Heritage Conservation Area should be included within the *Rockdale Development Control Plan 2011* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

SOURCE OF THIS INFORMATION			
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	**Year of study or report**	2019
Item number in study or report	2		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	October 2019

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Bardwell Valley Heritage Conservation Area.				
Image year	2019	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council

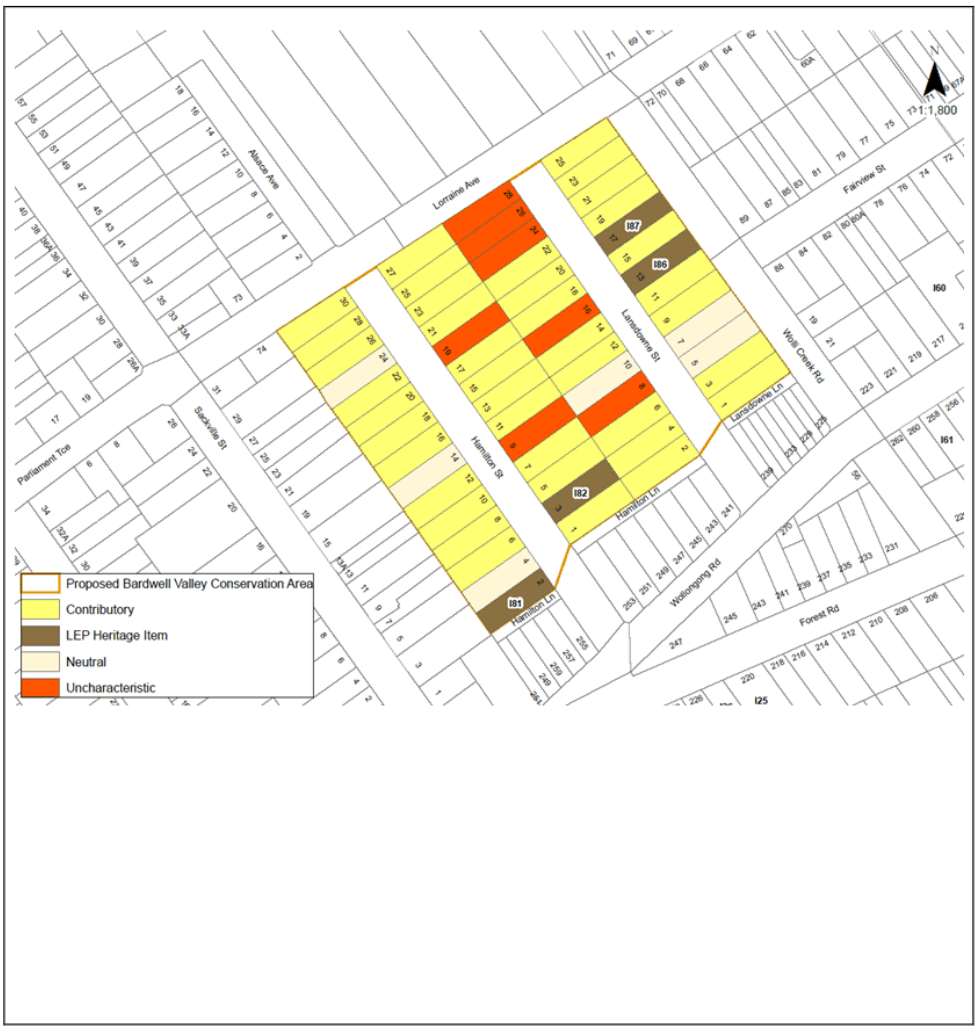


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Classification of buildings within the Bardwell Valley Heritage Conservation Area.				
Image year	2022	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Historic aerial photograph of the study area.				
Image year	1943	**Image by**	NSW SIX Maps	**Image copyright holder**	NSW SIX Maps



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Intact streetscape in the study area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the study area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwellings in the study area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



