



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2019/99
Address	Strata Plan, 13-15 Collins Street, ANNANDALE NSW 2038
Proposal	Tree Removal.
Date of Lodgement	14 March 2019
Applicant	P Solomon
Owner	The Owners of Strata Plan No 57719
Number of Submissions	Nil
Value of works	\$1,400
Reason for determination at Planning Panel	Removal of tree at heritage listed property
Main Issues	Nil
Recommendation	Approval
Attachment A	Recommended conditions of consent
Attachment B	Statement of Significance (Annandale Conservation Area)
Attachment C	Statement of Heritage Significance ('Agincourt' house – subject site)



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for the removal of a *Cupressocyparis leylandii* (Leighton Green Conifer) at 13-15 Collins Street, Annandale.

The application was notified to surrounding properties and no submissions were received.

The proposal will not result in any adverse heritage or landscape amenity impacts, and therefore, the application is recommended for approval, subject to recommended conditions. In this case, replanting is not recommended.

2. Proposal

The application proposes the removal of a *Cupressocyparis leylandii* (Leighton Green Conifer) located in the north-western corner of the site. It is one of several Leighton Green Conifer trees that line the northern boundary of the site, as shown in Figure 2. The tree has an approximate height of 15m and canopy of 11m.

The northern most portion of the western boundary wall has lost structural integrity over time and was eventually demolished as it posed a safety hazard. The location of the subject tree prevents its reconstruction, as it is predicted that the required footings for a new wall would damage the tree's root system.

No other works are proposed as part of this application.

Refer below for an aerial image of the site and the location of the tree proposed to be removed, and close-ups of the tree to be removed:



Figure 1. Aerial of site, and location of tree to be removed marked by arrow.



Figure 2. Tree to be removed marked by arrow, and concrete foundation marked in hatched area.

3. Site Description

The subject site is located on the northern side of Collins Street, at its intersection with Johnston Lane. The site consists of one allotment, is generally rectangular in shape, with a total area of 1037.015 sqm, and is legally described as SP57719. The site has a frontage to Collins Street of 27.6m, and a secondary frontage to Johnston Lane of approximate 37.54m.

The site supports a two/three storey residential flat building.

Most of the adjoining properties support similar residential structures, of similar design and scale, as they are zoned as R1 General Residential; however, there are some nearby sites along Johnston Street, including Johnston Street itself, that are zoned as SP2 Infrastructure.

The subject site is listed as a heritage item - 'Agincourt' house - and is located within the 'Annandale Conservation Area'.

The following trees are located on the site and within the vicinity:

- *Hesperotropis Leylandii* (Leighton Green Conifer – several adjoining the northern boundary of the subject site.
- One unknown tree in centre courtyard
- Various moderately sized trees lining the southern and eastern boundaries of the site

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

No recent relevant applications are apparent on Council's record for the subject site.

Surrounding properties

Application	Proposal	Decision and Date
<u>63 Johnston Street, Annandale</u>		
D/2016/2	Removal of one <i>Washingtonia robusta</i> (Mexican Fan Palm) tree from the central courtyard of the subject site.	Approved on 09-Mar-2016
<u>59 Johnston Street, Annandale</u>		
D/2016/166	Removal of one <i>Eucalyptus scoparia</i> (Wallangarra White Gum) located at the rear of the property.	Approved on 25-May-2016

4(b) Application history

Not applicable.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- State Environmental Planning Policy No 55—Remediation of Land
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- Leichhardt Local Environmental Plan 2013

The following provides further discussion of the relevant issues:

5(a)(i) *State Environmental Planning Policy No 55—Remediation of Land*

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with *SEPP 55*, and that the site is suitable for the development.

5(a)(ii) *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*

An assessment has been made of the matters set out in Clause 20 of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. It is considered that the carrying out of the proposed development is generally consistent with the objectives of the Plan and would not have an adverse effect on environmental heritage, the visual environment, the natural environment and open space and recreation facilities.

