

MARRICKVILLE
CONTRIBUTORY & PERIOD BUILDING ASSESSMENT & MAPPING
PROJECT
FOR
6 SELECT COMMERCIAL CENTRES



Enmore Tram Terminus - Circa 1900-1920, intersection of Enmore Road and Edgeware Rd/Stanmore Road



Warren shopping precinct, Illawarra Road, 1936

For
MARRICKVILLE COUNCIL

APRIL 2015

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1.0 INTRODUCTION & BACKGROUND

1.1. THE BRIEF

This report has been prepared on behalf of Marrickville Council in accordance with the details for Project 2: Contributory Building Assessment and Mapping for Select Commercial Centres contained in Attachment 1 to this report.

1.2. APPROACH AND METHODOLOGY

The Building Contribution mapping was undertaken by fieldwork including detailed note-taking on building characteristics and photography of buildings within each area.

HERITAGE CONSERVATION AREAS

Some of the selected commercial areas are also Heritage Conservation Areas within the Marrickville LEP 2011 (either wholly or partially).

Heritage Conservation Areas (HCAs) have defined characteristics, researched histories, and statements of significance (refer to Marrickville DCP 2011 for details for each HCA).

Buildings within heritage conservation areas are identified for the select areas as “Contributory” or “Non-contributory”. Contributory buildings are considered to contribute to the overall character and significance of each HCA.

The definitions of these terms is outlined in Table 1 below.

Table 1: Definitions for Contributory and Non Contributory buildings with Heritage Conservation Areas (HCAs)

CONTRIBUTORY BUILDING CHARACTERISTICS – Contributes to significance of Heritage Conservation Area	NON-CONTRIBUTORY BUILDING CHARACTERISTICS – does not contribute to significance of Heritage Conservation Area
Period building (usually Victorian – late 19 th century through to the 1920s & 1930s)	Modern buildings (usually 1970s to the present)
Period details are evident – for example parapet details, first floor windows. The presence of modern shopfronts (which are common) is not considered sufficient to reduce a building to the non contributory category	Buildings of “indeterminate age” – these could be either late 20 th century infill buildings which are designed to resemble period buildings, or older buildings which are so altered that their period of construction is not readily apparent
As original shopfronts are rare, where these occur along with other original detail, such buildings are recommended for further investigation as “potential heritage items”	Buildings which are extensively altered so that little period detail is evident – particularly to the upper floors and parapets

Where facades of contributory buildings have been retained with modern development behind, fieldwork has identified this situation as “Contributory – façade only” and the Building Contribution mapping shows the front of the site only as “Contributory”.

Examples of non-contributory sites in King Street Newtown (within the King Street & Enmore Road HCA) in the various categories are shown below.



Figure 1: 251 King Street Newtown – non-contributory as building is of indeterminate period (1st floor façade obscured by metal screen)



Figure 2: 473 King Street Newtown – non-contributory –altered circa 1930s shop



Figure 3: Dendy Cinema, 261 King Street – non contributory as this is a modern building



Figure 4: Non contributory - modern residential flats with retailing to ground floor at 617-627 King Street

COMMERCIAL CENTRES OUTSIDE HERITAGE CONSERVATION AREAS

For the commercial areas reviewed as part of this study which are not included within Heritage Conservation Areas, the use of the term “contributory” is not appropriate, as there is no defined area character or statement of significance for such areas.

Within such areas, the term “period buildings” has been used to refer to buildings which generally date from the 19th century through the Federation period (1900-1919) and the 1920s to 1930s and are largely intact. The term “period building” has been used for the mapping of these areas to identify such buildings.

1.3. LIMITATIONS

The Project Brief did not require historical research of the surveyed commercial areas, and was confined to survey (including photography) and detailed mapping of the select areas to identify *contributory buildings* (for areas within heritage conservation areas) and *period buildings* (for areas not within heritage conservation areas) and a review of DCP controls for the select areas.

1.4. AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Chery Kemp, Heritage Specialist. All fieldwork has been undertaken by Chery Kemp, Heritage Specialist, and Elizabeth Duck-Chong (Graphics and Photography Assistant).

1.5. DEFINITIONS

Contributory Buildings represent a significant historical period layer within a Heritage Conservation Area (HCA) which is either substantially intact or has reversible alterations.

Non-Contributory Buildings are those buildings which do not represent a significant historical layer within a HCA and/or are substantially altered in a non-reversible manner (see Table 1 for details).

Period buildings are buildings which are not within HCAs, but which are generally intact and date from the 19th century through to the 1930s.

1.6. BACKGROUND

The Marrickville LEP 2011 and the Marrickville DCP 2011 identify heritage conservation areas (HCAs) within the Council area, and the DCP includes Contributory Building Maps for most commercial HCAs and for some areas (for example along Marrickville Road) outside HCAs.

The purpose of this Study is to:

- Complete Contributory Building Maps for six (6) commercial areas in Marrickville LGA, three of which are either wholly or partially within Heritage Conservation Areas.
- Review the status of these 6 areas
- Review Marrickville DCP 2001 provisions for commercial areas generally, and for the King Street/Enmore Road Newtown/Enmore HCA specifically.

Studies undertaken prior to the formulation of the 2011 DCP involved preparation of contributory building maps “that clearly designate which buildings are contributory” for commercial centres “where desired future character involves major change”. These maps were included in Part 8 of the DCP. However, not all commercial centres within the Council area were assessed and mapped for contributory buildings prior to the adoption of the 2011 DCP.

This project is intended to complete this process by undertaking Contributory Building Assessment and Mapping for the remaining six commercial centres, which were not previously assessed or mapped in this manner.

2.0 THE SIX SELECT COMMERCIAL CENTRES

The six select commercial areas covered by the Brief are outlined in Table 2 below.

Table 2: Six select commercial areas

Commercial Area	Description
Parramatta Road – Camperdown to Lewisham	All buildings on the southern side of Parramatta Road between Nos. 101 Parramatta Road (corner Mallet Street) Camperdown and Nos. 824-826 Parramatta Road (corner Brown Street), Lewisham including all of HCA 5 Parramatta Road Commercial Precinct (which runs from 162 Parramatta Rd Stanmore, corner Northumberland Ave to - 2011 LEP Heritage Maps 003 and
Illawarra Road - Marrickville	All buildings south of Marrickville Road being Nos. 265-459 Illawarra Road (corner Renwick Street) Marrickville on the eastern side, and Nos. 236-412 Illawarra Road (corner Harnett Avenue) Marrickville on the western side. Not within any HCA.
King St & Enmore Road – Newtown, Enmore	All buildings on the western side of King Street between Nos. 241 King Street (corner Church Street) Newtown (including Nos. 1-13 Bedford Street) and Nos. 631 King Street (corner Lord Street) Newtown; both sides of Enmore Road from Nos. 2-214 Enmore Road (corner Edgeware Road) and 1-213 Enmore Road (corner Stanmore Road). All of the area contained within the King Street and Enmore Road Heritage Conservation Area (HCA 2)
New Canterbury Road – Dulwich Hill	All buildings on the northern side of New Canterbury Road from Nos. 715 & 875 (corner Old Canterbury Road). Not within any HCA.
Wardell Road – Dulwich Hill	All commercial buildings north of the station between Nos. 231 Wardell Road (corner Keith Street) and 245 Wardell Road (corner Bedford Crescent). Not within a HCA.
Stanmore Shops - Stanmore	All commercial buildings located north of Stanmore Station being Nos. 83-117 Percival Road & Nos 16-18 Douglas Street; and Nos. 88-140 Percival Road (corner Douglas Street), contained within HCA 6 Annandale Farm.

2.1. PARRAMATTA ROAD – CAMPERDOWN TO LEWISHAM

LOCATION DESCRIPTION

This study area extends along the southern side of Parramatta Road, and encompasses all of *HCA 5: Parramatta Road Commercial Precinct*, extending beyond the HCA east to Camperdown and west to Lewisham.

The Heritage Conservation Area within the study area extends along the south side of Parramatta Road from Northumberland Street Stanmore (including buildings on both east and west corners of Northumberland Street) to the east corner of Palace Street Petersham.

The study area contains a total of 123 buildings (some of these pairs or rows of shops taking up multiple street nos), of which 61 are not within HCA 5 – 23 of these in Lewisham outside the HCA, and 38 of these in Camperdown outside the HCA.

ANALYSIS OF HCA 5: PARRAMATTA ROAD COMMERCIAL PRECINCT

In brief, HCA 5 provides physical evidence of the final subdivision of the 1906 South Annandale Estate, and includes representative retail buildings of the period 1906 to 1940, including some rare examples of their type such as the former drive-under petrol station -

No. 342-350 Parramatta Road Stanmore (Corner Cannon Street) - which is a later alteration to a Federation period corner shop.

HCA 5 contains 62 buildings (some of these being pairs or rows of shops encompassing multiple street addresses). Of the total 62 buildings within HCA 5 (along Parramatta Road from the corner of Palace Street Petersham through to the corner of Northumberland Avenue, Stanmore), there are 19 buildings (30%) which are not contributory. While this appears a high number of buildings within a HCA which are not contributory, it represents the existing situation where HCA 5 contains large groups of contributory buildings and two potential heritage items (see Table 2 below for details), however the streetscape continuity of HCA 5 is broken up by two long contiguous rows of highly altered Federation period terrace shops at Nos. 258-264 and Nos. 230-250 Parramatta Road, the row at Nos. 258-264 also being adjacent to non-contributory buildings at Nos. 268-310 and 266 Parramatta Road. The Federation period shops within these two rows at Nos. 258-264 and Nos. 230-250 Parramatta Road have been altered to such an extent that the buildings are not considered contributory buildings within the HCA, as the extensive alterations to the facades - particularly the parapets - are not considered reversible. Please refer to Figures 9 to 13 below illustrating these non-contributory buildings within HCA 5.

With regard to the contributory buildings within HCA 5, many have unfortunate façade alterations such as altered 1st floor façade windows or enclosed recessed balconies, and modern ground floor shopfronts, however with fabric evidence remaining of original façade detail, particularly within rows of shops.

DEVELOPMENT CONTROLS

Within HCA 5, it is considered particularly important to encompass within DCP controls:

- Requirement to conserve original façade detailing (both to ground and upper floors), where it remains, as this provides a template for façade reinstatement for other shops within rows. Conservation should include parapet repairs where necessary, and retention of face brickwork façades without painting or rendering.
- Encouragement for reinstatement of façade detailing, particularly to 1st floor elevations
- In cases where no evidence remains of original ground floor shopfronts and existing modern shopfronts detract from the appearance of the shop, encouragement for replacement of modern shopfronts with more sympathetic modern shopfronts (for example with a shopfront consisting of timber-framed glazed bifold doors with timber framed fanlights above).
- Encouragement for reinstatement of post-supported balconies to shopfronts where there is physical or historical evidence for such balconies
- Encouragement for reinstatement of original arched recessed balconies. Note that in consideration of the traffic noise issues posed by Parramatta Road, it is considered reasonable to allow sympathetically designed enclosure of recessed balcony openings (such as glazing with minimal framing or timber-framed windows), providing unsympathetic alterations - such as the brickwork infill of original arched balcony openings shown below - are removed at the same time.
- Encouragement for retention of suspended awnings (except where there is evidence for post-supported balconies)

These issues with regard to conservation management of HCA 5 should be covered by DCP controls for commercial areas (see detailed recommendations in relation to DCP controls in Section 4.0 of this report).



Figure 5: 330 Parramatta Road Stanmore, within HCA 5 – contributory building with an original 1st floor façade of painted roughcast stucco and face brickwork with an oriel window - part of a long row of Federation period shops (shops) from Nos. 312-338)



Figure 6: 334 Parramatta Road Stanmore – a contributory building within HCA 5 in the same terrace row as No. 330, retaining face brickwork with stucco detailing to parapet, and with evidence (original brick arch with brick infill and modern windows) for a recessed 1st floor balcony.



Figure 7: 420 Parramatta Road – late Victorian period terrace shop in a row of five – this one with original windows to the 1st floor



Figure 8: 438 Parramatta Road – late Victorian period terrace shop in a row of four, with the original French doors to the 1st floor façade indicating the loss of a post-supported balcony to this row



Figure 9: Non contributory modern service station at Nos. 268-310 Parramatta Road, Stanmore, within HCA 5



Figure 10: Non contributory circa 1970s retail building at 266 Parramatta Road Stanmore (corner Percival Road), within HCA 5



Figure 11: Altered Federation period corner shop at 264 Parramatta Road Stanmore (corner Percival Road) within HCA 5. Note gabled factory roof behind the altered parapet. This is part of an altered row of Federation period shops at Nos. 258-264



Figure 12: (Left) Non contributory building at No. 250 Parramatta Road- with No. 258 at right - showing the break between the two rows of altered Federation period shops at Nos. 230-250 and 258-264 Parramatta Road, within HCA 5. Note chimneys behind the altered parapets.



Figure 13: (Left) Non-contributory altered Federation period shop at 244 Parramatta Road Stanmore (part of the altered row at Nos. 230-250 Parramatta Road, within HCA 5). This photo shows how the shop parapets have been altered with the building up of the parapet height in plain brickwork, painting of brickwork to most of the façades, and bricking up of 1st floor façade door openings to form window openings (indicating a balcony has been removed from the 1st floor façade).

As this large group of contiguous non contributory buildings are located within HCA 5, careful attention needs to be given to the streetscape presentation of any future development of the properties at Nos. 266-310 Parramatta Road and Nos. 230-264 Parramatta Road to ensure that redevelopment complements rather than detracts from the character of the heritage conservation area, in terms of scale, height, form and façade detail.

ANALYSIS OF THE PARRAMATTA ROAD COMMERCIAL AREA OUTSIDE HCA 5

The mapping of period buildings outside the HCA 5 on Parramatta Road shows a number of period buildings, interspersed with modern development, and has identified another potential heritage item – the former Millers brewery building at 606-610 Parramatta Road Petersham.

The Lewisham section of the Parramatta Road Commercial Area outside the boundaries of HCA 5 contains 23 buildings, 14 (60%) of which are not period buildings.

The Stanmore/Camperdown section of Parramatta Road Commercial Area outside the boundaries of HCA 5 contains 38 buildings, 10 (26%) of which are not period buildings. One other period building in this area is “façade only” (i.e. a period façade with modern flats behind) and there are two listed heritage items.

While the Stanmore/Camperdown area outside the HCA does contain a large number of period buildings, it is considered that these are not outstanding in streetscape terms. The period buildings in this area are individual Federation warehouse buildings or individual terrace shops (some in various states of alteration) - see Figures 14 to 17 below - rather than the more substantial rows of late 19th century and early 20th shops seen within HCA 5. Extension of HCA 5 is therefore not recommended, at either the Lewisham end or the Stanmore/Camperdown end of the HCA.

DEVELOPMENT CONTROLS

It is considered that the Marrickville DCP should include controls which:

- Require the retention and restoration of “period building” facades and front bays as part of new development

- Allow Council discretion to request heritage assessment, archaeological analysis reports and/or photographic archival recording during development assessment processes, to enable Council to fully understand the history of the subject buildings and potential archaeological significance. This is particularly relevant where it is known that older buildings remain behind later shopfronts (as is the case for the sites in Illawarra Road listed above).

Refer to Section 4.0 of this report for detailed recommendations with regard to DCP controls.



Figure 14: 74 Parramatta Road – period building outside HCA 5, note retention of 1st floor arched balcony, albeit enclosed with modern windows



Figure 15: 90-94 Parramatta Road – a modern building outside HCA 5



Figure 16: Federation warehouse, 38-40 Parramatta Road – a period building outside HCA 5



Figure 17: Federation warehouse, 42 Parramatta Road – a period building outside HCA 5

POTENTIAL HERITAGE ITEMS WITHIN THE PARRAMATTA ROAD COMMERCIAL AREA

Potential heritage items identified within the Parramatta Road Commercial Area are outlined in Table 3 below (Figures 18 to 22). These potential items should be researched to determine heritage significance, with priority being given to items which are not located within HCA 5.

Table 3: Potential heritage items on Parramatta Road



Figure 18: (Left) Former Millers Brewery Building, 606-610 Parramatta Road, and Petersham. Built in 1955, this is a prominent hill-top building on a historic brewery site (the site's long term use possibly giving rise to the term "Taverner's Hill" for the location), adjacent to the heritage-listed Fort Street High School 1916 building. This building is not within HCA 5.

Information from Australian Institute of Architects indicates the building is likely to have been designed by architect G. E Wilson of the firm of Booker and Wilson. The sculptures on the Parramatta Road façade of the building were designed by Sculptor Paul John Beadle born England 25 November 1917, graduate of Cambridge Art School 1933 and Central School of Arts and Crafts London 1939, migrated to Australia 1945, taught at the National Art School, Sydney 1946-47, before becoming Head of Art School, Newcastle between 1952 and 1957 and Principal, South Australian School of Art from 1958 to 1960. The sculptures - representing the farmer, the brewer, the drayman and the publican- were cast in cement at Newcastle Technical College in 1954 and had been installed on the building by March 1954.

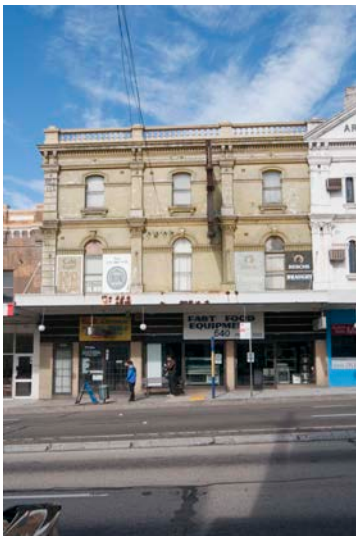


Figure 19, Figure 20, Figure 21: (From left to right) Nos. 538-550 Parramatta Road, Petersham—a prominent Victorian Italianate row of 7 three-storey shops, with the central shop featuring a triangular pediment with the word "Arcade". This building is within HCA 5.



Figure 22: (Left) 498 Parramatta Road, Petersham (within HCA 5) – a Federation Arts & Crafts style two-storey shop with a prominent slate-roofed oriel window to the 1st floor façade. Former Goulds Book Arcade building. Note modern development adjacent, air conditioning condenser units above the awning. This building is within HCA5.

2.2. ILLAWARRA ROAD – MARRICKVILLE

LOCATION DESCRIPTION

This commercial area is not located within a HCA. The area includes both sides of Illawarra Road from just south of the intersection with Marrickville Road, past Marrickville Railway Station and down to the intersections with Renwick Street on the east side and Harnett Avenue on the west side of Illawarra Road.