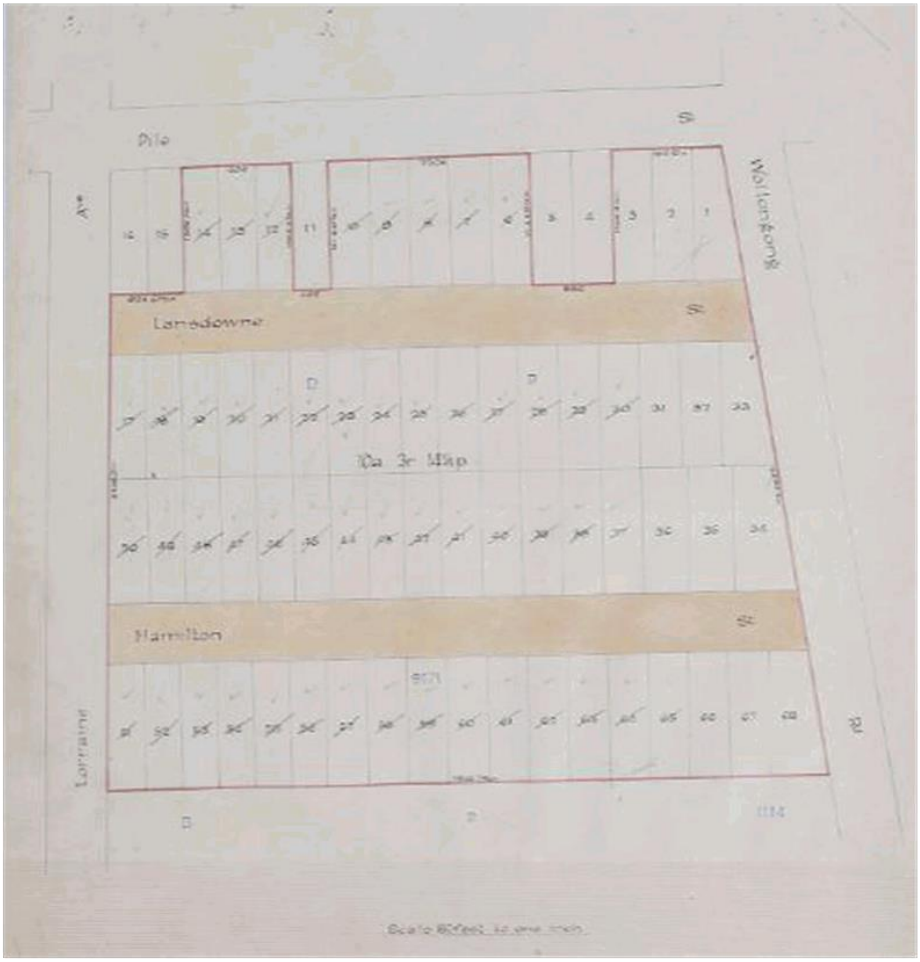
11

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Subdivision plan showing the study area, c.1920s.				
Image year	c.1920s	**Image by**	NSW Land Registry Services	**Image copyright holder**	NSW Land Registry Services



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Heritage Data Form

ITEM DETAILS						
Name of Item	Brighton Le Sands Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Brighton Parade					
Suburb/town	Brighton-Le-Sands			**Postcode**	2216	
Local Government Area/s	Bayside					
Property description	9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35 Brighton Parade					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The potential Brighton Le Sands Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War Bungalow-style houses and cottages in a suburban setting with mature street plantings, with rare streetscape detailing such as brick kerbing. The high proportion of original building stock together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Rockdale.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The properties on the north side of Brighton Parade are predominantly single-storey Inter-War Bungalows constructed in the late 1920s. Houses are of predominantly brick construction and timber detailing with pitched tiled roofs, set within modest front gardens. The northern side of Brighton Parade retains original brick kerbs along its length. The southern side of Brighton Parade is occupied by the driveways and rear access of houses fronting Bruce Street. Street plantings and gardens are located along the length of the road on both sides, with the southern side containing larger trees. Brighton Parade is generally an intact and cohesive streetscape of houses of similar style, scale and character, with some recent development disrupting the cohesion in parts. A comparison of current and historical aerials and a search of council's DA register indicates that most dwellings along Brighton Parade have been extended to the rear, with some having a second floor added. Nos 9, 11, 23 and 33 Brighton Parade are currently listed as a group listing within the *Bayside Local Environmental Plan 2021* (Item 217).					
Physical condition and Archaeological potential	Numbers 19 and 21 have verandah alterations in brick.					
Construction years	**Start year**	c.1925	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	A comparison of current and historical aerials and a search of council's DA register indicates that significant modifications have been made to the properties in the HCA. Most dwellings have been extended to the rear, with a couple having a second floor added and one being replaced completely.					
Further comments	The *Rockdale Heritage Study* (1991) recommended the entire street was for listing. However, only 3, 5, 9, 11, 23, and 33 Brighton Parade were listed. The 2010 heritage study also recommended listing the entire street as it provides important physical evidence of the development of Brighton-Le-Sands.					

Heritage Data Form

HISTORY	
Historical notes	The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. Before the arrival of Europeans, there were distinctive vegetation, landform and soil associations throughout the area. Along the seashore, there were sandy beaches backed by sandhills, probably covered with banksias, dwarf oaks and paperbarks. Behind these sandhills the land was poorly drained. Here, swamp oak and swamp mahogany could be seen. Extensive wetlands characterised these areas. Until the late nineteenth century, Brighton-Le-Sands and the surrounding area ranged from thinly to heavily timbered. Native vegetation would have included angophoras and scribbly gums, often accompanied by pittosporums, kunzeas, acacias and banksias. The nearby creeks were fringed with mangroves with casuarinas, tea-trees, cabbage tree palms and paperbarks in the upper storey and ferns as the understorey (Kass 1991). The following is extracted from the heritage listings for the properties in the HCA (with minor editorial amendments for grammar): The subject properties form part of the land auctioned to William Nicholls in 1853. Brighton Parade was then subdivided as part of the Fairlight Estate in 1886. The area was called 'New Brighton' and was near Lady Robinsons Beach and Saywell's Baths. The houses in Brighton Parade were not constructed until the late 1920s. Many of the lots were owned by Norman and Florence Sheppard of Kimpton Street, Rockdale, who built the houses and then sold them on. The occupants by 1929 are as follows: No. 9 Joseph A Dransfield; No. 11 (not occupied); No. 23 Alfred G McAndrew; No. 33 Henry Lawton. George M Blacklock was the occupant of No. 3 in 1949, when he won first prize in the Tek toothbrush company's slogan competition with the slogan 'Tek: Guardian of Good Teeth' ('Tek Slogan', *Sydney Morning Herald*, 20 April 1949). At this time George Blacklock was the state organiser of the Junior Farmers' Clubs council ('Young Farmers', *Sydney Morning Herald*, 3 June 1949), with which he had had involvement since the 1920s. This potential conservation area contains brick kerbing along one side of the street. Rockdale and Banksia Council replaced most stone gutters with brick gutters in the 1920s and 1930s as design styles changed and as a type of depression relief. Brick paving and kerbing in the former Rockdale Council area is more extensive than anywhere else in Sydney and is in a good condition in most places. In some areas, it was common to use two tones of brick to create a distinctive look. Kerbing and paving were typically only provided in front of lots that had been built upon and are a good indicator that the dwelling in question was built before 1930 (Kass 1991).