5(a)(iii) State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)

Vegetation SEPP concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council's DCP.

The application seeks the removal of vegetation from within the site. The application was referred to Council's Tree Assessment Officer who raises no objections to proposed tree removal in this instance, as discussed in further detail later in this report.

Overall, the proposal is considered acceptable with regard to the *Vegetation SEPP*, and Clauses C1.12 Landscaping and C1.14 Tree Management of LDCP 2013, subject to the imposition of appropriate conditions.

5(a)(iv) Leichhardt Local Environment Plan 2013 (LLEP 2013)

The application was assessed against the following relevant clauses of the *Leichhardt Local Environmental Plan 2013*:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 5.10 - Heritage Conservation
- Clause 6.1 - Acid Sulfate Soils
- Clause 6.2 - Earthworks

The following provides further discussion of the relevant issues:

Clause 2.3 – Zone objectives and Land Use Table

The site is zoned R1 General Residential. The proposed tree removal is permissible development and raises no issues that will be contrary to the objectives of the R1 Zone.

Clause 5.10 – Heritage Conservation

The subject site is listed as a local heritage item in the Leichhardt LEP 2013, being "Agincourt", semi-detached houses" (I14). The statement of significance for the item available from the Office of Environment and Heritage reads:

Nos. 13-15 Collins Street is of local historic and aesthetic significance as a good and intact example of a late Victorian grand semi detached villa with Italianate detailing constructed between the late 1870s and 1880s. Despite some alterations and conversion of the building into flats, it retains original fabric and details

The site is also in close proximity to the following heritage items:

- 11 Collins Street (I13) – 'House, including interiors';
- 36 Collins Street (I17) – 'St Brendan's Convent, including interiors';
- 53 Collins Street (I44) – 'St Brendan's Catholic Church, including interiors'.

The statement of significance for the heritage items in close proximity is available from the NSW Office and Environment website at

<http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>

The site is also located in the 'Annandale Heritage Conservation Area'. The statement of significance of the Conservation Area (HCA) is appended to this report.

The site is a contributory item to the 'Annandale Heritage Conservation Area' (C1).

The Heritage Inventory form for this local heritage item has been reviewed and it is noted that the subject tree does not contribute to the heritage significance of this item. Further, the 1943 aerial (below) shows a previous structure occupying the site where the tree is located. Therefore, the proposed tree removal is supported in this instance as it will have acceptable impacts on the significant and setting of the item and will not have adverse impacts on any nearby heritage or the HCA.



Image: Aerial image from 1943; approximate location of tree marked by X.

Based on assessment above, the application is recommended for approval from a heritage perspective.

5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

5(c) Development Control Plans

The application has been assessed, and the following provides a summary of the relevant provisions of Leichhardt Development Control Plan 2013.

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes
C1.12 Landscaping	Yes
C1.14 Tree Management	Yes
Part C: Place – Section 2 Urban Character	
C2.2.1.3 Johnston Street Distinctive Neighbourhood <ul style="list-style-type: none"> • Controls C1 and C8 	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes

The following provides discussion of the relevant issues:

C1.12 – Landscaping

The objectives of C1.12 Landscaping – Residential Development are:

- O1 Development includes on-site landscaped open space that:*
- a. enhances the visual setting of buildings;*
 - b. contributes to the distinct landscape character within the neighbourhoods and preserves, retains and encourages vegetation and wildlife that is indigenous to the municipality and Sydney;*
 - c. preserves or retains natural features such as rock outcrops that contribute to the landscape of the area;*
 - d. conserves water resources by reducing the need for irrigation;*
 - e. maximises vegetation to regulate and increase rainwater infiltration, thereby increasing nutrient recycling and reducing surface runoff;*
 - f. is compatible with the heritage significance of the place;*
 - g. contributes to the amenity of the residents and visitors;*
 - h. where involving new plantings, benefit the building's energy efficiency;*
 - i. protects and retains existing trees on the subject and surrounding sites, including the street verge; and*
 - j. is designed to encourage the retention and enhancement of green corridors.*

Removal of the subject tree is supported, as it is located where the prevailing environmental conditions are unsuitable for its long-term survival, particularly, as its health will be adversely impacted during the reconstruction of the western boundary wall. Replacement planting is not considered necessary as the site is substantially vegetated. The site has limited opportunities for further planting and replacement planting would restrict space.

