



**Ashfield
Council**

Interim Development Assessment Policy 2013

Part C10 Heritage Conservation

Tel (02) 9716 1800 260 Liverpool Road Ashfield NSW 2131
Fax (02) 9716 1911 PO Box 1145 Ashfield NSW 1800

www.ashfield.nsw.gov.au

PART C10 - HERITAGE CONSERVATION

CONTENTS

SECTION 1	PRELIMINARY	3
	Introduction.....	3
	Objectives.....	4
	Purpose	4
	The Heritage Significance of Ashfield.....	4
	Interpretation.....	5
	What requires Council Approval?.....	6
	Background.....	9
	How to use Ashfield Interim Development Assessment Policy 2013.....	10
	Relationship of Part C10 to other planning instruments.....	10
	Lodging a Development Application	10
SECTION 2	HERITAGE ITEMS	11
	Conserving and Making Changes to a Heritage Item	11
	Restoration, reconstruction and renovation.....	11
	Making good decisions about heritage items – The Burra Charter.....	11
	Important considerations before you plan any changes.....	12
	Investigating your Property and its Significance	12
	Finding out about the history of your property	12
	Examining the building and its grounds	13
	Making plans for change to a Heritage Item	13
	Council's consent	13
	Conservation and change	14
SECTION 3	THE CONSERVATION AREAS	15
	What is a Conservation Area?	15
	Historical Background to the Conservation Areas	15
	The building of the railway and early suburbia.....	15
	Rapid growth of inner Sydney	16
	The Garden Suburb Movement.....	16
	Ashfield's Heritage Significance and the Conservation Areas	16
	Living in a Conservation Area.....	17
	Values	17
	Change	17
	Additions	18
	Technology	
	The Conservation Areas.....	19

SECTION 1 PRELIMINARY**Introduction**

- The Ashfield Local Environmental Plan (LEP 2013) is Council's main planning Control for development in the Ashfield Council Local Government Area.

Part C10 of Ashfield DAP 2013 supports the LEP by providing additional objectives and development standards for Heritage Items and properties within Heritage Conservation Areas.

- The general provisions of Part C10 of Ashfield DAP 2013 apply to all Heritage listed properties in Ashfield (however refer also to **Part C7 - Haberfield Heritage Conservation Area**) as listed in the schedule to the Ashfield Local Environmental Plan. Part C10 contains more detailed development controls for Heritage Conservation Areas (CA's) previously listed in the Ashfield LEP 1985 - see Table below. Statements of Significance for all Heritage Conservation Areas identified in Ashfield LEP 2013 are available on request – please call Council on 9716 1962.
- Note: Revised development controls for “existing” and “new” conservation areas identified in Ashfield LEP 2013 will be prepared and publicly exhibited for comment/feedback to ensure that controls are unambiguous and do not conflict with statutory LEP development standards.

Area specific controls are contained in Part 3.19 for the following Conservation Areas, which were Conservation areas previously listed under Ashfield LEP 1985.

BIRRIGA ROAD BRIDGES AVENUE GADS HILL GOODLET HOLWOOD AVENUE LANG STREET NORTH SUMMER HILL OAK STREET	OAKLANDS AVENUE PROSPECT HALL QUARANTINE GROUND ROSE STREET TINTERN ROAD VICTORIA SQUARE WETHERILL STREET
--	---

In the interim, for “newer” Conservation Areas where no specific development controls currently exist, Council will have regard to the general provisions of this Part, relevant heritage studies and the heritage provisions of Ashfield Local Environmental Plan 2013 when assessing development applications..

It needs to be remembered that each application will be assessed not only on the way it meets Council's heritage conservation provisions, but also in relation to the standard considerations relating to all applications. Compliance with zoning and other development standards, impact on neighbours, etc. (sunlight, views, privacy, open space, environmental considerations, car-parking and the like). Council's guidelines for these matters will generally be set in other documents - there are separate requirements applying to Ashfield residential zones and to some of its commercial areas.

Objectives

- (a) keep the qualities and fabric which contribute to the heritage significance and identity of the Ashfield local government area.
- (b) To allow necessary change, but only where it will not remove or detract from those special qualities.
- (c) To ensure that necessary change, such as alterations and extensions to individual heritage items will respect the heritage significance of those items and their contribution to the heritage and identity of Ashfield.
- (d) To ensure that necessary change, such as alterations and extensions to buildings and other features in Conservation Areas will respect the contribution of those buildings and features to the heritage significance of their particular Conservation Area and will have no ill effect on the heritage significance of the Area as a whole.
- (e) To ensure that in those Conservation Areas where new buildings can be constructed, they are carefully designed to fit in with the heritage significance and character of the particular Conservation Area.
- (f) To encourage the removal and reversal of recent inappropriate alterations which detract from the integrity and heritage significance of the particular heritage item or Conservation Area.

Purpose

- (a) To augment the provisions of the Ashfield Local Environmental Plan, 1985 in particular to provide detailed planning and building controls for the Conservation Areas (excluding Haberfield) and for all the individual Heritage Items.
- (b) To provide residents, landowners, purchasers and developers with a document which sets out Ashfield Council's policies about conservation and change to these Areas and Items.

The Heritage Significance of Ashfield

Ashfield is of historic significance to metropolitan Sydney because it clearly demonstrates in its suburban subdivisions, in its domestic architecture and in its business centres and local service industries, the nature and growth of suburban Sydney from the 1870s to the 1940s.

The individual heritage items demonstrate particular attributes of this suburban development in their styles of architecture, which reflect the fashions of their time, the way society operated, and the aspirations of their individual owners.

The Conservation Areas collectively demonstrate Ashfield's suburban development and the ideals behind it, from the railway-oriented development of North Summer Hill; the ideals of the residential square and shared community space in Victoria Square; and the characteristics of the Garden Suburb model used in the many private subdivisions post 1902.

Ashfield's suburban subdivisions post Haberfield (1902) illustrate the influential nature of the Garden Suburb ideal on the development pattern of Ashfield's and Sydney's suburbia - an

influence which dominated residential development until the urban consolidation policies of the 1970s.

Interpretation**Conservation**

means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation in any one place and will be commonly a combination of more than one of these processes.

Heritage Conservation Area

means an area identified in Ashfield LEP 2013.

Heritage Item

means a building, work, relic, tree or place identified in the Ashfield LEP 2013.

Demolition

in relation to a building or work within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the building or work in whole or in part.

Fabric

means all the physical material of the place.

Heritage Significance

means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance for past, present or future generations.

Maintenance

means the continuous protective care of the fabric, contents and setting of a place, but does not include repair.

Preservation

means maintaining the fabric of a building or work in its existing state and retarding deterioration.

Reconstruction

means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.

Restoration

means returning the **existing** fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Repair

means the restoration or reconstruction of a place.

What requires Council Approval?

Council's list of heritage items and conservation areas is included in the Ashfield LEP, and is reproduced in this document.

Most additions and other works to properties in this list, including demolition, require development consent as well as building approval.

However there categories of works, which do **not** require development consent See Clause 5.10 and the "Exempt and complying development" categories identified in Schedules 2 & 3 of Ashfield LEP 2013

(a) Maintenance

Two questions must be answered when deciding if proposed work comes within this category:

- Is it maintenance?
- Will it affect the heritage significance of the property and/or the conservation area?

Is it maintenance?

Maintenance is the **continuous protective care of the existing fabric**. It is the process of preventing the fabric from falling into disrepair. If the fabric has been allowed to fall into disrepair, fixing it is not maintenance, it is repair.

If a property is maintained properly repairs are needed much less frequently. Alterations or other new works are not maintenance, nor is demolishing or removing existing materials.

It is not possible to list every type of maintenance here, but some common examples include:

- Cleaning out guttering is maintenance, as is patching holes in gutters with the same material.
- The painting over of previously painted areas is maintenance. But the choice of colours may affect heritage significance - so colours appropriate to the building are still necessary if painting is undertaken as "exempt development".
- Roofs commonly require maintenance. Re-fixing a slate or tile which has come loose is maintenance and does not require consent, nor does the replacement of individual tiles or slates that are cracked or missing with similar tiles/slates (i.e. the new work must not be visible except on close inspection).
- The replacement of the whole, or a substantial portion of, the roof is not considered to be maintenance, nor is applying a protective/"renewing" coating substance to old tiles.

However re-roofing may not require approval if it meets all of the requirements for "exempt development" in Ashfield LEP 2013.

- The resealing of the flashing of a chimney, which is letting in water is maintenance, but the removal of the chimney is not.
- The replacement of windows, doors, verandah detailing etc. is not maintenance and is not exempt development under Ashfield LEP 2013.
- The repair of a front path by re-bedding existing loose paving stones is maintenance, the re-concreting of the entire path is not.
- The replacement of lost decorative elements such as finials etc is not maintenance (although it is encouraged).
- The insertion of a new damp proof course to prevent rising damp helps to maintain the remainder of the structure.
- Re-tuckpointing brickwork, cement rendering of external surfaces that are not currently rendered, or painting of unpainted brickwork is not maintenance and is **not** exempt development under Ashfield LEP 2013.

(b) **Will it affect the heritage significance of the property and/or the conservation area?**

The other thing to consider is whether the work will adversely affect the heritage significance of the item, or if within a conservation area, the significance of the area.

The heritage significance of an item and/or a conservation area is often most evident through the use of consistent building styles and materials which lead to aesthetic, or streetscape significance. This includes the parts of the buildings that can be seen from the street. Some areas have significance because of their subdivision pattern, and others because of the consistent location of houses and outbuildings.

When considering whether proposed maintenance works are excluded from the need for consent it is important to find out what the significance is, and then decide whether the work will have any adverse effect on it. If the property is both a Heritage Item and located within a Conservation Area the impact on both the item itself and the area must be considered.

The first step in identifying whether any "maintenance" work will affect the heritage significance of a property is to refer to any detailed description of the area included in this Part. This will describe sections of the area which make it significant, and those which are less important.

If the property is an individual heritage item, the work is not "exempt development" and depending on the complexity of the proposal it may be necessary to speak to a heritage consultant to prepare a Statement of Heritage Impact, using the property's statement of significance (available from Council) as a starting point. This will identify what it is about the property, what is significant, and determine whether the proposed work will not adversely affect that significance.

What if my house is ranked "4"?

Maintenance to houses ranked "4" in the table for each conservation area should be consistent with the character of the house, but must still consider the potential impact on the significance of the conservation area as a whole. This includes choice of paint colours.

(c) Other works

Council has listed "Exempt and Complying Development" types of work in Schedules 2& 3 of Ashfield LEP 2013 as which it considers will not adversely affect the heritage significance of heritage items or heritage conservation areas and therefore can be carried out without development consent.

Note: "Exempt development" categories refer to minor works only.

Any limitations included in Schedules 2/3 of the LEP must be adhered to.

We recommend you check with Council to see whether building approval is required.

(d) Painting

Special consideration should be given to painting. The definition of "maintenance" includes the repainting of previously painted surfaces. It is important however to make sure that the colours you select will not be adverse to the significance on the item and/or the area as a whole. To determine this you should identify appropriate colour schemes for your style of house.

If the original paint scheme is unsympathetic or not to your taste you may use new colours only if the new scheme will not have a negative impact on the heritage significance of the area.

The best approach is to find out what colours your house was painted originally and to reinstate these. The original colours can often be discovered by using a razor blade to scrape away the layers of paint, preferably in a hard-to-reach spot (as this is less likely to have been disturbed by subsequent painting).

It is also important wherever possible not to burn back or otherwise remove old paint to the bare timber or base. If you do, future generations will not be able to discover the original paint scheme.

Paint colours used on houses in Australia have always been subject to fashion, but the range of colours available prior to World War II was much more limited than it is today, and it is possible to describe the most popular combinations for each period.

Several useful books have been published which describe these, and it is recommended to use them as reference when developing a scheme. The books "Colour Schemes for Old Australian Houses" and "More Colour Schemes for Old Australian Houses" by Ian Stapleton (published by the Flannel Flower Press, 1984 and 1992 ISBNs 0 9594923 3 X and 1 875253 04 1) are available from Council Libraries and most bookshops.

Remember: use the part of the book that describes colour schemes for houses the same age as yours. Don't, for example, use an 1880's scheme on a federation house.

If you want to use a colour scheme, which is not typical for the era, or you have any questions, please contact Council who will be happy to assist you. Please note that non-traditional schemes might have an adverse impact on the significance of a Conservation Area and will require Development Approval.

Background

- a) Many places are important to us because they tell us about who we are, and the past that has formed us. Every one of us has places that are important in a personal way - like the house we grew up in or the school we went to. Some of the places we value are appreciated by other people as well. There are places, which are important to whole groups of people... Almost everyone would agree that some places should be kept as part of our common heritage.²

The Ashfield Heritage Study (1993) by Godden Mackay Pty Ltd with Robert Irving & Chris Pratten identified many places or heritage items, and fourteen Conservation Areas which are part of the heritage of Ashfield because each in its own way is of special value in explaining the history and identity of Ashfield.

Following public exhibition of this Study in 1994 and extensive consideration of submissions, one further Conservation Area (Tintern Road) was identified and certain places added to the list of heritage items.

Each item and area fulfils the criteria established by the Heritage Office of NSW for determining what makes an item or area worthy of heritage protection. (These criteria are set out in the Heritage Study available for public perusal at Ashfield Council, and at the Council libraries).

Council will accept suggestions, for assessment, of places, which might be added to the schedule of individual items and conservation areas.

(b) Council's consent required

The Heritage items and Conservation Areas are listed in Schedule 2 to the Ashfield LEP 2013.

Most additions and other works to these items and within the Conservation Areas require development consent as well as building approval, except for minor works identified as "Exempt or Complying Development" in Ashfield LEP 2013 and , in the SEPP (Exempt and Complying Development Codes) 2008.

² The Illustrated Burra Charter, 1992, by Peter Marquis Kyle & Meredith Walker, p7.

(c) Preparation of Part C10 of Ashfield Interim Development Assessment Policy 2013

The provisions of this part derive from of the general recommendations of the Heritage Study, together with community consultation, which took place at two workshops. It has been prepared by a conservation planning consultant conversant with handling day to day development applications and building matters relating to heritage items and Conservation Areas in suburban Sydney, as well as Council staff.

Lodging a Development Application

Our development application forms can be downloaded (www.ashfield.nsw.gov.au) or contact Council on 9716 1800.

The form contains a self-assessment checklist to help you complete your application. You should also check whether your proposal is 'exempt' (no application required) or is a 'complying development' (can be certified by Council or a private certifier).

Note: If you are proposing a major or complex development or if your proposal is likely to have significant heritage impacts, you should make an appointment to see our pre-lodgement development advisory panel or use our heritage advisory service before you lodge your development application. Call Council on 9716 1800.

SECTION 2 HERITAGE ITEMS

Conserving and Making Changes to a Heritage Item

2.1 Conservation simply means looking after what you have. Most of us daily are involved in actively conserving any building or garden area we own - we mend the broken tile or slate to keep out the rain, we keep gutters clear to prevent damage to walls or foundations from overflowing rain water, we keep shrubs clipped back so that walls do not remain damp, we restore damp proof courses when they have disintegrated to avoid rising damp, we sweep paths and verandahs to prevent a build up of moist rotting vegetation, we keep up the paint on woodwork to protect it from weathering.³

Restoration, reconstruction and renovation

2.2 Some of us have bought a dilapidated old house with the intent of restoring it - such activity is a part of popular culture, and fills many pages in the press and in house magazines. Others have purchased some other type of period property as an investment or in order to carry out a business. Still others find themselves, perhaps unexpectedly, as custodians of buildings that the wider community believes should be conserved.

But how do we decide what to do - what we can change and what we should keep? What is of value and where can change and new technology be accommodated?

Making good decisions about heritage items – The Burra Charter

2.3 A Charter for the conservation of places of cultural significance (The Burra Charter) was developed by the Australian National Committee of the International Council on Monuments and Sites⁴ and published in 1981. It establishes the accepted standard for heritage conservation practice in Australia, and is equally applicable to large public conservation projects as it is to making decisions about restoration or adaptive change to your local church, school, civic park or your own house. "The Illustrated Burra Charter" is available for your perusal at Council.⁵

The basic principles of the Burra Charter are that:

- there are places or items worth keeping because they enrich our lives
- their value (beyond their obvious utilitarian value) lies in their fabric, (what they are made of), their setting, their contents (and interiors), in the historical documents that might tell us something about the place, and in all our memories of and attachments to the place.
- before you make any decision (large or small) about change to a heritage item you must first properly understand it (i.e. diagnose before you operate).

³ For more information about caring for what you have, see "[Maintaining an old house](#)" - a publication available from the Heritage Office of NSW.

⁴ The International Committee on Monuments and Sites (ICOMOS) is linked to UNESCO.

⁵ The "Illustrated Burra Charter" is published by the National Trust of Australia.

- once you understand the heritage item or place, you should set down on paper why it is of heritage importance - **a statement of significance**. This will be an analytical statement, gathering together the diagnosis of the heritage item, establishing why it is important and the special qualities, which make it so.
- the statement of significance is the basis from which you can start making responsible decisions about the changes you might need to make to suit your present day needs.

Important considerations before you plan any changes

- 2.4** Any change to a heritage item needs to be directed towards keeping its significance by retaining the qualities and features which make it significant, and avoiding any new works which might destroy or detract from them.
- 2.5** Basically, you should aim to do only as much as is necessary and as little as possible - the least interference with the original fabric of an item will keep the most of its heritage value.
- 2.6** Change for the sake of change should be avoided. Remember, the latest fashion now could well be the soonest out of fashion in a few years time.
- 2.7** Avoid changes, which substantially alter the pattern of rooms or remove features such as doors, architraves, and fireplaces. Many houses, churches and halls in Ashfield probably still retain their valuable early interiors and furnishings such as light fittings, wallpapers, linoleum floor covering or original plaster decorations.
- 2.8** Many small houses and whole Conservation Area accommodate large alterations without detrimentally affecting their significance.
- 2.9** In designing additions to a heritage item, it is not necessary to imitate the details of the existing building, such as doors, windows or decoration. These can be modern so that the new work cannot be mistaken for the old. The scale, shape and siting of the additions are the important matters, designed so that they do not upstage or dominate the old, but comfortably sit beside it. Materials need to be compatible, but not necessarily the same as those of the old building.

Investigating your Property and its Significance

Finding out about the history of your property

- 2.10** The Heritage Study available at Council and Council's Library will give you the historical context in which your place was built and there will also be an Inventory Form containing brief information about it. From this you might also find other references you can look up which will give you more information.
- 2.11** The Ashfield Historical Society is an invaluable source of information about the history and development of Ashfield: including photographs, old maps and plans and the Sands Directory. Old photographs might show you what your place once looked like, and previous owners might be a good source, with family photos often showing house, garden and trees in the background. Old subdivision plans might give you an

idea about the construction date of your house, whereas the Sands Directory⁶ (the telephone book before we had telephones) can tell you who lived in your house between the 1880s and the 1930s, and the various names by which it might have been called. The search is sometimes like following a mystery trail, and you can make it as long or as short as you like.

Examining the building and its grounds

- 2.12** The fabric of the place itself can also tell you a lot - knowing what to look for is important, and Council's Heritage Adviser, well versed in 'reading' the history of a building from its fabric, might be able to help - it's a bit like being a detective, but you have to know what clues to look for.
- 2.13** Prepare a plan of the building. Mark on all the features, such as windows, doors, ceilings, etc which appear to be original, and any changes which might have occurred, such as the introduction of electricity or drainage, or the changing needs of the owners - an indoor lavatory, a new kitchen. On another plan show all existing features of the garden, and any early features remaining - the outline of a garden bed in the lawn, the foundations of a demolished stable, or the flat lawn which might have been a tennis court. Knowing where structures once stood can help you make good decisions about where extensions or a new garage should be built today.
- 2.14** You might be dealing with a place that has already seen considerable change in the past. Some of these changes are part of its history of incremental change and adaptation to suit succeeding generations. Other changes might be insensitive and depreciate the heritage and real estate value of your place. But, after your researches, you should know what is original, what has been sensitive and useful change, and what has been inappropriate and can be removed to make way for your needs.

Making plans for change to a Heritage Item

Council's consent

- 2.15** Council's consent is needed for most changes you might wish to make to the fabric of a heritage item. This includes fences and structures in the garden. You will need to prepare a development application, which will need to include your assessment of the heritage significance of the property and the reasons for the changes you are proposing. Council's assessment of your application will be facilitated if you also include all the information you have gathered about the history of your property and its individual buildings, the garden and its structures.

Council's consent is not required for any maintenance to a heritage item - the painting of **already painted** timber or plaster, the renewal of a gutter with one of the same shape and materials as the original, or the patching of a leaking roof with exactly the same materials. When in doubt, contact Council.

⁶ A copy of the Sands Directory is available in most libraries, including the Ashfield Library and the State Library of NSW.

Conservation and change

2.16 In any plans you might be making for your heritage item be sure that you:

- a) care for all the significant fabric of the place
- b) care for the setting of the place - the way the place is appreciated from the outside. New structures nearby, such as garages or additions, need to be carefully sited so they do not obscure views to and from the original place, and care needs to be taken with their materials and scale so that they do not 'upstage' or confuse the heritage value of the place.
- c) find an appropriate use - one in which the significant fabric can be kept with a minimum of change. The continued use of a house for residential purposes is the best way of conserving it. Adapting houses to offices or redundant churches to residential purposes will require greater changes to the original fabric and should be avoided if possible.
- d) make sure the place is always secure - everyday usage and proper maintenance is the best way of showing that the place is cared for and occupied and helps prevent vandalism.
- e) make use of available expertise. Some expert advice may be needed if you need to make changes to your place of heritage value. You can also seek advice from Council's Heritage Adviser if necessary (fees apply). The adviser will be able to see if you are on the right track, and advise if you need further expert advice from a professional conservation practitioner.