ANALYSIS OF THE ILLAWARRA ROAD COMMERCIAL AREA

There are 83 buildings (some of these being pairs or rows of shops, so encompassing multiple street addresses) within the commercial centre, of which 44 (53%) are period buildings and the remaining 39 (47%) are not period buildings.

The Illawarra Road Commercial Area contains groups of period buildings (illustrated by the Building contribution map in Appendix 1), however many of these are altered in an unsympathetic manner, and the groups are interspersed with larger scale modern residential flat buildings, most with ground floor retailing, as illustrated in Figures 23 to 25 below.



Figure 23: 334 Illawarra Road – example of modern residential development



Figure 24: 338 Illawarra Road – example of modern residential development



Figure 25: 346-348 Illawarra Road (corner Warburton Street) – 1970s flats with ground floor retailing

There are two sites on the eastern side of Illawarra Road which are currently undergoing redevelopment for residential flats – No. 411-425 Illawarra Road (see Figure 26 below) and 359-367 Illawarra Road, and there is another site on the western side for which there is a recent DA approval for construction of residential flats (Nos. 380-382 Illawarra Road).



Figure 26: Construction for a new residential flat building underway at 411-413 Illawarra Road

Examples of period buildings in Illawarra Road which occur in groups or pairs include (see Figures 27 to 35 below):

- 392-294 Illawarra Road – pair of Federation period shops
- 396-398 Illawarra Road – pair of Victorian Italianate style shops with altered 1st floor windows

- Nos. 443-449 Illawarra Road – a row of four (4) Victorian Italianate style shops;
- Nos 451-453 and 455a Illawarra Road – a group of three Federation period shops, two with original oriel windows to the 1st floor facades



Figure 27: 394 Illawarra Road



Figure 28: 392 Illawarra Road (corner Warren Road)



Figure 29: Victorian period shop (one of a pair), 398 Illawarra Road .
Note altered 1st floor facade



Figure 30: Victorian period shop (one of a pair), 396 Illawarra Road. Note altered 1st floor facade



Figure 31: 443 Illawarra Road (corner Warren Road) – corner shop in the row of shops 443-449 Illawarra Road



Figure 32: 445 Illawarra Road – altered 1st floor façade windows, but detail for restoration can be derived from other terrace shops in the row



Figure 33: 447 Illawarra Road – with original drip mould over altered 1st floor window, No. 449 at right is setback at 1st floor level with a balcony (now enclosed) at the front



Figure 34: No. 453 Illawarra Road, Federation period shop with original oriel window (centre one of 3 in the row)



Figure 35: No. 455a Illawarra Road, Federation period shop (southern one in the row of three) with original timber-shingled oriel window to 1st floor

A number of shopfronts were noted (some at the northern end of Illawarra Road area close to Marrickville Road) as having been built in the period 1920s -1970s in front of older 19th century houses. Many of these buildings were not rated as “period buildings” as the shopfronts in front are not period buildings. These shopfronts built in front of older houses were located at the following addresses (see Figures 36 to 39 below):

- 236-238 Illawarra Road – modernised shops or 1970s infill shops built in front of earlier houses
- 240-242 Illawarra Road – gabled pair of Victorian period houses with 1950s shopfronts attached
- 244 Illawarra Road – modernised shop or 1970s infill shop built in front of an earlier house which appears on the 1943 aerial photo
- 284 Illawarra Road – one of 3 shopfronts added in front of a Federation period house
- 404 Illawarra Road – shop parapet with hipped house roof behind. Shop not considered a period building
- 408-410 Illawarra Road – 1920s shopfronts added to an earlier house at the rear of the site



Figure 36: 240-242 Illawarra Road – 19th century gable-roofed house with circa 1950s shopfronts in front



Figure 37: 284 Illawarra Road – house behind shopfront



Figure 38: 404 Illawarra Road – house behind shopfront



Figure 39: 408-410 Illawarra Road – 1920s shopfronts in front of older housing at the rear. Note the impact of the large advertising signs and air-conditioning condenser units above the awnings.

DEVELOPMENT CONTROLS

It is considered that the Marrickville DCP should include controls which:

- Require the retention and restoration of “period building” facades and front bays as part of new development
- Allow Council discretion to request heritage assessment, archaeological analysis reports and/or photographic archival recording during development assessment processes, to enable Council to fully understand the history of the subject buildings and potential archaeological significance. This is particularly relevant where it is known that older buildings remain behind later shopfronts (as is the case for the sites in Illawarra Road listed above).

Refer to Section 4.0 of this report for detailed recommendations with regard to DCP controls.

POTENTIAL HERITAGE ITEMS IN ILLAWARRA ROAD COMMERCIAL AREA

The only listed heritage item in the Illawarra Road Commercial Area is the Roseby Memorial Church at 2A Church Street (aka 388-390 Illawarra Road).

It is considered that the following site should be investigated as a potential heritage item:

- Church of Christ building at 389 Illawarra Road (eastern side of Illawarra Road)



Figure 40: (Left) Church of Christ, 389 Illawarra Road, Marrickville

2.3. KING ST & ENMORE ROAD – NEWTOWN, ENMORE

LOCATION DESCRIPTION

This area represents all of the area contained within the King Street and Enmore Road Heritage Conservation Area (HCA 2), an area with a high level of recognition for its heritage values.

In brief, HCA 2 is a remarkably intact retail strip with a majority of buildings dating from the 19th and early 20th centuries, providing evidence of the economic boom of the late 1870s and 1880s and which illustrate the area's history as a civic, retail and entertainment hub. The area has aesthetic significance for its high quality late Victorian and early 20th century buildings, continuous and consistent two and three storey predominantly stucco facades, large number of Art Deco Inter War period hotels, closed streetscape vistas created by street curves, and district views created by road alignments following ridge lines. The changes to shopfronts in the 1940s, 1950s and 1960s reflect the influence of post-war migrants on the area.

ANALYSIS OF HCA 2 – KING STREET AND ENMORE ROAD

The fieldwork for this project revealed the majority of buildings within HCA 2 are contributory or listed heritage items, with just a few sites containing non-contributory later development or highly altered earlier buildings.

HCA 2 contains a total of 197 buildings (some of these being pairs or rows of shops, so encompassing multiple street nos.), of which 44, or 22% are considered not contributory. When it is also taken into account that the contributory buildings encompass a number of block-long rows of shops, while many of the non-contributory buildings only occupy single sites, the streetscape of King Street and Enmore Road within HCA 2 is considered to be overwhelmingly contributory, as shown on the Contributory buildings maps in Appendix 1.

Examples of non-contributory buildings within HCA 2 are shown in Figures 70 to 82 below.

There are only a four places within HCA 2 where non-contributory development occupies contiguous sites – these places are:

- No. 365 King Street is occupied by a modern building, with No. 367 King Street adjacent being occupied by an altered building of indeterminate age.
- Nos. 435-437 King Street is occupied by a modern building, with a shop of indeterminate age adjacent at No. 439 King Street, and another modern building at 441-443 King Street
- No. 63-71 Enmore Road is occupied by a modern residential flat building, with No. 73 Enmore Road adjacent being occupied by a building of indeterminate age
- No. 52-60 Enmore Road, a site currently undergoing redevelopment (formerly occupied by a 4-storey 1965 Newtown RSL club building), is adjacent to a modern residential flat building at 62 Enmore Road, which adjoins a modern office building at 64 Enmore Road.

HCA 2 contains spectacular retail building facades with elaborate detailing from the late 19th century and early 20th century (late Victorian and Federation periods), along with a few 1920s-1930s shopfronts. One of the inter-war period facades is built in front of older buildings - this is an elaborate Inter-war Art Deco façade at Nos. 181-197 Enmore Road – 8 shopfronts – encompassing the whole block of Enmore Road from London Street to Cambridge Street (see Figures 62 to 69 below). This façade is contributory, and as only the façade is contributory, these properties present a development opportunity within HCA2, and an opportunity for restoration of the façade and the introduction of a unified sympathetic colour scheme to the façade, which would enhance the streetscape.

While predominantly 2-storey, and a few single storey, there are also a surprisingly high number of 3-storey contributory retail buildings (see Figures 43 to 48 below for examples).

Many of the contributory buildings have their original proprietor's names and dates of construction on the parapet (these have been recorded during fieldwork), for example the shop in Figure 45 below.

A small number of original ground floor shopfronts remain intact, which is remarkable (see Figures 54 to 61) and recessed entries to shopfronts along King Street and Enmore Road generally indicate shopfronts of an early form (though not necessarily original).



Figure 41: 259 King Street – this remains a spectacular late 19th century façade, despite the modern shopfront to the ground floor



Figure 42: 265 King Street – despite painting of the face brickwork, this remains a remarkably intact façade due to its original open recessed balcony with original French doors to the 1st floor facade



Figure 43: 285 King Street - a spectacularly elaborate 3-storey façade (despite peeling paint)



Figure 44: 287 King Street – late Victorian period 3-storey retail building with a spectacularly elaborate façade, with original windows to 1st and 2nd floor.



Figure 45: 293 King Street – “Erected 1887” on parapet. This building is on the eastern side of a small plaza known locally as Telstra plaza.

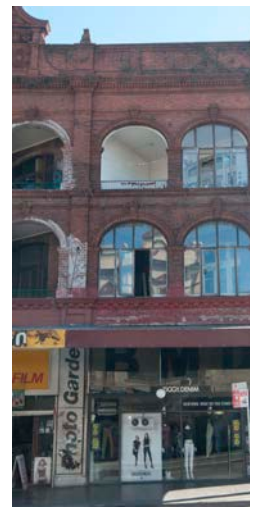


Figure 46, Figure 47 and Figure 48: (Left to right) 305-309 King Street - “A.D. 1896” on parapet – 3-storey retail building showing Federation warehouse style influences

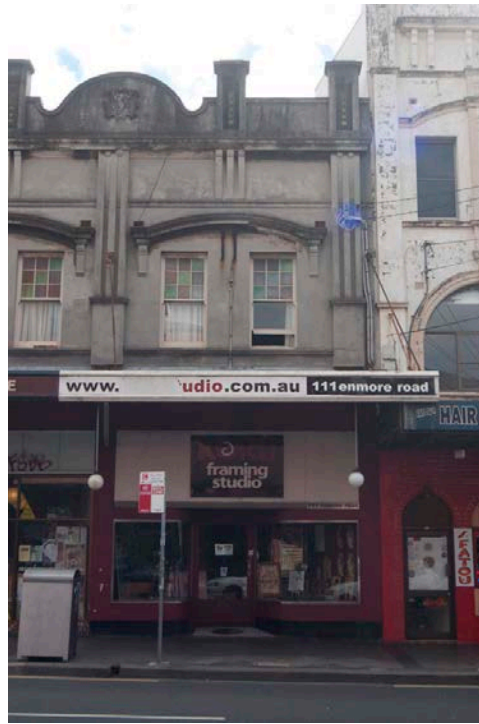


Figure 49 and Figure 50: 111-113 Enmore Road (Corner Phillip Street) – a remarkably intact Federation period retail building containing two shops (built 1913 according to the date on the parapet) with an elaborate façade with original detailing including windows to the 1st floor.



Figure 51: 129 Enmore Road – Federation period shop, part of a simple retail building at 127-131 Enmore Road containing 3 shops. As the façade brickwork to this shop is unpainted, - showing where the door opening has been bricked up below the modern windows to the 1st floor - this evidence, combined with the original highlight windows above the 1st floor window to No. 127 (visible at right), reveals the loss of a post-supported balcony to the building. Note recessed entry to ground floor shopfront, which indicates an early shopfront.



Figure 52: 153-157 Enmore Road – 3-storey Victorian period retail building containing 3 shopfronts (built 1887 according to date on parapet). Despite the peeling paint, alterations to first floor façade windows and modern shopfronts, there is enough detail to this façade to inform restoration.



Figure 53: 167 Enmore Road – the former “Queen’s Hotel” (name on parapet) which features a statue of Queen Victoria to the parapet



Figure 54: 20 Enmore Road, a remarkably intact shop built in 1897 (date on parapet) which retains all much original façade detailing including an intact original shopfront to the ground floor (note there is evidence from alteration to brickwork below the 1st floor window, for original french doors and a post-supported balcony to the 1st floor)



Figure 55: 475 King Street (corner Camden Street) – a remarkably intact corner shop built in 1889 (date on corner parapet) with an original ground floor shopfront, evidence from 1st floor façade for a missing post-supported balcony



Figure 56: (Left) 39 Enmore Road, part of a retail building 33-41 Enmore Road containing 5 shopfronts, all shopfronts in the row modernised except for this one.



Figure 57, Figure 58, Figure 59, Figure 60 and Figure 61 (Left to right): 415a-419a King Street, a heritage listed Federation period retail building containing 5 shops with original shopfronts



Figure 62 Figure 63 Figure 64 and Figure 65: 189-197 Enmore Road – the western half of an elaborate Inter-war Art Deco façade, circa 1930s, unifying a disparate group of older retail buildings at Nos. 181-197 Enmore Road – 8 shopfronts – encompassing the whole block from London Street to Cambridge Street

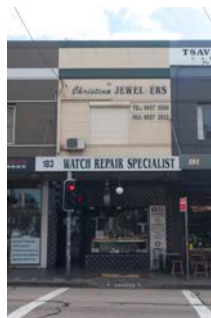


Figure 66 Figure 67 Figure 68 and Figure 69: 181- 187 Enmore Road - the eastern half of an elaborate Inter-war Art Deco façade, circa 1930s, unifying a disparate group of older retail buildings at Nos. 181-197 Enmore Road – 8 shopfronts – encompassing the whole block from London Street to Cambridge Street

Examples of non-contributory buildings within HCA 2 are shown in Figures 70 to 82 below, and as well as at Figures 1 to 4 earlier in this report.



Figure 70: Non contributory circa 1950s shop at 243 King Street Newtown



Figure 71 and Figure 72: Non Contributory modern flats at 8-10 Enmore Road



Figure 73: Non contributory building at 134-146 Enmore Road (Corner Simmons Street - Enmore Theatre at left, Duke of Edinburgh Hotel at right)



Figure 74: Nos. 134-146 Enmore Road in the 1940s – centre (Photo sourced from City of Sydney Archives, Image No. SRC5566)



Figure 75: Modern flats with shopfront, 365 King Street Newtown



Figure 76: Adjacent shop of indeterminate age at 367 King Street Newtown



Figure 77 Figure 78 Figure 79 Figure 80 Figure 81 and Figure 82: Modern buildings at 489 to 511 King Street, Newtown, from south to north (No. 511 at far left, No. 489 at far right)

DEVELOPMENT CONTROLS - REVIEW OF DCP CONTROLS FOR KING STREET/ENMORE ROAD HERITAGE CONSERVATION AREA

These controls are contained in Section 8.2.4 of the Marrickville DCP 2011.

These DCP controls, due to being based on an earlier study, do not conform to the format of the majority of the 2011 Marrickville DCP controls for other Marrickville Council area HCAs. However this is not necessarily a problem.

Headings not contained in the current DCP controls for this area, which are contained in DCP provisions for recent HCAs are:

- Summary of core heritage values
- Specific elements
- Significant subdivision and public domain elements (though *Section 8.2.4.4 Building form and character* does mention the subdivision pattern as part of the area character)
- Elements that contribute to the consistency of the streetscape (visible from the public domain)

- Applicable conservation controls – these are detailed within Section 8.2.4 rather than referring to other sections of the DCP. Note the primary relevant historic architectural styles within the HCA are not identified in Section 8.2.4

The current DCP controls for the King Street and Enmore Road HCA are also very specific, including such headings as “Materials and finishes”, “Corners”. Given the recognised heritage significance of this heritage conservation area, such specific controls are considered appropriate.

It should be noted that City of Sydney recognises the section of King Street Newtown within the City of Sydney Council area as a HCA, and DCP heritage controls for the area are contained within *Section 3.9 Heritage* of the City of Sydney DCP 2012. *Section 3.9.6 Heritage Conservation Areas*, to *Section 3.9.14 Heritage inventory assessment reports* of the DCP apply, however these are all general controls (i.e. they apply to all heritage conservation areas within the City of Sydney, not just to King Street, Newtown).

In conclusion, it is considered that Section 8.2.4 of the DCP should be amended to increase consistency with recent heritage conservation area controls, and to include the headings:

- Summary of core heritage values. This should include an identification of the primary relevant historic architectural styles within the HCA – these styles are Victorian Italianate, Victorian Filigree, Victorian Mannerist, Victorian Georgian, Federation Free Style, Federation Filigree, Federation Warehouse, Inter-war Functionalist, Inter-war Art Deco
- Specific elements. This section can incorporate many of the existing specific controls.
- Significant subdivision and public domain elements This can incorporate some wording from the existing *Building form and character* section
- Elements that contribute to the consistency of the streetscape (visible from the public domain)

Please refer to Appendix 5 of this report for further detail.

POTENTIAL HERITAGE ITEMS WITHIN THE KING ST/ENMORE RD COMMERCIAL AREA (HCA2)

The following potential heritage items have been identified within HCA 2 King Street and Enmore Road:

- Former corner shop or hotel, 48 Enmore Road (corner Station Street)
- A Federation period retail building (3 shopfronts) - 535, 535A and 537 King Street with an elaborate parapet with art nouveau style decorative elements
- Federation period retail building (11 shopfronts), dating from circa 1904-1905, which runs for a whole block of King Street from Holmwood Street to Dickson Street – Nos. 551A, 551B, 551C, 551D, 551E, 553, 553A, 555, 555A, 557 and 557A King Street and also the matching nearby corner building at 549 King Street (Corner Holmwood Street). These retail buildings are likely to relate to the Holmwood Estate 1897 subdivision. Note that the shop at No. 555 King Street (part of this group) is currently heritage listed for its shopfront and shop interior only.



Figure 83: Potential heritage item at 48 Enmore Road (Corner Station Street) – corner hotel including the circa 1880s 3-storey rear addition. This hotel has sandstone foundations, and a simple Victorian Georgian form which would appear to date the building to the mid rather than the late 19th century.



Figure 84: (Left) Potential heritage item - Federation period retail building, 535, 535A and 537 King Street. The building is particularly intact at the 1st floor level with its open arched recessed balconies.