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Brighton Le Sands Heritage Conservation Area is culturally significant at a local level as a representative of the early development of Brighton Le Sands (originally New Brighton) and demonstrates a range of architectural typologies. Constructed on an 1886 subdivision of the Fairlight Estate, the street contains several original dwellings that would have once been found throughout the immediate area. The street retains its original interwar brick guttering, thought to have been added in the 1920s. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the street has a strong or special association with a person or group of persons of importance to the local area. The area does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The Brighton Le Sands Heritage Conservation Area contains several original dwellings from the interwar period. It contains many original contributory dwellings demonstrating good examples of interwar architecture. The street retains its original interwar brick guttering that would have most likely been added in the 1920s. Characteristic elements within the street include historical public domain elements, the dominant material palette of face brick, timber joinery, the consistent single-storey character and picket/masonry fences. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed in this report and should be gauged in order to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.
Rarity SHR criteria (f)	The area demonstrates several intact and modified examples of interwar period architecture. It does not demonstrate uncommon, rare or endangered aspects of the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	Brighton Parade is representative of an early twentieth-century streetscape which remains generally intact despite later intrusive infill development. It contains several original single-storey detached dwellings demonstrating architectural characteristics of interwar period typologies, through their form, small scale, moderate setbacks, and low fences. The area is considered significant at a local level under this criterion.
Integrity	The Brighton Le Sands Heritage Conservation Area is generally intact despite modifications, with most houses on the street having a contributory or neutral impact on the character of the heritage conservation area. There are number of intrusive infill dwellings that are inconsistent with this character. Modifications to the original dwellings have generally been sympathetic and have not impacted the overall visual amenity of the street.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	9, 11, 23 and 33 Brighton Parade. 'Houses', Item 217

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	Terry Kass	Rockdale Heritage Study – Thematic History	1991	*Bayside Council*
Inventory Review	Louise Thom	Rockdale Heritage Inventory Review	2010	*Bayside Council*

RECOMMENDATIONS	
Recommendations	The Brighton Le Sands Heritage Conservation Area should be included as a heritage conservation area of local significance in Schedule 5 of the *Bayside Local Environmental Plan 2021*. The heritage significance and historical character of the Brighton Le Sands Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern. All remaining original dwellings should be retained and conserved by maintaining their single-storey character, consistent setbacks, and the relationship of the houses to the street and to each other. A detailed character statement and development controls specific to the Brighton Le Sands Heritage Conservation Area should be included within the *Rockdale Development Control Plan 2011* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

SOURCE OF THIS INFORMATION			
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	**Year of study or report**	2019
Item number in study or report	3		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	October 2019

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Brighton Parade Heritage Conservation Area.				
Image year	2018	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



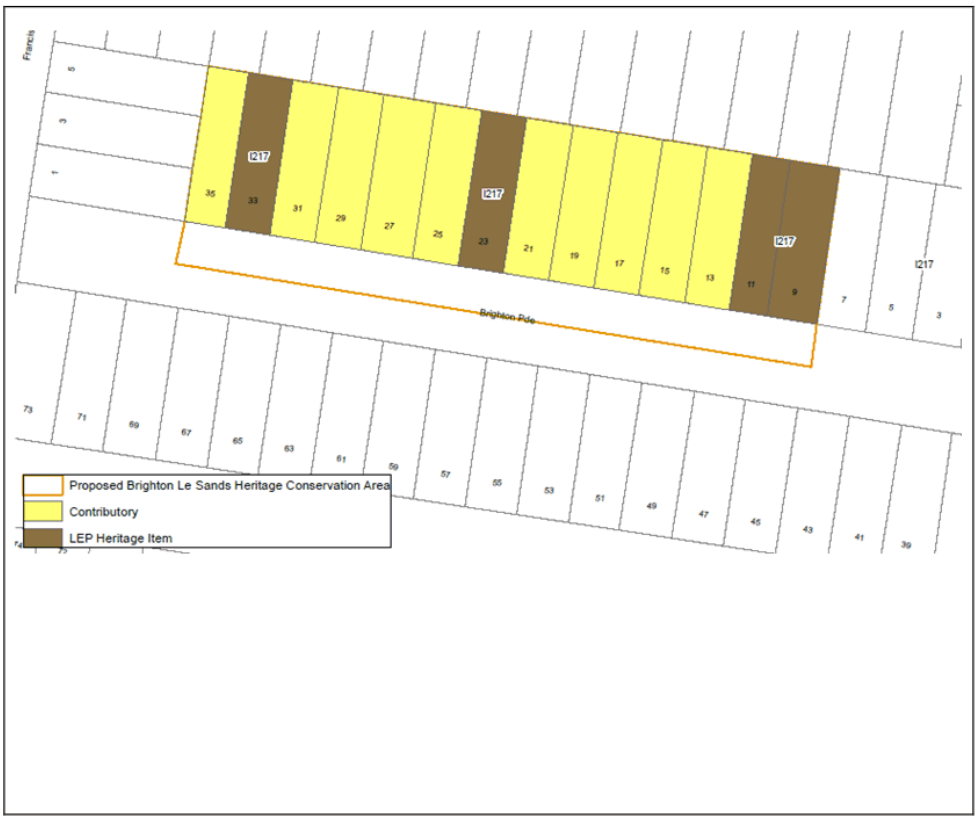
6

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Classification of buildings within the study area.				
Image year	2022	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Brighton Parade Heritage Conservation Area.				
Image year	1943	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	33 Brighton Parade, a local heritage item within the Brighton Parade Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	23 Brighton Parade, a local heritage item within the Brighton Parade Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the Brighton Parade Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Contributory dwelling within the Brighton Parade Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Brighton Parade kerb in detail.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