SECTION 3 THE CONSERVATION AREAS

What is a Conservation Area?

3.1 There are many attractive residential areas in Sydney and in Ashfield where unity of scale, architectural character, tree planting and building materials together create a pleasant living environment, valued by its residents and reflected in its real estate values. Such pleasant living environments are worth keeping, and can be protected by Council through town planning processes and the use of detailed plans especially designed to manage them.

3.2 An area listed as a Conservation Area will often be a pleasant place in which to live, but this is not enough to make it a Conservation Area, worthy of heritage protection.

A Conservation Area 'Is an area in which the historic origins and relationships between the various elements create a sense of place that is worth keeping. It is the area's history, which provides the principle key to its significance.⁷ Other criteria include the *aesthetic* significance of an area. Many Conservation Areas by their unified historic townscape and mature tree planting, appeal to our senses and perceptions and fulfil this criterion. By reminding us of our past, and where we have come from, these areas are also of great *social* significance because they help us to locate ourselves in an increasingly complex and alienating world. Some Conservation Areas, such as the coalmines of the Cessnock area, are of *scientific* significance because of their ability to provide technological and scientific information, which contributes to an understanding of the history of human activity in NSW. None of the Conservation Areas of Ashfield were found to have scientific significance.

3.3 The ability of a Conservation Area to *readily demonstrate its heritage qualities* is also an important aspect of its significance. A number of the Areas in Ashfield, such as the Bridges Ave, Lang Street and Birriga Road Conservation Areas were selected because of their high degree of *intactness*. This intactness easily demonstrates their history, unified townscape, aesthetic appeal and reminders of the past.

3.4 Some of Ashfield's Conservation Areas are *representative* in demonstrating the characteristics typical of suburban development of their time, such as Oak Street or Oaklands Ave. Others show *rare* qualities as well, such as Rose Street or North Summer Hill.

Historical Background to the Conservation Areas

The building of the railway and early suburbia

3.5 The building of the railway from Sydney to Parramatta in 1855 with a railway station at Ashfield, and a later station at Summer Hill in 1879 was the most decisive event in the history of Ashfield. It provided it with ready access to the City: Ashfield's great period of suburban development had begun. During the 1860s this 'suburbia' showed itself in large 'villa' estates, largely self sufficient with orchards, picking gardens, poultry and a group of servants and estate hands to manage them. A

⁷ Draft Heritage Conservation Area Guidelines: Department of Planning, 1990.

number of these 1860s villas remain in Ashfield and are listed as individual heritage items, e.g. Thirning Villa in Pratten Park.

Rapid growth of inner Sydney

- 3.6** This scattered 'suburbia' was radically altered by the effects of an urban population explosion which followed the gold rush. People crowded into the cities. Sydney saw a large investment in industry and commerce and the new working population housed itself in terraces within walking distance of its workplace. Unsewered, often undrained and increasingly overcrowded, these dense residential areas became a 'health hazard'. By the mid 1870s those who could afford it escaped by train (or by ferry) to the suburbs, and canny development companies and later, small agents and builders, successively subdivided the villa estates for small lot suburban development. Ashfield was well placed to receive this new suburbia.

The Garden Suburb Movement

- 3.7** There was considerable debate about the state of Australia's cities, particularly Sydney, during the 1880s and 1890s. John Sulman was a dominant figure in this debate. He was aware of the British Garden City Movement, its concern about the unhealthy effects of crowded industrial cities, and its ideals for designing self-sufficient cities where land uses were separated, houses were set in gardens and adequate space was provided for parkland and agriculture. He addressed the Royal Commission into the state of our cities in 1909 and brought prominent members of the British Garden City Movement to lecture in Australia in 1914.

The Garden Suburb was the lesser and more marketable offshoot of the Garden City Movement. It sought to provide pleasant healthy suburbs which were unified in their design; had adequate open space; separated commercial, industrial and residential land by land use zoning; provided low density single family detached dwellings surrounded by gardens for light, air and recreation; designed roads in a functional hierarchy, rounding corners for improved traffic flow; and integrated water and sewerage services into the initial design.

Sulman was a friend of Richard Stanton, and it was Stanton who in 1902 developed the earliest successfully marketed Garden Suburb at Haberfield. His first successful subdivision was followed by more, and other companies imitated its readily marketable qualities: regularly planned lots and setbacks; covenants on building materials; one house per lot surrounded by garden space; regular roads and street trees. It became the Australian suburban ideal unquestioned until the urban consolidation policies of the 1970s. It determined the nature of much of the residential development in Ashfield and throughout Sydney, and is well demonstrated in the Conservation Areas built after 1902.

Ashfield's Heritage Significance and the Conservation Areas

- 3.8** While each of the Conservation Areas has its own particular heritage qualities which make it significant, they have an even greater significance for the story they collectively tell of the suburban development of Ashfield as a whole - from the 1870s to the 1940s when the last pockets of the villa estates were finally subdivided and some of the land close to transport was redeveloped for industry, commerce or denser housing. The Areas and their dates of subdivision are listed in Section 3.18.

- 3.9** Some of the subdivisions, such as Lang Street, Bridges Avenue and Rose Street, were developed over a fairly short period of time (Sydney's suburbia was growing at a great pace) and a cohesive grouping of houses of similar age and architectural style, and a streetscape of recognised aesthetic value has been the result. Others developed more slowly, such as Victoria Square, North Summer Hill and Quarantine. Their rate of growth and timing can be seen in the different periods of architecture of the houses.
- 3.10** Each Conservation Area also has a social history to tell, from the 'meaner' speculative subdivisions for the less wealthy such as the Quarantine Ground, to the fashionable subdivision with central reserve at Victoria Square, built by the Sydney Permanent Freehold Land & Building Society. Later subdivisions also represent the canny investment and development activities of local builders, such as William Henley of Gladesville who designed and built the Lang Street and Bridges Avenue areas, and Wheelwright & Alderson of Ashfield who designed and built Rose Street during World War I.
- 3.11** The boundaries of each Conservation Area are based on its heritage significance - on its historic, aesthetic, scientific and social values, and their rarity or representativeness. They are not based on the look of the place, but on **why it looks that way**.

Living in a Conservation Area

Values

- 3.12** Conservation Areas are valued because they help us understand the history of our local area and why it looks today the way it does. They are also valued by residents. Many people wish to buy into them - they like what they see and know that because it is a Conservation Area, it will stay as it is. They feel secure about their neighbourhood. Property values reflect that interest, and the real estate industry reports that an intact house in an intact neighbourhood will sell better than a house which has suffered from clumsy additions or insensitive alterations.

Change

- 3.13** Living in a Conservation Area simply means respecting what you already have, making only those changes which are necessary, and avoiding change for change's sake.

Demolition, most new development or alterations and additions to any building in a Conservation Area require the consent of Council. Council will take into account the requirements of this Development Control Plan as well as other planning issues such as neighbour's sunlight and privacy.

Note: Certain types of minor development within heritage conservation areas and work affecting heritage items is "exempt or complying" development - i.e. no Council approval is required or the work can be approved by a private certifier. Please read Schedule 2 and 3 of Ashfield LEP 2013 for details.

In all areas the removal and reversal of previous unsympathetic changes is desirable and will likely to add value of a property.

Additions

- 3.14** In general, extensions are acceptable where they do not compete with the integrity or character of the original building. A modest traditional extension under a rear skillion roof, or in a wing extending from one side of the rear of the house is the best solution, and often the only solution on a small lot. Extensions must be subservient to the scale of the existing building, and respect its shape, setback and materials without imitation or reproduction of period details.

Large extensions which significantly reduce back garden space, are unacceptable. The house-in-garden, with garden space to front and back, however large or small, is a basic principle in the pattern of suburban development and part of the significance of each Conservation Area.

In those subdivisions post 1902, influenced by the marketing success of Haberfield, the Garden Suburb principle of one house per allotment is part of the significance of the Area. Dual occupancy is in conflict with this principle. While a modest extension to allow for an 'invisible' dual occupancy within the one building might not visually diminish the heritage significance of that Area, a detached dual occupancy would diminish its significance, and is unacceptable.

New buildings within the Conservation Area, where they can be built without the loss of an original building, will need to complement the character of the Area by their scale, shape, siting and use of materials. However, it is important to avoid imitating old buildings in new work. It debases the value of original buildings and draws attention away from them.

Demolition

- 3.15** Generally, the complete or substantial demolition of buildings in conservation areas will only be agreed to if the buildings have a ranking of 4 (refer to table in the section on each conservation area), in order to maintain the integrity of the conservation area.

Roof Forms

- 3.16** Ashfield LEP 2013 requires Council to consider such things as the pitch and form of any new roof proposed to a heritage item or in a heritage conservation area.

The detail of these elements also have a direct bearing on the scale and bulk of the resultant roof, and therefore the impact that it will have on neighbours, the streetscape and the heritage significance of the area.

The impact of a large extension can be minimised by setting the ridge as low as possible below existing ridge lines.

Technology

3.17 Significance

Solar hot water systems, photo-voltaic systems, telecommunication structures and other development of modern technology are a recent invention. Further there is growing community awareness of the need to conserve water, and rain water storage tanks are becoming more environmental popular. In introducing new technologies, it is important that such structures are discreetly located and not visually intrusive.

3.18 Controls

- a) Solar collector/photovoltaic panels should be installed on the roof cladding and at the same pitch towards the rear of a side roof plane or on the rear roof plane of dwellings.
- b) Rainwater tanks are to be located towards the rear (side) or at the rear of the dwelling. They should not be obvious from the street and painted a dark colour.
- c) Solar hot water tanks should be placed within the roof space if possible. If placed on the roof they should be located towards the rear of the roof of the dwelling. The preferred location is on the rear roof plane if this allows reasonable solar access.

Other modern technologies should have the same regard to their siting, such as satellite dishes and microwave receivers. They should not loom large in the vistas gained from neighbouring properties nor be prominent viewed from the street and should be a non-reflective colour.

3.19 The Conservation Areas

Explanatory Note. The following is a **partial** list of Conservation Areas included in Ashfield LEP,2013 and comprises areas currently listed with controls in Part C10.

Revised controls and planning policies for **all** Heritage Conservation Areas listed in Schedule 2 Part 1 of Ashfield LEP 2013 will be prepared for future public input and eventual inclusion in a new Part C10. In the interim, Council will apply the general provisions of this Part and the Heritage Provisions of the Ashfield Local Environmental Plan 2013 (Clause 5.10) when assessing applications for development in conservation areas which currently have no specific controls. Controls for established conservation areas (pre and post - Ashfield LEP 2013) follow.

Description	Page
BIRRIGA ROAD	21
BRIDGES AVENUE	25
ECCLES ESTATE	
GADS HILL	30
GOODLET	35

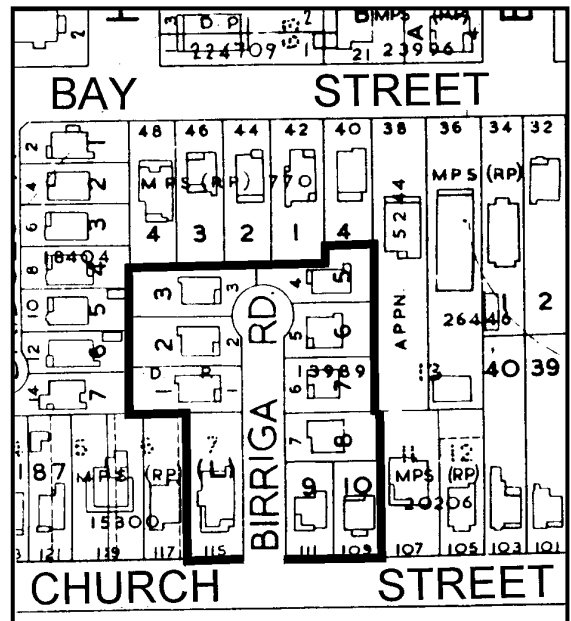
HAMPDEN STREET & KING STREET.....	
HOLWOOD AVENUE	40
LANG STREET.....	45
MILLER AVENUE.....	
NORTH SUMMER HILL.....	49
OAK STREET	56
OAKLANDS AVENUE	62
PARK AVENUE.....	
PROSPECT HALL	66
QUARANTINE GROUND.....	74
ROSE STREET.....	82
SOMERVILLE AVENUE.....	
TINTERN ROAD	87
VICTORIA SQUARE.....	91
WETHERILL STREET	97

BIRRIGA ROAD CONSERVATION AREA

History of subdivision and development:

This Conservation Area was once part of the Ashfield Park Estate, and most of the Area was purchased, subdivided and sold for residential development in late 1926 by the builder, Stanley T Grimson. No 107 Church Street and No 40 Bay Street were also part of the Grimson subdivision, but their relative remoteness from Birriga Road and their loss of integrity through recent modifications excludes them from this Area. No 115 Church Street, part of an earlier subdivision along this street, has been included because its appropriate management is critical to appreciating the value of the Birriga Road Subdivision.

Grimson imposed a covenant on his subdivision requiring that the main building should be erected in brick and/or stone, with slate or tile roof, and be no less than 600 pounds in value. There was a setback of at least 6 feet from the eastern side of Birriga Road. Grimson had the power to release or vary the covenant, and was probably the builder of most of the cottages.



Distinctive qualities:

- a) The pattern of development - single, modest dwelling house per suburban allotment, separated from street and from side and rear neighbours by green garden space.
- b) Rear garden placement of garages.
- c) The uniformity of the houses:
 - all single stories in scale with gabled roofs and gabled or skillion verandahs
 - all asymmetrical in plan with projecting gable and recessed verandah
 - uniformly set back from the street frontage
 - uniformity of materials - tuck pointed face bricks, dark blue or red-brown, with commons to side and rear walls, terra cotta tiles.
 - uniformity of style - Californian Bungalow, except for No 115 Church Street whose style and materials proclaim its part in an earlier subdivision
- d) Variety in detail of verandah posts (piers or columns), bargeboard treatments, bay windows (shingled or brick)
- e) Original brick front fences, uniform in design, with cement rendered tops to piers, and dentillated brick-on-edge capping between.
- f) High degree of intactness to all houses and the area in general.

**Schedule of Individual Buildings in:
BIRRIGA ROAD CONSERVATION AREA**
(from Ashfield Heritage Study)

Birriga Road		
No.	Observations	Ranking
1	Chimneys removed; garage modified	1
2	Sympathetic new garage and carport	1
3	Concrete block side fence	2
4	Original verandah filled in and new verandah created alongside; new concrete block garage and carport	2
5	Chimney removed	2
6		1
7	Chimney removed; windows altered; roller shutter door to garage	2
Church Street		
No.	Observations	Ranking
109	Windows altered	2
111	Chimney removed	1
115	Queen Anne house with embracing verandah around projecting bay; mostly intact	1

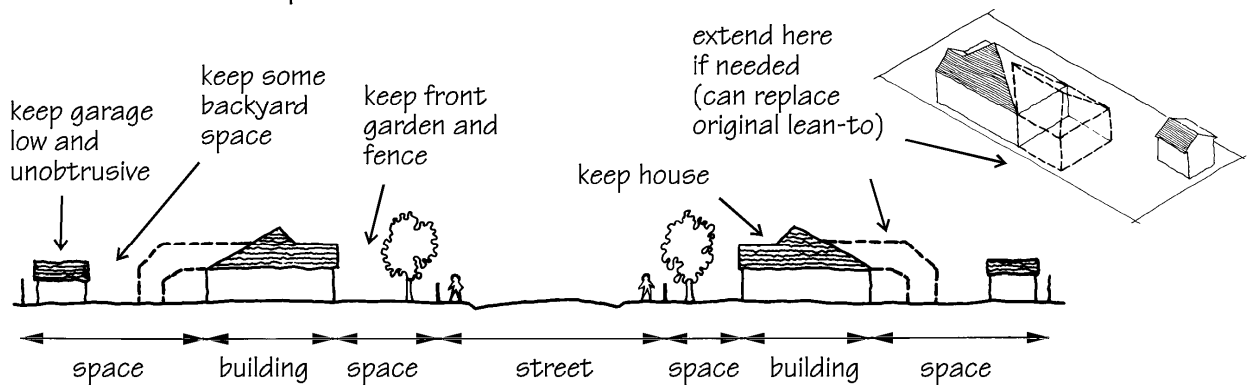
Key to Ranking	
*	Buildings individually listed as heritage items in LEP.
1.	Buildings with a high degree of intactness, which significantly contribute to the heritage significance and character of the Area.
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
3.	Buildings whose impact on the heritage of the Area is neutral.
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through the pattern of subdivision, the siting of houses with gardens to front, side and rear, and their single storey scale, it is of representative significance in illustrating the influence of the Garden Suburb ideal on the residential market of Ashfield and Sydney. The shape of the houses, their unity of materials, limited variety of architectural detail and original brick fences, visually date the period of construction at the latter end of Ashfield's period of residential growth. The earlier house at No 115 Church Street provides a comparison in domestic architectural history. It harmonizes in scale, siting and general range of materials and combines with the houses in Birrigo Road to form a unifying townscape.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

Pattern of Development**To achieve Council's policy it is necessary to keep:**

- a) Existing subdivision pattern, the development pattern of one house per lot and the presence of green garden space to the front, sides and rear of the house.
- b) The rear garden placement of garages
- c) Existing uniform front setbacks of houses and all associated buildings, eg. garages
- d) All existing houses and other early associated structures.
- e) The single storey scale of development in the Area.
- f) Existing ridge height and existing roof shapes of hipped and gabled roofs to the main body of the house.
- g) Original external building materials including terra cotta tiles and roof ridging, and dark blue and dark red brick tuck pointed front walls with common bricks to side walls, timber joinery.
- h) Existing pattern and proportion of window to wall space to the front elevation, and side elevations where these are visible to the street.
- i) Original architectural details, eg. verandah piers/columns, leaded glass windows.
- j) Original front brick fences with cement topped piers and dentillated brick decoration.

To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of subdivision pattern to accommodate additional dwellings

- b) Demolition of any significant part of any existing dwelling in the Conservation Area
- c) Additions or new structures such as garages/carports forward of the existing front building line, or less than 4m behind the original front building line
- d) Any addition or new structure, which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alterations of existing roof shape to main body of house; additions higher than existing ridgeline.
- g) Re-roofing of the main body of the house except to match original materials
- h) Painting or re-skinning of existing brick walls.
- i) Paving of traditionally green garden space to front and side of house
- j) Paving or alteration of existing concrete surface material to driveways to side of houses.
- k) Replacement of original front fences with fences of different designs.

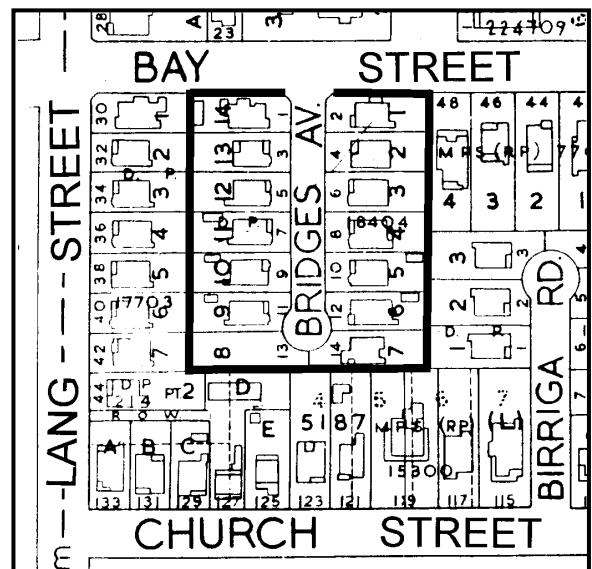
The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Additions to rear of house where ridgeline is visually lower than existing ridge
- b) New structures such as detached garages, to rear of house.
- c) Repair and maintenance of roofs or walls using new material to match existing or, where this is not original to match original cladding as shown on nearby houses.
- d) Removal of recent inappropriate alterations
- e) Restoration or reconstruction of missing elements.

BRIDGES AVENUE CONSERVATION AREA

History of subdivision and development:

This Conservation Area was formerly part of the Ashfield Park Estate. This block was purchased in 1936 by a Gladesville builder, William Henley, who presumably demolished the house 'Ecreap' which stood there. Bridges Avenue was formed and the land around it subdivided for suburban housing. Henley's Bridges Avenue subdivision sold more slowly than the Lang Street development, the last building allotment being disposed of in 1940-41.



Distinctive qualities:

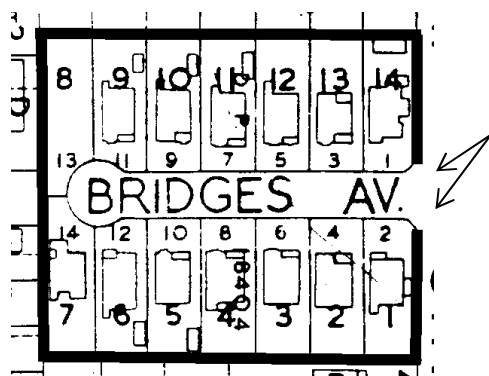
- a) The pattern of development - single dwelling house per suburban allotment, separated from street and from side and rear neighbours by green garden space.
- b) Regularity of side access drive to garage in rear garden
- c) The uniformity of the houses:
 - all single storey in scale with hipped main roofs and projecting hipped bay
 - all asymmetrical in plan with verandah beside projecting bay
 - uniformly set back from the street frontage
 - uniformity of materials - front walls of red-brown face bricks with commons to side and rear walls, glazed Marseilles pattern terra cotta tiles.
 - uniformity of style - simplified California Bungalow of the 1930s and 1940s (Sydney Bungalow Style)
- d) Variety in modest decorative detail - stepped brickwork, geometric leaded glass, hand made shaped glass, faceted balustrades to verandahs, decorative brick to walls.
- e) Original brick front fences are low with brick piers and panels with modest brick decoration of bullnose bricks, or dentil brackets, or soldier bricks with central Art Deco feature.