Figure 85 Figure 86 and Figure 87; Potential heritage item - Federation period retail building, circa 1904-1905, 11 shopfronts, 551A to 557A King Street (from corner Holmwood Street to corner Dickson Street). 551A King Street (Corner Holmwood Street) at left, No. 551e King Street (centre); and No. 557a (Corner Dickson Street) at right. At present only one of these shops is listed as a heritage item. Likely to relate to the 1897 Holmwood Estate subdivision.

2.4. NEW CANTERBURY ROAD – DULWICH HILL COMMERCIAL AREA

LOCATION DESCRIPTION

The New Canterbury Road Dulwich Hill Commercial Area is not within any HCA. The commercial centre is located on the northern side only of New Canterbury Road from No. 715 New Canterbury Road through to No. 875 New Canterbury Road (corner Old Canterbury Road).

ANALYSIS OF NEW CANTERBURY ROAD DULWICH HILL COMMERCIAL CENTRE

The commercial area contains 30 buildings (some of these being pairs or groups of shops encompassing multiple street addresses), of which 10, or 33%, are not period buildings, and 20, or 66%, are period buildings.

Of the non-period buildings, Nos. 753-769, Nos. 771-777 New Canterbury Road are larger scale 3 to 4 storey modern residential flat buildings. No. 793-799 New Canterbury Road is another 4 storey residential flat building currently under construction (see Figures 88 to 90 below). These modern developments are in the centre of the study area and break up the continuity of the older shops.

At No. 745 New Canterbury, one of a pair of Federation period shops remains, the other shop in the pair having been recently demolished to create a development site (see Figure 91 below).



Figure 88: 753-769 New Canterbury Road (corner Clargo Street) - modern residential flat building



Figure 89: 771-777 New Canterbury Road (corner Ross Street) – modern residential flat building



Figure 90: 793-799 New Canterbury Road – new residential flat building under construction, close to completion



Figure 91: 745 New Canterbury Road, the remaining shop of a Federation period pair, the other shop having been demolished recently to create a development site

Good examples of period buildings within the commercial centre are:

- Federation period shops pair - 723 (Corner Kroombit Street) to 725 New Canterbury Road, built 1911 (date on parapet) – Figure 92 below
- Federation period shops - F. Hanly's Buildings, built 1912 (building name and date on parapet) at 727 to 731 New Canterbury Road (3 shopfronts) – Figures 93 and 94 below

- 865 New Canterbury Road – Federation period shop, with intact detailing – Figure 95 below
- 875-877 New Canterbury Road (corner Old Canterbury Road) – single storey retail building with multiple shopfronts on the curved corner – Figure 96 below.

As shown on the Contributory building map in Appendix 1, the period buildings in this area are separated up by large modern residential developments, and do not form substantial groups. The period buildings are also modest examples of their periods and styles. For these reasons, no heritage conservation area is recommended for this area, and no potential heritage items are recommended.

DEVELOPMENT CONTROLS

It is considered that the Marrickville DCP should include controls which:

- Require the retention and restoration of “period building” facades and front bays as part of new development
- Allow Council discretion to request heritage assessment, archaeological analysis reports and/or photographic archival recording during development assessment processes, to enable Council to fully understand the history of the subject buildings and potential archaeological significance. This is particularly relevant where it is known that older buildings remain behind later shopfronts (as is the case for the sites in Illawarra Road listed above).

See Section 4.0 of this report below for more detail.

POTENTIAL HERITAGE ITEMS WITHIN DULWICH HILL COMMERCIAL AREA

No potential heritage items were identified within this commercial area.



Figure 92: 723-725 New Canterbury Road – Federation period pair of shops built 1911 (date on parapet)



Figure 93: 729 New Canterbury Road, centre shop in a row of 3 – F Hanly's Buildings built 1912 (name and date on parapet)



Figure 94: 731 New Canterbury Road, part of F. Hanly's Buildings, 1912



Figure 95: (Left) 865 New Canterbury Road – very intact Federation period shop with original polychrome brickwork to 1st floor façade, terracotta roof tiles, shopfront with recessed doorway



Figure 96: Single storey shops Federation period to circa 1920s at 875-877 New Canterbury Road (corner Old Canterbury Road) , which follow the curve of the road.

2.5. WARDELL ROAD COMMERCIAL AREA – DULWICH HILL

LOCATION DESCRIPTION

It comprises a small group of shops located to the north of Dulwich Hill railway station, on the western side of Wardell Road and encompassing Nos. 231 Wardell Road (corner Keith Street) to No. 245 Wardell Road (corner Bedford Crescent). The shops are predominantly two storeys with parapets, built to the street alignment with awnings over the footpath. The shops date from the period circa 1900-1920. The area encompasses nine allotments occupied by eight (8) buildings, Nos. 233-235 Wardell Street being a pair of Federation period shops in a single building on separate allotments. The shops are a mix of one and two storey buildings.

ANALYSIS OF THE WARDELL ROAD COMMERCIAL AREA

This area is not within a HCA, but is adjacent to a HCA. All of the shops in the Wardell Road Commercial Centre are period buildings, representative of the Federation period (Nos. 231, 231A, 233-235, 237, 241 and 243 Wardell Road), and the inter-war period (239 Wardell Road) – see Figures 97 to 103 below.

The earliest of the group appears to be No. 231 Wardell Road (corner Keith Street), which was built in 1906 (date on parapet). By 1925 Sydney Sand's Directory shows the street numbering for the group had settled down to the current street numbering and reveals all the shops had been built and were occupied (details in Table 4 below).

Table 4: 1925 Sydney Sand's Directory – details for Wardell Road shops

Street number in Wardell Road	Occupant
Wardell Road west side – <i>Keith Street</i>	
231	Scott W.L., grocer
233	O'Connor, A.P., stationer
235	Alder, A. confectioner
237	Woodger, R.A., poulterer
239	Glover, T. R., small-goods
241	Deery H.J., hair-dresser
243	Taranto, A., green-grocer
245	Price, N.C., grocer Capps, A., estate agent
Bedford Crescent	



Figure 97: 231 Wardell Road; corner Keith Street – built 1906 (construction date on parapet). Note original windows to 1st floor and original arched opening. The 1910 Sand's Directory notes this building as a general store run by George Campbell. It appears to be the earliest building in the Wardell Road shops group.



Figure 98: 233-235 Wardell Road, pair of Federation period shops, with modern shopfronts and modern 1st floor windows.



Figure 99: 237 Wardell Road – Federation period single storey shop with modern awning, recessed entry and tiling to shopfront reflecting the traditional form of shopfront



Figure 100: 239 Wardell Road – 1920s single storey shop with awning missing. Highlight windows indicate some traditional shopfront detailing may remain, despite the installation of the roller shutter.

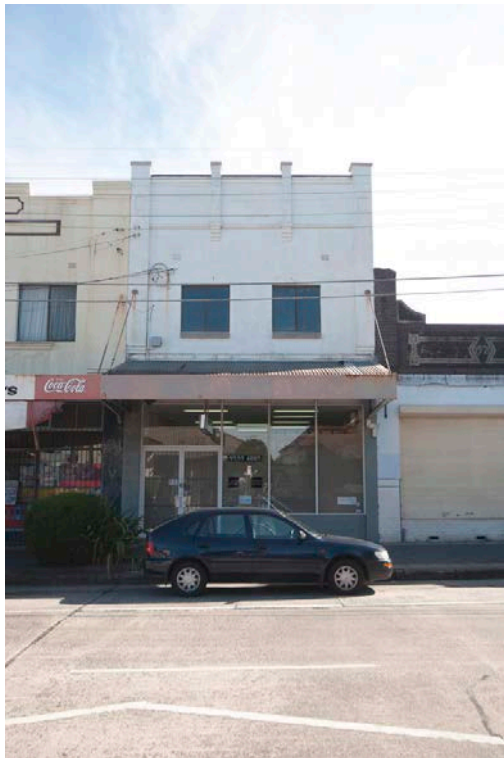


Figure 101: 241 Wardell Road – Federation period shop with modern shopfront, modern 1st floor windows



Figure 102: 243 Wardell Road - Federation period shop with modern shopfront, modern 1st floor windows



Figure 103: 245 Wardell Road (Corner Bedford Crescent) – Federation period corner shop, modern shopfronts, modern 1st floor windows. The 1919 Sands Directory notes this building as a general store being run by a W.H. Withers

Given the consistency of the shops group, the overall integrity, and the proximity to HCA C29: South Dulwich Hill Conservation Area, it is recommended that the Wardell Road shops be incorporated into a Heritage Conservation Area, logically as an extension to HCA C29. Note that there are precedents for incorporation of shops into a predominantly residential conservation area, both within the Marrickville local government area - as this is the situation with the Stanmore Shops which are part of HCA 6: Annandale Farm – and in other local government areas – for example The Strand shops at Croydon which are part of the Malvern Hill Estate Croydon Heritage Conservation Area. Incorporation of the Wardell Road shops into HCA C29 would require an LEP amendment and an amendment to the Marrickville DCP 2011 description and statement of significance for HCA C29.

DEVELOPMENT CONTROLS

As outlined above, an LEP amendment is recommended to include the Wardell Road shops within HCA C29: Dulwich Hill Conservation Area.

The DCP controls concerning the Dulwich Hill Conservation Area should be amended to reflect the inclusion of the shops and incorporate appropriate controls regarding alterations to the shops.

POTENTIAL HERITAGE ITEMS WITHIN WARDELL ROAD COMMERCIAL AREA

No potential heritage items have been identified within the Wardell Road shops group.

2.6. STANMORE SHOPS – PERCIVAL ROAD, STANMORE

LOCATION DESCRIPTION

The Stanmore Shops commercial centre is contained within HCA 6 Annandale Farm. The shops are located north of Stanmore railway station on both the eastern and western sides of Percival Road including:

Eastern side: Nos 83 Percival Road (corner Myrtle Street) to 105-107 Percival Road (corner Salisbury Road) and No. 111-115 Percival Road (corner Salisbury Road) to 117 Percival Road and Nos. 16 and 18 Douglas Street (corner Percival Road).

Western side: No. 88-90 Percival Road (corner Myrtle Street) to No. 116 Percival Road (corner Temple Street), and Nos. 118-120 Percival Road (corner Temple Street) to 140 Percival Road (corner Douglas Street).

ANALYSIS OF STANMORE SHOPS (WITHIN HCA 6)

The area encompasses a mix of one and two storey shops built to the street alignment, dating from the period circa 1900-1920, however also includes a small group of houses at Nos. 85-95 Percival Road on the eastern side. There are a number of listed heritage items within the Stanmore Shops commercial centre.

The commercial centre contains 28 buildings (some of these being pairs or groups of shops encompassing multiple street nos.). Of these four (4) sites contain buildings which are not contributory, so that only 14% of the buildings in the commercial centre are not contributory, and 86% of the buildings within the commercial centre are contributory (which includes a number of listed heritage items). This situation of overwhelmingly contributory buildings within the Stanmore shops commercial centre reflects the conservation area status of the commercial centre.

Note that the few modern buildings in this commercial centre are: Nos. 97 and 99 Percival Road, both small shops, No. 97 being single storey, No. 99 being 2-storey, and two larger scale modern buildings in the southern section of the area at Nos. 140 Percival Road (corner Douglas Street) and Nos. 111-113 Percival Road (see Figures 112 and 113 below).

Similar to Wardell Road, by 1925 street numbering in Percival Road had generally settled down to the street numbering which exists now, with the shops predominantly built and occupied by this time (see details in Appendix 2).



Figure 104: 83 Percival Road; corner Myrtle Street — a listed heritage item at the north-eastern end of the Stanmore Shops commercial centre. This is a prominent building at an entry point to the commercial centre.



Figure 105: 88 Percival Road, corner Myrtle Street — the shop on the opposite, north-western corner of Percival Road. These two shops together form a distinctive entry point to the commercial centre from the north.



Figure 106: 101-103 Percival Road – very intact 1st floor to this Federation period pair of shops with modernised ground floor shopfronts (though recessed entry to No. 101 remains). Note the unusual shape of the original recessed balcony openings to the 1st floor. Though balconies have been enclosed with modern glazing, the original brickwork has been retained. Note adjacent non-contributory building - No. 99 Percival Road - visible at left.



Figure 107: Nos. 105-107 Percival Road, a pair of Federation period shops. By 1943 a curved service station roof had been added. This is a rare example of a pre-1943 service station alteration to an early 20th century retail building. The building is on the prominent north corner of the intersection of Percival Road with Salisbury Road



Figure 108: 112 Percival Road (centre) part of a Federation period row of four shops at Nos. 108-114 Percival Road, with very intact 1st floor facades.



Figure 109: No. 116 Percival Road (corner Temple Street) — a former draper's shop according to the 1925 Sand's Directory. Very intact at both 1st and ground floor levels. This faces the Salisbury Hotel.



Figure 110: The Salisbury Hotel at 118-120 Percival Road (corner Temple Street), a listed heritage item



Figure 111: 122 Percival Road- - note most windows to the first floor are original. The Salisbury Hotel has taken over the shopfront at the far left (No. 120), and incorporated it into the same allotment as the hotel. The other two shops in the building (centre and right) are on another single allotment. The centre and right shopfronts are very original. In 1925 the centre shop was a bakery.



Figure 112: 140 Percival Road (Corner Douglas Street) one of the few modern buildings in the Stanmore Shops commercial centre



Figure 113: 111-113 Percival Road – another of the few modern buildings in the Stanmore Shops commercial centre

POTENTIAL HERITAGE ITEMS WITHIN THE STANMORE SHOPS COMMERCIAL AREA

No potential heritage items were identified within this commercial area.

3.0 GENERAL POLICY RECOMMENDATIONS

3.1. DISCUSSION

A substantial loss of post-supported balconies in Marrickville's commercial centres is apparent from comparison of modern and historical photographs (as illustrated on the cover to this report). There are also many detracting alterations to shop facades - particularly below awning level - many of which are easily reversible, including:

- enclosed balconies to first floor facades.
- new windows within original window openings
- inappropriate modern signage, particularly above awning level
- inappropriate colour schemes.

Particularly for commercial centres which are within Heritage Conservation Areas (HCAs), this situation is of concern. For King Street and Enmore Road, 1980s and 1990s photographs available from City of Sydney Archives show little conservation or restoration work has been undertaken to shop facades in the last few decades, even in this very important Heritage Conservation Area (see Figures 114 to 116 below).

To encourage conservation work to shop facades in commercial centre heritage conservation areas, the Council should consider establishing an annual Marrickville Heritage Grants Program, preferably of approximately \$100,000 per annum (hopefully with \$50,000 of this amount being provided by the NSW Heritage Grants Program), with grants allocated up to a maximum of \$10,000 per project, on a \$ for \$ basis (i.e. applicants match the grant funding), with an exception to the \$ for \$ rule for charitable organisations. Note that the NSW State government, through the *Local heritage places* category of its NSW Heritage Grants program, accepts grant applications from local Councils for the establishment of local heritage funds, and provides ongoing support funding for local heritage funds.

A Marrickville Heritage Grants Program should preferably be administered along the lines of the City of Sydney's Heritage Grants Program (see Guidelines in Appendix 3), however should also permit commercial property owners to access grants (the City's grants are now restricted to non-profits, i.e. private owners of residential properties, churches, community groups, though originally this was not the case).

Note that the most basic eligibility criteria for a heritage grants program is that eligibility only applies to owners or lessees of buildings or places which are either LEP listed heritage items or contributory buildings within HCAs (as is the case for the City of Sydney Heritage Grants Program).

Note that the detailed eligibility criteria for the City of Sydney Heritage Grants Program also excludes state listed heritage items from eligibility (as such items are eligible for State and National heritage grants), and excludes all heritage affected buildings owned by any level of government.

The main role of a local heritage program is to assist owners and lessees of heritage affected buildings who are not eligible for any other forms of heritage grants, with the costs of conservation and restoration work, with priority given to highly visible work such as façade restorations.

If established, the heritage grants program should be managed by the Council's Community Development section, which has existing expertise in the management of grant programs, with specialist input from the Council's Heritage and Urban Designer. A Committee should be set up to annually assess the applications for the Heritage Grants Program, the Committee to include Councillors, relevant staff members (including the Heritage & Urban Designer) and interested community members.

Note that it is considered important for Heritage Grants Program applications to be subject to specific opening and closing dates, to ensure that the grant applications are assessed competitively against each other, and only the best applications (those with the highest public benefit) are offered grants. If the Heritage Grants Program Committee were also able to recommend annual priorities for the Program, this would enable the Heritage Grants Program to target particular places – e.g. HCAs like King Street/Enmore Road – or particular types of conservation work – e.g. conservation of shop facades including reinstatement of post-supported balconies. This would enable focused promotion of the Heritage Grants Program and subsequent highly visible restoration work to be undertaken with heritage grant support within HCAs.



Figure 114: 212-214 Enmore Road at right, circa 1900-1920, with its original post-supported balcony (same as on cover)



Figure 115: The same building at 212-214 Enmore Road in 1991 Source: City of Sydney Archives Image No. SRC22608



Figure 116: 212-214 Enmore Road (Corner Edgeware Road) now. Note this is the building in the right foreground of the cover photo, taken from the other side of Enmore Road. When compared to the 1991 photo of the building above, apart from a change to the exterior colour scheme, this building has barely changed in 23 years. The lack of restoration work is disappointing.

3.2. RECOMMENDATIONS

- That Marrickville Council apply to NSW Office of Environment & Heritage - NSW Heritage Grants program - *Local Heritage Places* category for up to \$50,000 to establish an annual Marrickville Heritage Grants Program.
 - Note that:
 - Applications for project funding in this category for 2-year 2015-2017 funding offered by NSW Environment & Heritage closed in January 2015. One year funding will be offered to Councils in 2016-17.
 - Council should be prepared to at least match the amount of funding offered by any grant from the NSW Heritage Grants Program for the establishment of a Marrickville Heritage Grants Program.
- That a report be prepared for Council's consideration to authorise the above application, which outlines the administration of an annual Heritage Grants Program potentially of \$100,000 per annum. It is recommended that the program be administered in a similar manner and with similar eligibility criteria to the City of Sydney Heritage Grants Program, however also allowing grants to be applied for by shop owners or lessees, as well as private residential property owners, churches and community organisations, with ownership or leases affecting heritage items or contributory buildings within HCAs.