C1.14 – Tree Management

The proposed tree removal is consistent with the Tree Management Controls under C1.14.7 which provides the criteria under which the removal of a prescribed tree is to be assessed:

- a. *the tree is located where the prevailing environmental conditions are unsuitable;*
- b. *the tree is in a state of irreversible decline or is dead;*
- c. *the tree poses a threat to human life or property;*
- d. *the tree is causing significant damage to public infrastructure which cannot be remediated by any other reasonable and practical means;*
- e. *the replacement of damaged or failed sewer pipes or storm water lines cannot reasonably be undertaken with the retention of the tree;*
- f. *the tree is not deemed to be a tree of landscape significance; and*
- g. *replacement planting can better achieve the objectives of this section of the Development Control Plan within a reasonable time.*

A site inspection was undertaken on 11 April 2019, and a *Cupressocyparis leylandii* (Leighton Green Conifer) was identified in the rear of the site. At the time of inspection, the specimen appeared to be in good health and vigour with no obvious structural faults seen from ground level.

It is considered that this specimen will likely be negatively impacted during the reinstatement of the boundary wall. Excavation required for the new footings has been identified to be well within the theoretical Structural Root Zone (SRZ).

The subject tree was not considered to be of high landscape value. It is anticipated that the immediate loss of canopy cover will be replenished by the canopies of adjoining trees within a reasonable time frame.

Given the above, there are no objections to the application. No replanting is required in this instance. The application is recommended for approval subject to conditions as listed in 'Attachment A – Recommended conditions of consent'.

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(e) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with Leichhardt Development Control Plan for a minimum period of 14 days to surrounding properties. No submissions were received during the notification period.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed. The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above:

- Heritage: The proposal is acceptable from a heritage perspective, without conditions, as the removal of the tree will have little to no impact on the heritage item or the items within the vicinity.
- Landscape: The application is supported, subject to recommended conditions.
- Building: The application is supported, as the required excavation for new wall footings would be located within the theoretical Structural Root Zone (SRZ) of the subject tree.

6(b) External

The application was not required to be referred to any external body for comment.

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Leichhardt Local Environmental Plan* and *Leichhardt Development Control Plan 2013*.

The proposed tree removal will not result in any significant impacts on the amenity of the adjoining properties and the streetscape, and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. D/2019/99 for tree removal at 13-15 Collins Street, Annandale subject to the conditions listed in Attachment A.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

- Approval is given for the following works to be undertaken to trees on the site:

Tree/location	Approved works
<i>Cupressocyparis leylandii</i> (Leighton Green Conifer) located in the rear of 61 Johnston St, Annandale.	Remove.

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved.

The approved works shall not be carried out unless this letter, or copy of it, is kept on the site. It shall be shown to any authorised Council Officer upon request.

All tree work shall be undertaken by an experienced Arborist with a minimum qualification of Level 3 under the Australian Qualification Framework (AQF). The work shall be undertaken in accordance with AS4373 – 2007 ‘Pruning of amenity trees’ and in compliance with the Safe Work Australia Code of Practice ‘Guide to Managing Risks of Tree Trimming and Removal Work’.