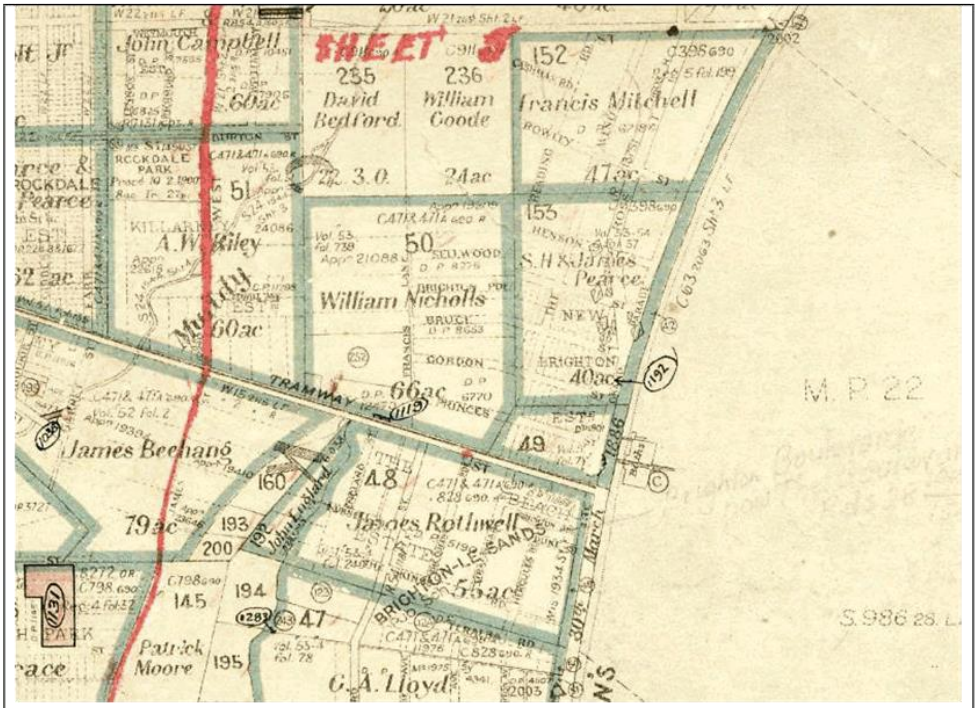
13

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1953 St George Parish map. Brighton Parade can be seen in lot 50, William Nicholls' grant.				
Image year	c.1953	**Image by**	Unknown	**Image copyright holder**	NSW LRS



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Map of the Fairlight Estate Subdivision. At the time, the area was known as New Brighton.				
Image year	1886	**Image by**	Martin and Hamilton	**Image copyright holder**	State Library of NSW



Heritage Data Form

ITEM DETAILS						
Name of Item	Oceanview Estate Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Dunmore Street North, Caledonian Street, Watkin Street, Beaconsfield Street, Park Avenue, Seaforth Street, Harrow Road, Watkin Street					
Suburb/town	Bexley				**Postcode**	2207
Local Government Area/s	Bayside					
Property description	Multiple lots					
Location - Lat/long	**Latitude**			**Longitude**		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Oceanview Estate Heritage Conservation Area (HCA) has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development. The area has aesthetic significance for its particularly fine examples of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character. Individual properties (both those individually listed and those classified as contributory) within the Oceanview Estate HCA have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness/integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout. The Oceanview Estate HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square of the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Ocean View subdivision. The tree planting commemorated the reign of Queen Victoria (although the trees present today are not the original trees).					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The study area is centred around Seaforth Park and includes Dunmore Street North, Caledonian Street (East), Watkin Street, Park Avenue and parts of Seaforth Street, Beaconsfield Street and Dunmore Street South. The streets are laid out in a grid pattern around the central park. Seaforth Park is a large square park that is mainly grassed and retains original plantings of Moreton Bay figs, Monterey pines and Canary Island palms, with later plantings. Housing around the park is generally from the Federation period, orientated to take advantage of views over the parkland and views to the ocean. The character of the Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages set within formal gardens with low brick fencing. The area features wide streets with grass verges and mature street trees, some of which are heritage listed. Dunmore Street North features the finest quality of housing and is largely intact. Some areas have uncharacteristic development which has eroded the integrity of parts of the potential HCA, particularly Seaforth and Watkin Streets.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	c.1883	**Finish year**		**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Some buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	The traditional owners of Botany Bay are the Kameygal (also spelt Gameygal) people and, further south, the Bidjigal people. The Botany Bay area also hosted two major language groups: the Dharug to the north between Port Jackson down to Botany Bay, and Dharawal from the southern shore of Botany Bay down to the Shoalhaven River. The period between the first European occupation of land in the Botany District, around 1815, and 1850 was a time of mass disruption to traditional movement patterns and the cultural and spiritual practices of Aboriginal peoples. Netting of fish in Botany Bay by the colonists had depleted the fish stocks and lime burning had taken a massive toll on the availability of shellfish. The suburb of Bexley derives its name from the estate of the Lord family, who were granted 2,000 acres extending across Wolli Creek, Kingsgrove and Canterbury. They erected Bexley House and held the land until around the 1850s. The land on which the Oceanview Estate stands was purchased by a group of land speculators in 1879, when the route of the new railway through the St George district was established after a prolonged campaign of lobbying by interest groups and speculative developers who sought to leverage the accessibility and benefit the railway line would bring to the area. Located on the ridge overlooking the new rail line and boasting views towards the ocean, the Oceanview Estate was laid out with Garden Suburb concepts in mind. It was planned to appeal to wealthy and discerning buyers, with larger sized dwellings surrounded by tastefully laid out grounds. It differentiated itself from the nearby Rockdale Township Estate and the Rockdale Estate in the size and arrangement of properties and lots, and ready access to Seaforth Park (marked on the early plans as simply 'Recreation Reserve'). The area was developed in stages beginning in the late nineteenth century, and contains surviving examples of Victorian villas built in the 1890s through to later Federation and interwar period styles. The streets were planted with trees to commemorate the reign of Queen Victoria. Allotments in the subdivided Ocean View Estate were offered for sale in 1883.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Oceanview Estate Heritage Conservation Area is historically significant at a local level for its representation of the development of Bexley in the late nineteenth and early twentieth centuries, and for its demonstration of finely detailed architectural typologies illustrating the development of the street. Constructed on the c.1883 Ocean View Estate subdivision, the streets are representative of the nature of suburban growth at that time with the expansion of the rail line. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the area, there is no evidence that the area has a strong or special association with any person or group of persons of importance to the local area. The area does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The Oceanview Estate Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies including Federation Queen Anne, Federation Arts and Crafts, late Victorian cottages and Inter-War bungalows, built to a consistently high quality with high aesthetic values. The streetscape and landscaping contribute to the amenity of the area with many mature street trees and prominent corner allotments, demonstrating the Garden Suburb principles behind the subdivision. The fine detailing of many of the contributory houses and listed heritage items is an important feature. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed, but should be assessed in future to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.
Rarity SHR criteria (f)	The area demonstrates intact examples of Federation and Interwar architecture and elements of early twentieth-century planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of late Victorian, Federation and interwar architectural typologies, with particularly fine examples of Federation dwellings, as well as characteristics typical of early twentieth-century garden suburbs. These architectural typologies and planning principles were common at this time as early estates were subdivided and populations increased in the suburbs. The area is considered significant at a local level under this criterion.
Integrity	The area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listings within the conservation area	2 Beaconsfield Street, 'Bayview Lodge', Item 94
	6 Beaconsfield Street, 'House', Item 95
	16A Beaconsfield Street, 'Seaforth Park', Item 96
	Caledonian Street, 'Street Plantings', Item 103
	Dunmore Street North, 'Street Plantings', Item 113
	1A, 1B and 1C Dunmore Street North, 'Christ Church Anglican Church and hall', Item 114
	12 Dunmore Street North, 'Federation House', Item 115
	14 Dunmore Street North, 'Federation House', Item 116
	16 Dunmore Street North, 'Federation House', Item 117
	18 Dunmore Street North, 'Ercildoune', Item 118
	20 Dunmore Street North, 'Fairmont', Item 119
	29 Dunmore Street North, 'House', Item 120
	33 Dunmore Street North, 'Inter-war House', Item 121
	38 Dunmore Street North, 'Federation House', Item 122
	40 Dunmore Street North, 'Federation House', Item 123
	77 Harrow Road, 'Italia', Item 141
	83 Harrow Road, 'Esperanza', Item 142
	87 Harrow Road, 'Federation House', Item 143
	1 Park Avenue, 'House', Item 146