4.0 MARRICKVILLE DCP 2011 – REVIEW OF COMMERCIAL AREAS PROVISIONS

4.1. GENERAL – COMMERCIAL AREAS DCP PROVISIONS ISSUES

The majority of the provisions in Part 5 of the Marrickville 2011 DCP function well, however there are some issues.

The following provision is included in Part 5: Commercial and Mixed Use Development, of the Marrickville 2011 DCP.

Section 5.1.1 Contributory Buildings:

Some buildings in the commercial centres make a positive contribution to the character of the streetscape and broader townscape and are required to be retained. Where Council determines that a building is contributory, as a minimum, the street fronting portion of the existing building (being the front most original structural bay where this is intact) is required to be retained to maintain the structural and aesthetic integrity of the building.

In commercial centres where the desired future character involves major change, contributory building maps have been prepared that clearly designate which buildings are contributory. These maps are located within the Part 8 of this DCP. In other commercial centres, this will be assessed on a merit assessment of the building, with reference to the precinct statements and the design guidelines. The design guidelines provide information on the type, period and style of contributory buildings up to World War Two and suggests options for restoration, reconstruction, alterations and additions (See Section 5.3). Other good examples of post-World War Two buildings that also contribute to the existing character of the streetscape and broader townscape will be considered on merit as part of the general assessment of building frontages.

There are a number of concerns with this provision:

- the word “Contributory” should be reserved for use in relation to Heritage Conservation Areas (HCAs) and should not be used outside HCAs – as it begs the question “contributory to what?” (as there is no identified character or Statements of significance for areas which are not HCAs). However Part 5 of the Marrickville DCP 2011 utilises the word “contributory” throughout.

In addition to this issue with Section 5.1.1, Part 5 of the Marrickville DCP 2011:

- has no overall or general objectives (though there are objectives for specific controls within Part 5).
- fails to direct readers to *Section 8.0: Heritage* in relation to commercial heritage items or commercial centres which are HCAs.
- There are no provisions within Part 5, which allow Council to request a report, as part of a development application, which assesses heritage or archaeological significance of sites prior to demolition.

DISCUSSION

It is considered that the Part 5: Commercial and Mixed Use Development of the Marrickville DCP 2011 should be amended to:

- include objectives
- remove the use of the word contributory throughout Part 5 and substitute the word “period building”, which should be defined as buildings constructed from the 19th century up to the 1930s.
- direct readers to Section 8.0 Heritage of the DCP for commercial centres which are within heritage conservation areas
- include a provision similar to the City of Sydney DCP 2012 *Section 3.10: Significant Architectural Building Types*. This section of the DCP relates to warehouses and industrial buildings, weatherboard buildings and pubs and hotels which are older than 50 years. A similar provision could be used for Marrickville commercial centres’ “period buildings”, allowing the Council to require heritage assessment and/or archaeological assessment reports as part of DA submissions.

Note that for the purposes of this report, we assume that the “*buildings in the commercial centres [which] make a positive contribution to the character of the streetscape and broader townscape*” referred to in the DCP clause 5.1.1, equates to the term “period buildings” in

commercial centres which are not within HCAs, and which have been mapped as part of this Study.

RECOMMENDATIONS

It is recommended that *Part 5: Commercial and Mixed Use Development* and Section 5.1.1 of the Marrickville DCP 2011 be amended to:

- Introduce a specific Note at the beginning of Part 5 which refers readers to *Part 8.0: Heritage* of the DCP where commercial buildings are within Heritage Conservation Areas or are listed heritage items.
- Introduce a set of General Objectives for Part 5
- Replace the word “contributory” with the words “period buildings”
- Introduce new wording which allows Council to request heritage assessment or archaeological assessment reports prior to total or substantial demolition of buildings in commercial centres.

Suggested new wording for the beginning of Section 5 and for Section 5.1.1 of the DCP to address these recommendations has been provided in Appendix 4 to this report.

4.2. PART 8: HERITAGE DCP PROVISIONS

8.1.9.1 ARCHAEOLOGICAL ASSESSMENT REPORTS

There is a need to clarify requirements in this regard, The Council should consider amending this provision as suggested in Appendix 5 to this report.

SECTION 8.2.4 KING STREET AND ENMORE ROAD – HCA 2 AND SECTION 8.4 – CONTROLS FOR HERITAGE RETAIL STREETSCAPES

ISSUES

The King Street/Enmore Road HCA controls contained in Section 8.2.4 of the DCP are not integrated with Section 8.4 of the DCP – Controls for Heritage Retail Streetscapes. There are also inconsistencies with the more recent DCP controls, such as the building “rankings” mentioned in Section 8.2.4, which are no longer relevant.

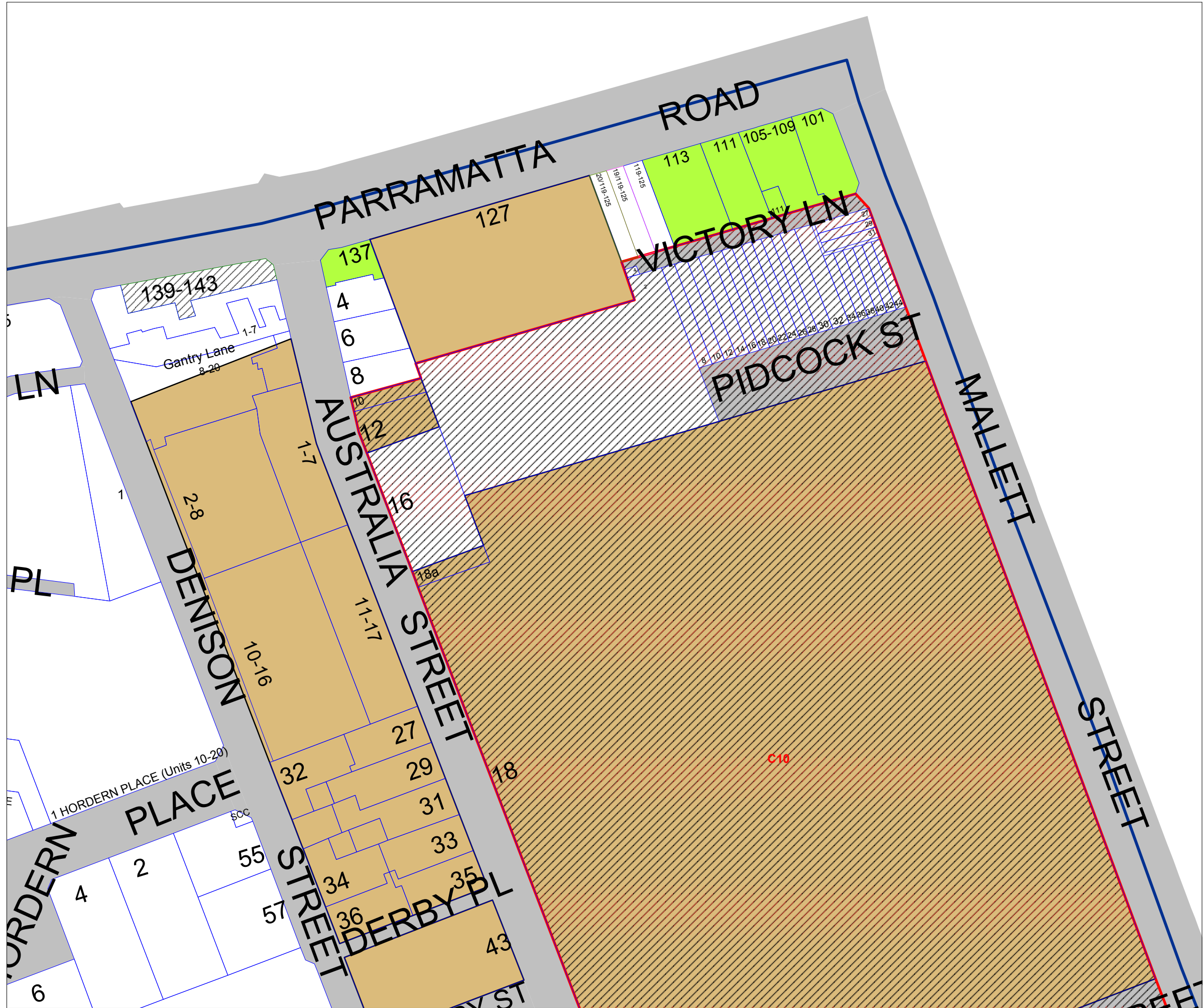
RECOMMENDATION

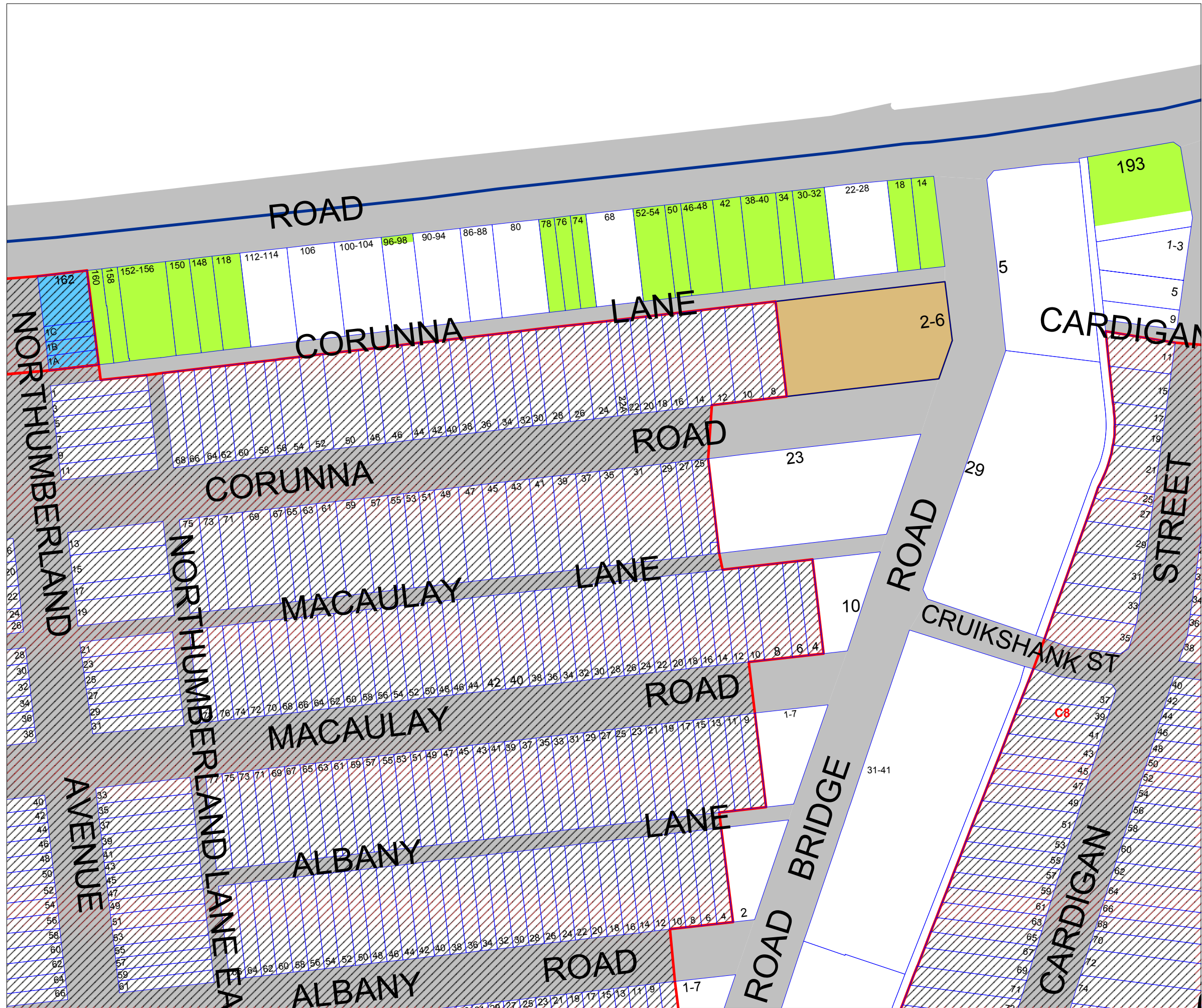
It is recommended that the King Street/Enmore Road HCA controls and the Section 8.4 controls be integrated, as suggested in Appendix 5 of this report, while retaining specific controls which remain relevant, and removing inconsistencies with the controls for other heritage retail streetscapes.

APPENDIX 1:

CONTRIBUTORY BUILDING AND PERIOD BUILDING MAPPING FOR SIX COMMERCIAL CENTRES IN MARRICKVILLE LGA

CONTRIBUTORY BUILDING MAPS FOR
PARRAMATTA ROAD – CAMPERDOWN TO LEWISHAM





MARRICKVILLE council

Parramatta Road Commercial Centre
Map 5

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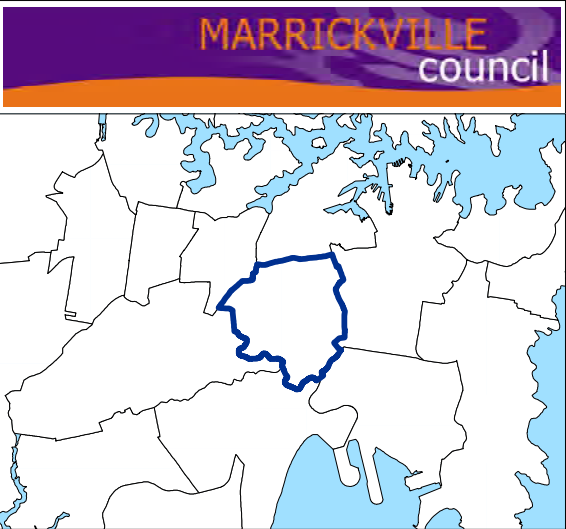
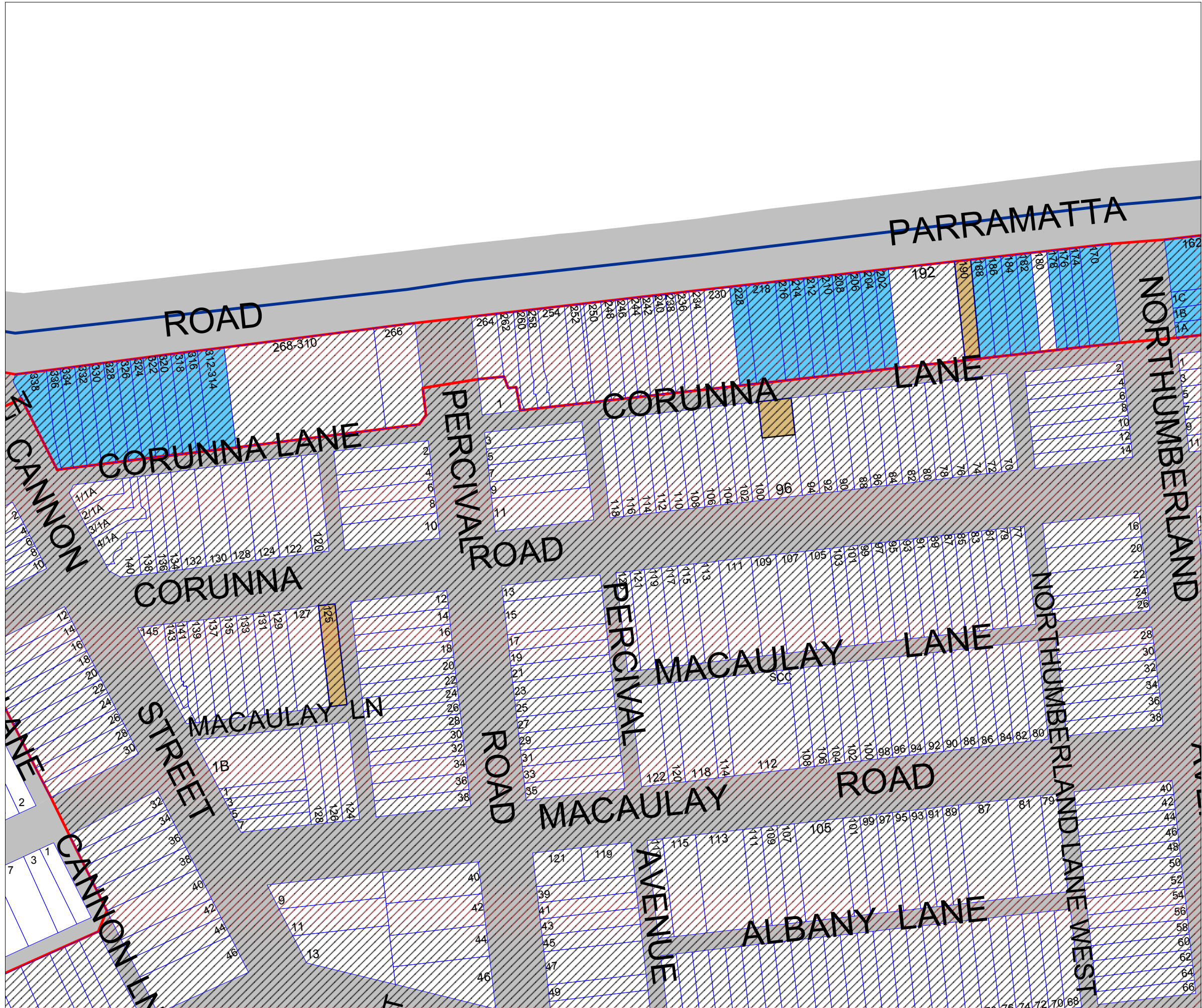
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Parramatta Road Commercial Centre
Map 4