**Schedule of Individual Buildings in:
BRIDGES AVENUE CONSERVATION AREA**
(from *Ashfield Heritage Study*)

Bridges Avenue No.	Observations	Ranking
1	Corner of Church Street - side bay is gabled then hipped; has brick relieving arches with herringbone spandrels of heeler brick; mostly intact	1
2	Corner of Church Street – mostly intact	1
3	Intact; except for modified front path and verandah floor	1
4	Intact; has complete front of orange coloured texture brickwork	1
5	Mostly intact	1
6	Intact; except for modified front path and verandah floor	1
7	Intact; except for enclosed verandah	2
8	Intact; except for modified front path and verandah floor	1
9	Replaced windows	2
10	Intact; except for modified front path and verandah floor	1
11	Later carport Mostly intact	4 1
12	Modified front of cream brickwork with curved corners Later carport	1 4
13	Verandah modified	2
14	Mostly intact; garages of No. 13 & No. 14 built on centre-line of street	1

Key to Ranking

- * Buildings individually listed as heritage items in LEP.
- 1. Buildings with a high degree of intactness, which significantly contribute to the heritage significance and character of the Area.
- 2. Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
- 3. Buildings whose impact on the heritage of the Area is neutral.
- 4. Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.



Exhibits two features regularly found in garden suburb designs;

1. symmetry of subdivision about cul-de-sac
2. curved entry corners to principal street

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through the pattern of subdivision, the siting of houses with gardens to front, side and rear, and their single storey scale, it is of representative significance in illustrating the influence of the Garden Suburb ideal on the residential market of Ashfield and of Sydney. The shape and style of the houses, their materials, their limited variety of architectural detail and their original brick fences, visually date their period of construction into the 1940s. They provide an intact precinct of the Sydney Bungalow Style, and complete the evidence which illustrates the main period of Ashfield's residential growth for which it is of significance to the suburban subdivision of metropolitan Sydney.

Council's planning policy:

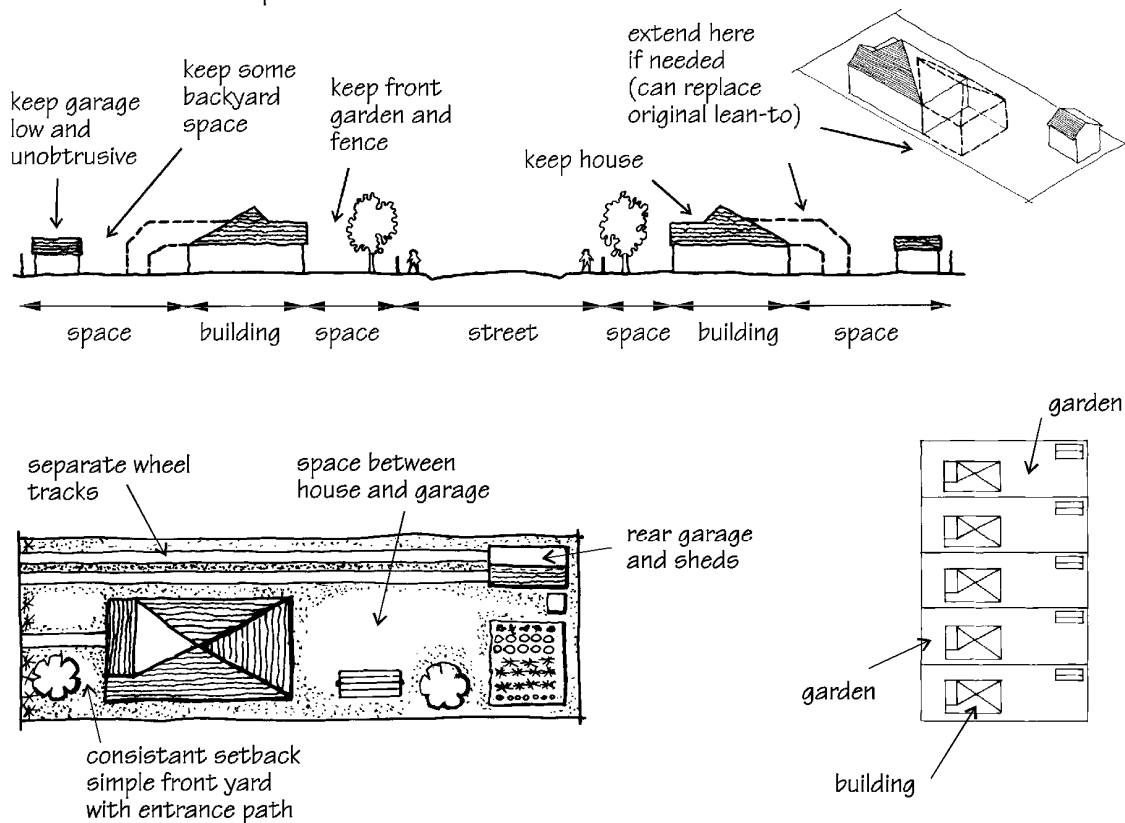
To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) The existing subdivision pattern, the development pattern of one house per lot, the presence of green garden space to the front and one side of each house, the rear garden placement of garages.
- b) Original uniform front setbacks of houses and all associated buildings, eg. garages.
- c) All existing houses and other structures, except those ranked 4.
- d) The single storey scale of development in the area.
- e) Original ridge height and original hipped roof shapes to main body of the house
- f) Original external building materials including glazed Marseilles pattern terra cotta tiles; red-brown face bricks to front walls, commons to side walls; timber joinery.

- g) Original pattern and proportion of window to wall space to front and side elevations
- h) Original architectural details, eg. stepped brickwork, geometric leaded glass.
- i) Original front brick fences with low brick piers and panels of modest brick decoration, curved to follow the cul-de-sac.
- j) Concrete wheel tracks at side of house leading to garages in rear yard.

Pattern of Development



To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of subdivision pattern to accommodate additional dwellings
- b) Demolition of any significant part of any existing dwelling or fence in the Conservation Area
- c) Additions or any new structures forward of the existing front building line or less than 4m behind the original front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages

- f) Second storey additions above original house which involve alterations of existing roof shape to main body of house; additions higher than existing ridgeline.
- g) Re-roofing of the main body of the house except to match existing materials
- h) Painting or re-skinning of existing brick walls.
- i) Paving of traditionally green garden space to front and one side of house
- j) Paving or alteration of surface material of concrete driveways to side of houses.
- k) Replacement of original fences with new fences of different designs.

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Additions to rear of house where ridgeline is visually lower than existing ridgeline.
- b) New structures such as detached garages, to rear of house.
- c) Repair and maintenance of roofs or walls using new material to match existing, or where this is not original, to match original cladding as shown on nearby houses.
- d) Removal of any recent inappropriate alterations.
- e) Restoration or reconstruction of missing elements.
- f) Replacement of structures ranked 4 may be considered where the scale, siting, shape and materials of the new structure complements the distinctive qualities of the Area.

Council's initiatives:

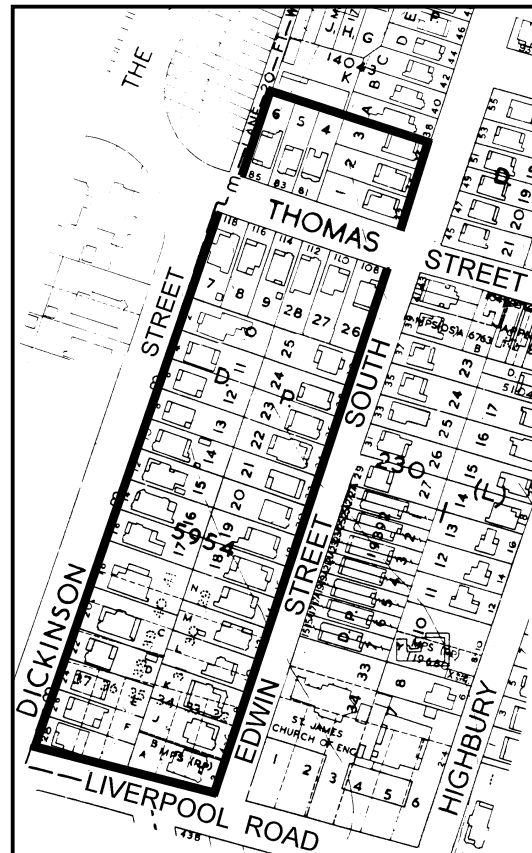
Maintenance of symmetrical cul-de-sac and rounded corners into Bridges Avenue.

GADS HILL CONSERVATION AREA

History of subdivision and development:

Malvern Hill in Croydon was named Gads Hill in the 19th century when Mayor Daniel Holborow lived in Gads Hill Villa close to St James' Church. Almost opposite the church in Edwin Street were the entrance gates to another villa The Hall, built c1860 by Woodhouse and later the residence of Sam Dickenson who lived there from 1873 until his death in 1904.

In 1909 the Intercolonial Investment Land and Building Co Ltd purchased a large area in neighbouring Burwood, extending into Ashfield as far as Edwin Street South. The Hall was demolished, its gates moved to Ashfield Park, and the land offered for sale as the Malvern Hill Estate. Covenants determined the type of housing to be built and the range of materials to be used. Semi-detached and terraced houses were prohibited and buildings were to be of brick or stone, and roofed mainly with slates or tiles. There were to be no hotels or dairies in Malvern Hill.



Part of the original subdivision is now within Burwood Council LGA where it is within that Council's Malvern Hill Conservation Area.

Distinctive qualities:

- a) Wide streets, with footpaths, a nature strip and, in Edwin Street, formal street planting, with large date palms in the street pavement and alternating melaleucas in the nature strip.
- b) The pattern of development where regular sized allotments contain one house per lot, separated from street and from side and rear neighbours by green garden space. Rear garden placement of garages.
- c) Unified single story housing development with hipped and gabled roofs.
- d) A fairly regular street setback with small formal front gardens.
- e) Harmony of architectural styles (Queen Anne, Arts and Crafts and Bungalow) which unifies the area and defines the period of construction (1911-20)
- f) Unified building materials - light red brick walls, roofs of terra cotta tiles or slate
- g) Great diversity of detail within the unity of its scale and architectural styles.

**Schedule of Individual Buildings in:
GADS HILL CONSERVATION AREA**

(from Ashfield Heritage Study and later assessment for this DAP)

Dickinson Avenue		
No.	Observations	Ranking
2	Queen Anne	1
4	Arts & Crafts	2
6	Arts & Crafts	1
8	Arts & Crafts	2
10	Queen Anne	1
12	Modified Arts & Crafts	2
14	Arts & Crafts (needs fence)	1
16	Queen Anne fence	2
18	Queen Anne / Arts & Crafts	1
20	Queen Anne / Arts & Crafts	1
22	Modified Californian Bungalow	3
	Colour and finish	4
24	Queen Anne	2
26	Arts & Crafts	1
28	Arts & Crafts / Californian Bungalow	1
Thomas Street		
No.	Observations	Ranking
81	Modified Queen Anne	1
	Fence	3
	Carport	4
83	Modified Queen Anne	1
85	Arts & Crafts	1
	Fence	3
108	Arts & Crafts	1
110	Arts & Crafts	2
112	Arts & Crafts	1
114	Arts & Crafts	1
116	Arts & Crafts	1
	Fence	2
118	Queen Anne / Arts & Crafts	1
Edwin Street South		
No.	Observations	Ranking
2	Queen Anne	1
	Fence	2
4	Queen Anne	1
	Fence	2
8	Queen Anne	2
	Fence	4
10	Queen Anne	1
12	Queen Anne	2
14	Arts & Crafts	2
	Fence	4
16	Arts & Crafts	1
	Fence	3
	Additions	4

18	Immigrants Nostalgic	4
20	(Rekin) Late 20th C Australian Nostalgic	4
22	Modified Californian Bungalow	2
24	Queen Anne	1
26	Modified Queen Anne	2
28	Modified Queen Anne	2
30	Inter-war Free Classical	1
32	Modified Queen Anne / Arts & Crafts	2
	Fence	3
34	Queen Anne / Arts & Crafts	1
36	Queen Anne / Arts & Crafts	1
Key to Ranking		
*	Buildings individually listed as heritage items in LEP.	
1.	Buildings with a high degree of intactness, which significantly contribute to the heritage significance and character of the Area.	
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.	
3.	Buildings whose impact on the heritage of the Area is neutral.	
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.	

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through its pattern of subdivision, building setbacks, single storey scale, unity of materials, it is of representative significance in illustrating the use of covenants in achieving the Garden Suburb ideal for the residential market of Ashfield and Sydney. The shape of the houses and roofs, their architectural detail and materials visually date the period of construction, and make a unifying townscape.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) The existing subdivision pattern, the development pattern of one house per lot, the presence of green garden space to the front and one side of each house.
- b) The rear garden placement of garages.
- c) Original fairly regular front setbacks for houses and all associated buildings such as garages

- d) All existing houses and other structures, except those ranked 4. The structures ranked 4 fulfil a useful purpose and there is no requirement for them to be demolished. However, their conservation cannot be justified on heritage grounds.
- e) The single storey scale of development in the area.
- f) Original ridge height and original roof shapes of hipped and gabled roofs to the main body of the house.
- g) Original external building materials including terra cotta and slate roofing brick walls, roughcast render and timber joinery.
- h) Original pattern and proportion of window and door to wall space to the front elevation, and to side elevations where these are visible to the street.
- i) Original architectural details such as decorative treatment of gables, leadlight windows, timber detailing to verandahs

To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of subdivision pattern to accommodate additional dwellings
- b) Demolition of any significant fabric of any structure in the Conservation Area.
- c) Additions or new structures such as garages/carports forward of the existing front building line or less than 4m behind the original front building line.
- d) Any addition or new structure, which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alterations of existing roof shapes to main body of the house; additions higher than original ridgeline.
- g) Re-roofing of the main body of the house except to match original materials
- h) Painting or re-skinning of existing brick walls.
- i) Paving, except for wheel tracks, of traditionally green garden space to front and side of house
- j) Replacement of original fences with fences of different designs.

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Additions to rear of house where ridgeline is visually lower than existing ridgeline.

- b) New structures such as detached garages, to rear of house.
- c) The provision of additional accommodation within the existing roof shape where light and ventilation requirements (note the requirements of the Building Code of Australia) can be met using only in-plane roof sky-lights.
- d) Repair and maintenance of roofs and walls using new material to match existing or, where this is not original, to match original cladding as shown on nearby houses.
- e) Removal of recent inappropriate alterations.
- f) Restoration or reconstruction of damaged or missing elements such as careful removal of modern render from brick walls, reversal of re-skinning.
- g) New dwellings may be considered to replace those ranked 4 but only where the scale, shape, setbacks and materials of the new complements the character of the area as defined under Distinctive Qualities.

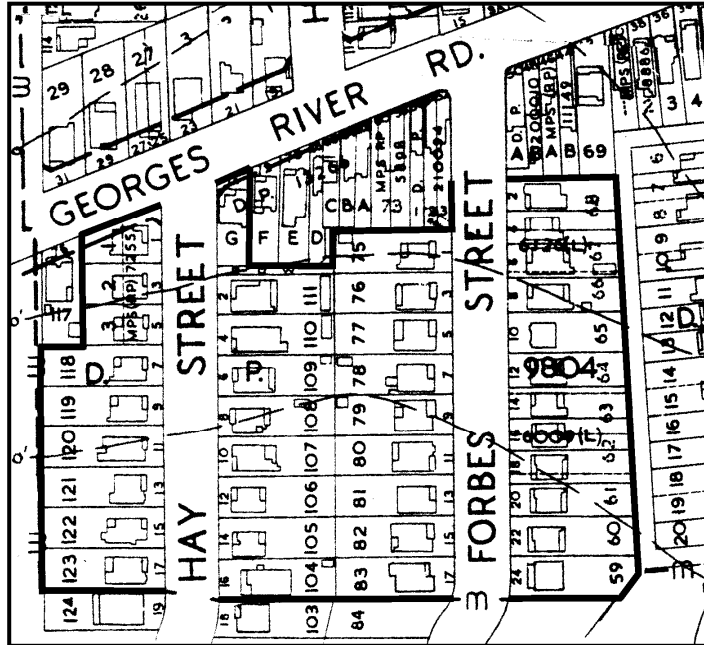
Council's initiatives:

- a) Maintenance and reinstatement where necessary of tree planting scheme to Edwin Street.
- b) In consultation with residents, the design and implementation of an appropriate planting scheme for Dickenson Street. (ie. one that will survive the street environment and be complementary to the age and architectural style of the buildings).
- c) Traffic calming devices can be used, but only where they will not alter the original straight shape of the street.

GOODLET CONSERVATION AREA

History of subdivision and development:

This Conservation Area is situated on land once part of the Canterbury Farm Estate, and was owned by J.H. Goodlet, one of Ashfield's most prominent citizens, at the turn of the century. It comprises the residential allotments from the 1920 sale of 51 building sites south of Georges River Road. The unsold lots were transferred to the Presbyterian Church in 1926 when his widow died. All lots were sold with a covenant which provided that the value of the houses to be built should exceed 500 pounds, that the main building should be of brick or stone and roofed with slates or tiles, or such other material approved by the vendors.



Distinctive qualities:

- a) Wide streets, grass verge, footpath, evenly spaced pattern of driveways giving access to back garden
- b) Imposing street planting of Butia Palms in Hay Street give scale to wide street.
- c) Enclave of modest suburban housing unified in setbacks, single storey scale, materials, demonstrating the nature of the building covenant imposed at the time of the original sale.
- d) Variety and intactness of individual design and detail within this unity: leadlight windows, timber detailing to verandahs and gables, triple casement front windows, window hoods, restrained use of roughcast to gables.

**Schedule of Individual Buildings in:
GOODLET CONSERVATION AREA**
(from *Ashfield Heritage Study, 1993*)

Forbes Street		
No.	Observations	Ranking
1	Inter-war Californian Bungalow	1
2	Inter-war Californian Bungalow	1
3	Inter-war Californian Bungalow	1
4	Modified Inter-war Californian Bungalow	2
5	Federation / Inter-war Californian Bungalow	1
6	Inter-war Californian Bungalow	1
	Fence	3
7	Inter-war Californian Bungalow	1
8	Inter-war Californian Bungalow	1
9	Federation / Inter-war Bungalow	1
10	Federation / Inter-war Arts & Crafts Bungalow	1
11	Inter-war Californian Bungalow	1
12	Federation / Inter-war Bungalow	1
13	Inter-war Bungalow	1
14	Federation / Inter-war Californian Bungalow	1
15	Inter-war Californian Bungalow	1
16	Federation / Inter-war Arts & Crafts Bungalow	2
	Fence	3
17	Inter-war Bungalow	1
18	Federation / Inter-war Arts & Crafts Bungalow	1
	Fence	3
20	Federation / Inter-war Arts & Crafts Bungalow	1
	Fence	3
22	Federation / Inter-war Arts & Crafts Bungalow	1
	Fence	3
24	Modified Federation / Inter-war Bungalow	2
Hay Street		
No.	Observations	Ranking
1	Federation / Inter-war Bungalow	1
2	Late 20th C Eclectic	3/4
3	Inter-war Californian Bungalow	1
4	Modified Federation Bungalow	2
5	Modified Federation Bungalow	2
6	Federation / Inter-war Bungalow	1
7	Federation / Inter-war Bungalow	1
8	Inter-war Californian Bungalow	1
9	Federation / Inter-war Bungalow	1
10	Modified Inter-war Californian Bungalow	1/2
11	Federation / Inter-war Bungalow	1
12	Modified Federation / Inter-war Bungalow	3
13	Inter-war Californian Bungalow	1
14	Inter-war Californian Bungalow	1
15	Modified Federation / Inter-war Bungalow	2
16	Inter-war Californian Bungalow	1
17	Federation / Inter-war Bungalow	2

Georges River Road		
No.	Observations	Ranking
74	Federation / Inter-war Bungalow	1

Key to Ranking	
*	Buildings individually listed as heritage items in LEP.
1.	Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
3.	Buildings whose impact on the heritage of the Area is neutral.
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through its pattern of subdivision, building setbacks, single storey scale, unity of materials, it is of representative significance in illustrating the use of covenants in achieving the Garden Suburb ideal for the residential market of Ashfield and of Sydney. The shape of the houses and roofs, their architectural detail and materials visually date the period of construction, and make a unifying townscape.

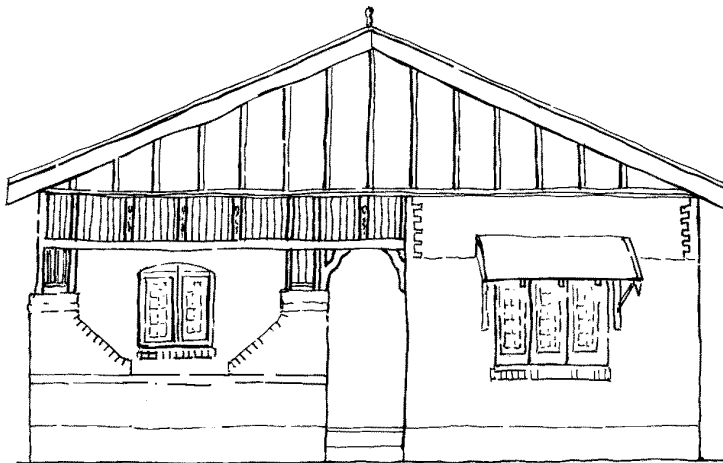
Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) The existing subdivision pattern, the development pattern of one house per lot and the presence of green garden space to the front, one side and back of each house.
- b) The rear garden placement of garages
- c) Original uniform front setbacks for houses and all associated buildings eg. garages.
- d) All existing structures, except those ranked 4
- e) The single storey scale of development in the area.
- f) Original ridge height and original roof shapes of hipped and gabled roofs to the main body of the house.