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	Terry Kass	Rockdale Heritage Study	1989	Bayside Council
Book	Terry Kass	Rockdale Heritage Study—Thematic History	1989	Bayside Council

RECOMMENDATIONS	
Recommendations	The Oceanview Estate Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Bayside Local Environmental Plan 2021*. The heritage significance and historic character of the Oceanview Estate Heritage Conservation Area should be preserved and retained through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained and conserved. The single-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained. A detailed character statement and development controls specific to the Oceanview Estate Heritage Conservation Area should be included within the *Rockdale Development Control Plan 2011* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules. Consideration should be given for the assessment of significance of 77 and 83 Harrow Road to determine if they have heritage significance at State level and reach the threshold for listing on the State Heritage Register.

Heritage Data Form

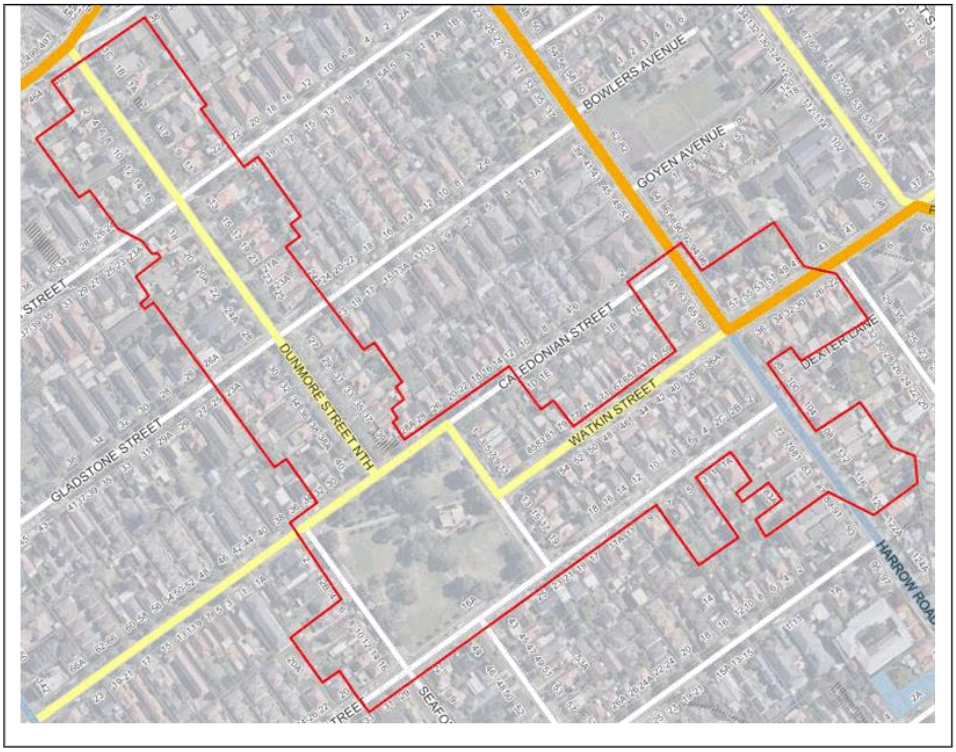
SOURCE OF THIS INFORMATION			
Name of study or report	Bayside Heritage Study—Review of Potential Heritage Conservation Areas	**Year of study or report**	2019
Item number in study or report	1		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	October 2019

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundaries of the Oceanview Estate Heritage Conservation Area.				
Image year	2019	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Building contributions within the study area.				
Image year	2022	**Image by**	Bayside Council	**Image copyright holder**	Bayside Council