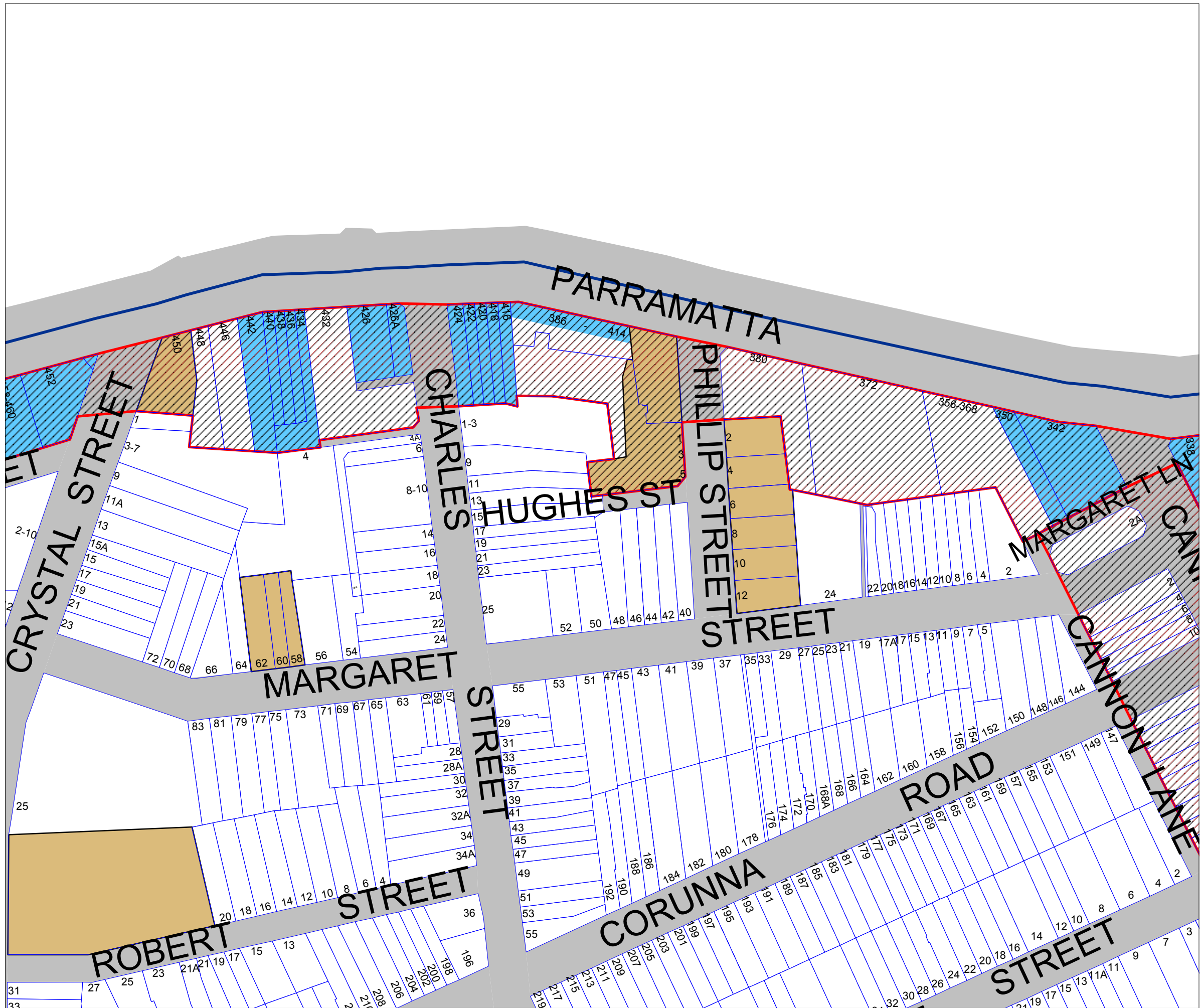
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Parramatta Road Commercial Centre
Map 3



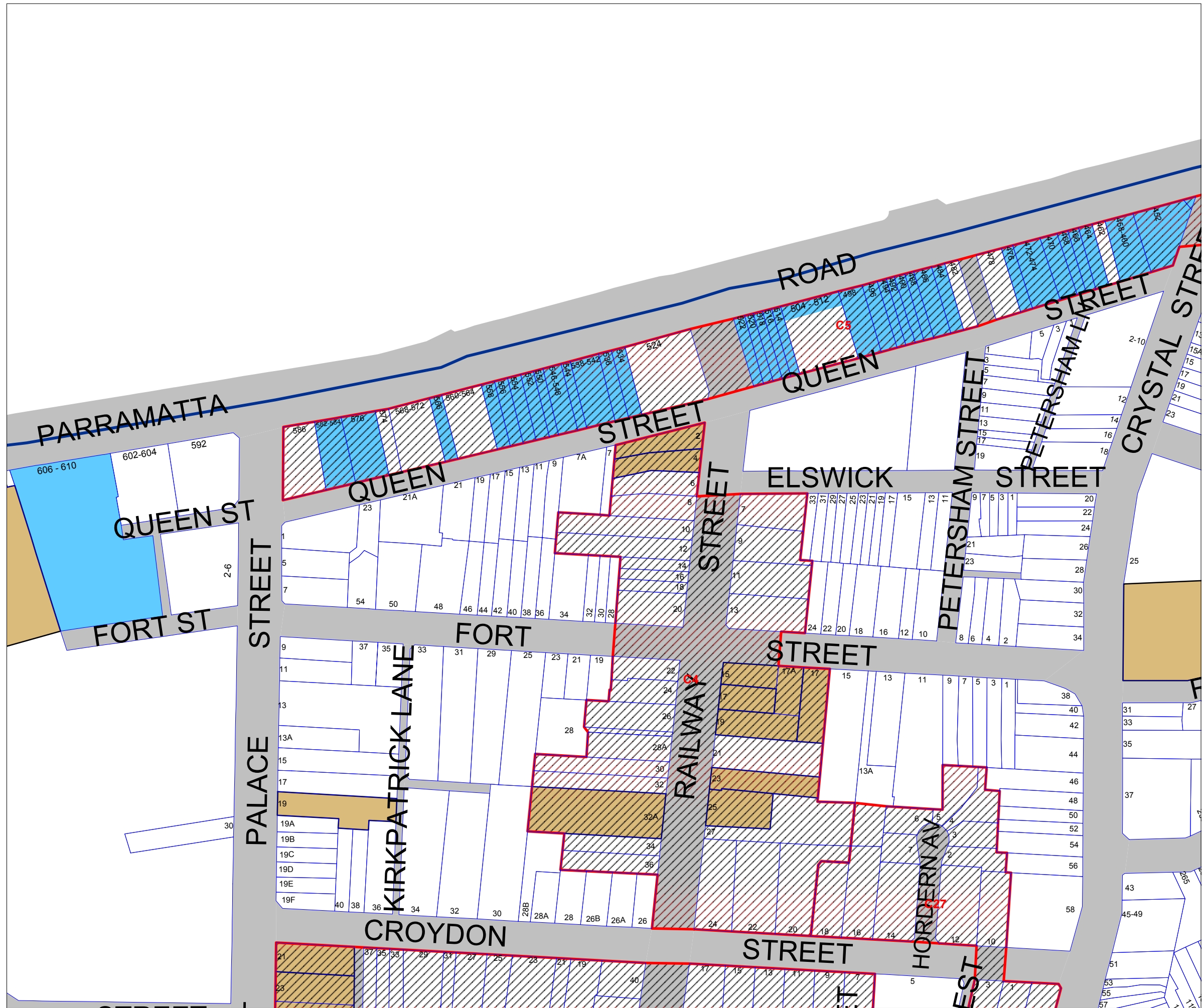
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Parramatta Road Commercial Centre
Map 2

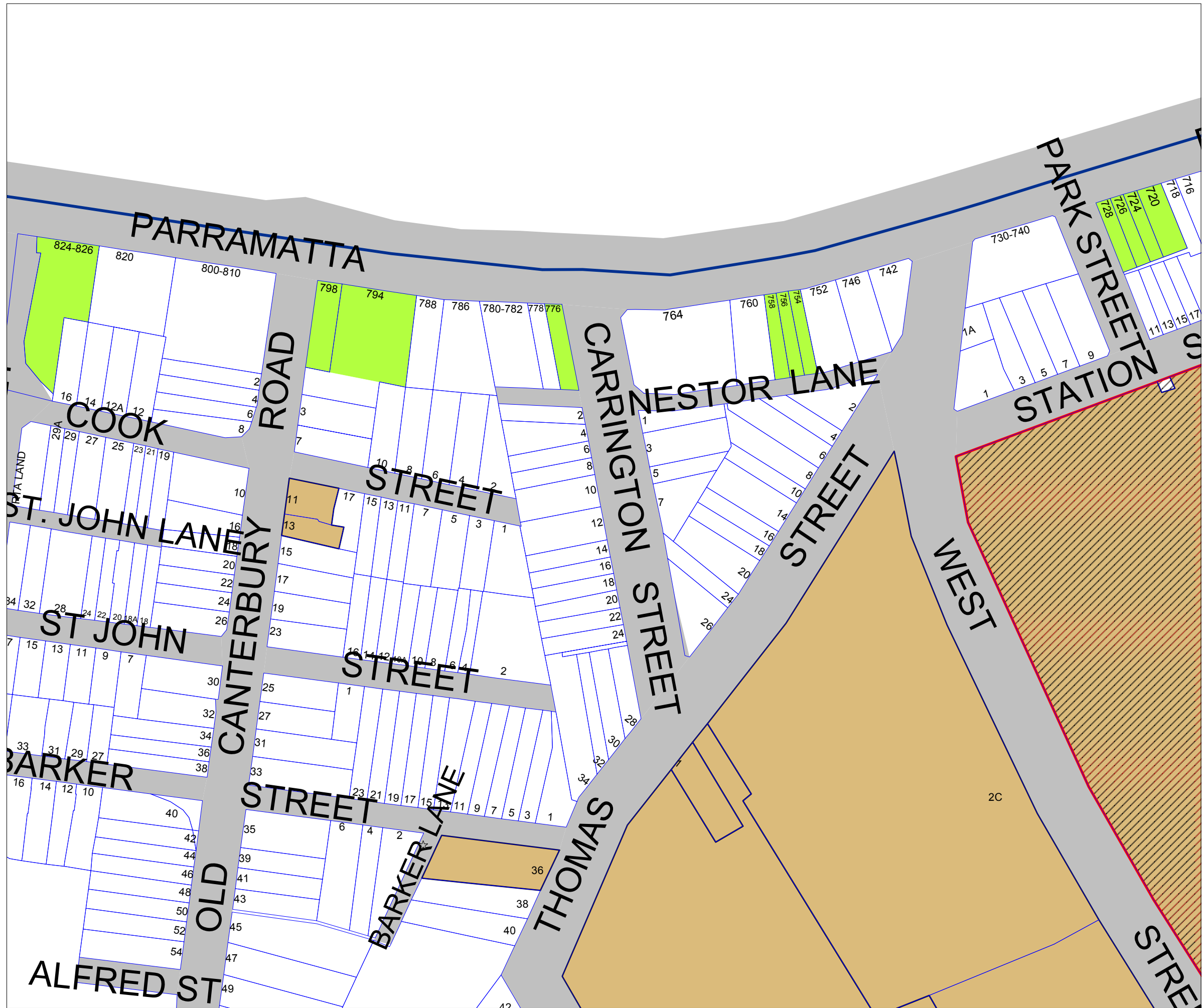


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Parramatta Road Commercial Centre
Map 1

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CONTRIBUTORY BUILDING MAPS FOR

ILLAWARRA ROAD - MARRICKVILLE



MARRICKVILLE council

King Street/Enmore Road Commercial Centre HCA 2
Map 6

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MARRICKVILLE council

Illawarra Road Marrickville Commercial Area
Map 1

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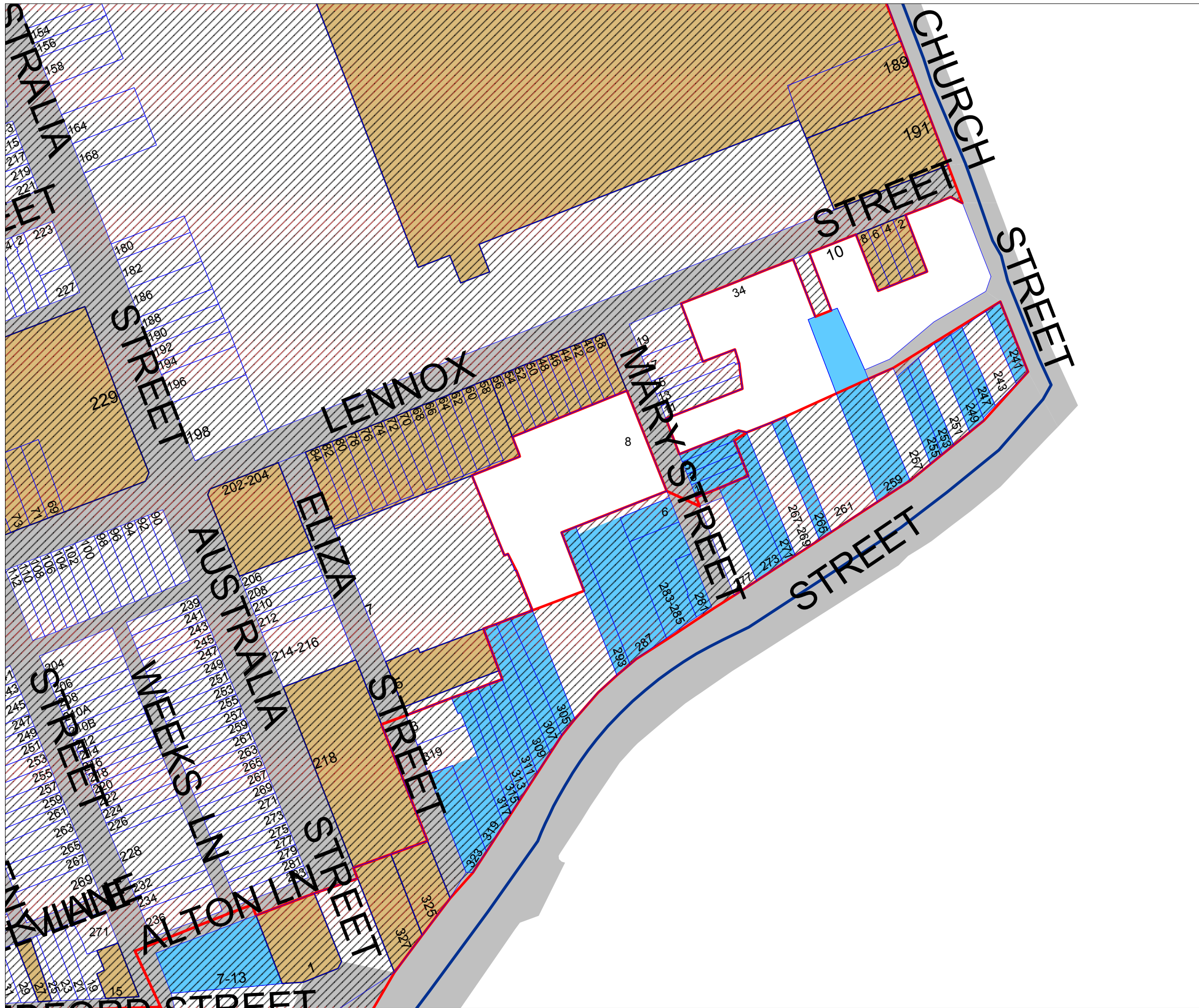
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CONTRIBUTORY BUILDING MAPS FOR