DURING WORKS

- If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly using a sharp and *fit for purpose tool*. The pruning shall be undertaken by a minimum Level 3 (AQF 3) qualified Arborist. The stump is required to be cut to ground level. Stump grinding is not permitted.
- No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council’s Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Attachment B – Statement of Significance (Annandale Conservation Area)

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Area 18 Annandale Conservation Area

Landform

A wide ridge of land between Whites Creek and Johnstons Creek running due north to Rozelle Bay, with views from cross streets, and from the northern end of the suburb to the harbour, Anzac Bridge and the city, and west towards Leichhardt.



Figure 18.1 Annandale Conservation Area Map.

History

George Johnston, a marine officer of the First Fleet, received a grant of 290 acres on the northern side of Parramatta Road in 1799, an area now known as Annandale, named after Johnston's home town in Dumfriesshire, Scotland where he was born in 1764. Annandale House, designed in the Georgian style, was occupied by the Johnston family from 1800, and despite development closing in on all sides, their Annandale estate remained intact until 1876.

The first subdivision of 1876 reveals a grid of streets and allotments covering the land bounded by Parramatta Road, Johnston, Collins and Nelson Streets. Robert Johnston transferred this portion to his son, George Horatio, in June 1876 who sold off 75 lots to John Young, who then purchased the remainder of the estate for 121,000 pounds in October 1877. Young then sold the land to the Sydney Freehold Land and Building Investment Co Ltd, which he formed in 1878 to subdivide and sell the 280 acre estate. Building contractor and entrepreneur John Young, the company's chairman for the rest of its life, and its second largest shareholder, left an indelible impression on Annandale's development. Other directors of the company were politicians Samuel Gray and Robert Wisdom, developers John North and AW Gillies, soap and candle manufacturer WA Hutchinson and Henry Hudson.

Architect and surveyor Ferdinand Reuss junior won a prize of 150 pounds offered by the company for the best design for the subdivisional layout for Annandale

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and designed many of the houses. Reuss widened Johnston Street, a major design feature which followed the spine of the ridge from 66ft to 100ft and the topography of the estate encouraged the symmetrical street grid pattern.

Annandale Street, 80 feet wide, almost rivalled Johnston Street, but its opposite number, Trafalgar Street, retained the 66ft width determined by the 1876 plan. On the western side, Young Street matched the 66ft wide Nelson Street, which for topographical reasons terminated at Booth Street. The four cross-streets, Collins, Booth, Piper and Rose Streets were also 66ft wide. The centrepiece of the plan was an open space at the junction of Johnston and Piper Streets, which became Hinsby Reserve. The plan also featured two other large reserves and six smaller ones. The company's original policy of 'no back lanes' was an enlightened planning policy: access for night soil collection was to be by side passage from the front street. Terrace housing was therefore not part of their plans, indicating that they were aiming for a middle class market. Even the lesser streets were 50ft wide, still above the standard widths of other suburban streets.

The majority of the building lots were generous, directed again to a middle class market: 66ft frontages with depths of about 90ft, ideal for freestanding houses. Most of the allotments sold up to 1881 were in Johnston and Annandale Streets. Allotments on the slopes above the creeks were largely ignored. Though extension of the tram track along Parramatta Road reached the junction of Annandale's main artery in 1883, the track was not built along Johnston Street. Land sales were sluggish and in 1882 the company was forced to revise its original policy on lot sizes. Though Johnston and Annandale Streets remained typical of the kind of middle class suburb the company originally envisaged, elsewhere a proliferation of small lots were created by resubdivisions. The company began with land on the creek slopes near Parramatta Road, re-subdividing sections 26 and 30 (creating Mayes Street), 34 (Ferris Street) and 37 on the western side, and eastern sections 28 and 33. The smaller lots did attract working class buyers, largely missing before 1882.