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Historic aerial photograph of the study area with proposed HCA boundaries indicated.				
Image year	1943	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	NSW SIX Maps / GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	'Italia,' 77 Harrow Road, a local heritage item within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	'Sierenza,' 83 Harrow Road, a local heritage item within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



11

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	29 Dunmore Street North, a local heritage item within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1 Park Avenue, a local heritage item within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Characteristic building within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Characteristic buildings within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Characteristic building within the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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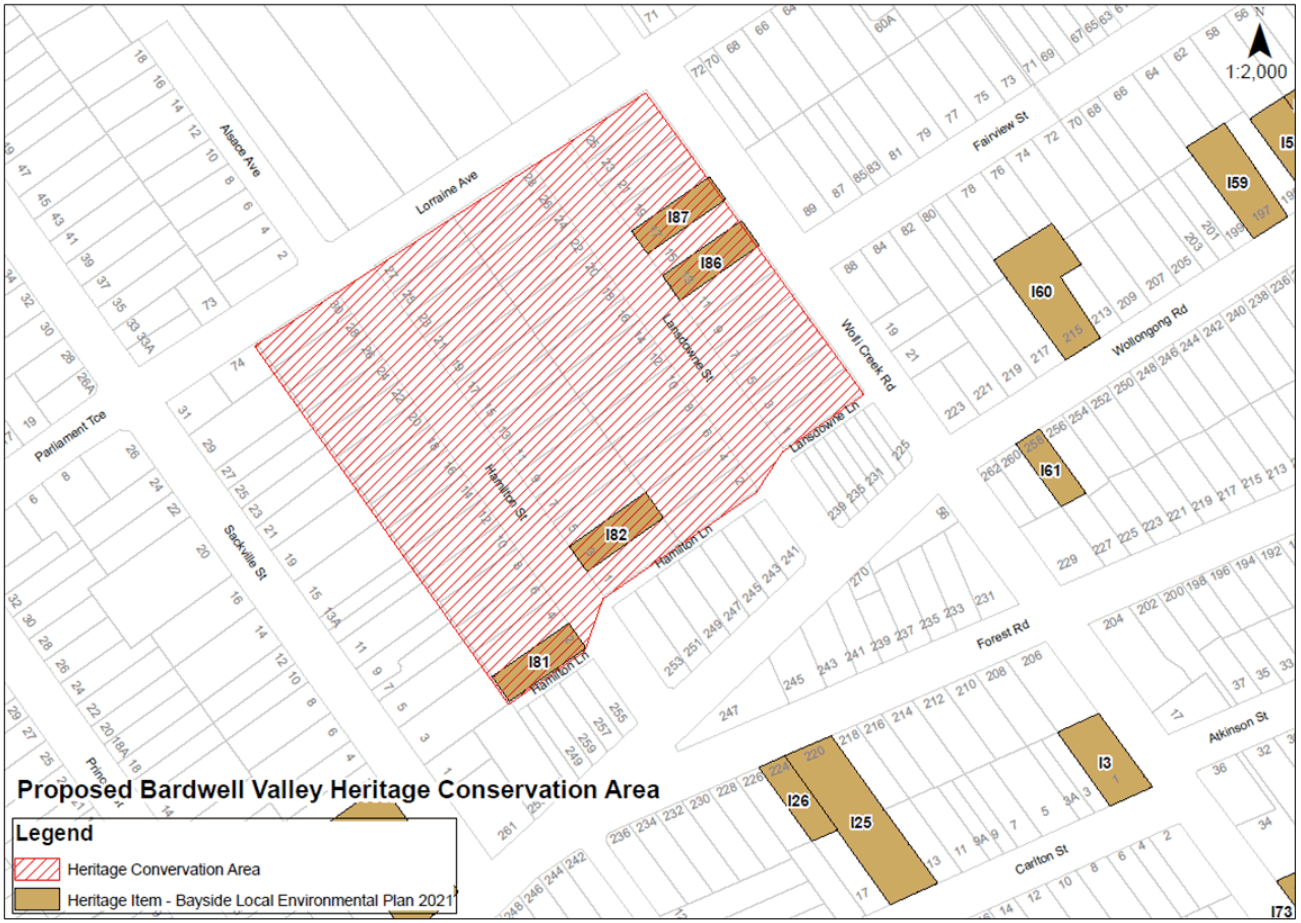
Heritage Data Form

