



**Ashfield
Council**

Interim Development Assessment Policy 2013

Part C22

Croydon Urban Village

(B2 - Local Centre)

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Appendix 1 - Croydon Urban Village Heritage Conservation Area - Statement of Significance and Distinctive Qualities

Appendix 2 - Heritage Items - Inventories

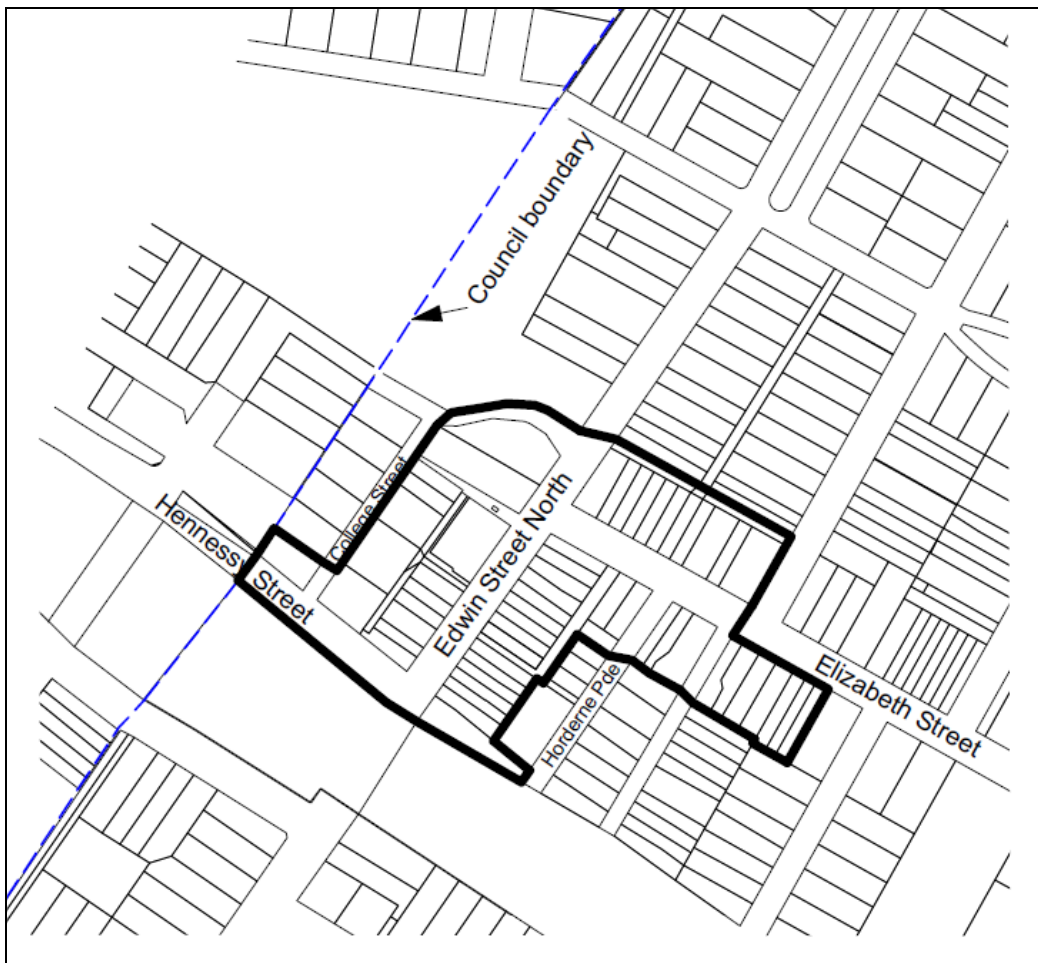
SECTION 1 PRELIMINARY**Introduction**

[Ashfield Local Environmental Plan \(LEP\) 2013](#) is Council's main planning control for development in the Ashfield Council Local Government Area. A significant part of Croydon Urban Village (see Map 1) has been identified as a heritage conservation area in Ashfield LEP 2013. Applicants should refer to the heritage provisions of Clause 5.10, Schedule 5 Parts 1 & 2 of the LEP and Section 3 of this Part when preparing a development application.