Between 1884 and 1886 more sections were resubdivided, increasing the number of sales up to 1889. Section 25, creating Alfred Street, and 35 were resubdivided, and sections 9-11 and 16-19 were halved to create sections 50 and 56 (along the banks of Whites Creek). The company undertook further resubdivisions in 1887 and 1888 involving sections 13, 21, 22, 24, 29, 39 and 40. As land sales reached their peak Annandale ratepayers began petitioning to secede from Leichhardt Council and incorporate the new Borough of Annandale which occurred in 1894. Between 1894 and 1930 Annandale Council was filled with self-employed local businessmen - timber merchants, builders and contractors, printers, grocers, butchers and a long serving carrier. They provided social leadership in their community. Many of the builders of the suburb's physical fabric possessed local addresses. The number of Annandale's builders and contractors rose from one in 1884 to fourteen in 1886 to seventeen in 1889. Apart from John Young, a partnership comprising John Wise, Herbert Bartrop and John Rawson was especially active in 1881/2, making twenty-five separate purchases. Other prominent local builders of Annandale's houses were Robert Shannon, William Nicholls, William Baker, Albert Packer, Owen Ridge,

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George McDonald, George Bates, Hans Christensen, Cornelius Gorton, William Wells and Phillip Newland.

The Sydney Freehold Land and Building Investment Co Ltd, after thirty-eight years of having a controlling interest in Annandale, went into liquidation in 1916. The remaining unsold lots which were, in the main, located at the suburb's northern end, were bought by the Intercolonial Investment Land and Building Co Ltd. Annandale's last major land sales began in 1909 when Young's Kentville Estate was subdivided into ninety allotments.

By 1893, of Annandale's 1,189 residences, 906 were constructed of brick and 250 of weatherboard. The whole process of building up the streets of Annandale stretched over a long time. At the 1901 census there were 1,729 houses increasing to 2,363 by 1911 and reaching 2,825 in 1921. Annandale had 3,265 residences at the 1947 census.

The bubonic plague first appeared in The Rocks in 1901, and led to quarantine areas in Glebe and other inner areas. It affected attitudes to inner city/suburban housing, so that by 1910 those who could afford to were moving out, particularly to the railway suburbs. Inner suburban areas such as Annandale began to be seen as slums. It was at this time, and particularly after World War I, that industry began to appear in peripheral areas, along Johnstons and Whites creeks and in the swampy head of Rozelle Bay (later to be reclaimed).

John Young, with architectural and engineering experience in England including as superintendent for Crystal Palace, purchased the North Annandale land, established the Sydney Freehold Land & Building Investment Co to lay out the subdivision and finance the residential building.

The subdivision in the 1870s was premature, forcing the company to re-subdivide many of the large 'villa' allotments along Annandale Street and Trafalgar Street for smaller scale housing attracting working class residents. Johnston Street for the most part still exhibits the single villa ideals envisaged by the company for the three main streets.

Sources

Information provided by Max Solling.

Significant Characteristics

- Close relationship between landform and layout of the suburb with widest street along ridge top.
- The highest land has the widest streets and the largest buildings with the deeper setbacks
- Streets, buildings and setbacks diminish in size towards creeks.
- Important civic, ecclesiastical and educational buildings sited on top of the ridge facing Johnston Street, giving spire of Hunter Bailey Church high visibility from wide arch of Sydney suburbs.

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- A notable group of buildings, 'the witches hats' sited on northern edge of Johnston Street ridge as it falls towards Rozelle Bay.
- Tree-lined streets, particularly of brush box, planted within the carriageway.
- Industrial buildings occur randomly, but generally marginalised to creek edges, the northern end of Annandale and round Booth Street.
- Variety of domestic buildings 1880s-1930s including single and double-fronted freestanding, semidetached and terrace houses and pre-World War II flats from one to three storeys.
- Small collection of weatherboard dwellings.
- Victorian Italianate boom period villas generally along southern end of Johnston Street, nearer to Parramatta Road.
- Uninterrupted commercial buildings with attached dwelling along Parramatta Road, with parapets and balconies or suspended awnings and some original shop fronts.
- Group of shops, pub, post office, church at intersection of Booth Street.
- Occasional corner shops throughout suburb.
- Skyline of chimneys, decorative fire wall dividers on terraces, ridge capping and finials.
- Wealth of decorative elements – iron fences, coloured tiles in paths, steps and verandahs, plaster moulding finishes above door and window openings, coloured glass, chimneys, verandah awnings.
- Walls of rendered brick (1870s and 1880s), and dry pressed face brick (available from c1890s).
- Roof cladding of terracotta tiles, slate, and some iron, particularly on verandahs.
- Irregular occurrence of back lanes.
- Iron palisade fences on low sandstone plinth.
- Continuous kerbs and gutters – many of sandstone.
- Rock outcrops within footpath and road alignments.