KING ST & ENMORE ROAD – NEWTOWN, ENMORE



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King Street/Enmore Road Commercial Centre HCA 2
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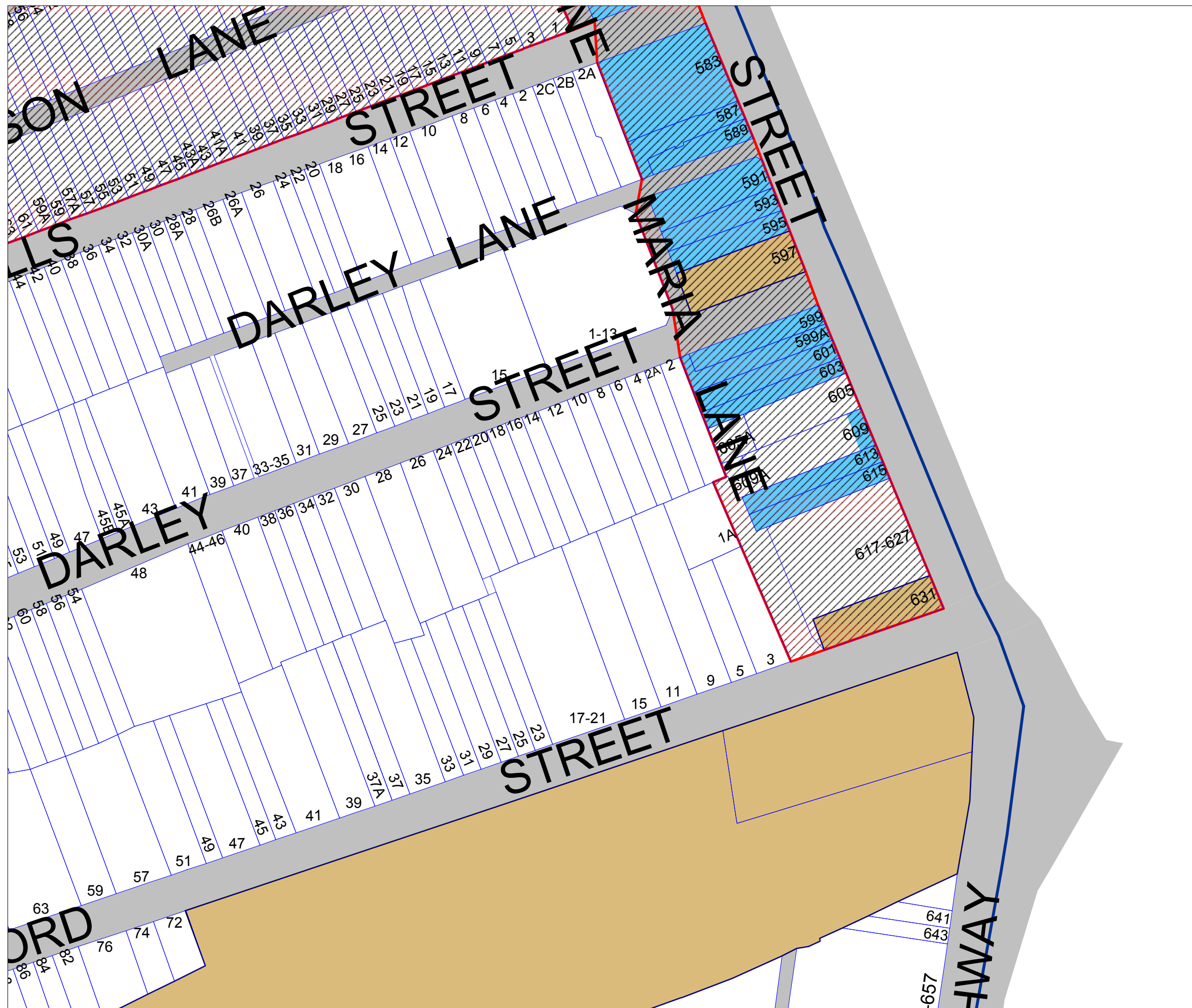
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King Street/Enmore Road Commercial Centre HCA 2
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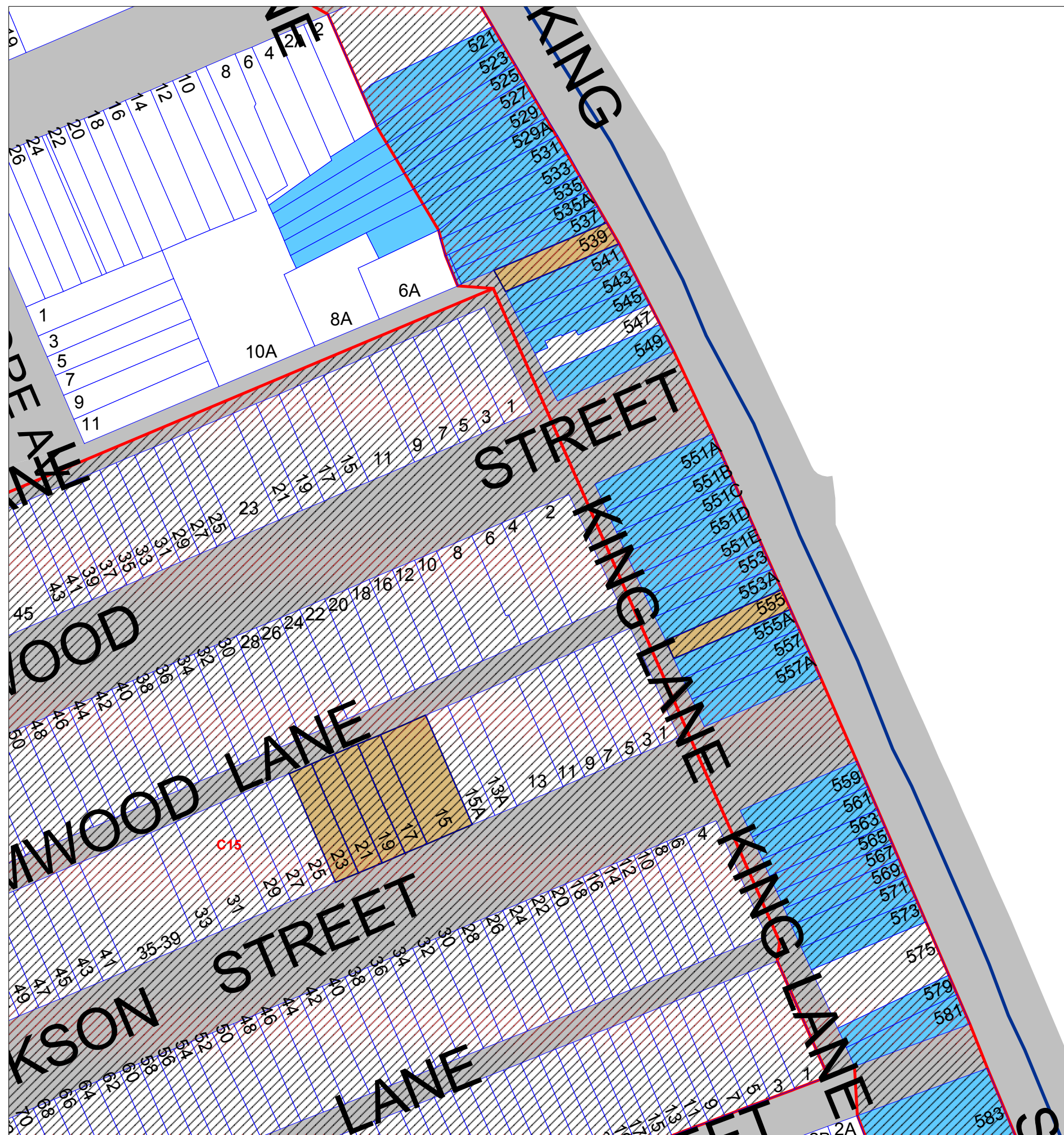
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King Street/Enmore Road Commercial Centre HCA 2
Map 4



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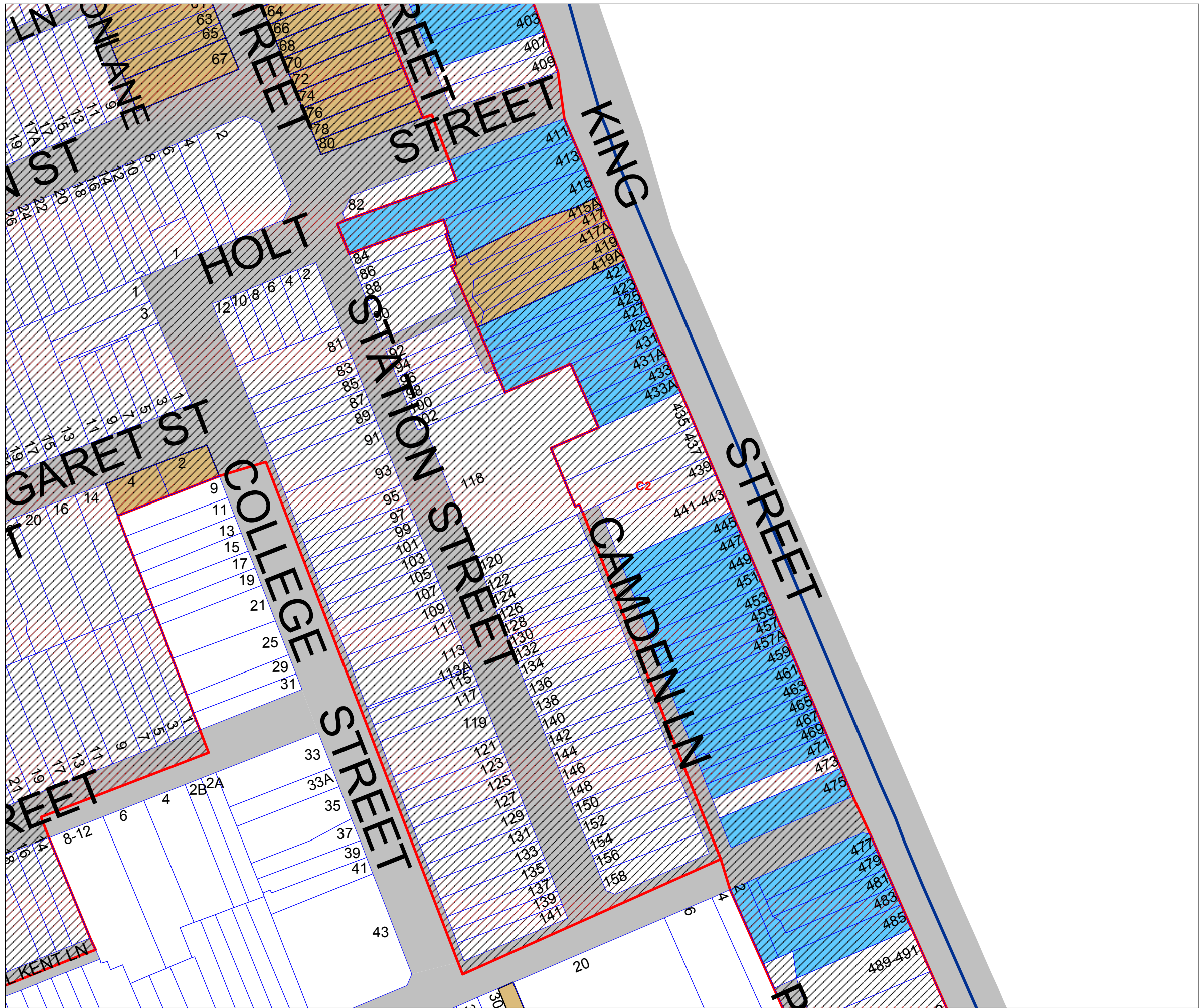
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King Street/Enmore Road Commercial Centre HCA 2
Map 3



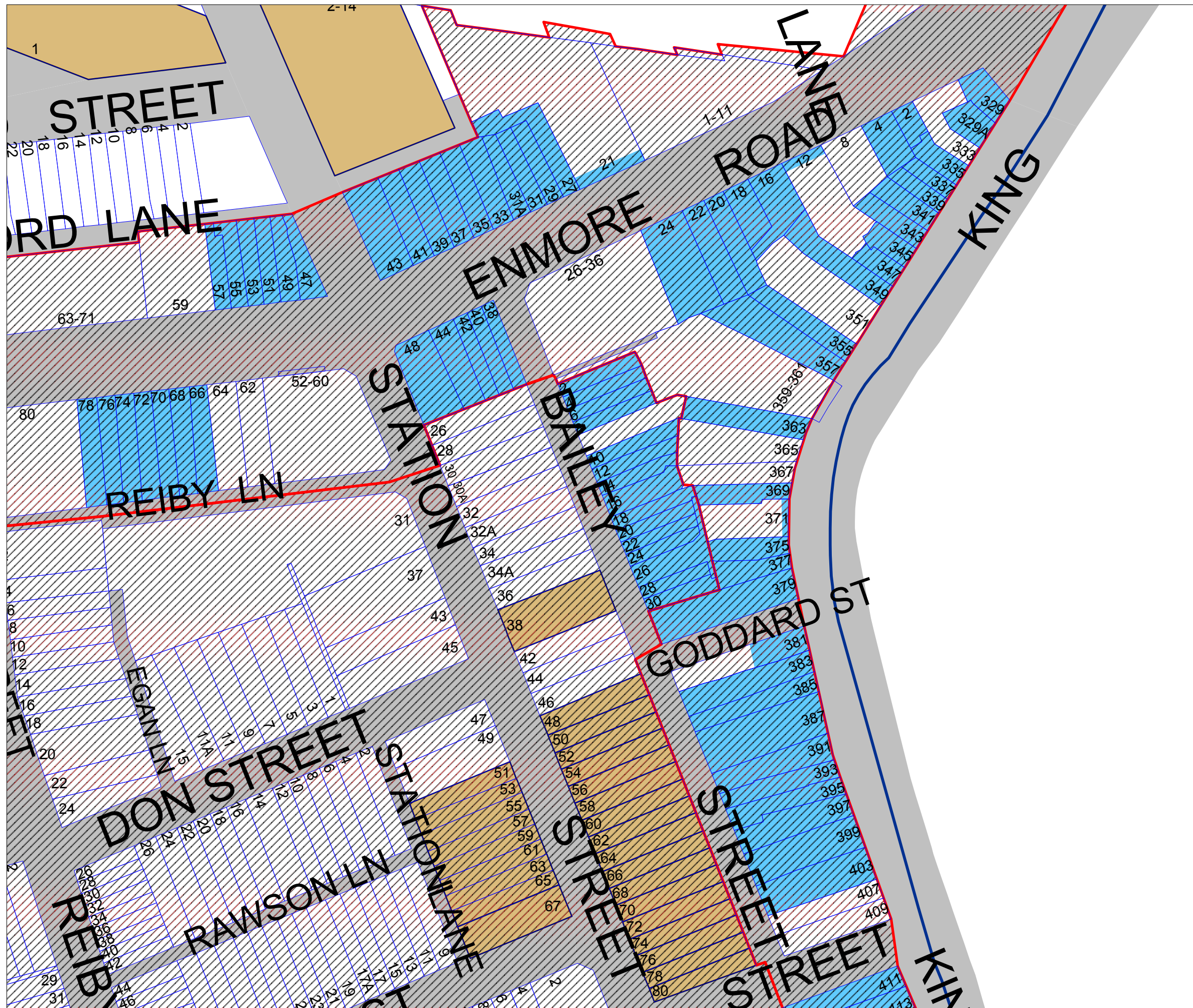
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King Street/Enmore Road Commercial Centre HCA 2
Map 2

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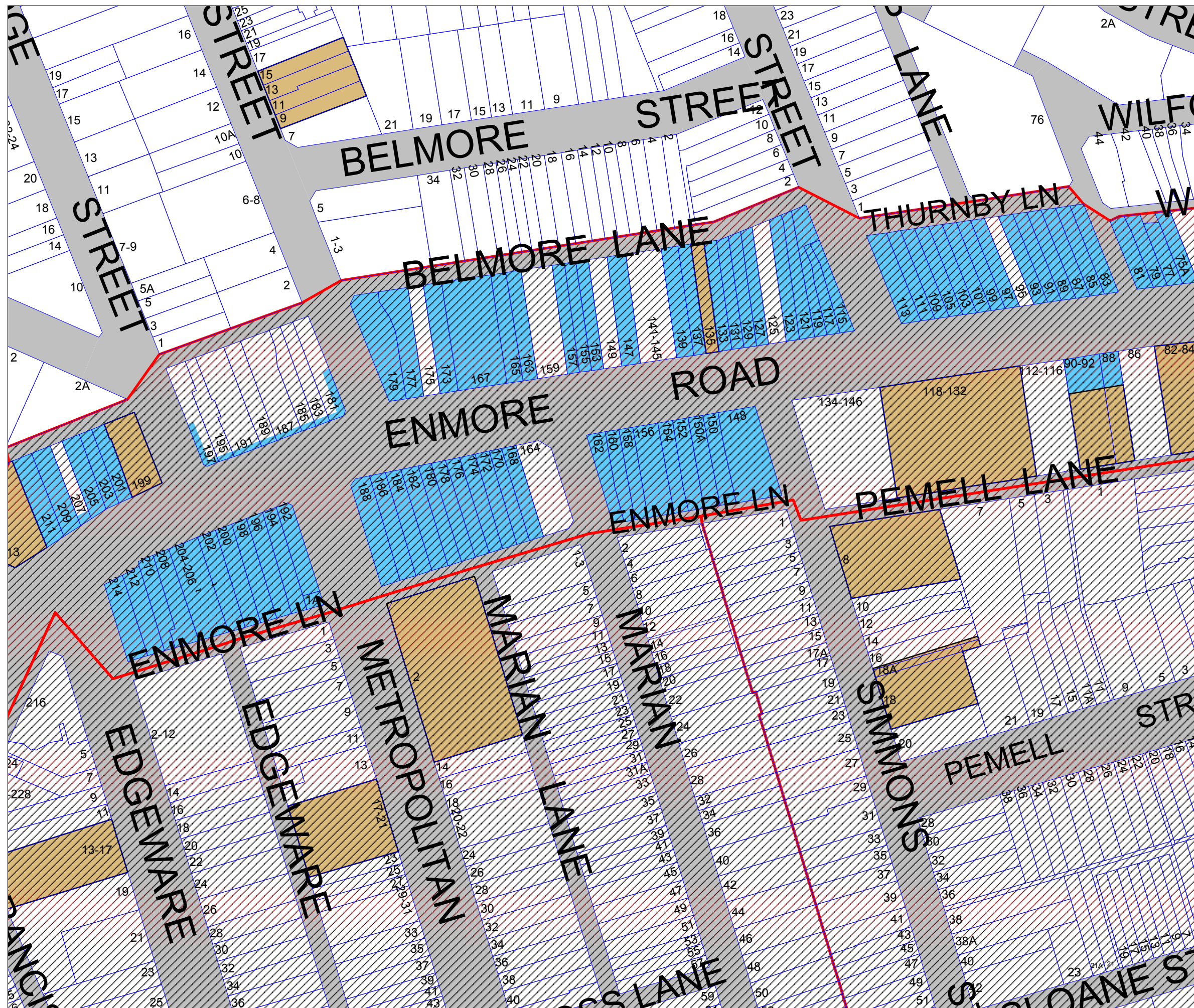
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King Street/Enmore Road Commercial Centre HCA 2
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CONTRIBUTORY BUILDING MAPS FOR
NEW CANTERBURY ROAD – DULWICH HILL



MARRICKVILLE council

New Canterbury Road Dulwich Hill Commercial Centre

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CONTRIBUTORY BUILDING

PERIOD BUILDING

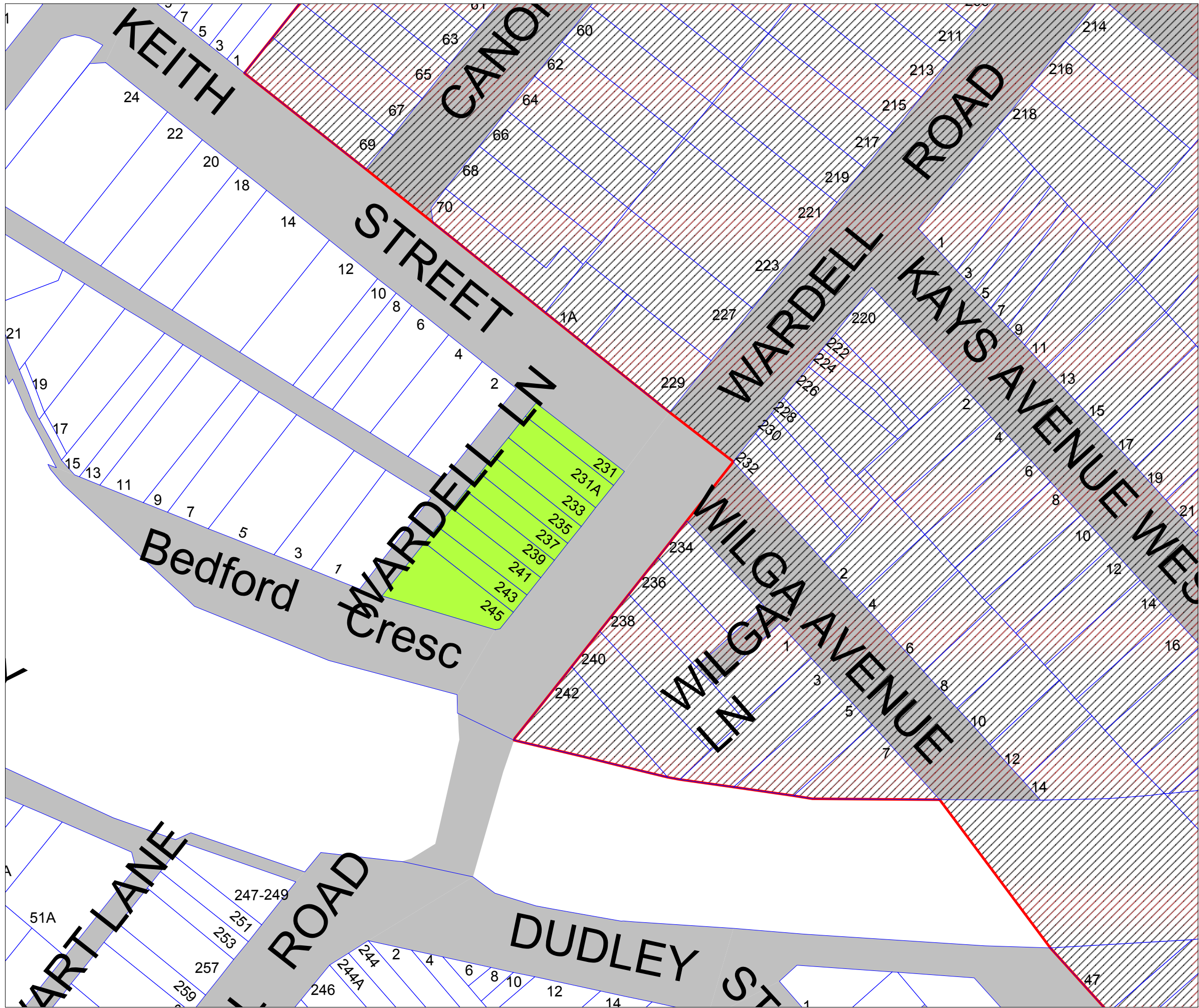
HERITAGE CONSERVATION AREA

HERITAGE ITEM

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CONTRIBUTORY BUILDING MAPS FOR