- g) Original external building materials including terra cotta and slate roofing, unpainted brick walls, roughcast, timber joinery.
- h) Existing pattern and proportion of window and door to wall space to the front elevation, and to side elevations where these are visible to the street.
- i) Original architectural details such as casement windows, leadlights, timber detailing to verandahs
- j) Original front fences of matching brick.

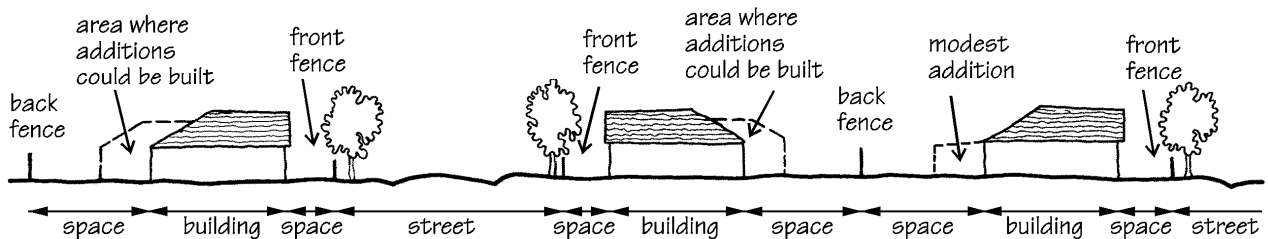


Properties display similar features which are characteristic of inter-war period bungalows including triple casement and leadlight windows protected by hoods; simple timber decoration; the restrained use of rough-cast; and a particular pitch of roof.

To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of subdivision pattern to accommodate additional dwellings
- b) Demolition of any significant fabric of any structure in the Conservation Area except those ranked 4.
- c) Additions or new structures such as detached garages/carports forward of the original front building line or less than 4m behind the original front building line.

Pattern of Development



- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alterations of existing roof shape to main body of house; additions higher than existing ridgeline.
- g) Re-roofing of the main body of the house except to match original materials.
- h) Painting or re-skinning of original brick walls.
- i) Paving, except for wheel tracks, of traditionally green garden space to front and side of house

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Additions to rear of house where ridgeline is visually lower than existing ridge
- b) New structures such as detached garages to the rear of existing houses
- c) The provision of additional accommodation within the existing roof shape where light and ventilation requirements (note the Building Code of Australia) can be met using only in-plane flat skylights.
- d) Repair and maintenance of roofs or walls using new material to match existing. or where this is not original, to match original cladding as shown on nearby houses.
- e) Removal or recent inappropriate alterations.
- f) Restoration or reconstruction of damaged or missing elements.
- g) Replacement of structures ranked 4 may be considered, but only where the replacement structure by its scale, shape, setback and materials complements the character of the Area as defined in Distinctive qualities, without imitation of period details.

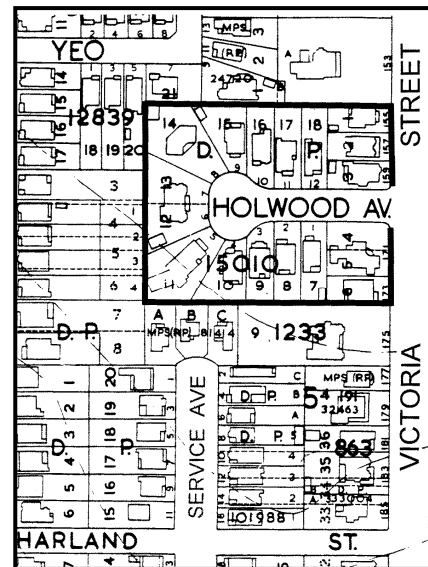
Council's initiatives:

- a) Maintenance and restoration where missing, of Butia Palms to Hay Street.
- b) New street planting to Forbes Street using unified planting scheme of a scale suitable to the width of the street.
- c) Consideration of traffic calming devices, but only where they will not alter the original shape of the streets.

HOLWOOD AVENUE CONSERVATION AREA

History of subdivision and development:

The land on which the Holwood Avenue subdivision is located was formerly part of an eleven acre portion of Campbell's Canterbury Estate sold by Sophie Campbell Frederick Clissold and George Hill. The land passed through several further ownerships until it was acquired JBC Miles in the 1880s. On the Victoria Street frontage of the land Miles built a large house, Holwood, but by 1886 or 1887 he had moved to the Queen Street frontage of the same land into a second house he built Ambleside. Holwood was tenanted and then sold following Miles' death in 1907. In 1927 the land and house finally passed to Henry Holland, a builder and developer, who demolished the house and subdivided the site into a cul-de-sac with eighteen building blocks. It is not known who built the houses.



to
by
-
It

Distinctive qualities:

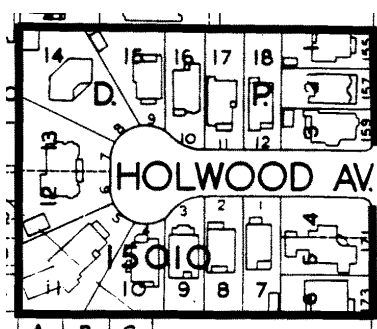
- a) The perfect symmetry of the subdivision design about the cul-de-sac and the rounded corners to Victoria Street: both features are characteristics of Garden Suburb subdivision design.
- b) Quiet and private residential precinct.
- c) The pattern of development - single dwelling house per suburban allotment, separated from street and from side and rear neighbours by green garden space;
- d) The rear garden placement of garages and carports.
- e) Relatively generous allotments with houses designed to suit shape of allotments, particularly evident in nos 4-9.
- f) Elliptical turning circle around Canary Island Date Palm, a fashionable landmark planting in the first third of this century.
- g) Houses are individually designed but display unity because:
 - all are single storey in scale except for nos. 157 and 159 Victoria Street.
 - most are variants of the Inter-Wars Californian Bungalow idiom with deep gables.
 - their setback from street frontage follows shape of the cul-de-sac
 - their materials are typical of their period of construction and combine harmoniously - dark red or blue-black bricks, terra cotta tiles, roughcast render, tessellated floor tiles, terrazzo, leaded glass.
 - most have original fences contemporary with and matching the brick decoration of the house, and curved to follow the elliptical turning circle.

Schedule of Individual Buildings in: HOLWOOD AVENUE CONSERVATION AREA

(from Ashfield Heritage Study & field assessment)

Victoria Street		
No.	Observations	Ranking
155	Inter-war Sydney Bungalow	1
157	Modified Inter-war Sydney Bungalow	4
159	Arts & Crafts	1
169	A version of Inter-war Georgian revival	1
173	Inter-war Sydney Bungalow	1
Victoria Street		
No.	Observations	Ranking
1	Arts & Crafts / Californian Bungalow	1
2	Californian Bungalow	1
3	Modified Californian Bungalow	3
	Recent two-storey addition at rear	4
4	Californian Bungalow	1
5	Modified Californian Bungalow	2
6-7	Californian Bungalow	1
8	Modified Californian Bungalow	½
9	Californian Bungalow	1
	Carport	2
11	Californian Bungalow	1*
12	Modified Californian Bungalow	2

Key to Ranking	
*	Buildings individually listed as heritage items in LEP.
1.	Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
3.	Buildings whose impact on the heritage of the Area is neutral.
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.



Exhibits two features regularly found in garden suburb designs;

1. symmetry of subdivision about cul-de-sac (note: central placement of No's 6 and 7)
2. curved entry corners to principal street

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through the pattern of subdivision, the siting of houses (with gardens to front, side and rear and rear garden placement of garages), and their single storey scale, it is of representative significance in illustrating the influence of the Garden Suburb ideal on the residential market of Ashfield and of Sydney. The shape and substantial scale of the houses, their unity of materials, architectural detail and remaining features such as fences, visually date the period of construction and the socio-economic market for which they were constructed, and they make a unifying townscape. The Canary Island Date Palm provides further evidence of the period of development and completes and encloses the end of the precinct.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) Existing subdivision pattern, symmetrical with the cul-de-sac.
- b) The development pattern of one house per lot, the rear garden placement of garages and the presence of green garden space, particularly to the front and sides of each house.
- c) Existing front setbacks of houses and all associated buildings such as garages
- d) All existing houses, except those ranked 4, and other original related structures.
- e) The single storey scale of the original development in the Area.
- f) Original ridge height and original roof shapes of hipped and gabled roofs to the main body of the house, with the use of ancillary flat and skillion roofs
- g) Original external building materials including terra cotta tiles or slates and red, brown or dark blue brick walls, some use of rough cast render, timber joinery.
- h) Existing pattern and proportion of window to wall space to the front elevation, and to side elevations where these are visible to the street.
- i) Original architectural details such as decorative use of brick, render or river stones
- j) Original front brick fences

To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of existing subdivision pattern to accommodate additional dwellings
- b) Demolition of any significant part of any dwelling or front fence in the Conservation Area except those ranked 4.
- c) Additions or new structures such as detached garages/carports forward of the original front building line or less than 4m behind the original front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alterations of existing roof shape to main body of the house; additions higher than existing ridge line;
- g) Re-roofing of the main body of the house except to match original materials
- h) Painting, rendering or re-skinning of original brick walls.
- i) Paving, except for wheel tracks, of traditionally green garden space to front and side of house
- j) Removal of the Canary Island Date Palm.

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Additions to rear or side/rear of house where ridgeline is visually lower than ridgeline to the original roof on the main body of the house.
- b) New structures such as detached garages to rear or side of house, providing that any new structure is not less than 4m from front wall of the main part of the house. Such new structures can often work successfully when they are built of light-weight materials such as timber.
- c) The provision of additional accommodation within existing roof shape where the light and ventilation requirements (note the Building Code of Australia) can be met using only in-plane roof skylights, or discreet windows in front gable ends.
- d) Repair and maintenance of roofs or walls using new material to match existing or, where this is not original, to match original cladding as shown on nearby houses.
- e) Removal of recent inappropriate alterations
- f) Restoration or reconstruction of missing elements

- g) Replacement of structures ranked 4 may be considered where the scale, shape, setting and materials of the new structure complements the character of the Area as defined under *Distinctive Qualities* without imitation of period details.

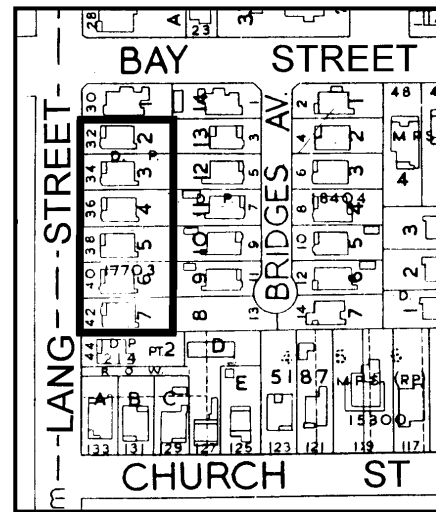
Council's initiatives:

- a) The care and maintenance of the Canary Island Date Palm and its surrounds.
- b) Maintenance of perfect symmetry of cul de sac, and of the rounded corners to Victoria Street.

LANG STREET CONSERVATION AREA

History of subdivision and development:

This Conservation Area was formerly part of the Ashfield Park Estate. The area was purchased in 1936 by a Gladesville builder, William Henley, who subdivided the land and presumably built the houses, the first block being sold in April 1936. The remaining allotments sold soon after, and all the houses were constructed in a short time frame. Later in that year Henley purchased land on the corner of Lang and Bay Streets, on which stood the house known as *Ecreap*. This building was presumably demolished by Henley, Bridges Avenue was formed and the land subdivided. Henley's Bridges Avenue subdivision, also a Conservation Area, sold more slowly than the Lang Street development.



Distinctive qualities:

- a) Remarkably intact row of six modest late 1930s houses, unified in scale, shape, style, building materials, siting within garden allotment, and rear garden placement of garages.
- b) The uniformity of the houses:
 - all single storey in scale with hipped main roofs and projecting hipped bay
 - all asymmetrical in plan with verandah beside projecting bay
 - uniformly set back from the street frontage
 - uniformity of materials - front walls of red-brown face bricks with commons to side and rear walls, glazed Marseilles pattern terra cotta tiles.
 - uniformity of style - simplified California Bungalow of the 1930s and 1940s (Sydney Bungalow Style)
- c) Identical original brick fences with panels which match the verandah balustrades and piers with stepped tops of soldier bricks in Art Deco design.
- d) Heavy brick piers and balustrades to verandahs.
- e) Decoration is restrained, using brick in various patterns - bands of soldier bricks, herringbone patterned split bricks - and is displayed on front elevation and fences
- f) Garages all remain in traditional pre-1970s location, unobtrusively in back garden.
- g) Uniform front setbacks contain small formal gardens of lawn, garden beds and shrubs.

**Schedule of Individual Buildings in:
LANG STREET CONSERVATION AREA**
(from Ashfield Heritage Study)

Lang Street No.	Observations	Ranking
32	Perforated concrete blockwork added to fence between piers; chimneys removed; verandah infilled with casement lights echoing the facets of the balustrading.	2
34	No leaded glass; carport added sympathetically between garage and house at rear.	1
36	Art Deco tops removed from front fence piers.	1
38	Chimneys removed.	2
40	Chimneys removed; verandah filled in with glazing above faceted balustrade; infill matches original glazing.	2
42	Chimneys removed.	2

Key to Ranking	
*	Buildings individually listed as heritage items in LEP.
1.	Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
3.	Buildings whose impact on the heritage of the Area is neutral.
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.

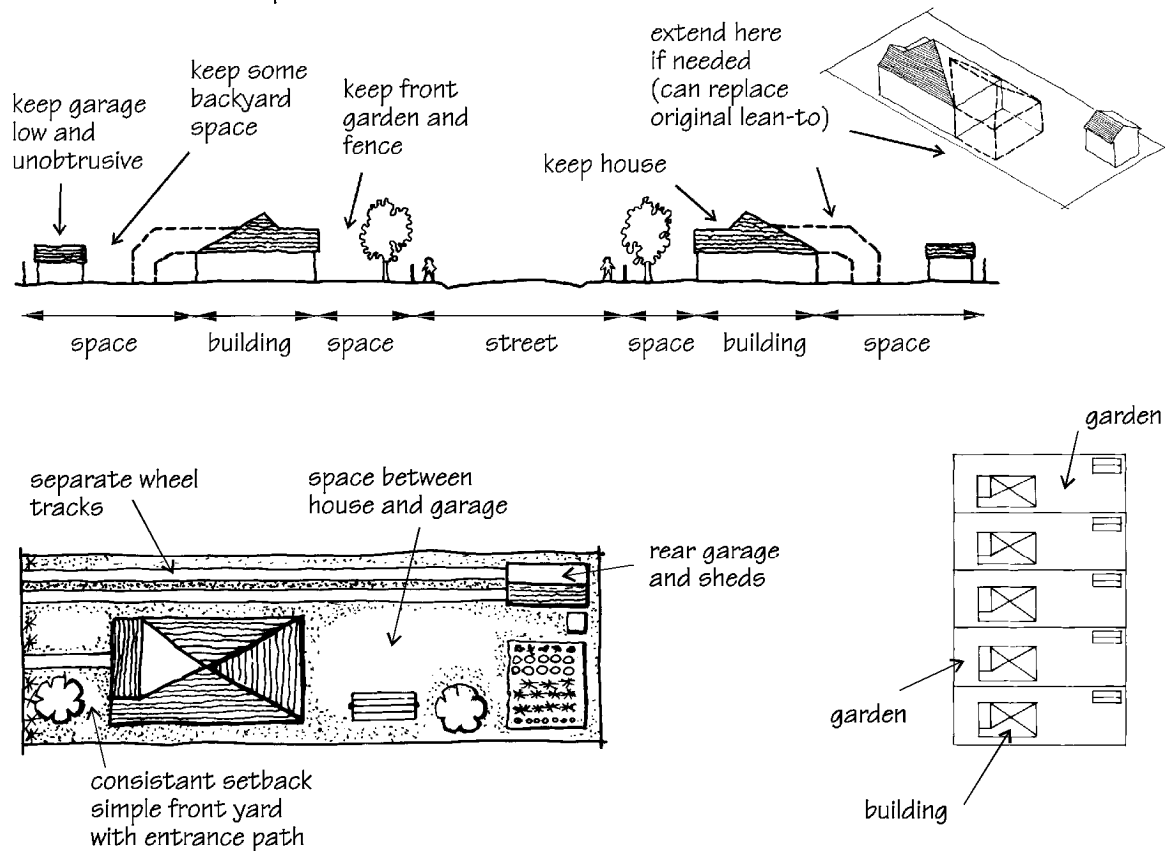
The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through the pattern of subdivision, regularity of setbacks, single storey scale, red-brown building materials, placement of garages, restrained use of decorative brickwork it demonstrates a modest and very typical late 1930s Sydney suburban development and its attachment to the legacy of the Garden Suburb movement. This Conservation Area further clearly demonstrates its significance through the remarkable intactness of houses, fences, gardens and placement of garages.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development, all its original external fabric, and the intactness of the area as a whole.

Pattern of Development



To achieve Council's policy it is necessary to keep:

- The existing subdivision pattern, the development pattern of one house per lot, the presence of green garden space to the front and one side of each house, the rear garden placement of garages.
- Original uniform front setbacks for houses and all associated buildings
- All existing houses and all of their significant fabric.
- The single storey scale of development in the area.
- Existing ridge height and original roof shapes of gables and hipped roofs to the main body of the house.
- Original external building materials including glazed terra cotta tiles and roof ridging, red brown face brick walls and timber joinery.
- The existing pattern and proportion of window and door to wall space to the front and side elevations.
- Other original architectural details such as decorative brickwork, lead light glazing.

- i) Original front fences of matching brick with brick decoration and Art Deco piers
- j) Concrete side driveways to garages in rear yard.

To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of subdivision pattern to accommodate additional dwellings
- b) Demolition of any significant part of any existing dwelling or fence in the Conservation Area
- c) Additions or any new structures forward of the existing front building line or less than 4m behind the original front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alterations of existing roof shape to main body of house; additions higher than existing ridgeline.
- g) Re-roofing of the main body of the house except to match original materials.
- h) Painting or re-skinning of existing brick walls.
- i) Paving of traditionally green garden space to front and one side of house
- j) Paving or alteration of surface material of concrete driveways to side of houses.
- k) Replacement of original front fences with fences of different designs

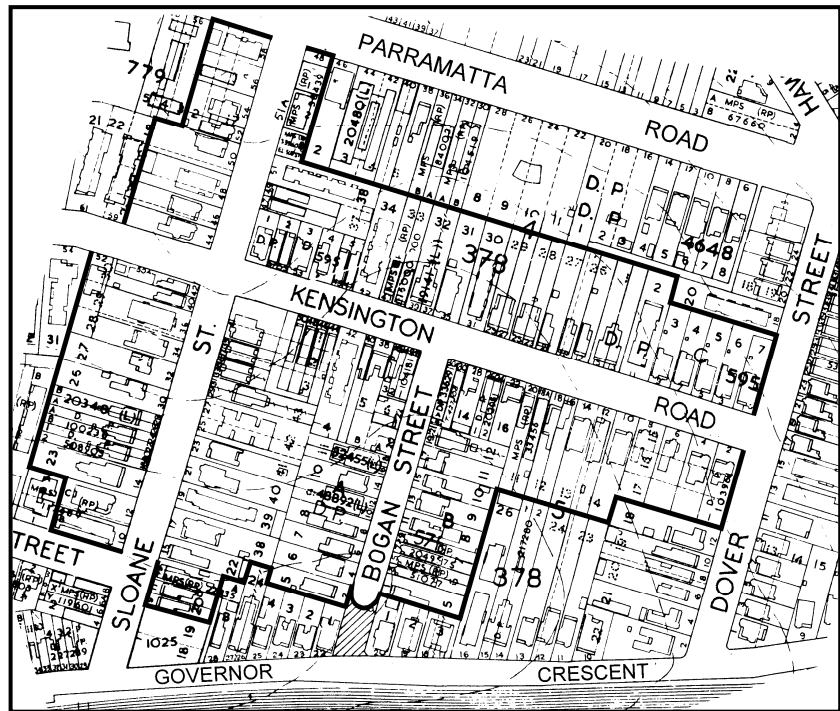
The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Additions to rear of house where ridgeline is visually lower than existing ridgeline.
- b) New structures such as detached garages/carports to the rear of existing house.
- c) Repair and maintenance of roofs or walls using new material to match original, or where this is not original, to match original cladding as shown on nearby houses.
- d) Removal of any recent inappropriate alterations
- e) Restoration or reconstruction of missing elements.

NORTH SUMMER HILL CONSERVATION AREA

History of subdivision and development:

Henry Kable's grants and other purchased grants in the Summer Hill area were all purchased by James Underwood in 1821 and 1822. In 1878 the first portion of his estate, covering all land between Parramatta Road, Liverpool Road, Smith Street (south of the railway line) and Iron Cove Creek, was subdivided and offered for auction. The estate is within walking distance of Summer Hill Station and sales must have benefited enormously from the opening of the station in 1879.



The subdivision was of generous suburban allotments, but some re-subdivision appears to have occurred even in the early years of development to provide for denser housing. Many of the allotments, particularly those close to the station, were soon occupied with houses of the period - Victorian free standing two storey 'villas' and paired terraces, and free standing and paired single and double fronted Victorian Italianate single storey dwellings. Later Federation and 1920s and 1930s houses proclaim that many of the allotments also remained vacant to be developed at those later times. A considerable number of Victorian 'villas' from the first phase of development, with their filigree iron lace decoration, are a notable feature of this area.