Statement of Significance or Why the Area is Important

- One of a number of conservation areas that collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important as a well planned nineteenth-century suburb, and for illustrating development particularly from 1880s-1890s, aimed initially at the middle class market. The surviving development from this period forms the major element of its identity along with an area of 1910s-1930s development at its northern end.

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- Demonstrates the vision of John Young, architect, engineer and property entrepreneur.
- Demonstrates, arguably, the best and most extensive example of the planning and architectural skills of Ferdinand Reuss, a designer of a number of Sydney's Victorian suburbs, including South Leichhardt (the Excelsior Estate) and Birchgrove.
- Clearly illustrates all the layers of its suburban development from 1878, through the 1880s boom and resubdivision, the 1900 slump and the appearance of industry, and the last subdivision around Kentville/Pritchard Streets to the 1930s, with the early 1880s best illustrated along Johnston and Annandale Streets.
- Demonstrates a close relationship between landform and the physical and social fabric of the suburb.
- In its now rare weatherboard buildings it can continue to demonstrate the nature of that major construction material in the fabric of early Sydney suburbs, and the proximity of the timber yards around Rozelle Bay and their effect on the building of the suburbs of Leichhardt.
- Displays a fine collection of large detached Victorian Italianate boom-period villas with most decorative details still intact, set in gardens.
- Displays fine collection of densely developed Victorian commercial buildings.
- Through the absence/presence of back lanes, changes in the subdivision pattern, and the range of existing buildings it illustrates the evolution of the grand plan for Annandale, in response to the market, from a suburb of middle class villas to one of terraces and semis for tradesmen and workers.

Management of Heritage Values

Generally

This is a conservation area. Little change can be expected other than modest additions and discrete alterations. Buildings which do not contribute to the heritage significance of the area may be replaced with sympathetically designed infill.

Retain

- All pre-1939 buildings and structures because they are important to understanding the history of the growth of this suburb.
- All weatherboard buildings, their rarity adds to their significance.
- Green garden space to all residential buildings – an important part of the character of Annandale.
- Original plastered walls (generally belonging to pre-1890s buildings).
- Original dry pressed face brick walls (generally belonging to post-1890s buildings).

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- All original architectural details.
- Original iron palisade fences.
- Back lanes in their early configuration.
- Brush box tree planting, replace where necessary in original position within the alignment of the carriageway.
- All sandstone kerbs and gutter uninterrupted by vehicular access.

Avoid

- Amalgamation to create any more wider allotments that would further disrupt the Victorian pattern of development.
- Demolition of any pre-1939 building unless it is so compromised that it can no longer contribute to an understanding of the history of the area.
- Plastering or painting of face brick walls.
- Removal of plaster from walls originally sealed with plaster.
- Removal of original architectural details.
- Changes to the form of the original house. Second or third storey additions.
- Posted verandahs over footpaths to commercial premises or former commercial premises where no evidence can be provided to support their reconstruction.
- Additional architectural detail for which there is no evidence.
- High masonry walls or new palisade fences on high brick bases.
- Alteration to back laneways.
- Road chicanes which cut diagonally across the line of the streets.

Further Work

Use Water Board Detailed Survey of 1890 to identify which buildings remain from that time.