WARDELL ROAD – DULWICH HILL



Wardell Road Dulwich Hill Commercial Centre



Projection: Map Grid of Australia
Datum: GDA 94

PRODUCTION DATE
15/09/2014

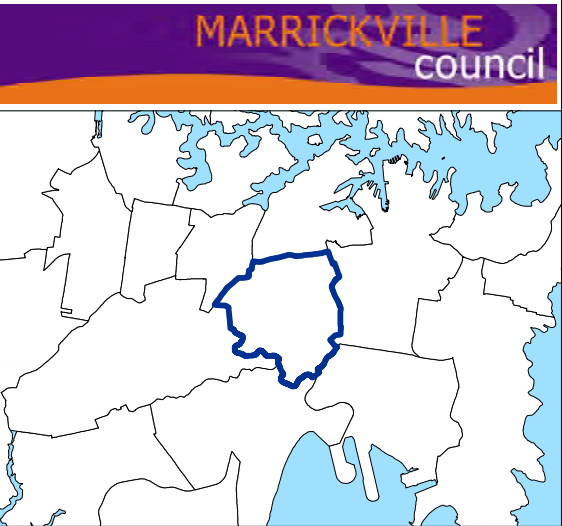
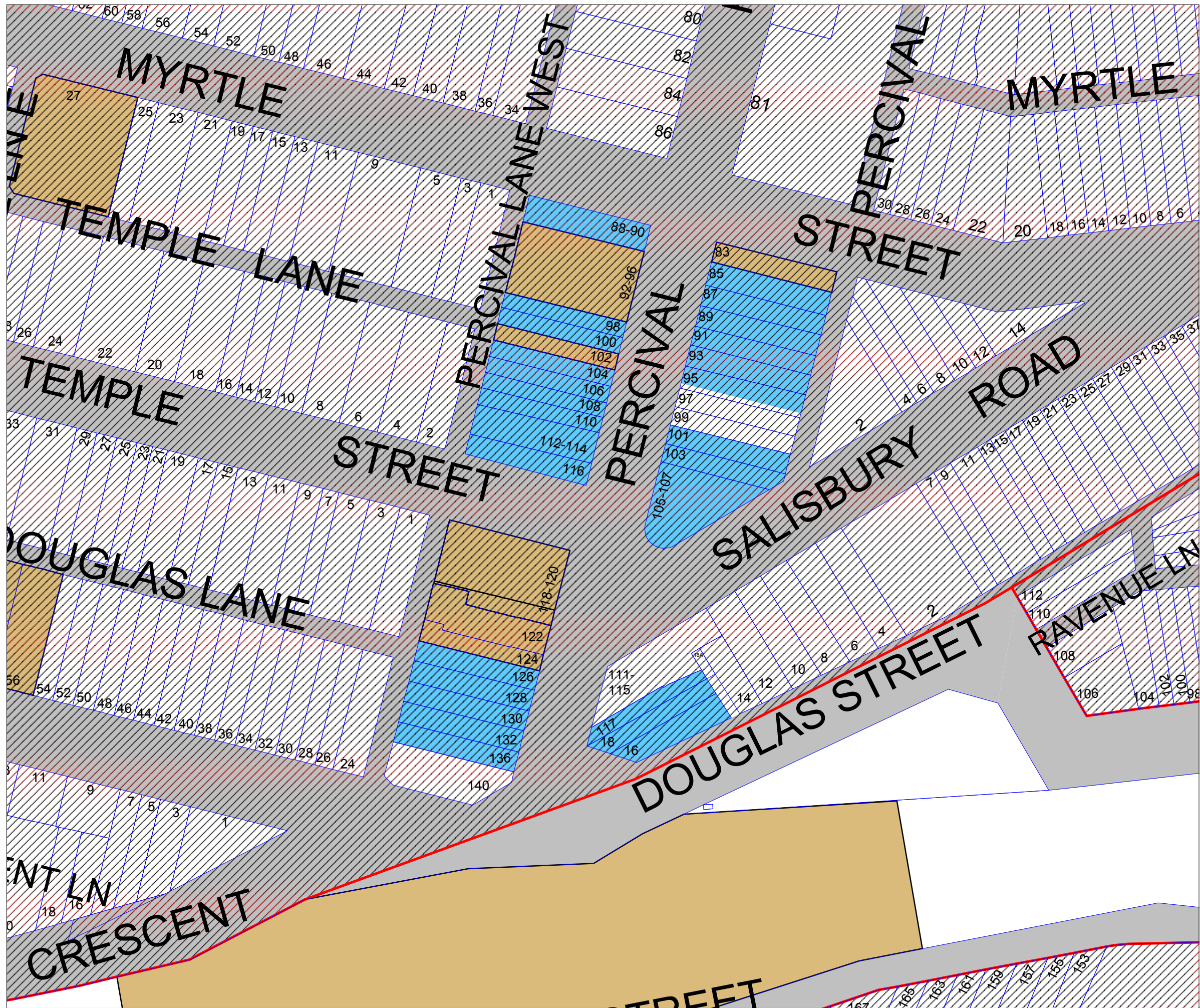
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LEGEND

- PROPERTY
- CONTRIBUTORY BUILDING
- PERIOD BUILDING
- HERITAGE CONSERVATION AREA
- HERITAGE ITEM

CONTRIBUTORY BUILDING MAPS FOR
STANMORE SHOPS - STANMORE



Stanmore Shops HCA Commercial Centre



Projection: Map Grid of Australia
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PRODUCTION DATE
15/09/2014

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- LEGEND
- PROPERTY
 - CONTRIBUTORY BUILDING
 - PERIOD BUILDING
 - HERITAGE CONSERVATION AREA
 - HERITAGE ITEM

APPENDIX 2:

PERCIVAL ROAD STANMORE – 1925 SAND'S DIRECTORY DETAILS

Sydney Sands Directory 1925 – details for Percival Road Stanmore shops

Street number in Percival Road	Occupant
<i>Myrtle Street</i>	
88	Lee, M, Fruiterer
90	Thompson, F.M., Confectioner
92-94	N.S.W. Baking Co. – W.R. Yates, manager
96	Matthews and Connell, grocers
98	Pollard, Mrs. D., Florist
100	Harvey, W.K., chemist
102	Wood H.A., ham & beef
104	Terran, A.L., vet. surg.
106	Convoy, J., draper
108	Moore, F.
110	Howard J., boot repairs
112	Miles, Mrs. R.J., draper
114	Dunn, J. Fruiterer
116	Ferguson, J.B., grocer
<i>Temple Street</i>	
Hotel Salisbury	Thomas A Richardson
120	Moles, K., fruiterer
122	Oliver, F. J., baker
124	Elvy, W. butcher
126	Ferlazzo, J., fruiterer
128	Vellalis Bros., ham and beef shop
130	Burt, G. newsagent
132	Rayner, L., chemist
138	Elliott, M. confectioner
140	Gardiner, G.T., hairdresser
<i>East side – Stanmore station to Parramatta Road</i>	
117	Gregory F.T., hairdresser
115	O'Brien and Russell, estate agents
113	Bartlett, Miss A., dressmaker
111	Fenton, Miss R., ham & beef shop
109	Conway Confect. Co.
<i>Salisbury Road</i>	
105	Westall F.A., plumber
101	Brown, S., laundry
99	Howard, F., grocer
93	O'Sullivan, Jeremiah
91	Westall, Mrs. Clara E.
89	Price, Robert
87	McFarlane, Mrs. Maude
85	Neville, Frederick
83	Love, J., grocer
<i>Myrtle Street Clarendon Road Park Albany Road</i>	

APPENDIX 3:

CITY OF SYDNEY HERITAGE GRANTS PROGRAM GUIDELINES

Heritage Grants Guidelines

Updated: December 2012

Sydney2030/Green/Global/Connected



Heritage Grants Program

Buildings of heritage significance are an important part of the City's character and are a part of the visual fabric of Sydney's villages. The Heritage Grants Program provides matched funding up to a maximum of \$10,000.

Applicants may also apply for funding to undertake heritage documentation work, for example a heritage impact statement or conservation management plan. Funding will be available up to \$5,000 on a matched funds basis. Up to 10% of the Program budget will be allocated towards funding these applications. The Heritage Grants Program is administered annually.

Program Objectives

The aim of the Heritage Grants Program is to encourage non-profit landowners of heritage items to undertake new conservation work which, without the financial assistance of this program, may not be able to occur. In doing so, the quality of the City's heritage is improved.

The program provides matched funding up to a maximum of \$10,000. The main aim of the Program is to fund small scale conservation/restoration work under \$20,000.

Priority will be given to:

- Urgent projects to avert a threat to a heritage item;
- Projects unlikely to attract funding from another source (for example, from State or Federal heritage funding);
- Projects which would encourage the conservation of other heritage items or items of significance;
- Projects of demonstrated heritage value to the community: for example the restoration of a prominent and important heritage item;
- Projects proposed for items of heritage significance and public visibility of the subject building or site; and
- Projects which have high public accessibility, for example: work to a heritage item which is open to the public.

Evaluation Criteria:

Small Scale Conservation/Restoration Work

- Projects must be publicly visible or in publicly accessible parts of the site or building; property must be a listed heritage building, or identified as a "contributory" building by a City of Sydney heritage study, located within a Heritage Streetscape or a Heritage Conservation Area).
- The work must constitute conservation, restoration or reconstruction work, adequately researched from physical and/or documentary and/or photographic evidence.
- Inclusion of a quotation from a qualified and experienced heritage consultant or experienced heritage tradesperson for the work in question.
- Where necessary, inclusion of a Development Consent demonstrating approval of proposed work, or inclusion of plans and a Development Application plus supporting documents for proposed work (i.e. not yet approved).
- The applicant's ability to demonstrate technical and financial responsibility with regard to the proposed project, specifically demonstrating ability to complete the project within 12 months of receipt of the grant or within 12 months following the issue of development consent.
- Exterior painting of heritage buildings may be funded, provided that the colour scheme proposed is an adequately researched heritage colour scheme.
- Works to weatherboard buildings may be funded, provided that the building in question is identified as being of heritage significance in the City of Sydney Weatherboard Buildings Study and complies with the other listed requirements (stated above).

Program eligibility and exclusions:

To be eligible for funding through the Heritage Grants Program:

- The applicant must be a not-for-profit organisation;
- The applicant must demonstrate that it is properly constituted with a statement of purpose and an organisational structure;
- The applicant must be an incorporated body or be auspiced by one;
- The site or building in question must be within the City of Sydney Local Government Area and must be listed as a Heritage Item, or within a Heritage Conservation Area, or within a Heritage Streetscape on a statutory list at Federal, State or local government level.

The City will not accept applications from:

- Property owners receiving State and Federal heritage assistance will generally not be eligible to apply for funding;
- Property owners seeking funding for retrospective works will not be eligible to apply for funding;
- Property owners of Central Business District (CBD) heritage properties will not be eligible to apply for funding unless they have exhausted their ability to access the City's Heritage Floor Space (HFS) scheme.
- The Government (be it Local, State, or Federal) will not generally be eligible for funding on the basis that Government buildings are generally exempt from costs associated with properties, such as the payment of rates. Where such Government items/buildings are of National or State significance, Federal grants may be available to assist.

Funding will not be provided for:

- Permanent staffing or ongoing operational costs;
- Projects that will rely on recurrent funding from the City of Sydney;
- Conjectural reconstruction (for example uninformed addition of "period" features to buildings);
- Relocation of heritage items;
- Privately owned buildings;
- Purchase of buildings;
- New additions to heritage buildings including new internal fittings such as kitchens or bathrooms; and
- Projects already completed.

General Policy eligibility and exclusions apply.

How to Apply for a Heritage Grant:

1. Put together information about your proposal including, historical information about the property, architectural plans and photographs. Contact one of the City's Neighbourhood Service Centres to discuss your proposal with a duty planner at:

- Kings Cross
- Glebe
- Redfern
- Town Hall House
- Green Square

For the address and opening hours of the above offices please contact the City on 9265 9333, or go to the City's website www.cityofsydney.nsw.gov.au.

At this meeting, find out whether your proposal will require a Development Application (DA). If a DA is needed, this must be lodged and consent obtained prior to applying for assistance from the Heritage Grants Program.

2. Fill in the application form and attach all of the information below, as a minimum, plus any other supporting documentation that demonstrates the merit of your project.
 - where necessary, inclusion of a Development Consent demonstrating approval of proposed work, or inclusion of plans and a Development Application plus supporting documents for the proposed work (ie. not yet approved);
 - schedule of work, including details of consultants/tradespeople to be involved;
 - architectural plans for work, including photographs;
 - any historical research that you have completed on the property which supports the merit of/need for your project; and .
 - at least two quotations from a qualified and experienced heritage consultant or experienced tradesperson for the completion of the work in question;
3. If you need further assistance contact the City on 9265 9333 or email your enquiry to communitygrants@cityofsydney.nsw.gov.au.

Goods and Services Tax (GST)

In preparing your project budget you will need to consider any Goods and Services Tax (GST) implications. For more information about GST implications you can visit the www.ato.gov.au website or call the Tax Reform Info line on 13 24 78.

It is recommended that you seek expert advice about how the GST may apply to your organisation and any grants you may receive

Ethics framework

The City of Sydney is committed to working towards Sustainable Sydney 2030. The City cannot achieve this vision on its own. Through the Grants and Sponsorship Program the City seeks to support enterprises and endeavours that will contribute to the actions, strategic directions and vision of Sustainable Sydney 2030 and which:

- a) Contribute to human happiness, dignity and education;
- b) Reduce energy, water and waste demands;
- c) Encourage a sense of belonging and promote inclusiveness;
- d) Celebrate and support Aboriginal and Torres Strait Islander people and their culture;
- e) Support the dignity and well-being of animals;
- f) Support the development of vibrant local economies and communities ;
- g) Foster sustainable development, renewal and design;
- h) Promote a creative and cultural city;
- i) Are consistent with the City's espoused values and guiding principles of courage, innovation, integrity, collaboration and quality.

The City of Sydney will avoid supporting any enterprises which are considered to unnecessarily:

- i. Pollute land, air or water;
- ii. Destroy or waste non-recurring resources;
- iii. Market, promote or advertise products or services in a misleading or deceitful manner;
- iv. Produce, promote or distribute products or services likely to be harmful to the community;
- v. Acquire land or commodities primarily for the purpose of speculative gain;

- vi. Create, encourage, or perpetuate militarism or engage in the manufacture of armaments;
- vii. Entice people into financial over-commitment;
- viii. Exploit people through the payment of below award wages or poor working conditions;
- ix. Discriminate by way of race, religion or sex in employment, marketing or advertising practices;
- x. Contribute to the inhibition of human rights generally.

Assessment process

All grants and sponsorship applications received by the City are assessed by a panel of at least three relevant Council officers. Recommendations for all cash programs over \$1,000 are presented to Council for their approval with the exception of the CitySwitch NABERS Grant Program which may award funding up to \$2,000.

If considered relevant, some applications may be assessed by external parties who have skills and professional expertise that adds beneficially to the assessment process.

Contracts

All successful applicants will be required to enter into a contract before any funding can be released and before the project can commence. This contract will detail:

- The description of the project/activity for which funding is being provided;
- The amount of cash funding to be received and the details of any value in kind support;
- Specific performance criteria for each project – these should be provided when applying and can then be negotiated prior to the final signing of a contract;
- Payment schedule;
- Deadline for the submission of the project acquittal.

In some instances, organisations may enter into a number of contracts with the City in regards to a project that has received funding. For instance, an organisation running a community festival may receive a sponsorship contract and then a contract for the use of a City Park. Council officers will provide advice if this is the case.

Applicants should note that many festivals and events require approvals and consents from the City, the Police and other State Government agencies. Approval of a grant does not fetter the City's role as a consent authority and does not imply that the City has given consent. Advice on relevant consents can be obtained from the Cultural Development Unit contactable via communitygrants@cityofsydney.nsw.gov.au or by calling 02 9265 9333.

Release of funding

The City makes staggered grants funding payments. This means that not all the funds granted will be necessarily available at the start of each project. Generally, funding under \$10,000 will be provided in a one-off payment. In some instances, such as where the organisation is a first time recipient or has performance criteria tied to grant payments, funding may be split so that 50% or 75% is received at the start of the project and the remainder at the end.

Grants over \$10,000 will generally receive staggered funding, usually 50% at the start and 50% at the completion of the project.

Unincorporated organisations will have a staggered funding schedule generally provided in 25% increments against specific performance criteria.

The City takes a common sense approach to the release of funds and organisations may negotiate to have their funding released in different proportions over the course of the contract if proscribed arrangements will adversely affect their capacity to undertake the project.

Auspice

Under most of the City's grants programs, only organisations that are legal entities are eligible for funding. This is because the City of Sydney can only enter into a funding agreement with a legal entity.

This means that individuals, partnerships, groups and unincorporated organisations seeking funding must apply for funding under an incorporated auspicing organisation.