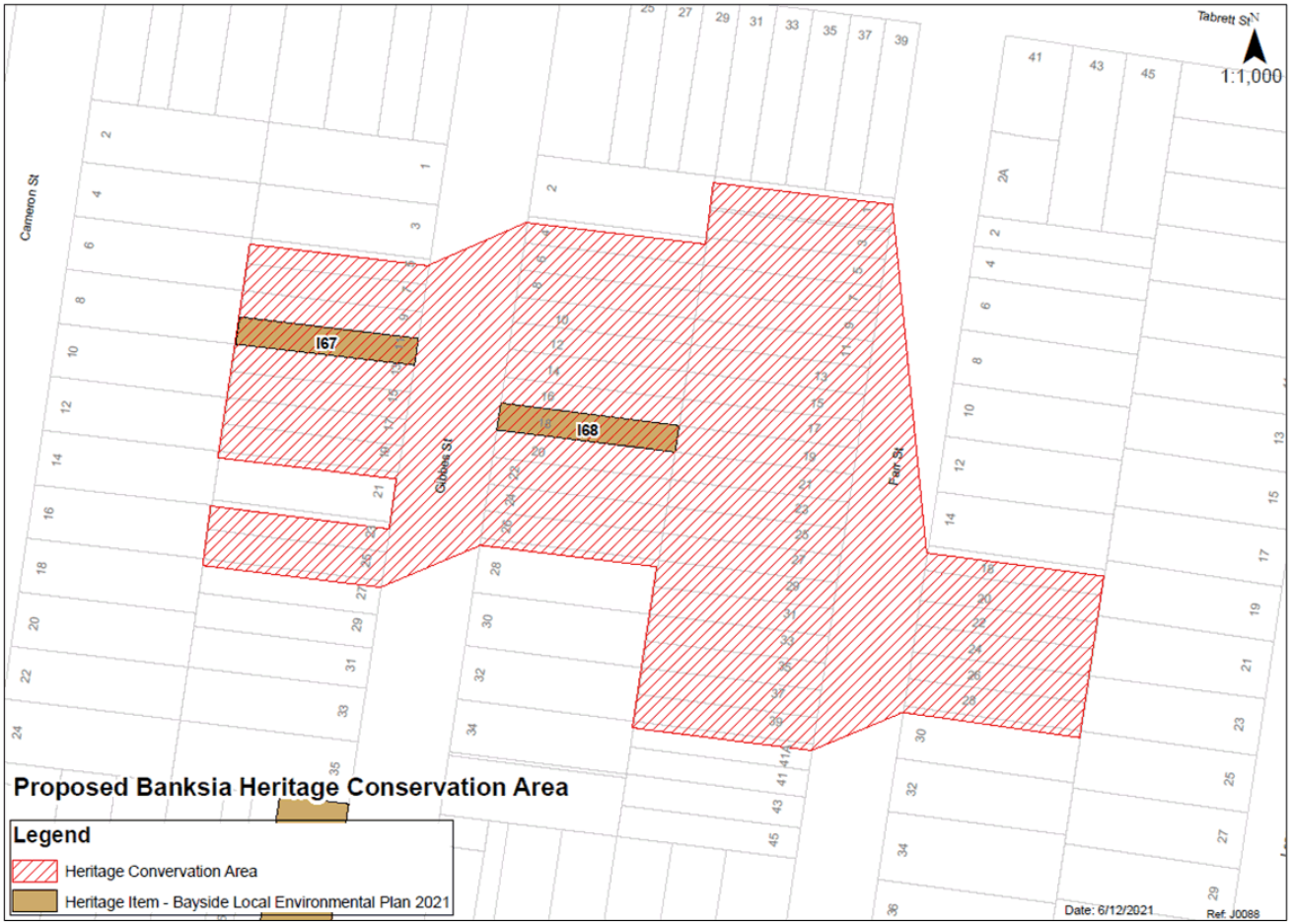
IMAGES - 1 per page

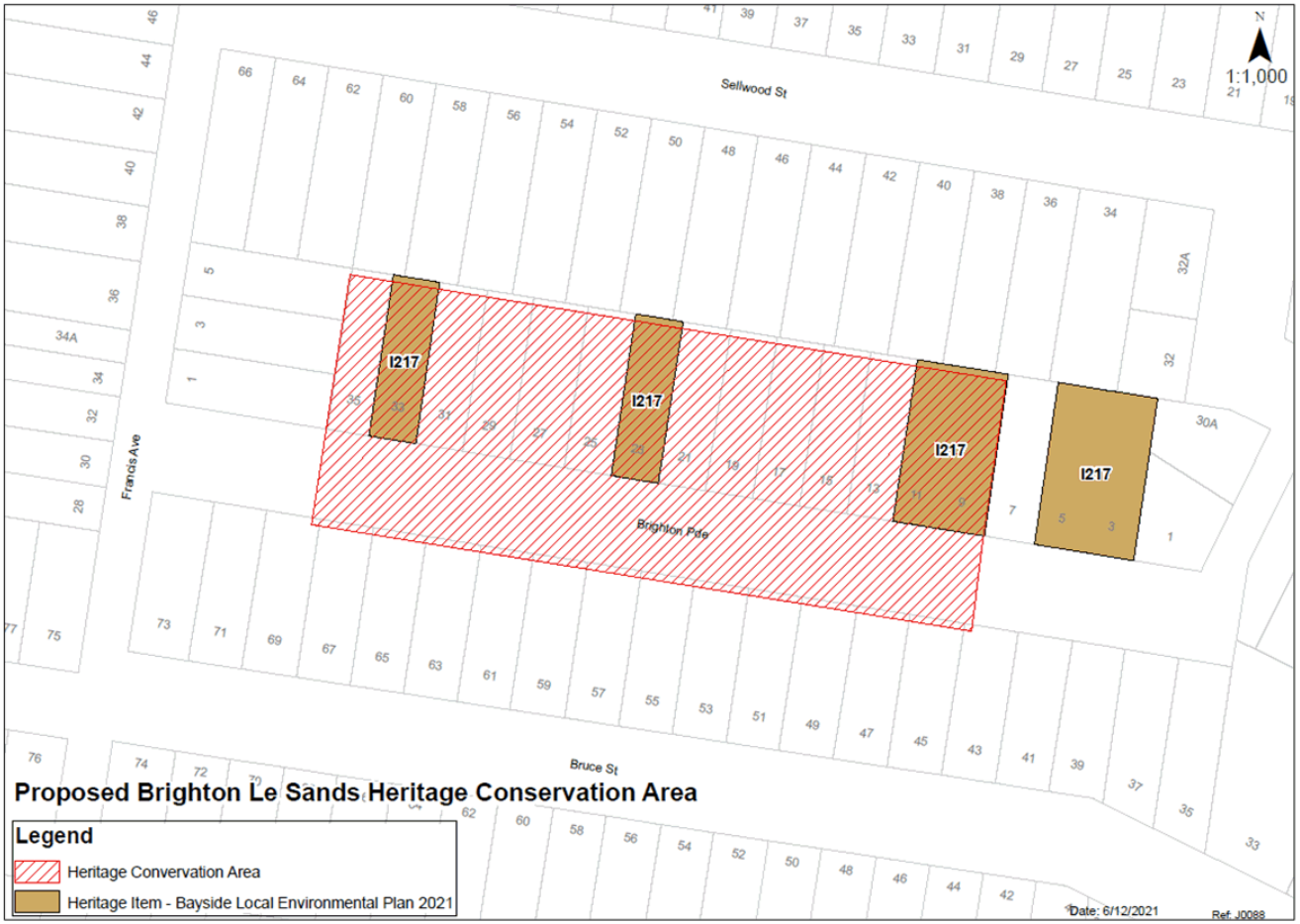
Please supply images of each elevation, the interior and the setting.