Compile photographic record of the conservation area from photos available since the late nineteenth century to the present time, as a means of assisting in appropriate reconstruction/'restoration'.

Attachment C – Statement of Heritage Significance (‘Agincourt’ house)

5/15/2019

"Agincourt", semi-detached houses | NSW Environment & Heritage



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"Agincourt", semi-detached houses

Item details

Name of item:	"Agincourt", semi-detached houses
Other name/s:	Terrara (No. 13), Tylden (No. 15).
Type of item:	Built
Group/Collection:	Residential buildings (private)
Category:	Semi-Detached House
Primary address:	13-15 Collins Street, Annandale, NSW 2038
County:	Cumberland
Local govt. area:	Leichhardt

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
13-15 Collins Street	Annandale	Leichhardt		Cumberland	Primary Address

Statement of significance:

Nos. 13-15 Collins Street is of local historic and aesthetic significance as a good and intact example of a late Victorian grand semi detached villa with Italianate detailing constructed between the late 1870s and 1880s. Despite some alterations and conversion of the building into flats, it retains original fabric and details including prominent towers, verandahs and street facing gables which make a positive visual contribution to the Collins Street streetscape.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.

Date significance updated: 10 Nov 11

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).

Description

Physical description:	One and two storey rendered Victorian Italianate semi detached building with gable and hipped roof clad in concrete tiles, bracketed eaves and rendered chimneys, arched timber framed windows and rendered mouldings and sills. The front façade is mirrored about a
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<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1940016>

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"Agincourt", semi-detached houses | NSW Environment & Heritage

central party wall with two storey verandahs, prominent towers with pyramidal roofs and gable roofed projection with circular vent and timber details each side. The ground floor verandahs project forward of the main building line and feature hipped and gable roof clad in corrugated steel supported on cast iron posts with timber and lattice frieze. The central recessed verandahs on the ground floor have been infilled. The recessed first floor balconies remain open and feature cast iron lace balustrades. The building is setback from the street frontage which features modern palisade gates and fence with rendered brick base and piers with two paved paths and garden area between. The building is setback from the side and rear boundaries with paved driveways along the western, south eastern and north eastern boundaries. A high rendered fence extends along the south eastern boundary along Johnston Lane. Two single storey wings are located at the rear of the building.

Physical condition and/or Archaeological potential:

The building appears to be in sound and good condition. Some graffiti has been painted over on the south eastern party wall (2010).

Date condition updated: 22 Nov 12

Modifications and dates:

- No. 13
- 1966: Division into two flats (7593)
- 1976: Substation (14694)
- 1993: Repair to front verandah and façade
- 1993: Repair roof
- 1994: Building certificate (402/94).
- No. 15
- 1959: Extensions garage (3586)
- 1993: Repair front verandah and façade and replace roof
- 1994: Building Certificate (401/94)
- Nos. 13-15
- 1997: Alterations and additions to residential flat and amended plan (96/726)

Further information:

Located on NW cnr Johnston Lane.

Current use:

Residential

Former use:

Residential

History

Historical notes:

The site is part of 290 acres which was originally granted in 1799 to Major, later Colonel, George Johnston, a marine officer of the First Fleet. His son Captain Robert Johnston later leased portions and oversaw the first subdivisions, known as North Annandale Estate from 1874. In 1877 John Young, a prominent building contractor in the late 19th century and Mayor of Leichhardt (1879-80 and 1884-86), consolidated 280 acres and transferred it to the Sydney Freehold Land, Building and Investment Company Ltd which he formed in 1878 and which proceeded to subdivide and sell residential allotments over the next 30 years.

Annandale was to be a "model township". Young created the 100ft wide boulevard along the main ridge, Johnston Street, which was intended to be the finest street in the Colony and encouraged the symmetrical street grid pattern. Annandale Street was designed as a wide 80 ft street whilst Trafalgar, Nelson and Young Streets and the four cross streets, Collins, Booth, Piper and Rose Streets were designed with a 66 ft width.