During the post-war period of suburban expansion and again in the 1970s this area, with its many large allotments and its proximity to the railway, was attractive to denser housing, and blocks of flats were constructed, in many instances replacing earlier Victorian and Federation dwellings.

Distinctive qualities:

- a) Brush Box street tree planting to Kensington Road and Sloane Street.
- b) Sandstone gutters throughout area;
- c) Filigree iron lace to many of the residential buildings, and, in Bogan Street especially, iron palisade fences.

- d) The variety in age, scale, style, shape, material and siting of the buildings within the area, held together by the mature tree plantings of the main streets and by the green space - lawn, shrubs, plants - of the front gardens
- e) The variety of material - roofs of tiles, slate and iron, walls of ashlar render, brick of various hues (depending on age of construction) roughcast, occasional timber walls
- f) A rich variety of architectural detail, particularly in the design and use of iron, in plaster mouldings around windows, in bargeboards, glazed bull nosed bricks, ventilators, doors, knobs and doorbells.
- g) The residential flat buildings of the 1970s whose scale, shape, siting and materials intrude upon a formerly unified pre 1940s residential townscape. These flats, and those of the 1930s illustrate two boom periods of residential expansion when attractive and accessible areas often saw the replacement of earlier housing for denser residential development.

**Schedule of Individual Buildings in:
NORTH SUMMER HILL CONSERVATION AREA**

(from Ashfield Heritage Study)

Kensington Road		
No.	Observations	Ranking
1	Victorian Italianate	2
2	Victorian Italianate	1*
3	Victorian Italianate	4
4	Victorian Italianate	1*
5	Modified Victorian Italianate	2
6	Victorian Italianate	2
7	Modified Victorian Italianate	2
8	Inter-war Functionalist	4
9	Modified Victorian Italianate	4
10	Queen Anne / Arts & Crafts	1
11	Inter-war / Post-war Sydney Bungalow	3
12	Inter-war / Post-war Sydney Bungalow	3
13/15	Victorian Filigree	
	(13):	2*
	(15):	1*
14	Queen Anne / Arts & Crafts	1
16	Modified Victorian Filigree	2/4
17	Victorian Filigree	1*
18	Victorian Rustic Gothic	2
18a	Inter-war Art Deco	3
19	Victorian Filigree	1*
20	Victorian Filigree	2
21	Victorian Filigree	1*
22	Modified Victorian Georgian Cladding	2 4
23/25	Victorian Filigree	
	(23):	1*
	(25):	2*
24	Victorian Filigree	2
26	Victorian Filigree	2
27/29	Victorian Filigree	
	(27):	2*
	(29):	1*
28	Victorian Regency	2*
30	Victorian Filigree	1
30a	Federation Filigree	1*
31/33	Late 20th C International	3/4
32	Victorian Filigree	2
34/36	Victorian Filigree	2
35	Victorian / Inter-war Med.	3
37/39	Victorian Filigree	1
38	Modified Federation Bungalow Carport	3 4
40	Modified Victorian Filigree	2
41	Victorian free Classical	2
42	Late 20th C International	4

43	Inter-war Bungalow	1
44	Modified Victorian Filigree	2
45	Late 20th C Italianate	4
46	Modified Victorian Italianate	2
47	Modified Victorian Rustic Gothic	3
48	Modified Victorian Italianate	2
49	Modified Victorian Rustic Gothic	3
50	Modified Victorian Italianate	2
51	Modified Victorian Free Classical	2
53	Modified Victorian Italianate	2/3
55	Modified Victorian Rustic Gothic	1
57	Modified Victorian Rustic Gothic	2
Sloane Street		
No.	Observations	Ranking
9	Victorian Filigree	1
	Fence	2
10	(Cnr Gower St) Post-war, no style	4
11	Victorian Filigree	2
12	Queen Anne	1*
13	Modified Victorian Filigree	4
14/16	Victorian Filigree	1*
15	(incl. Stables) Modified Victorian Filigree	2
17	Modified Queen Anne	1
18	Modified Victorian Filigree	2
19	Late 20th C International	4
20	Victorian Filigree	2
21	Modified Italianate	3
22	Victorian Filigree	2
23	Queen Anne / Arts & Crafts (early garage addition)	1
	Fence	2
24	Victorian Filigree	2
25/27	Late 20th C Int.	4
26	Victorian Filigree	2
28	Victorian Filigree	2
29/31	Victorian / Federation Filigree	1*
	Fence	4
30	Victorian Italianate	1
32	Victorian Italianate	2
33	Modified Victorian Italianate	4
34	Modified Californian Bungalow	2
	Fence / carport	4
35	Modified Victorian Italianate	4
36/38	Post-war International	3
37	Modified Victorian Italianate	2
39	Modified Victorian Italianate	2
40	Modified Victorian Filigree	2
41	Destroyed Federation Queen Anne	4
42	Modified Victorian Filigree	2
43	Federation Arts & Crafts	1
44	Federation Queen Anne	1

46	Modified Queen Anne	4
47	Modified Victorian Filigree	2
48	Late 20th C International	4
49	Victorian Filigree	2
50	Federation Queen Anne	1
51	Post-war International	4
	Water Board Pump Station	3
51a	Inter-war Free Classical	3
52	Federation Anglo – Dutch	1*
54	Modified Queen Anne	2
56	Post-war International	1
58	Inter-war Georgian Revival	3
Parramatta Road		
No.	Observations	Ranking
46-48	Inter-war Deco / Functionalist	1
	Current Colour Scheme	4
Bogan Street		
No.	Observations	Ranking
1	Modified Victorian Filigree	2
2	Modified Victorian Italianate	3
3/5/7/9	(Group) Victorian Italianate	1*
4	Modified Arts & Crafts	2
6	Modified Victorian Rustic Gothic	2
8	Modified Victorian Filigree	2
10/12	Victorian Filigree	1
11	Modified Italianate	4
13	Federation Queen Anne	1
14	Modified Victorian Italianate / Rustic Gothic	4/2
15	Modified Italianate	2
16/18	Victorian Italianate	1
	Paths / roof	2
17	Modified Victorian Filigree	1
19/21	Late 20th C Australian Nostalgic	4
20	Victorian Georgian	1*
22	Victorian Filigree	2

Key to Ranking

- * Buildings individually listed as heritage items in LEP.
- 1. Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.
- 2. Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
- 3. Buildings whose impact on the heritage of the Area is neutral.
- 4. Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.

The significance of this area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrates the evolution and variety of suburban development in Ashfield. Its semi-detached dwellings, the occasional terrace and some small lot re-subdivision to provide denser detached housing demonstrates the translation of urban dwelling types to suburbia, and the area's role as one of the earliest railway oriented suburban lot subdivisions in Ashfield. The wide variety in age of houses and residential buildings in the Area, from 1870s to the 1940s covers the period of Ashfield's significant residential development, and demonstrates the broad time span in which this estate was taken up and developed - typical of large estate subdivisions throughout Sydney.

Council's planning policy:

To keep all attributes of the Conservation Area which demonstrate its heritage significance: its pre 1940s development and in particular its Victorian filigree structures and all of their original fabric.

To achieve Council's policy it is necessary to keep:

- a) All significant fabric to buildings ranked 1 - 3 in the Schedule. In respect of the heritage significance of this Area it is not necessary to keep the buildings and other structures ranked 4.
- b) Original roof shapes over the main body of the building in respect of all buildings ranked 1 - 3
- c) Original external materials to buildings ranked 1 - 3 including terra cotta tiles, slates and corrugated iron, unpainted face bricks and timber joinery.
- d) Original pattern and proportion of window to wall space to the front elevation of buildings ranked 1 - 3
- e) Original architectural details of buildings ranked 1 - 3
- f) Street names in concrete set in footpath

To achieve Council's policy it is necessary to avoid:

- a) Demolition of any significant fabric to any existing structure other than those ranked 4 in the Schedule.
- b) Any addition or new structure which would diminish the significance or the setting of any house or residential building ranked 1 - 3, or the significance of the Area as a whole.
- c) Second storey additions above the original main part of any building ranked 1 - 3 or alterations to their original roof shapes.

- d) Re-roofing of any building ranked 1 - 3 except to match original materials
- e) Painting or re-skinning of original unpainted facebrick walls to any building ranked 1 - 3 in the Schedule.
- f) Paving of green garden space to front of each house and residential building.
- g) Removal of any iron palisade fence or replacement with fence of different design

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Single storey additions to the rear of existing houses where ridgeline is visually lower than ridgeline on existing house.
- b) Provision of additional accommodation within the existing roof shape where the light and ventilation requirements (note the Building Code of Australia) can be met using in-plane skylights.
- c) Discreet and modest additions of two storeys may be considered to the rear of existing buildings where they do not diminish the heritage significance of the area or intrude upon its character or amenity.
- d) Repair of roofs or walls to buildings ranked 1 - 3 using new material to match existing or, where this is not original, to match original cladding as shown on adjoining houses. Galvanised iron may be used to re-clad roofs, where tiles or slates are too expensive.
- e) Removal of recent inappropriate alterations.
- f) Restoration or reconstruction of missing elements.
- g) Replacement of structures ranked 4 in the Schedule or the construction of new buildings may be considered where the scale, shape, setback and materials of the new complements the Distinctive Qualities of the Area. The height of any new building replacing a building ranked 4 will be limited to 9.5m or to the height of the existing building, whichever is the lower.

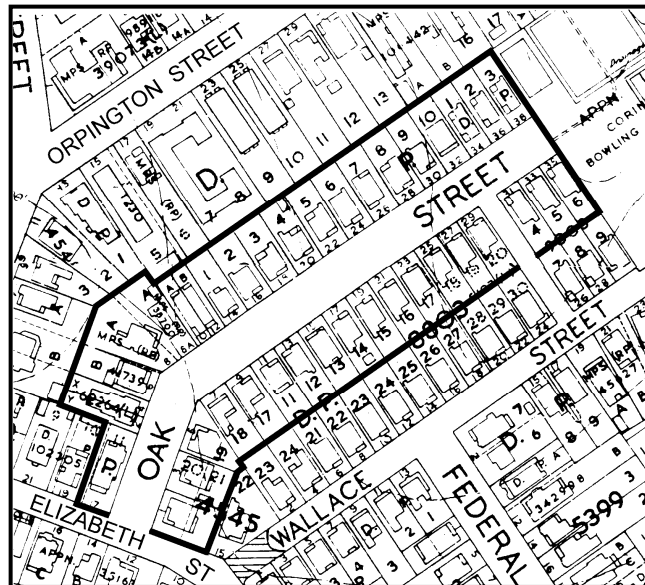
Council's initiatives:

- a) Care for and prepare maintenance and reinstatement programme for the Brush Box street tree plantings.
- b) Care for and restore where necessary concrete street names set in footpath
- c) Consult with residents to prepare a more appropriate and co-ordinated street tree planting program for Bogan Street.
- d) Provide better lighting for Kensington Road under the tree canopy.

OAK STREET CONSERVATION AREA

History of subdivision and development:

William Henson, an alderman on the first Ashfield Borough Council and later an MLA, owned a large area of land in Elizabeth St. between Orpington and Wallace Streets, made up of part of the Canterbury Estate and Section 5 of the Ashfield Park Estate, where Henson's house was located. Henson died in 1903, and his land was subdivided in September, 1903, except for the two lots where his house stood. Oak Street was formed through the middle of the estate, stopping abruptly when it reached the land owned by the descendants of John Fyle.



Fyle was one of Ashfield's earliest settlers, a brickmaker, property developer and alderman, who purchased his land in 1852. In 1913 Oak Street was extended through his property to another abrupt end when it reached the land owned by the descendants of John Ireland. Fyle's estate was subdivided into twenty allotments on either side of Oak Street, with another ten facing Wallace Street. Fyle's subdivision was covered by a covenant requiring that each house be of brick, stone or concrete, roofed in tile or slate, and cost no less than 450 pounds.

A few years later the Ireland land was subdivided into nine lots, six facing an extended Oak Street, and three facing Wallace Street. Ireland's lots were all bought by Arthur W Coleman, builder, who most likely built all of those houses.

Oak Street finally ended at Benjamin Haigh's large property, later sold to the Corinthian Bowling Club and developed for houses in the 1990s. The stages of subdivision and development is reflected in subtle progression of styles down the street from Federation at the top to modest California Bungalow at the end.

Distinctive qualities:

- a) The pattern of development - except for No 8A all comprise a single dwelling house per suburban allotment, separated from street and from side and rear neighbours by green garden space.
- b) Rear garden placement of garages is available to most houses.
- c) The uniformity of the houses:
 - all but No 8A were originally single storey in scale with hipped and gabled roofs
 - uniformly set back from the street frontage

- uniformity of materials - red or brown bricks, glazed terra cotta tiles.
- d) Variety in individual architectural details - use of roughcast render, decorative timber to gables and verandah, pressed metal to gables, casement windows, tiled garden paths and glazed tiles between steps.
- e) The whole street is lined with mature Brush Box.

**Schedule of Individual Buildings in:
OAK STREET CONSERVATION AREA**
(from Ashfield Heritage Study and field assessment)

Elizabeth Street		
No.	Observations	Ranking
17	Queen Anne	1
Oak Street		
No.	Observations	Ranking
1	Queen Anne	1
2-4	Arts & Crafts; slate roofs Fence	1 3/4
3	Queen Anne; modifications include re-roofing and rendering Rock fence	3 4
5	Modified Queen Anne; garage at front where street changes direction	2
6	Modified Queen Anne; chimneys with moulded stucco tops	2/3
7	Modified Queen Anne	2
8	Modified Arts & Crafts; house is slanted relative to front boundary	2/3
8A	A version of Art Deco; two units in a two storey block	1
9	Modified Californian Bungalow	2
10-12	Arts & Crafts; slate roof; No 10 has added storey at rear	1/2
11	Modified Californian Bungalow	2
13	Arts & Crafts / Californian Bungalow	1
14	Modified Queen Anne	2/3
15	Arts & Crafts Fence and side arch	1 3
16	Arts & Crafts / Californian Bungalow	1
17	Modified Arts & Crafts / Californian Bungalow	2
18	Arts & Crafts / Californian Bungalow (stone base)	1
19	Modified Arts & Crafts / Californian Bungalow	2
20	Modified Californian Bungalow	2
21	Californian Bungalow; extended two storeys and seriously compromised	4
22	Modified Californian Bungalow	2
23	Arts & Crafts / Californian Bungalow Fence	1 3
24	Arts & Crafts / Californian Bungalow Fence	1 4
25	Arts & Crafts / Californian Bungalow Fence	1 4
26	Modified Arts & Crafts / Californian Bungalow	2
27	Californian Bungalow; re-skinned	4
28	Modified Queen Anne/Californian Bungalow; some Art Nouveau decoration Fence	2 4

29	Arts & Crafts/Californian Bungalow	1
30	Modified Arts & Crafts/Californian Bungalow	2
31	Modified Arts & Crafts; deep corner verandah	1/2
32	Modified Californian Bungalow	2
33	Modified Arts & Crafts; deep corner verandah	1/2
34	Californian Bungalow, re-skinned	4
35	Modified Arts & Crafts; deep corner verandah	1/2
36	Modified Californian Bungalow	2
	Fence	4
38	Modified Californian Bungalow	2

Key to Ranking

- * Buildings individually listed as heritage items in LEP.
- 1. Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.
- 2. Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
- 3. Buildings whose impact on the heritage of the Area is neutral.
- 4. Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through the pattern of subdivision, the siting of houses with gardens to front, side and rear, and their single storey scale, it is of representative significance in illustrating the influence of the Garden Suburb ideal on the residential market of Ashfield and of Sydney. The shape of the houses, their unity of materials, architectural detail such as windows, paths, and use of roughcast, visually date the period of construction, and make a unifying townscape. The stages of the subdivision and development is very subtly reflected in the progression of architectural styles down the street.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) Existing subdivision pattern, the development pattern of one residential building per lot and the presence of green garden space to the front, sides and rear of house.
- b) The rear garden placement of garages and carports on allotments which can accommodate side driveways.

- c) Original uniform front setbacks of houses and all associated buildings, eg. garages
- d) All existing houses and other structures, except those ranked 4 above.
- e) The single storey scale of development which characterises the area.
- f) Original ridge height and original roof shapes of hipped and gabled roofs to the main body of the house.
- g) Original external building materials including glazed or unglazed terra cotta tiles, red or brown facebricks with commons to side and rear, roughcast render, timber joinery.
- h) Existing pattern and proportion of window to wall space to the front elevation, and to side elevations where these are visible to the street.
- i) Original architectural details such as garden paths, tiled paths and steps, decorative timber, casement and bulls-eye windows, gable ventilators.

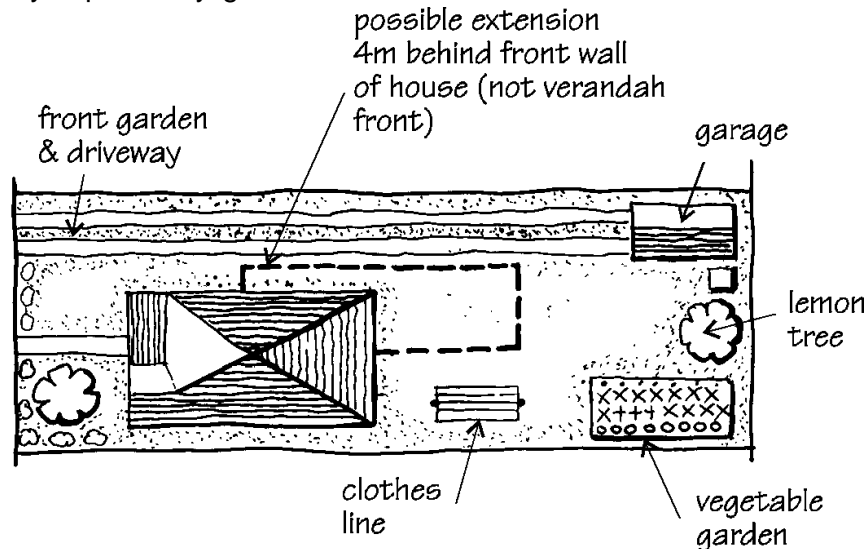
To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of subdivision pattern to accommodate additional dwellings
- b) Demolition of any significant fabric of any dwelling or structure in the Conservation Area except for those structures ranked 4.
- c) Additions or new structures such as detached garages/carports forward of the original front building line or less than 4m behind the original front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alterations of existing roof shapes to main body of the house; additions higher than existing ridgeline.
- g) Re-roofing of the main body of the house except to match original materials
- h) Painting or re-skinning of existing brick walls.
- i) Paving, except for wheel tracks, of traditionally green garden space to front and side of house

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Additions to rear of house where ridgeline is visually lower than original ridgeline.

- b) New structures such as detached garages, to rear of house.
- c) The provision of additional accommodation within existing roof shape where the light and ventilation requirements (note the Building Code of Australia) can be met using only in-plane skylights.



- d) Repair and maintenance of roofs or walls using new material to match existing or, where this is not original, to match original cladding as shown on adjoining houses.
- e) Removal of recent inappropriate alterations such as modern render.
- f) Restoration or reconstruction of missing elements.
- g) New dwellings may be considered to replace those ranked 4 but only where the scale, shape, setbacks and materials of the new complements the distinctive qualities of the Area.

Council's initiatives:

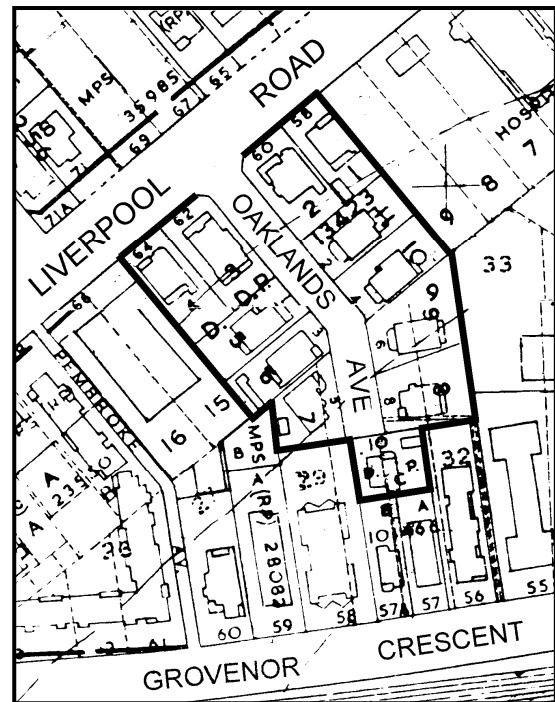
- a) Maintenance of the Brush Box street plantings and replacements of the Water Gum with other Brush Box.
- b) Consideration of traffic calming devices if necessary, but only where these will not alter the original straight shape of the street.

OAKLANDS AVENUE CONSERVATION AREA

History of subdivision and development:

This Conservation Area comprises about nine allotments of land purchased by Thomas Fisher from Underwood's 1878 subdivision of North Summer Hill. Fisher built 'Oaklands' on the amalgamated lots in the early 1880s. In 1925 a Petersham builder, Henry Holland, purchased 'Oaklands', demolished the house and re-subdivided the property into eleven suburban allotments. The eleven houses were built soon after, each on its own allotment, Holland living in one of them himself (No 62 Liverpool Rd).

Resubdivision of the residue of Nos 57 & 57A Grosvenor Crescent created another allotment at the southern end of Oaklands Ave on which a two storey block of flats was built c1940. The house at No 64 Liverpool Road was demolished in recent years and the property is presently used as a car park.