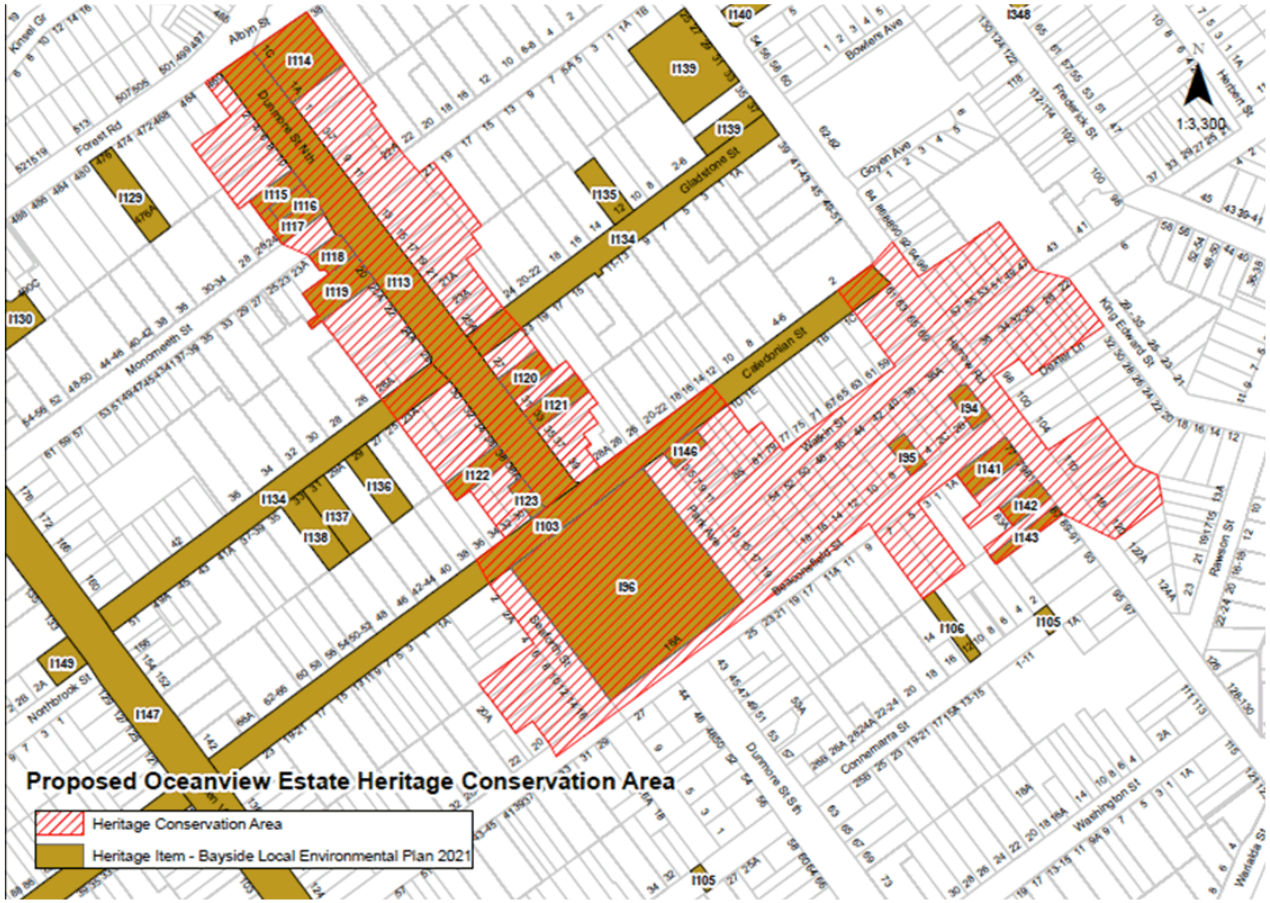
Image caption	Historical subdivision plan of the Ocean View estate, c.1883.				
Image year	Unknown	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW




1:2,000
Proposed Bardwell Valley Heritage Conservation Area
Legend
Heritage Convervation Area
Heritage Item - Bayside Local Environmental Plan 2021
I87
I86
I82
I81
I60
I59
I61
I26
I25
I3
I73
Lorraine Ave
Alsace Ave
Fairview St
Wolli Creek Rd
Wollongong Rd
Lansdowne St
Lansdowne Ln
Hamilton St
Hamilton Ln
Parliament Tce
Stackville St
Forest Rd
Atkinson St
Carlton St


Tabrett St
N
1:1,000
Cameron St
Gibbs St
Fair St
I67
I68
Proposed Banksia Heritage Conservation Area
Legend
Heritage Convervation Area
Heritage Item - Bayside Local Environmental Plan 2021
Date: 6/12/2021
Ref: J0088


Sellwood St
Frances Ave
Brighton Pde
Bruce St
I217
I217
I217
I217
1:1,000
Proposed Brighton Le Sands Heritage Conservation Area
Legend
Heritage Convervation Area
Heritage Item - Bayside Local Environmental Plan 2021
Date: 6/12/2021
Ref: J0088


Proposed Oceanview Estate Heritage Conservation Area
Heritage Conservation Area
Heritage Item - Bayside Local Environmental Plan 2021
1:3,300