It is in this context it is assumed that the building was constructed between the late 1870s and 1880s. A Sydney Water plan dated 1889 and revised in the early 1890s shows the

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buildings and mirrored, U shaped footprint about a central boundary wall with setback from the front and two side boundaries. The plan shows verandahs facing Collins Street and on the internal face of the building and rear wings. A detached structure is also shown at the rear of the buildings on the shared boundary. The western property (No. 13) is longer than the adjacent site and also features another detached structure located close to the north western corner of the rear wing. It is not clear when the semi-detached villas were converted into flats.

 Newspaper references

SMH - 30 June 1883: p14

To Investors, Trustees and Gentlemen in search of Residences

TWO SEMI DETACHED ELEGANT VILLA RESIDENCES, NORTH ANNANDALE.

W PRITCHARD will sell by auction on the Ground, THIS DAY, SATURDAY, June, 30 at 3 o'clock,

Those two elegantly and substantially constructed villa residences, situated in Collins Street, North Annandale opposite the residence and grounds of the auctioneer.

These houses were designed by and built under the supervision of Messrs Blackmann and Parkes, and are something out of the common. They each contain drawing, dining, and breakfast rooms, three bedrooms, tower room, conservatory, bathroom kitchen, servant's room scullery pantries with cellars etc. Gas and city water laid on all over the house Back entrance 20 foot wide.

These houses will be sold either together or separately.

Photographs may be seen at the Rooms 232 George-street, and Lithographs may be obtained in a few days, Title under Torrens Act.

SMH - 29 September 1882: Page 12 (Also 23/9/82, 3/10, 14/10) 6/1/1883 p20)

TO LET or for SALE, at North Annandale, two semi detached Villa RESIDENCES, each containing conservatory, drawing, dining, and breakfast rooms, four bedrooms, bathroom kitchen, servant's room, pantry and china closet and scullery; gas and city water laid on; within quarter minute's walk of surveyed tram line. These houses were designed and have been constructed under the supervision of Messrs. Blackmann and Parkes, architects. Apply W. PRITCHARD, 289 George Street.

SMH - 10 September, 1881: p2

TO BUILDERS

TENDERS are required for Building two semi-detached Residences for W Pritchard Esq Johnston street, North Annandale

The work may be tendered for as follows -

- 1 Excavations masons and bricklayers work
- 2 Carpenters joiners and finishing trades
- 3 The whole as one sum

Plans and specification are to be seen at our offices where tenders are to be delivered on or before 30th September

BLACKMANN and PARKES, Architects, 267 George Street

Historic themes

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<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1940016>


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Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-

Assessment of significance

- SHR Criteria a)** [Historical significance] The building is of local historic significance as a good and intact example of a late Victorian semi detached villa with Italianate detailing constructed between the late 1870s and 1880s.
- SHR Criteria c)** [Aesthetic significance] The building is of aesthetic significance as a good and intact example of a late Victorian Italianate semi detached structure that retains its original scale, character and features such as prominent twin towers, street facing verandahs and gables.
- SHR Criteria g)** [Representativeness] The buildings are representative examples of grand late Victorian semi detached buildings that retain their original scale and character. Other examples also remain in Johnston Street.
- Integrity/Intactness:** High
- Assessment criteria:** Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

It is recommended that:

- the building form, character and elements such as the twin towers, verandahs, roof form and gables should be retained and conserved;
- some further adaptation of the rear of the building is permissible provided that it remains secondary to the front, main section of the building.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		I14	23 Dec 13		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Leichhardt Municipality Heritage Study	1990		McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)		Y e s

References, internet links & images

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1940016>

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Type	Author	Year	Title	Internet Links
Written	Max Solling and Peter Reynolds	1997	Leichhardt: On the Margins of the City	
Written	Sydney Water	1889	Leichhardt Sheet 4.	

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



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Data source

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Database number: 1940016

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