Distinctive features:

- a) The pattern of development - single dwelling house per allotment, separated from street and from side and rear neighbours by green garden space.
- b) Rear or side/rear placement of garages and carports.
- c) The uniformity of the houses:
 - all single storey in scale with deep gables and flat or skillion ancillary roofs
 - uniformly set back from the street frontage
 - uniformity of materials - dark red or blue-black bricks, terra cotta tiles.
 - uniformity of style - Californian Bungalow, except for No 10, whose shape, style and use of pink bricks proclaim its later construction
- a) Most have kept their pillared brick fences with horizontal iron rail, built contemporary with and matching the house.
- b) The short, curved, relatively steep cul-de-sac, which provides a quiet residential precinct off a very busy road.
- c) The presence of street trees and particularly the Chinese Tallow trees.
- d) The two storey block of flats, which closes the vista along the street and completes the enclosure of the precinct.

**Schedule of Individual Buildings in:
OAKLANDS AVENUE CONSERVATION AREA**
(from Ashfield Heritage Study)

Oaklands Avenue		
No.	Style & Observations	Ranking
1	Modified Californian Bungalow	2
2	Modified Californian Bungalow	1/2
3	Modified Californian Bungalow	1/2
4	Modified Californian Bungalow	2
5	Modified Californian Bungalow	2/3
6	Californian Bungalow	1
7	-	
8	Californian Bungalow	1
9	-	
10	Art Deco/Functionalise (Flats)	1
Liverpool Road		
No.	Style & Observations	Ranking
58	Californian Bungalow	1
60	Californian Bungalow	1
62	Californian Bungalow	1
64	Vacant site used for car parking	4

Key to Ranking	
*	Buildings individually listed as heritage items in LEP.
1.	Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
3.	Buildings whose impact on the heritage of the Area is neutral.
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through the pattern of subdivision, the siting of houses with gardens to front, side and rear, and their single storey scale, it is of representative significance in illustrating the influence of the Garden Suburb ideal on the residential market of Ashfield and of Sydney. The shape of the houses, their unity of materials, architectural detail and remaining features such as fences, visually date the period of construction, and make a unifying townscape. The later residential flat building completes the visual enclosure of the area.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) Existing subdivision pattern, the development pattern of one house per lot and the presence of green garden space, to the front, sides and back of each house.
- b) Rear or side/rear placement of garages.
- c) Existing uniform front setbacks of houses and all associated buildings.
- d) All existing houses and all original architectural details
- e) The single storey scale of development in the area.
- f) The existing ridge height and roof shapes of hipped and gabled roofs to the main body of the house, of flat or gabled roofs to porches.
- g) Original external building materials including terra cotta tiles and roof ridging, dark blue and dark red brick walls, and timber joinery.
- h) Original pattern and proportion of window to wall space to the front elevation, and to side elevations where these are visible to the street.
- i) Original architectural details such as exposed beams, porch columns.
- j) Original front fences of dark red or dark blue brick with horizontal iron bar.

To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of subdivision and development pattern to accommodate additional dwellings
- b) Demolition of any significant part of any existing dwelling in the Conservation Area

- c) Additions or new structures such as garages/carports forward of the existing front building line or less than 4m behind the original front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alterations of existing roof shape to main body of the house; additions higher than existing ridge.
- g) Re-roofing of the main body of the house except to match original materials.
- h) Painting or re-skinning of existing brick walls.
- i) Paving, except for wheel tracks, of traditionally green garden space to front and side of house.
- j) Replacement of existing fences with fences of different designs.
- k) Removal of any of the Chinese Tallow trees, except where absolutely necessary, and only where replacement of same species occurs.

The following changes will be considered: (Council's consent is necessary except where “exempt or complying” development under Ashfield LEP 2013 or permitted by the “Codes SEPP”).

- a) Additions to rear of house where ridgeline is visually lower than existing ridge.
- b) New additions or structures such as detached garages, to rear or side of house, providing that any new construction is more than 4m behind the front wall of main body of the house. Such additions can sometimes work successfully when they are built of light-weight modern materials such as timber, glass, aluminium or iron.
- c) The provision of additional accommodation within the existing roof shape, where light and ventilation requirements (note the Building Code of Australia) can be met without the use of dormers or gablets. Flat in-plane skylights are acceptable.
- d) Repair and maintenance of roofs or walls using new material to match original as evident on house or on other houses in the Area.
- e) Removal of recent inappropriate alterations.
- f) Restoration or reconstruction of missing elements.
- g) A new building on the vacant allotment may be considered if by its siting, scale, shape and building materials it reflects the character of development on other lots in this subdivision without imitation of period details.

Council will contribute:

Extension and restoration of street planting of Chinese Tallow trees.

PROSPECT HALL CONSERVATION AREA

History of subdivision and development:

Once part of Robert Campbell's Canterbury Farm Estate, the area was bought from Sophie Campbell by prominent Summer Hill builder, James Bartlett in 1869. Here he built a large house Rosemount. By 1874 he had built another large house Prospect Hall and sold Rosemount and six acres to Dr Richard Bowker, only to buy it back in 1888. Both houses stood on the south side of Seaview Street between Prospect Road and Old Canterbury Road. Bartlett died in 1904, and part of his estate was acquired in 1908 by Dr Henry Hinder. Hinder subdivided the land and commenced selling the allotments. Both Rosemount and Prospect Hall were demolished to enable the subdivision to proceed.

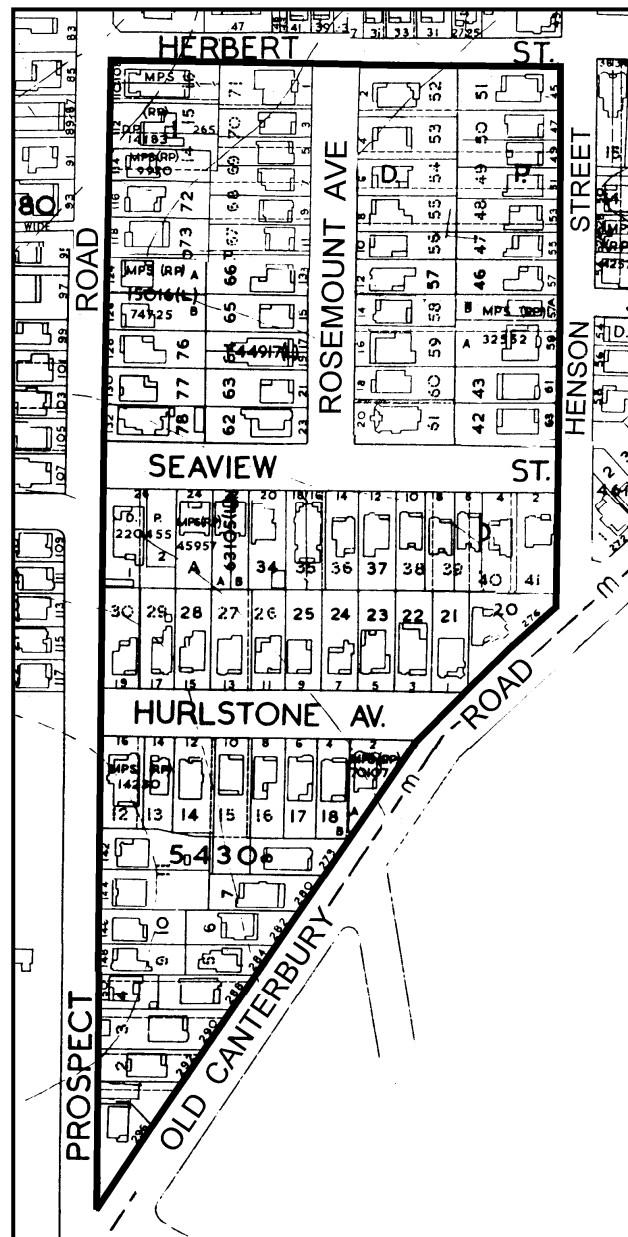
It appears that all allotments had covenants attached to the title requiring that each residence be built of brick or stone, with slate, tiles or shingles to the front elevation; that only one residence or two semi-detached residences be built per allotment; and that no residence be used as a shop or business premises. There was a building line of 15 feet from the street.

About half the allotments had been sold by Hinder by 1910, and the balance was bought by Dr Arthur Mills of Strathfield, and Richard

Stanton, the designer and developer of Haberfield, the world's first Garden Suburb. Whether John Spencer-Stanfield, who designed many of the houses in Haberfield, designed any in Prospect Hall is not known, but architectural similarities suggest this possibility.

Distinctive qualities:

- a) The pattern of development - single dwelling house or pair of semi-detached per suburban allotment, separated from street and from side and rear neighbours by green garden space.



- b) Wide nature strip (enhanced in Rosemount Avenue by mature plantings of Brush Box trees) with footpaths and regular pattern of driveway crossings.
- c) The majority of allotments have room for side driveways giving access to garages in the back garden
- d) The uniformity of the houses:
 - all but one originally are single storey in scale with hipped and gabled roofs
 - uniformly set back from the street frontage
 - uniformity of materials - red, brown or blue-brown bricks, roughcast, terra cotta tiles or slates.
- e) The area is dominated by houses built in the Queen Anne architectural style with high quality finishes.
- f) Variety of decorative detail within the unity of the dominant Queen Anne style - decorative gables, decorative timber to verandahs, leadlight windows, tiled garden paths and glazed tiles to treads.
- g) The area is largely intact with very few detracting features.

Schedule of Individual Buildings in: PROSPECT HALL CONSERVATION AREA

(from Ashfield Heritage Study and assessment for this Interim Development Assessment Policy)

Rosemount Avenue		
No.	Style & Observations	Ranking
1	Arts & Crafts	1
2	Federation Bungalow	1
3	Arts & Crafts	2
4	Queen Anne	2
5	Queen Anne	2
6	Queen Anne/Arts & Crafts	1
7	Queen Anne	1
8	Queen Anne/Arts & Crafts	1
9	Modified Queen Anne	3
10	Modified Arts & Crafts	2
	Additions & Carport	4
11	Modified Arts & Crafts/Additions	2/4
12	Modified Arts & Crafts/Additions	2/4
13	Arts & Crafts	1
14	Californian Bungalow	1
15	Arts & Crafts	1
	Additions	4
16	Queen Anne	2
17	Modified Queen Anne	2
	Carport	
18	Modified Californian Bungalow	2
19	Queen Anne	2
20	Queen Anne	1
21	Arts & Crafts	1
22	-	
23	Californian Bungalow	1
Henson Street		
No.	Style & Observations	Ranking
45	Queen Anne/Arts & Crafts	2
	Fence	4
47	Modified Queen Anne	2
	Carport	4
49	Queen Anne/Arts & Crafts	1
51	Queen Anne	2
	Topiary	1*
53	Queen Anne	2
55	Modified Queen Anne	3
57	Queen Anne/Arts & Crafts	1
57a	Californian Bungalow	2
59	Arts & Crafts	1
61	Queen Anne	1
63	Queen Anne/Arts & Crafts	1

Hurlstone Avenue		
No.	Style & Observations	Ranking
1	Arts & Crafts	1
2	Queen Anne	1
3	Federation Bungalow	1*
4	Queen Anne	1
	Fence	4
5	Queen Anne	2
6	Queen Anne/Arts & Crafts	1
	Fence	4
7	Modified Arts & Crafts	3
8	Queen Anne	1
9	Modified Queen Anne	4
10	Modified Arts & Crafts	2
11	Queen Anne	1
12	Queen Anne	1
	Fence	2
13	Arts & Crafts	1
14	Californian Bungalow	1
15	Modified Arts & Crafts	2
16	Queen Anne/Arts & Crafts	1*
17	Modified Queen Anne/Arts & Crafts	2
18	-	
19	Queen Anne	1
Seaview Street		
No.	Style & Observations	Ranking
2	Californian Bungalow	1
4	Arts & Crafts	2
6	Queen Anne	1
	Carport	4
8	Queen Anne	1
10	Queen Anne	2
	Carport	4
12	Modified Queen Anne	2
14	Modified Queen Anne	3
	Fence	4
16/18	Arts & Crafts/Californian Bungalow	1
20	Functionalist	3
22/22a	Inter-war Old English	3
24/24a	Inter-war Mediterranean	3
26a	Post-war International	3
26	Federation/Inter-war Bungalow	1*
Old Canterbury Road		
No.	Style & Observations	Ranking
276	Arts & Crafts	1
	Fence	2
278	Arts & Crafts	2
280	Arts & Crafts/Californian Bungalow	1
Continued next		

page		
Old Canterbury Road (Continued)		
No.	Style & Observations	Ranking
282	Federation Bungalow	2
284	Arts & Crafts	2
286	-	
288	Californian Bungalow	1
290	Queen Anne	1
	Fence	3
292	Queen Anne	1
294	-	
296a	House Invisible – Wall	1
296	Arts & Crafts	1*
Prospect Road		
No.	Style & Observations	Ranking
110	Queen Anne	2
112	Queen Anne	2
	Fence	4
114	Queen Anne	1
116	Queen Anne	1
	Fence	4
118	Arts & Crafts	1
	Lace	4
120	-	
122	-	
124	Queen Anne	1
126	Modified Arts & Crafts	2
	Fence	4
128	Queen Anne	2
130	Modified Queen Anne	2
132	Modified Queen Anne/Arts & Crafts	2
134/140	-	
142	Arts & Crafts	1
144	Arts & Crafts/Californian Bungalow	1
146	Arts & Crafts	1
148	Bastardised Queen Anne	4
150	Arts & Crafts	2

Key to Ranking

- | | |
|----|---|
| * | Buildings individually listed as heritage items in LEP. |
| 1. | Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area. |
| 2. | Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail. |
| 3. | Buildings whose impact on the heritage of the Area is neutral. |
| 4. | Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated. |

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through the pattern of subdivision, the siting of houses with gardens to front, side and rear, and their single storey scale, it is of representative significance in illustrating the influence of the Garden Suburb ideal on the residential market of Ashfield and of Sydney. The shape of the houses, their unity of materials and architectural detail, visually date the period of construction, and make a unifying townscape.

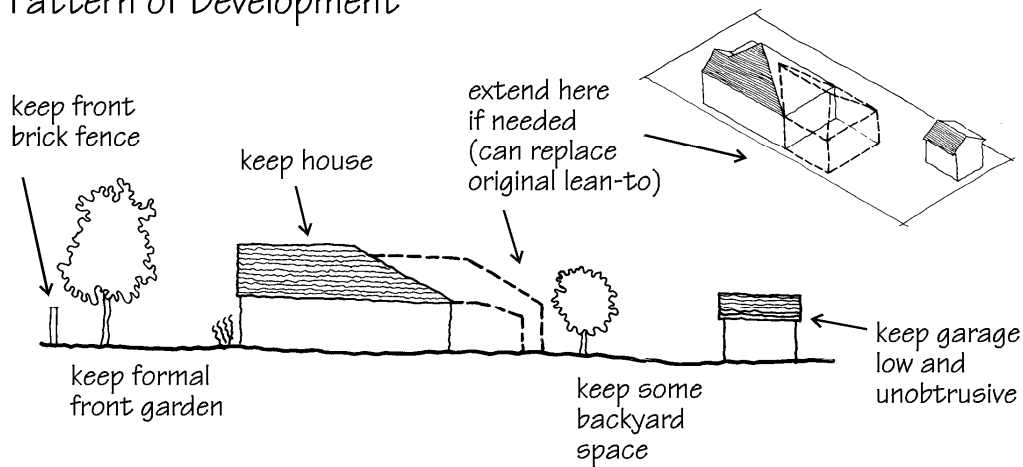
Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) Existing subdivision pattern, the development pattern of one house or two semis per lot and the presence of green garden space to front, sides and back of the house.
- b) The rear garden placement of garages on allotments which can accommodate side driveways.
- c) Original uniform front setbacks of houses and all associated buildings, eg. garages
- d) All existing houses and other structures, except those ranked 4 and No. 26a Seaview Street (ranked 3).
- e) The single storey scale of development in the area.

Pattern of Development



- f) Original ridge height and original roof shapes of hipped and gabled roofs to the main body of the house.
- g) Original external building materials including terra cotta tiles or slates and roof ridging, facebricks to front walls and commons to side and rear walls, roughcast, timber joinery.
- h) Existing pattern and proportion of window to wall space to the front elevation, and to side elevations where these are visible to the street.
- i) Original architectural details such decorative timber work to verandahs and gables, window hoods, tile work, leadlight windows.

To achieve Council's policy it is necessary to avoid:

- a) Re-subdivision or alteration of subdivision pattern to accommodate additional dwellings
- b) Demolition of any significant fabric of any dwelling in the Conservation Area, other than No. 26a Seaview Street.
- c) Additions or new structures such as garages/carports forward of the original front building line or less than 4m behind the original front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alterations of existing roof shape to main body of the house; additions higher than existing ridge line;
- g) Re-roofing of the main body of the house, except to match original materials
- h) Painting or re-skinning of existing brick walls.

- i) Paving, except for wheel tracks, of traditionally green garden space to front and side of house

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Additions to rear of house where ridge line is visually lower than existing ridge line
- b) New structures such as detached garages, to rear of house, or more than 4m behind the front wall of the main part of the house
- c) The provision of additional accommodation within the existing roof shape where light and ventilation requirements (note the Building Code of Australia) can be met using only in-plane roof skylights.
- d) Repair and maintenance of roofs or walls using new material to match existing or, where this is not original, to match original cladding as shown on nearby houses.
- e) Removal of recent inappropriate alterations.
- f) Restoration or reconstruction of missing elements.
- g) Replacement of structures ranked 4, and No. 26a Seaview Street, but only where the replacement structure complements the character of the Area as defined under Distinctive Qualities by its scale, shape, setback and materials.

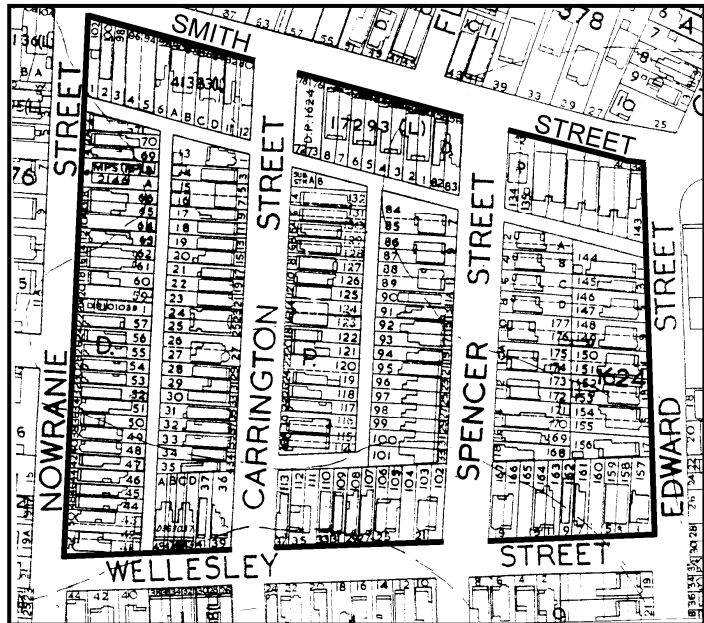
Council's initiatives:

- a) Restore and maintain street names in footpath, and sandstone gutters.
- b) Maintenance of the street tree plantings in Rosemount Avenue, and replacements wherever necessary.
- c) Consultation with residents to re-introduce a unified street planting scheme to Seaview Street and Hurlstone Avenue.
- d) Consideration of traffic calming devices in Prospect Road and Henson Street, but only where these will not alter the original straight shape of the street.

QUARANTINE GROUND CONSERVATION AREA

History of subdivision and development:

This area was part of the land granted to Joseph Foveaux in 1794 and later incorporated into Robert Campbell's Canterbury Estate. Sophie Campbell leased all the land now covered by the Conservation Area to the NSW Government as a quarantine station for sheep in the early 1880s. Ashfield Council minutes of 1883-1885 record a number of attempts by Council to convince the Government to acquire the Quarantine Ground as a recreation reserve, but in 1885 it was subdivided into 183 x 20 foot wide allotments and sold. It was developed for housing and for some shops between 1885 and 1930.



In 1885 most of Sydney's population lived in terrace housing, and the twenty foot frontage, a common terrace size, suggest that was intended here. This translation of inner city housing to the suburbs did not continue however, for while there is one terrace of six two-storey dwellings, and a number of terraces of single storey dwellings, the majority of the buildings are free standing with long and very narrow alleyways between each one.

By the early years of this century a number of houses in Spencer and Edward Streets were being built over two allotments - double fronted houses with garden space to all sides, and two in Wellesley Street were built over three allotments.

Distinctive qualities:

- a) Rear service lanes originally for the collection of night-soil, with a number of the original outhouses remaining.
- b) Narrow allotments of uniform width of 20 feet resulting in dense, modestly scaled housing of one or two stories, much of it freestanding.
- c) Variety of housing types, styles and materials, pretensions and decorative details within the modest to cheap socio-economic market at which the sales were pitched, and within a narrow time-band of 1885-1930.
- d) Houses all constructed close to road. Combined with the relatively narrow nature strip, and Brush Box plantings in Carrington and Spencer Streets a strong sense of enclosure is provided.
- e) High degree of intactness to most houses.
- f) Variety also shown in groups of original fences which remain - iron palisades to terraces, brick fences to the 1920s bungalows.