In most cases, auspice organisations are non-government, not-for-profit organisations. The role of an auspicing organisation is to take responsibility for the City of Sydney funding, provide project management assistance to those being auspiced and keep financial records on the funded project for acquittal purposes.

This arrangement is used to ensure there is monitoring of the management of the finances and the maintenance of proper financial records and, in turn, assists the City to meet its audit requirements.

Auspicing organisations are required to:

- Enter into a written funding agreement with the City;
- Accept grant funds and pay these to the auspiced organisation;
- Monitor the use of funds to ensure compliance with the funding agreement;
- Ensure the funding is acquitted to the City at the completion of the project.

Variations

The City reserves the right to vary the level of funding in the Heritage Grants Program in line with variations to corporate priorities and budget decisions.

The City reserves the right to assess an application under an alternative funding program (eg. the Local Community Grants Program) if it is considered to be better suited to that program. Applicants will be advised if this occurs.

The City does not guarantee to fund any applicant, and does not guarantee to fund any applicant to the full amount requested.

Definitions

Cash, Revenue Foregone and Value-in-Kind:

The City provides grants and sponsorships through cash and through value-in-kind. Value-in-kind is defined as those things for which the City would normally charge a fee, but which it deems appropriate to forego revenue (either in full, or a percentage) by provision of a grant or sponsorship. These circumstances may include:

- park hire
- venue hire
- banner pole hire
- workspace accommodation (including offices and creative spaces)

The City values these sponsorships at the price which would have been charged if the value-in-kind was not part of the sponsorship.

Council services that represent a real cash cost to the City, including cleansing and waste, development applications, health inspection fees, health approvals, section 68 approvals, temporary road closures, or in-house design, printing and distribution services will not be accommodated through the provision of value-in-kind grants and sponsorships. Applications may be lodged for cash grants to assist with those costs. Applications will be assessed in a competitive environment according to program criteria.

Grant:

Grants are defined as funds given to organisations to assist with the services or projects they provide where the City receives only acknowledgement as the grant giver.

Sponsorship:

Sponsorships are defined as a business agreement between organisations where the City receives benefits equal to the value of the sponsorship. These benefits may include promotion, marketing, and/or tickets.

Not-for-profit organisation:

A not-for-profit organisation is one whose income, assets and surplus funds are used to achieve its objectives and are not distributed to members, owners or shareholders while it is operating and when it ceases to operate.

The governing instruments to be recognised in this definition are:

- Incorporated associations;
- Companies limited by guarantee;
- Charities; and
- Co-operatives.

A not-for-profit organisation may earn more than it spends but income, assets and surplus funds are used to achieve its objectives and must not be distributed to owners, members or other private people. The constitution, mission statement or rules of association of an organisation clearly state the objective of the organisation is to benefit the community and that profits or assets are not to be distributed for the benefit of individual members both while it is operating and when it ceases to operate. When applying for City grants and sponsorships, a not-for-profit organisation must show that it is properly constituted and holds a statement of purpose and is governed by an organisational structure.

Owners' Corporation:

"The owners' corporation is the body made up of all the owners in the strata scheme. It has the responsibility for:

- maintaining and repairing the common property of the strata scheme
- managing the finances of the strata scheme
- taking out insurance for the strata scheme
- keeping records and accounts for the strata scheme
- administering the by-laws for the strata scheme."

(Owners' corporation as defined by NSW Department of Fair Trading).

Social Enterprise:

Social enterprises can be included as an eligible not-for-profit organisation to apply for City grants. Social enterprises are businesses trading for social, environmental and/or cultural purposes. As with other not-for-profit organisations, profit or surplus is generated but not distributed to members, owners or shareholders. It is reinvested to continue to develop the 'public benefit' business. When

applying for City grants and sponsorships, a social enterprise organisation must show that it is properly constituted and holds a statement of purpose and is governed by an organisational structure.

Development Application (DA):

A development application is an application for approval to carry out development that does not qualify as complying or exempt development. A development application is lodged with the City and is assessed by a City Planning Officer, or, for major development, Council itself before being determined.

Development Consent:

Development consent is consent given by the City to carry out development for which a development application was lodged with, assessed and approved by the City.

APPENDIX 4:

SUGGESTED NEW WORDING FOR MARRICKVILLE DCP PART 5: COMMERCIAL AND MIXED USE DEVELOPMENT MARRICKVILLE DCP 2011

Add to Section 5.0: Commercial and Mixed Use Development

Section 5.0 generally - remove references to contributory buildings except in relation to Heritage Conservation Areas. Replace the term “contributory buildings” with “period buildings” in relation to commercial centres not within Heritage Conservation Areas. Define “period buildings” as outlined previously in this report (also see below), and refer readers to maps in the DCP showing such buildings.

Insert the following new introductory note to Section 5.0:

Some commercial centres are within Heritage Conservation Areas and/or contain heritage items. Where this is the case, section 5.10 of the LEP and Section 8.0 of the DCP apply and should be referred to in addition to this section of the DCP. The conservation of commercial and mixed use buildings which are listed Heritage Items or Contributory buildings within Heritage Conservation Areas is required under Clause 5.10 of the LEP, and Section 8.0 of this DCP.

Commercial centres which are either wholly or partially within Heritage Conservation Areas include:

King Street/Enmore Road Newtown (HCA 2)

Stanmore Shops (HCA 6)

Parramatta Road (HCA 5)

Petersham (HCA 25)

Dulwich Hill (HCA 29)

Marrickville Road (HCA)

(Add Wardell Road Shops (HCA) later, if Council agrees to adopt the earlier recommendation to include these shops within HCA

Replace Section 5.1.1 Contributory Buildings with the following

Section 5.1.1 Period Buildings

Note: Period buildings within Marrickville commercial centres - which are not heritage items and are not within heritage conservation areas - are defined as buildings dating generally from the 19th century to the 1930s, and which retain characteristics, particularly to facades, which demonstrate the period of construction. Marrickville's Commercial Centres contain period buildings and buildings older than 50 years generally.

Where Council has determined that a building is a period building, as a minimum, the street fronting portion of the building (being the front most original structural bay where this is intact) is encouraged to be retained to maintain the structural and aesthetic integrity of the building and the streetscape character of the commercial centre.

Period building maps have been prepared for commercial centres which designate which buildings are period buildings. These maps are located within the Part 8 of this DCP. In the case of buildings over 50 years old within commercial centres which are not period buildings, the consent authority may require a Statement of Heritage Impact and/or an Archaeological Assessment report to be prepared as part of any development application for substantial demolition.

General Objectives for Commercial Centres commercial and mixed use development

- Encourage retention of the facades and front bays of period buildings in Marrickville commercial centres as part of proposals for redevelopment or for external alterations and additions.
- Encourage the retention of the facades and front bays of period buildings as part of infill proposals [illustrate how “front bay” is defined]
- To ensure infill development:

- Respects the context, specifically in terms of height, scale and the detailing of the streetscape presentation of new development
 - Visually presents traditional lot size/narrow shopfront arrangements in relation to streetscape presentation
- Enable assessment, at Council's discretion, of the heritage or archaeological significance of sites within commercial centres, prior to total or substantial demolition of existing buildings.

Suggested provision:

The consent authority may not grant consent to a development application that proposes substantial demolition of a building which is a period building within a commercial centre, or a building which is older than 50 years, until it has considered a statement of heritage impact (SOHI) and/or an archaeological assessment report, so as to enable it to fully consider the heritage significance of the affected building and the impact the proposed substantial demolition would have on the commercial centre, heritage significance or archaeological potential of a site.

Note: Please refer to Section 8.7 of this DCP for the consent authority's requirements for preparation of Statements of Heritage Impact (SOHI) and Archaeological Assessment Reports.

APPENDIX 5:

SUGGESTED WORDING CHANGES FOR MARRICKVILLE DCP PART 8.1.9 ARCHAEOLOGICAL SITES & *PART 8.2.4: KING STREET AND ENMORE ROAD – HCA2*

Add to Section 8.1.9: Archaeological sites

8.1.9.1 Archaeological Assessment Reports

Note: Archaeological assessment reports may be required by the consent authority where a site is considered to have archaeological potential and a development proposal is considered likely to disturb potential archaeology. Sites of archaeological potential may include the sites of heritage items, sites within heritage conservation areas, the sites of period buildings within commercial centres, and the sites of buildings older than 50 years within Marrickville local government area. Note that for heritage items, State Heritage Inventory forms may indicate archaeological potential.

- 1) An archaeological assessment is to be prepared by a suitably qualified archaeologist in accordance with the guidelines prepared by the Heritage Division of NSW Environment & Heritage.
- 2) An archaeological assessment is to be submitted as part of the documentation for a development application affecting a potential archaeological site or a place of Aboriginal heritage significance.
- 3) An archaeological assessment is to include:
 - a. An assessment of the archaeological potential of the archaeological site or place of Aboriginal heritage significance.
 - b. The heritage significance of the archaeological site or place of Aboriginal heritage significance.
 - c. The probable impact of the proposed development on the heritage significance of the archaeological site or place of Aboriginal heritage significance
 - d. A management strategy for significant archaeological sites or places of Aboriginal heritage significance.
- 4) If there is any likelihood that the development will have an impact on significant archaeological relics, development is to ensure that the impact is managed in accordance with the assessed level of significance of those relics.

Section 8.2.4: King Street and Enmore Road Newtown HCA 2

Remove references to building rankings within this section (particularly Section 8.2.4.2 Management Policy) – buildings which contribute to the area character should be referred to as either heritage items, or contributory buildings. The Contributory Buildings mapping now completed should be referred to in this section. Buildings which are not either heritage items or contributory buildings should be referred to as non-contributory buildings.

Point out clearly in an introductory note that there are limited new development opportunities within the HCA. Unless this is done, the controls are confused, for example the building facades section appears to allow roller shutters (though they are discouraged).

Include new sections with the following headings within this section:

- Summary of core heritage values (see below for detail)
- Specific elements. This section can incorporate many of the existing specific controls.
- Significant subdivision and public domain elements This can incorporate some wording from the existing Building form and character section
- Elements that contribute to the consistency of the streetscape (visible from the public domain)

Summary of core heritage values and elements (to be inserted after Part 8.2.4.1 Statement of heritage significance):

- i. The HCA contains streetscapes of 19th and early 20th century 2 to 3-storey retail buildings that provide a physical record of the development of the “New Town” from the 19th to the 20th centuries

- ii. The retail streetscapes of King Street and Enmore Road were developed from the mid 19th century through to the mid 20th century as one of Sydney's premier retail "high streets". Shops and buildings dating from throughout this period remain and contribute to aesthetic and historical values of the HCA. Architectural styles represented within the HCA include: Victorian Italianate, Victorian Filigree, Victorian Mannerist, Victorian Georgian, Federation Free Style, Federation Filigree, Federation Warehouse, Inter-war Functionalist, and Inter-war Art Deco
- iii. The King Street/Enmore Street HCA remains recognised as one of Sydney's premier retail "high streets" with a wide range of restaurants, entertainment venues and specialist shops
- iv. The retail streetscapes are remarkably intact at a State level (with the exception of loss of most post-supported verandahs and balconies from facades), including many heritage items, retaining early subdivision patterns, and shops as original narrow bays with glazed shopfronts with direct access to the public footpath. Upper levels are used for commercial or residential purposes.
- v. Pairs and groups of shops, and corner hotels demonstrate high streetscape and individual architectural qualities.
- vi. The aesthetic values of the streetscapes are strongly enhanced by the enclosed vistas created by street curves, and views over surrounding areas due to the ridgeline alignment of buildings

Amendments suggested to 8.2.4.2 Management Policy

Model changes on Sections 8.2.27.3 to 6 (Petersham Commercial Precinct – HCA 25). Review specific controls for continued relevance.

Apart from the above changes, add new points to 8.2.4.2 Management Policy:

- The reinstatement of post-supported balconies to buildings which are heritage items or contributory buildings is strongly encouraged, providing the design of proposed post-supported balconies is based on factual evidence – from building fabric analysis, historical photographs, or a combination of these.
- The opening up and restoration of enclosed or altered recessed balconies and the facades behind, to 1st or 2nd floor facades to heritage items and contributory buildings, is strongly encouraged.
- Where facades have been identified as contributory (but not the buildings behind), the retention and conservation of these facades is required as part of development proposals. Conservation of facades is to include sympathetic colour schemes designed to enhance the streetscape.

Divide the controls into General Controls (including signage), Conservation controls and Infill development controls:

1) General Controls

8.2.4.15 Signage – retain wording, but add to Controls:

C77 Painted signs in a traditional form to awning fascias, below the cornice line of parapets, and to window or door glazing (for example, gold-painted lettering on window or door glazing) is encouraged

8.2.4.16 Access and pedestrian amenity – retain wording

8.2.4.17 Pedestrian access – through site links – retain wording

8.2.4.18 Vehicle access – retain wording

2) Conservation controls

Specific elements (as per Section 8.2.27.3)

Elements that contribute to the consistency of the streetscapes (visible from the public domain)

- i. Street alignments along ridgelines and district views
- ii. Enclosed vistas created by street curves

- iii. Intricate skyline views of elaborate decorative parapets
- iv. High urban density of predominantly 2-3 storey tall Victorian to Federation period terraced shops, often in pairs or groups creating consistent architectural qualities
- v. Retail shops predominantly built to the street alignment with direct access to the footpath with no setbacks or arcades
- vi. Awnings over footpaths and originally a high number of post-supported verandahs and balconies
- vii. Street tree plantings confined to specific plazas or parks (Telstra Plaza south of 293 King Street; closed off plaza at the King Street end of Australia Street and Bedford Street; park on the corner of Alice Street and King Street)

Subdivision and public domain elements

- i. Street alignments are curving and follow ridgelines
- ii. High urban density of predominantly 2-3 storey narrow terraced retail buildings built to the street alignment with awnings over footpaths along the curving streets
- iii. Architectural quality of elaborate Victorian period to inter-war period facades
- iv. Intricate skyline views of elaborate decorative parapets
- v. Predominance of retail shops built to street alignment accessing directly onto footpaths with no setbacks or arcades

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- i. Retail character demonstrated by 2-3 storey 19th century to Inter-war period narrow terraced shops which demonstrate 19th century to Inter-war retail typologies;
- ii. Building typologies which reinforce the tight urban grain
 - a. Pairs, groups and runs of terrace shops demonstrate strong streetscape qualities which includes cohesiveness of form, scale, rhythm, materials and detail
 - b. High quality elaborate detailing to facades of intact and substantially intact shops and commercial buildings;
 - c. Large number of heritage items
 - d. Increasing simplification of scale and detailing occurs towards the rear – including window sizes, bulk and visual prominence in views from rear lanes and side streets
- iii. Roof forms appropriate to typology and period of construction:
 - a. Predominantly consistent parapet lines with elaborate and detailed skyline elements
 - b. Predominantly primary ridgelines of roofs hidden behind parapets
 - c. Predominant intactness of parapets and roof forms visible from the public domain
 - d. Intact or substantially intact built elements
 - e. Intact or substantially intact facades (with the exception of loss of post-supported verandahs and balconies)
 - f. Sympathetic minor additions to built form unobtrusive within the streetscape context (e.g. dormer windows)
- iv. Building heights appropriate to typology and period of construction (predominantly 2-3 storeys); and
- v. Detailing and finishes appropriate to typology and period of construction:
 - a. Window and door openings appropriate for architectural type;
 - b. Timber framed windows and doors (with the exception of Inter-war to mid-20th century detailing, where steel-framing may be appropriate);
 - c. Use of appropriate colour schemes for detailing (refer to King Street/Enmore Road colour scheme)

- d. Discrete traditional signage as per General section above. Applicable conservation controls

The core period of heritage significance for King Street/Enmore Road HCA is 1850 to 1950. Any buildings or significant elements of building fabric from this or any earlier period must be retained and maintained.

Relevant heritage conservation area DCP section:

- Retail streetscapes. See Section 8.4 – add references to King Street/Enmore Road HCA and Contributory buildings map of the area to Section 8.4

Primary relevant historic architectural styles (note: other styles will occur within the area):

- Victorian Italianate,
- Victorian Filigree,
- Victorian Mannerist
- Victorian Georgian,
- Federation Free Style,
- Federation Filigree,
- Federation Warehouse,
- Inter-war Functionalist,
- Inter-war Art Deco

Refer to Contributory Buildings Map for King Street/Enmore Road HCA.

Additional area-specific controls:

The following sections should be under “Conservation” heading:

8.2.4.10 Roofs and parapets - retain wording except for:

- Consider removing Control C25 (as contributory buildings and heritage items should not be allowed to increase in height)

8.2.4.11 Awnings and Verandahs – retain wording except for:

- Add to intro: The reinstatement of missing awnings, post-supported verandahs and balconies, based on detail from historical photographs and/or fabric analysis of Heritage Items and Contributory buildings is strongly encouraged.
- 8.2.4.12 Retail frontages – retain wording – include Window Treatments (include illustrations on 41) – guide to restoration of façade 1st floor windows

8.2.4.14 Materials and finishes – retain wording

3) New infill development controls

There are limited new development opportunities within the HCA. Heritage items and Contributory buildings (refer to Contributory buildings map) must be retained and conserved. Note some sites are marked “Contributory – façade only” on the Contributory buildings map. In these cases, façade retention is envisaged, however some redevelopment of such sites may be appropriate behind retained and conserved facades. The few non-contributory buildings within the HCA may also present redevelopment opportunities.

Where building facades are retained with new development behind, the new development must align with existing floor levels and fenestration to the retained façade.

8.2.4.4 Building form and character (retain wording)

Subdivision (new section)

While site amalgamation may be possible, new development must reflect the original narrow subdivision pattern in the form and detailing of streetscape presentation.

Section 8.2.4.5 Building Massing (retain wording)

8.2.4.6 Building height (retain wording – remove reference to rankings of buildings, only refer to heritage items, contributory, non-contributory)

Remove the illustration (top of page 34) which indicates support for a third level to the street boundary of two-storey buildings as a “vertical addition option”. This should not be encouraged.

8.2.4.7 Setbacks (retain wording)

8.2.4.8 Corners (retain wording)

8.2.4.9 Building facades (retain wording except for:

- Add to introductory wording:
 - “Facadism” is discouraged. Contributory buildings and Heritage Items should be retained and conserved, not just facades
- C18 – change to prohibit roller shutters rather than discourage
- Consider removing last paragraph of section on Windows and openings