**Schedule of Individual Buildings in:
QUARANTINE GROUND CONSERVATION AREA**

(from Ashfield Heritage Study)

Wellesley Street		
No.	Style & Observations	Ranking
1	Modified Federation Queen Anne	2
3	Inter-war Californian Bungalow	1
5	Inter-war Californian Bungalow	1
5a	Post-war Bungalow	3
7	Federation Queen Anne	2
9	Modified Federation Queen Anne	3
11	Victorian Filigree	1
13	-	
15	Modified Victorian Italianate	2
17	Post-war Sydney Bungalow	4
19	Severely Modified Queen Anne	4
21	Federation Queen Anne	
23	-	
25	Modified Federation Queen Anne	2
27	Victorian Italianate/Rustic Gothic Garage	2 4
29	Victorian Italianate/Rustic Gothic (matching pair with number 27)	1
31	Victorian Italianate	1
33	Federation Queen Anne Fence	1 4
35	Inter-war Californian Bungalow/Arts & Crafts	1
37	Modified Victorian Italianate	2
39	Modified Victorian Regency	1/2
41	Modified Victorian Filigree Roof	2 4
43/49	Victorian Italianate (terrace)	2
Nowranie Street		
No.	Style & Observations	Ranking
2	Queen Anne	1
2a	Queen Anne	1
4	Victorian Italianate	2
6	Inter-war Art Deco/Functionalist	1
8	Modified Victorian Filigree	2
10	Severely Modified Victorian Filigree	3/4
10a	Severely Modified Victorian Filigree	3/4
12	Victorian Italianate	1
14/16	Modified Queen Anne/Arts & Crafts	2
18	Victorian Regency	1
20	Post-war Style Indeterminate	4
Continued next page		

Nowranie Street (Continued)		
No.	Style & Observations	Ranking
20a	Several Modified Style Indeterminate	3/4
22	Queen Anne	2
24	Victorian Italianate	2
26	Modified Queen Anne (originally identical to 28 & 30)	2
28	Queen Anne	1
30	Modified Queen Anne	2
32	Inter-war Art Deco/Functionalist	1
34	Severely Modified Victorian Italianate	3
36	Style Indeterminate	3
38	Victorian Italianate	2
40	Victorian Italianate	1
42	Modified Victorian Filigree	2
44	Federation Freestyle	1*
46	Federation Freestyle	1*
48	Federation Freestyle	1*
50	Victorian Italianate	1
52	Modified Victorian Italianate (roof replaced)	2
Edward Street		
No.	Style & Observations	Ranking
1	Severely Modified Queen Anne	3
3	Modified Victorian Filigree	2
5	Severely Modified Queen Anne	2
7	-	
9	Modified Victorian Italianate	2
11	Modified Victorian Italianate	2
13	Severely Modified Victorian Italianate	4
15	Modified Victorian Italianate	2
17	Queen Anne	1
Smith Street		
No.	Style & Observations	Ranking
34	Victorian Regency	2
36	-	
38	-	
40	Modified Federation Italianate Semi	2
42	Modified Federation Italianate Semi	2
44	Modified Federation Italianate Semi	2
46	Modified Federation Italianate Semi	2
48	Modified Federation Italianate Semi	2
50	Modified Federation Italianate Semi	2
52	Inter-war Functionalist	1
54	-	
56	Modified Federation Freestyle	2
58	Severely Modified Victorian Style Indeterminate	3
60	Modified Federation Italianate	2
62	Modified Federation Italianate	2
Continued next page		

Smith Street (Continued)		
No.	Style & Observations	Ranking
64	Modified Federation Italianate	2
66	Modified Federation Italianate	2
68	Modified Federation Italianate	2
70	Modified Federation Italianate	2
	Fence	4
72	Modified Federation Italianate	2
	Fence	4
74	Modified Federation Italianate	2
76/78	Workshop	3
80	Victorian Free Classical (old church hall)	1
82	Modified Victorian Italianate	2
84	Modified Federation Italianate Semi	2
86	Modified Federation Italianate Semi	2
88	Modified Federation Italianate Semi	2
90	Modified Federation Italianate Semi	2
92	Severely Modified Victorian Filigree	2/3
94/98	Warehouse	3
100	Victorian Filigree	1
102	Modified Federation Arts & Crafts (shop)	2
Spencer Street		
No.	Style & Observations	Ranking
2	Arts & Crafts/Californian Bungalow	1
4	Modified Californian Bungalow	2
6	Modified Californian Bungalow	2
7	Queen Anne/Arts & Crafts	1
	Fence	4
8	Modified Californian Bungalow	2
9	Queen Anne/Arts & Crafts	1
10	Modified Arts & Crafts/Californian Bungalow	2
10a	Californian Bungalow/Arts & Crafts	1
11	Queen Anne/Arts & Crafts	1
11a	Inter-war Californian Bungalow	1
12	Inter-war Californian Bungalow	1
13	Victorian Italianate	1
14	Modified Victorian Filigree	4/2
15	Modified Queen Anne Eclectic	1
16	Modified Victorian Italianate	3/2
17	Modified Queen Anne Eclectic	4/2
18	Victorian regency (shop and dwelling)	1
19	Modified Queen Anne	1
21	Modified Queen Anne	
22/23	Victorian Filigree	1/2
Continued next page		

Carrington Street		
No.	Style & Observations	Ranking
1	Modified Victorian Italianate	2
(2)	Substation	1
3	Victorian Italianate	2
4	Queen Anne/Arts & Crafts	1
5/7	Severely Modified Victorian Filigree	4
6	Queen Anne/Arts & Crafts	1
6a	Californian Bungalow	1
6b	Californian Bungalow	1
	Fence	2
8	Arts & Crafts	1
	Fence	2
9	Severely Modified Queen Anne	4
10	Californian Bungalow/Arts & Crafts	1
11	Modified Queen Anne	4/2
12	Queen Anne	1
	Fence	2
13	Queen Anne	2
14	Severely Modified Victorian Italianate	4
15	Severely Modified Victorian Italianate	3
16	Victorian Italianate	2
17	Severely Modified Victorian Italianate	3
18	Modified Victorian Italianate	4/2
19	Modified Victorian Italianate	2
20	Modified Victorian Filigree	2
21	Modified Victorian Italianate	2
	Fence	4
23/25	Queen Anne	1
	Fences	2
24	Modified Queen Anne	2
26	Victorian Filigree	1
27	Californian Bungalow	1
28	Queen Anne	1
	Fence	2
29	Queen Anne	1
	Fence	2
30	Arts & Crafts	1
30a	Arts & Crafts	1
	Fence	2
31	Severely Modified Victorian Regency	3
33	Modified Queen Anne	1
36	Queen Anne	1
	Fence	4
37	Modified Queen Anne	4/2
39	Queen Anne	1
	Fence	2
41	Queen Anne	1
43	Victorian Italianate	1

Key to Ranking

- | | |
|----|---|
| * | Buildings individually listed as heritage items in LEP. |
| 1. | Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area. |
| 2. | Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail. |
| 3. | Buildings whose impact on the heritage of the Area is neutral. |
| 4. | Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated. |

The significance of this area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. The Quarantine subdivision provides a contrast with the substantial and expensive housing being built at the same time in Victoria Square, North Summer Hill and Tintern Road. The narrow lots represent a translation of City terrace housing to the suburbs, amended as residential aspirations changed over the period of the Area's development, by amalgamation of lots to allow for houses with garden space to all sides.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) Existing subdivision pattern of single and amalgamated 20 foot wide allotments
- b) Rear lane only access for car parking and garages
- c) Continuous gutters along street frontages.
- d) All existing houses and other associated structures in the subdivision except those ranked 4 in the Schedule.
- e) The existing scale of development - a mixture of one and two storeys.
- f) Original roof shapes over the main body of the house
- g) Original external building materials including terra cotta tiles, slates and corrugated iron, unpainted face bricks, roughcast and timber joinery.
- h) Existing pattern and proportion of window to wall space to the front elevation.
- i) Original architectural details such as decorative timber work to verandahs and gables, tile work, leadlight windows.

- j) Street names in concrete set in footpaths.

To achieve Council's policy it is necessary to avoid:

- a) Alteration of existing subdivision pattern of single and amalgamated 20 foot wide allotments.
- b) Demolition of any significant fabric to any existing structures other than to those ranked 4 in the Schedule.
- c) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- d) Attached garages
- e) Second storey additions above the original house; alterations to the original roof shapes.
- f) Re-roofing except to match original materials, or in galvanised iron.
- g) Painting, or re-skinning of original brick walls.
- h) Paving of green garden space to front of each house.

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Single storey additions to the rear of existing houses where ridge line is visually lower than ridge line on existing house.
- b) Provision of additional accommodation within the existing roof shape where the light and ventilation requirements (note the Building Code of Australia) can be met using in-plane skylights.
- c) Discreet and modest additions of two storeys may be considered to the rear of existing buildings where they do not diminish the heritage significance of the area or intrude upon its character or amenity.
- d) Repair of roofs or walls using new material to match existing or, where this is not original, to match original cladding as shown on adjoining houses. Galvanised iron may be used to reclad roofs, where tiles or slates are too expensive.
- e) Removal of recent inappropriate alterations.
- f) Restoration or reconstruction of missing elements.
- g) Replacement of structures ranked 4 in the Schedule or the construction of new buildings on the few vacant parcels of land, where the scale, shape, setback and materials of the new, complements the distinctive qualities of the Area.

Council's initiatives:

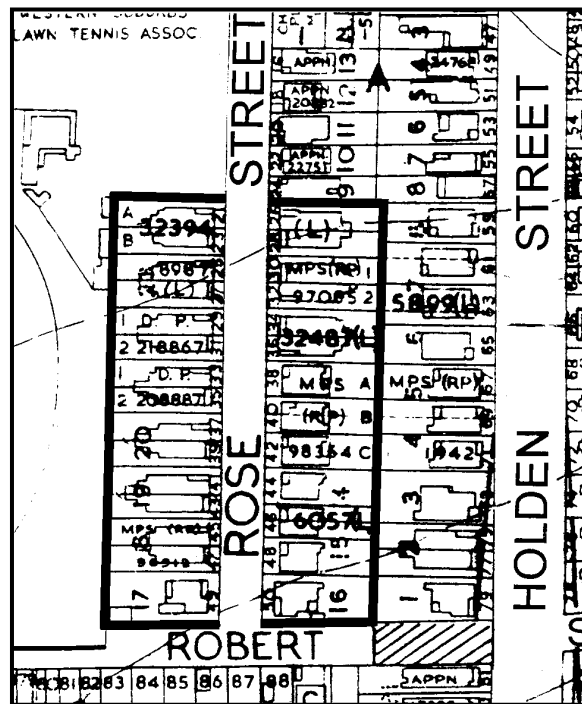
- a) The care and maintenance of the Brush Box street tree plantings, and reinstatement where necessary.
- b) Care, restoration and reinstatement where necessary of concrete street names set in footpath.

ROSE STREET CONSERVATION AREA

History of subdivision and development:

The land which comprises this Conservation Area was part of George Kenyon Holden's villa estate 'Ellalong' which was progressively sold after his death in 1873. Rose Street was made by 1883 extending south from Arthur Street to 'Ellalong', and the land on either side was subdivided.

This land was purchased in 1914 by two Ashfield builders, George Wheelwright and Henry Alderson, who probably demolished the villa to extend Rose Street to Robert Street, and then built the cottages for rental. The cottages basically followed two plans, one an asymmetrical building with large gable roof for double occupancy, and the other also asymmetrical with hipped and gable roof, for single occupancy.



The partnership of the two families appears to have been dissolved in 1957, after which the cottages were sold.

Distinctive qualities:

- a) Very narrow street closed to the south by large tree, and lined with small trees and shrubs on both sides
- b) Compact, regular development, with little space between buildings.
- c) Single residential building per allotment with small green garden space to front and one narrow side; rear garden placement of garage.
- d) Single storey buildings of similar shape and style sited close to road with almost uniform setbacks
- e) Single prominent gable dominates street frontage of majority of buildings
- f) Most (ten) of the buildings are semi-detached, built for double occupancy, but they appear like asymmetrical single occupancy houses
- g) The eight remaining single occupancy houses complement the semi-detached in scale, shape, style and building materials.
- h) Unity of original building materials - dark brown brick and terra cotta tiles or slate.
- i) Decorative use of woodwork, particularly woodwork in art nouveau design.

**Schedule of Individual Buildings in:
ROSE STREET CONSERVATION AREA**
(from Ashfield Heritage Study)

West Side		
No.	Style & Observations	Ranking
21-23	The typical form; No. 21 has front rooms in the plane of the gable; in No. 23 they are recessed behind the verandah. No. 23 has subsidiary side gable. Later front fence, brick with bull-nose cap.	1-2
25-27	Carport added.	1-2
29-31	Carport added; altered gable fenestration.	2
33-35	Verandah posts modified; attic rooms.	2-3
37-39	Very original; but fence altered.	1-2
41-43	A Queen Anne style house, with hipped roof and a side gable addressing the street. Appears very original.	1
45-47	As 21-23; modified front fence, otherwise fairly original.	1-2
49	The end of the series. Similar in general form but greatly modified including re-skinning.	3-4
East Side		
No.	Style & Observations	Ranking
50	Modified Arts & Crafts/Californian Bungalow	3
48	Arts & Crafts/Californian Bungalow Fence	1 3
46	Greatly Modified Arts & Crafts/Californian Bungalow	3-4
44	Fairly original; front fence decrepit	1
42	Considerably modified, including new stuccoed front façade and carport embracing front verandah	3-4
40	Similar to No. 42	3-4
38	Similar to No/ 42	3-4
36-34	The typical double-occupancy form, matching those on the west side.	1-2
32-30	Somewhat modified. Modified with carport and pebble concrete finish.	2
Key to Ranking		
*	Buildings individually listed as heritage items in LEP.	
1.	Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.	
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.	
3.	Buildings whose impact on the heritage of the Area is neutral.	
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.	

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

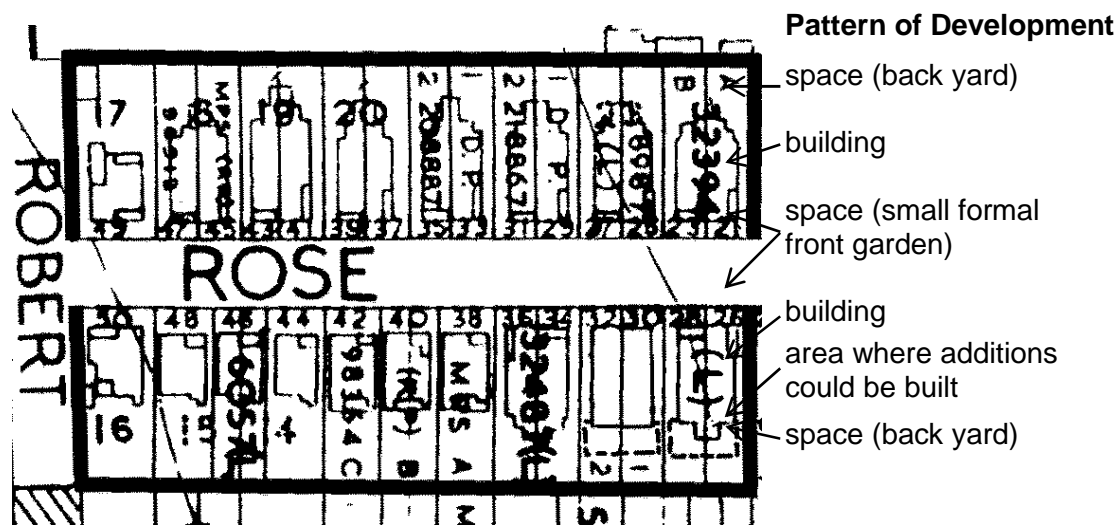
One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. This is a rare enclave of war-time investment houses built to appear as single houses although the majority are for double occupancy. The dominant single gable on the majority of buildings combined with the articulated facade below combine to make a unified and notable townscape.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) Existing subdivision pattern, the development pattern of single building per allotment with small green garden to front, back and to one narrow side.
- b) Rear garden placement of garages.
- c) Original uniform front setbacks of houses and all associated buildings eg garages.
- d) All existing houses, notwithstanding recent modifications and inappropriate additions.
- e) The single storey scale of development in the Area.
- f) Original ridge height and original roof shapes of hipped and gabled roofs to the main body of the house.
- g) Original external building materials including terra cotta tiles or slates, brick walls, roughcast and timber joinery.
- h) Existing pattern and proportion of door and window space to front elevation, and to side elevation where it is at all visible from the street.
- i) Original architectural details such as decorative woodwork, ventilators.



To achieve Council's policy it is necessary to avoid:

- a) Alteration to subdivision to provide for additional dwellings.
- b) Alteration to development pattern; amalgamation of semis to provide one dwelling house might be considered where it will not interrupt original pattern of housing and garaging.
- c) Demolition of any significant fabric of any existing residential building. Demolition of recent modifications and inappropriate additions, particularly to buildings ranked 3/4, will be considered provided replacement work complements the character of the Area or reconstructs original shape or fabric.
- d) Additions or new structures forward of the front building line or less than 4m behind the original front building line.
- e) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- f) Attached garages
- g) Second storey additions above original house which involve alterations of existing roof shape to main body of the house; additions higher than existing ridge
- h) Re-roofing of the main body of the house except to match original materials.
- i) Painting or re-skinning of existing brick walls
- j) Paving, except for wheel tracks, of front and side garden space

The following changes will be considered: (Council's consent is necessary except where “exempt or complying” development under Ashfield LEP 2013 or permitted by the “Codes SEPP”).

- a) Additions to rear of house where ridge line is visually lower than ridge line on existing or original house, or to the side at the rear where this would not conflict with the design and significance of the building.
- b) New structures such as detached garages to the rear of house.
- c) Provision of additional accommodation within existing roof shape where the light and ventilation requirements (note the Building Code of Australia) can be met using only in-plane roof sky-lights.
- d) Repair and maintenance of roofs and walls using new material to match existing, or where this is not original, to match original cladding as shown of adjoining houses
- e) Removal of recent inappropriate alterations such as reversal of re-skinning (using bricks to match other houses in Rose Street), removal of pebble-crete from walls, accurate reconstruction of fences based on remaining early fences in Rose Street, removal of timber sheeting to gables.
- f) Restoration or reconstruction of missing elements

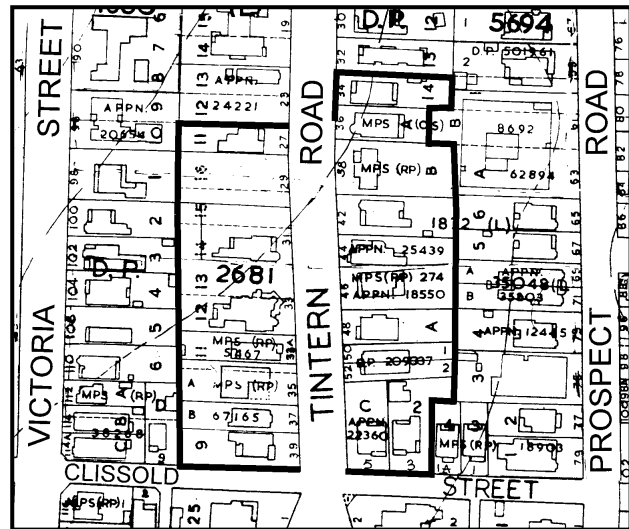
Council's initiatives:

- a) Landscape and organise carparking to the closed section of Robert Street, to provide access to the properties in Park Avenue, and provide visitor parking for the Rose Street houses. Landscaping is needed to reinforce the existing large tree on private property which presently closes the vista along the street.
- b) Research information on original fences in the Area, or fences typical of the period, and develop a fences policy to tie the streetscape together.

TINTERN ROAD CONSERVATION AREA

History of subdivision and development:

Tintern Road runs along relatively high ground leading down to Victoria Square at its southern end. It was subdivided in three stages, from Norton Street to Robert Street in 1884; from Robert Street south to a dead end in 1885; and finally subdivided through to Clissold Street in 1890. The size of the allotments, the substantial nature of their pre 1920s houses, their finishes and detailing reflect those of Victoria Street (developed 1880s and 1890s) and those which had been built in the Square. The importance of the innovative subdivision of the Square is indicated in the way the southern end of Tintern Rd is gently realigned to feed directly onto the Square and views are terminated by trees in its central reserve.



In recent years the northern part of Tintern Road has been largely redeveloped. The southern end, however, from nos. 27 & 34 south to Clissold St, and including nos. 3 & 5 Clissold St, forms a cohesive group of substantial single storey houses which date from the years in which the subdivision was first built upon (late 1890s through to the 1920s).

Distinctive qualities:

- a) Substantial single storey houses from pre 1920s which complement the age, shape, siting, materials and finishes of the development of Victoria Square to the south.
- b) Generous gardens with fences, garden form, beds (eg. no 44) and plantings largely intact.
- c) Notable mature street plantings of brush box which visually reduce the width of the street, complement the scale and materials of the houses, and enhance the amenity of the area.
- d) Gentle realignment of the road at its southern end to feed directly onto Victoria Square and take advantage of the reserve plantings.

Schedule of Individual Buildings in:
TINTERN ROAD CONSERVATION AREA
 (from Residents Study)

Clissold Street		
No.	Style & Observations	Ranking
3	Queen Anne	1
5	Queen Anne	1
Tintern Road		
No.	Style & Observations	Ranking
27	Federation House	1
29	Electrical sub-station	3
31	Federation House	2*
33	Queen Anne House	1*
33a	Californian Bungalow	2
34	Californian Bungalow	1
35	Modern Spanish Style House	4
36/36a	Inter-war/post-war House	1
37	Federation Cottage	1
38	English Tudor Style House	1
39	Federation Bungalow	1
42	Eclectic	2
44	Federation	1
46	Californian Bungalow	2
48	Post-war Brick Cottage	1
50	1930's House	2
52	Inter-war/Post-war Semi	2

Key to Ranking	
*	Buildings individually listed as heritage items in LEP.
1.	Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
3.	Buildings whose impact on the heritage of the Area is neutral.
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. As a cohesive group of substantial, well finished houses in generous gardens, it illustrates the upper residential property market of Ashfield early this century, and fills out the picture of the diverse socio-economic structure of Ashfield apparent from its suburban beginnings. In the quality of the houses, and in the gentle realignment of the road at its southern end it demonstrates the influence of the Victoria Square development on nearby estates. Together with its mature street trees, fences and gardens, this area forms a cohesive early 20thc suburban townscape which also enjoys considerable amenity.

Council's planning policy:

To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its quality of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) Subdivision pattern of regularly shaped rectangular blocks, the development pattern of one substantial house per lot and the presence of generous parcels of green garden space to the front, sides and rear of the buildings.
- b) Rear garden placement of garages.
- c) All existing dwelling houses, except for those ranked 4 in the Schedule.
- d) The general single storey scale of development in the Area
- e) The original ridge height and roof shapes of hipped and gabled roofs to the main body of the house.
- f) Original external building materials including terra cotta tiles and slates, unpainted facebricks, roughcast, timber joinery.
- g) Original pattern and proportion of window to wall space to the front and side elevations.
- h) Original architectural details such as decorative timber work to verandahs and gables, window hoods, tile work.

To achieve Council's policy it is necessary to avoid:

- a) Any further re-subdivision or alteration of subdivision and development pattern to accommodate additional dwellings.
- b) Demolition of any significant fabric of any existing house except those ranked 4 in the Schedule.

- c) Additions or new structures such as garages/carports forward of the existing front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Second storey additions above original house which involve alteration of original roof shape to main body of the house; additions higher than the existing ridgeline.
- g) Re-roofing of the main body of the house except to match original materials
- h) Painting or re-skinning of existing brick walls.
- i) Paving, except for single width pedestrian paths or car tracks, of the green garden space to the front and side of the house.

The following changes will be considered: (Council's consent is necessary except where “exempt or complying” development under Ashfield LEP 2013 or permitted by the “Codes SEPP”).

- a) Single or two storey additions to rear of house where the new ridgeline is visually lower than the existing ridgeline.
- b) Any other new structures such as detached garages, swimming pools, and gazebos when they are built to the rear of the house.
- c) The provision of additional accommodation within the existing roof shape, where the light and ventilation requirements (note the Building Code of Australia) can be met using in-plane roof sky-lights.
- d) Repair and maintenance of roofs or walls using new material to match, or where this is not original, to complement materials on similar houses in the Area.
- e) Restoration or reconstruction of missing elements.
- f) Reversal of recent inappropriate alterations.
- g) New dwellings may be considered to replace those ranked 4 above but only where the scale, shape, setbacks and materials of the new complements the distinctive qualities of the Area.

Council's initiatives:

- a) Maintenance of Brush Box planting in road reserve, replacing where necessary with same species.

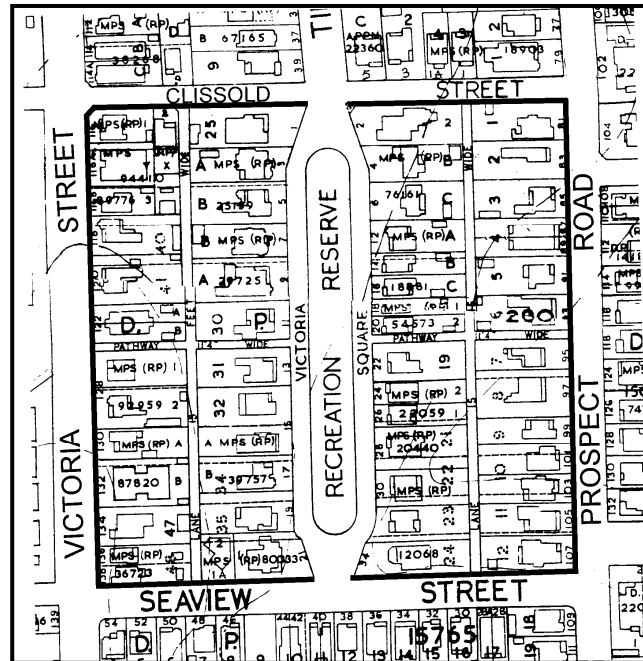
- b) Consideration of traffic calming devices where appropriate, but only where these will not alter the original alignment of the street.

VICTORIA SQUARE CONSERVATION AREA

History of subdivision and development:

The land comprising this Conservation Area is a twelve acre parcel purchased from Sophia Campbell by William Henson in 1867. Nine years later the Sydney Permanent Freehold Land and Building Society auctioned the land on behalf of Henson, one of the aldermen on the first Ashfield Borough Council.

The allotments were generous in size - the antithesis of the crowded terraces in which most residents of Sydney lived at the time. Victoria Square displays the attributes of a residential London Square of the period - symmetrical in design with central reserve owned initially by the residents for their enjoyment, and accessed by residents facing Victoria Street and Prospect Road by central pathways. It was obviously pitched at the upper end of the real estate market in Ashfield. The idea was used by the same Building Society in Albert Parade, Ashfield, and appears to have influenced other residential developments such as at Graham Reserve (Palace Street), South Ashfield, The Parade in Enfield, and Prince Edward Parade in Woolwich.



The central reserve includes remnant native vegetation and 1889 plantings donated by the Royal Botanic Gardens (1889). Management of the reserve was taken over by Council in 1889. More recently a number of the original generous allotments have been re-subdivided along their length to create extra lots for smaller houses.

Distinctive qualities:

- Central reserve informally planted with mature trees including remnant natural vegetation and 1889 plantings from the Botanic Gardens.
- The pattern of development - single building per generous suburban allotment, separated from street and from side and rear neighbours by green garden space;
- Rear lane access only to garages, with the result that there is a continuous gutter along the street edge in Prospect Street and on the east side of Victoria Square with a few recent breaks on other street edges.

- d) Rear service lane for night-soil collection and access to stables and coach houses.
- e) The informality of the tree planting and the variety in the scale, shape, style, materials and fences of the houses is unified by the symmetry of the subdivision, the reserve and the central pathways.
- f) A number of tall and decorative chimneys still remain to the houses.

**Schedule of Individual Buildings in:
VICTORIA SQUARE CONSERVATION AREA**
(from Ashfield Heritage Study and field assessment)

Victoria Square		
No.	Style & Observations	Ranking
1	Modified Federation Queen Anne	3
2	Modified Victorian "International"	4
3	Inter-war Mediterranean Bungalow	1
4	Inter-war/Post-war Sydney Bungalow	1
5	Late 20 th Century Australian Nostalgic	4
6	Inter-war/post-war Sydney Bungalow	1
7	Inter-war Mediterranean	1
8	Modified Victorian Italianate	3
9	Bastardised Victorian Italianate	3
	Additions	4
10	-	
11	Late 20 th Century Australian Nostalgic	3
12	-	
13	Victorian Regency	1*
14	Californian Bungalow	1
15	Queen Anne/Arts & Crafts	2
15a	Late 20th Century International	4
16	Modified Californian Bungalow	2
17	Arts & Crafts/freestyle	1*
18	Inter-war/Post-war/Sydney Bungalow	3
19	Californian Bungalow	1
	Fence	2
20	Modified Californian Bungalow	1
21	Modified Victorian Rustic/Queen Anne	1
22	Victorian Italianate/Rustic	2
24	Inter-war Bungalow	1
26	Inter-war Bungalow	1
28	Victorian Italianate	1
30	Inter-war Georgian Revival	1
32	Californian Bungalow	1
34	Federation Bungalow	1
Continued next page		

Victoria Street		
No.	Style & Observations	Ranking
116	Post-war Bungalow	1
116a	Post-war Residential Flats	1
116b	Post-war Bungalow	1
118	Victorian Italianate	1*
120	Victorian Italianate	1*
122	Inter-war Residential Flats	1
126	Post-war Bungalow	1
128	Victorian	2
130	Post-war Bungalow	1
132	Post-war Residential Flats	1
134	Post-war Bungalow	2
136	Post-war Residential Flats	3
138	Post-war Residential Flats	3
Seaview Street		
No.	Style & Observations	Ranking
1a	Modified Post-war Sydney Bungalow	3
Clissold Street		
No.	Style & Observations	Ranking
2	Post-war Sydney Bungalow	1
Prospect Road		
No.	Style & Observations	Ranking
107	Californian Bungalow	1
105	Modified Californian Bungalow	3
103	Inter-war Bungalow	1
101	Inter-war Bungalow	
99	Federation/Inter-war Bungalow	1
97	Victorian Filigree	2*
95	Late 20 th Century Australian Nostalgic	4
93	Modified Victorian	3/4
91	Modified Victorian Italianate Cottage	3/4
89	Modified Queen Anne/Arts & Crafts Semi	2
87	Modified Queen Anne/Arts & Crafts Semi (face brick painted)	2
85	Victorian Gothic	1*
83	Victorian Italianate (only one with driveway from Prospect)	2
81	Federation Bungalow	1

Key to Ranking

- | | |
|----|---|
| * | Buildings individually listed as heritage items in LEP. |
| 1. | Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area. |
| 2. | Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail. |
| 3. | Buildings whose impact on the heritage of the Area is neutral. |
| 4. | Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated. |

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield, and one of the few examples of development pitched at the upper end of the residential market. The Square, with its symmetrical layout, central reserve incorporating remnant native trees and specimens from the Royal Botanic Gardens, and central access pathways, is an early example in Sydney of an attempt to create a London residential square and appears to have been influential in the layout of other residential subdivisions nearby.

Council's planning policy:

To keep all the attributes of the Conservation Area demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- a) Subdivision pattern of regularly shaped rectangular blocks, the development pattern of one residential building per lot and the presence of generous parcels of green garden space to the front, sides and rear of the buildings.
- b) A fairly regular building line with which the early buildings complied and which later buildings have generally respected.
- c) Rear lane only access for garages; rear garden placement of garages; continuous gutter line along all road frontages to Victoria Square, Victoria St and Prospect St.
- d) All existing dwelling houses and residential buildings except those whose significance as individual buildings can be proven to be lost
- e) Original external building materials and finishes including roof cladding, unpainted bricks, roughcast and timber joinery.
- f) The original ridge height and roof shape to the main body of the house.

- g) Original pattern and proportion of window to wall space to front and side elevations
- h) All original architectural details.

To achieve Council's policy it is necessary to avoid:

- a) Any re-subdivision or alteration of subdivision and development pattern to accommodate additional dwellings.
- b) Demolition of any significant fabric of any existing house or residential building.
- c) Additions or new structures such as garages/carports forward of the existing front building line.
- d) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- e) Attached garages
- f) Any further vehicular openings from the Square or from Prospect St or Victoria St, and any further break to the gutter line of the Square or these streets.
- g) Second storey additions above original single storey houses; alterations to original roof shapes; additions higher than existing ridge line;
- h) Re-roofing except to match original materials
- i) Painting or re-skinning of existing brick walls.
- j) Paving, except for pedestrian paths, of green garden space to front and side of house or other residential building.

The following changes will be considered: (Council's consent is necessary except where "exempt or complying" development under Ashfield LEP 2013 or permitted by the "Codes SEPP").

- a) Single or two storey additions to rear of house where the new ridge line is visually lower than the existing ridge line, and does not conflict with the significance of the house.
- b) Any other new structures such as detached garages, swimming pools, and gazebos to rear of house.
- c) The provision of additional accommodation within the existing roof shape, where the light and ventilation requirements (note the Building Code of Australia) can be met using in-plane roof sky-lights.
- d) Repair and maintenance of roofs or walls using new material to match, or where this is not original, to complement materials on similar houses in the Area.

- e) Restoration or reconstruction of missing elements.
- f) Reversal of recent inappropriate alterations.
- g) Replacement of any structure which is proven to have little or no heritage significance, but only where the replacement structure complements the character of the Area by its scale, shape, setback and materials.

Council initiatives:

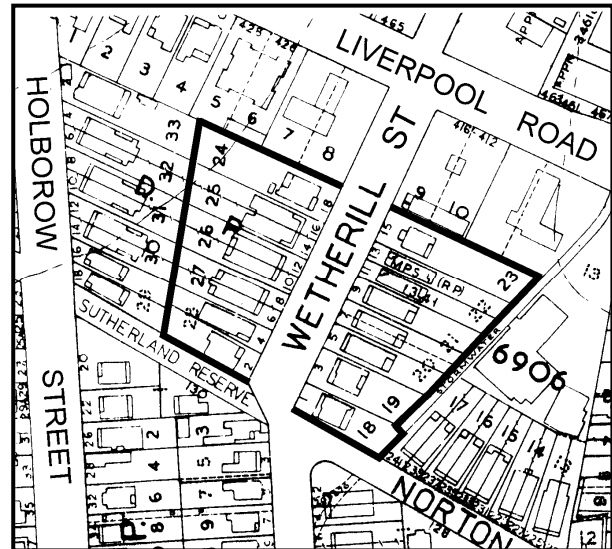
- a) Management plan for the reserve to maintain and reinstate where necessary, the Botanic Garden plantings and the remnant natural vegetation; to remove any inappropriate plantings; to provide more appropriate seating.
- b) Reassess planting in nature strip, and replant with more appropriate species
- c) Restoration of gutter at No 5 Victoria Square, using materials to match adjoining gutter.
- d) Traffic calming devices, but only where they will not alter the original shape of the streets or Square.
- e) Preparation of a detailed assessment and interpretation plan to be mounted in the reserve, to assist public appreciation and understanding of the importance of the Square.

WETHERILL STREET CONSERVATION AREA

History of subdivision and development:

The land which comprises this Conservation Area was formerly that part of the Canterbury Estate known as Alexander's subdivision, and was purchased by John Mooney c1870.

Following Mooney's death the land was bought by the Intercolonial Investment Land and Building Company Ltd, who created the present subdivision in 1913 on which they placed a covenant which stated that 'any building or dwelling house erected on [the land] within 20 years from February 8th, 1913 shall cost and be of value of not less than 300 pounds'.



Croydon builder Augustus James and his wife Rebecca purchased four lots in the years 1917-19 on which five houses (presently nos. 1-9) were progressively constructed. By 1921, nos. 11-13 were built on another lot by the builder Alfred Pearson.

Distinctive qualities:

- a) The pattern of development - single building per suburban allotment, separated from street and from side and rear neighbours by small parcels of green garden space; rear garden placement of garages.
- b) The harmony of the residential development:
 - all single storey in scale with deep gables on eastern side of street, and hipped and gabled roofs on western side.
 - uniformly set back from the street frontage
 - uniformity of materials - red or brown bricks, some blue-brown, terra cotta tiles or slates.
- c) Variety in shape within uniformity of single storey scale - double and single fronted house and three pairs of semi-detached.
- d) The decorative timber work is particularly notable, and mostly appears on front gables and verandahs.
- e) Many chimneys still remain.
- f) Relatively high degree of intactness to the houses in the area as a whole.

- g) The very wide short road, which terminates at a road closure, providing a quiet residential precinct off a very busy road and plenty of room for kerb-side parking.
- h) The remnants of two street planting schemes - the melaleuca quinquenervia in the nature strip, probably replaced the earlier brush-box kerb-side planting.

**Schedule of Individual Buildings in:
WETHERILL STREET CONSERVATION AREA**
(From Ashfield Heritage Study 1993)

Wetherill Street		
No.	Style & Observations	Ranking
1	Modified Californian Bungalow	2
2	Modified Queen Anne	2
3	Californian Bungalow	1
4	Modified Arts & Crafts	2
5	Arts & Crafts	2
6/8	Modified Queen Anne	2
7	Arts & Crafts	1
9	Modified Arts & Crafts/ Art Nouveau	2
10/12	Modified Queen Anne	2
11	Arts & Crafts	1
13	Arts & Crafts	1
14/16	Modified Arts & Crafts	2
15	Seriously Modified Queen Anne	3/4
18	Modified Queen Anne	

Key to Ranking	
*	Buildings individually listed as heritage items in LEP.
1.	Buildings with a high degree of intactness which significantly contribute to the heritage significance and character of the Area.
2.	Buildings which contribute to the heritage significance and character of the Area but whose significance has been reduced by loss of original materials/detail, unsympathetic additions or inappropriate decorative detail.
3.	Buildings whose impact on the heritage of the Area is neutral.
4.	Buildings which have an adverse impact on the Area because of their scale, design, assertiveness, materials or because their original qualities have been mutilated.

The significance of the area to the heritage of Ashfield and why it is worthy of conservation:

One of a number of subdivisions which collectively demonstrate the evolution and variety of suburban development in Ashfield. Through the pattern of subdivision, the siting of houses with gardens to front, side and rear, and their single storey scale, it is of representative significance in illustrating the influence of the Garden Suburb ideal on the residential market of Ashfield and of Sydney. The shape of the houses, their unity of materials, architectural detail visually date the period of construction; together with the remarkable decorative timber they make a unifying townscape.

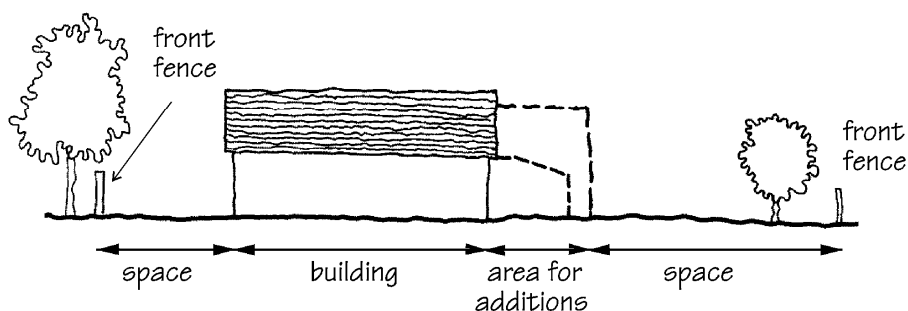
Council's planning policy:

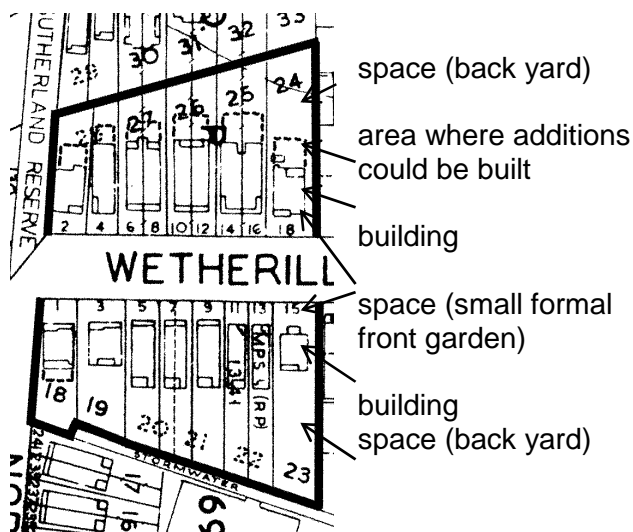
To keep all the attributes of the Conservation Area which demonstrate its heritage significance: its pattern of subdivision and development and all original external fabric.

To achieve Council's policy it is necessary to keep:

- c) Existing subdivision pattern, the development pattern of one house or two semis per lot and the presence of small parcels of green garden space, to the front, sides and rear of the buildings.
- d) Original uniform front setbacks of residential buildings and all associated buildings, such as carports.
- e) All existing houses except that ranked 3/4 in the Schedule, and all original architectural details
- f) The single storey scale of development in the area
- g) Original ridge height and original roof shapes of hipped and/or gabled roofs to the main body of the house.
- h) Original external building materials including terra cotta tiles or slate, and roof ridging, red, brown or dark brown-blue brick walls, timber joinery.
- i) Original pattern and proportion of window to wall space to the front elevation, and to side elevations where these are visible to the street.
- j) All original architectural details such as decorative timber, casement windows.

Pattern of Development





To achieve Council's policy it is necessary to avoid:

- c) Re-subdivision or alteration of subdivision and development pattern to accommodate additional dwellings. Amalgamation of semis to provide one dwelling might be considered where it will not interrupt original pattern of housing and garaging.
- d) Demolition of any significant part of any dwelling in the Conservation Area, except for the dwelling ranked 3/4 above.
- e) Additions or new structures such as garages/carports forward of the existing front building line or less than 4m behind the original front building line.
- f) Any addition or new structure which would diminish the significance or the setting of the house or the Area.
- g) Attached garages
- h) Second storey additions above original house which involve alterations to existing roof shape to main body of house; additions higher than existing ridgeline.
- i) Re-roofing of main body of the house except to match original materials
- j) Painting or re-skinning of existing brick walls.
- k) Paving, except for wheel tracks, of traditionally green garden space to front and side of house

The following changes will be considered: (Council's consent is necessary)

- c) Single storey additions to rear of house where ridgeline is visually lower than existing.
- d) New structures such as detached garages, to rear of house.
- e) The provision of additional accommodation within the existing roof shape, where light and ventilation requirements (note the Building Code of Australia) can be met using only in-plane roof skylights.
- f) Repair and maintenance of roofs or walls using new material to match existing or, where this is not original, to match original cladding as shown on adjoining houses.
- g) Removal of any recent inappropriate alterations; removal of carports at front of houses.
- h) Restoration or reconstruction of missing elements.
- i) Replacement of the dwelling ranked 3/4 may be considered where the scale, setback, shape and materials of a new building complements the character of the area as defined under Distinctive Qualities, without imitation of period details.

Council's initiatives:

- c) Reinforcement of street planting.
- d) Width of street and lack of traffic would allow angle parking to better accommodate residents' cars, and remove pressure to construct carports immediately in front of the dwellings.

New conservation areas identified in Ashfield LEP 2013

*Pending a comprehensive review of **Part C10** development proposals requiring approval in "new" heritage conservation areas listed in Schedule 2 (Part 2) of Ashfield LEP 2013 will be assessed having regard to the general principles and requirements of Part C10 and the heritage conservation provisions of Clause 5.10 of the LEP.*

END