Part C22 of the Interim Development Assessment Policy 2013 supports Ashfield LEP 2013 by providing additional objectives and more detailed development controls for development within Croydon Urban Village.

Application

Part C22 was adopted 25 November 2014 and applies to **Croydon Urban Village** as shown outlined in black in **Map 1**

MAP 1 - APPLICABLE LAND

Objectives

The objectives of this C22 of IDAP 2013 are to:

- (a) Maintain and enhance the existing character and identity of Croydon Urban Village precinct and promote business activity, including after hours activities such as restaurants and cafes.
- (b) Retain identified heritage values and achieve a sympathetic ‘historic theme’ for the precinct.
- (c) Ensure that new development in all locations is of a design, scale and finish which complements the heritage conservation area which applies to part of this area.
- (d) Improve safety through good design and provision of adequate lighting and active shopfronts.
- (e) Ensure that new development is in scale with predominant parapet and facade heights in the Urban Village.
- (f) Ensure residential development provides adequate amenity for occupants including good winter solar penetration to living areas whilst maintaining privacy and solar access to existing residential development.
- (g) Ensure new development does not adversely impact on the amenity of adjacent or nearby residential properties.

How to use this Part of Interim Development Assessment Policy 2013

Interim Development Assessment Policy 2013 is a multi-layered document. The objectives and development standards of this Part cannot be read in isolation. A development application must consider all relevant Parts of the Interim Development Assessment Policy 2013.

Part A contains an index of the parts and sections in the Interim Development Assessment Policy 2013 and guidelines on how to use the Policy; including the steps you need to follow before you prepare your development application.

Relationship of Part C22 to other planning documents

Council will assess a development application according to:

- (a) Section 79C of the Environmental Planning **and Assessment Act, 1979**;
- (b) State Environmental Planning Policies;

- (c) Ashfield Local Environmental Plan 2013;
- (d) Ashfield Interim Development Assessment Policy 2013;
- (e) Section 94 Contribution Plans;
- (f) Ashfield Stormwater Management Code;
- (g) Policies, legislation or studies adopted or recognised by Council that are relevant to the development application.

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.

Note 1 : Ashfield Council has a free Development Application pre-lodgment Process in place which aims to reduce processing times by assisting applicants with submission of their application. Please visit: [DA Assessment](#) for more information.

Note 2 : If your development proposal is likely to have significant heritage impacts we recommend you take advantage of our **Heritage Advisory Service**. Call Council on 9716 1961 to make an appointment.

Note 3: Certain residential and commercial development as specified in **State Environmental Planning Plan (Exempt and Complying Development Codes) 2008** and in the **Schedules to Ashfield LEP 2013** may be carried out without the need for development consent subject to meeting specific requirements .

Useful links:

- [Ashfield LEP](#)
- [NSW Housing Code](#)
- [NSW Commercial & Industrial Code](#)

SECTION 2 - DEVELOPMENT REQUIREMENTS

Applicability

- 2.0** Section 2 applies to sites which are **not** located within the Edwin Street North Conservation Area and are not Heritage Items- Refer to Section 5 for guidelines for these areas.

Ground level retail or business premises

Objective

- 2.1** Specify the minimum amount of ground level commercial area required in order to have sufficient area for the operation of retail or business premises and promote activation of street frontages for pedestrian safety.

Guidelines

Ground level commercial uses shall have a minimum gross floor area of 60 sqm or comprise 50 percent of the site area, whichever is the greater area. Residual space for service functions such as driveway ramps, waste storage, plant rooms must be kept to a minimum. Exceptions are ground level entry areas and foyers for upper level residential development.

Building Height

2.2 Objectives

- Retain a consistent scale of buildings viewed from Edwin street North and Elizabeth Street.
- Avoid overlooking and overshadowing of adjoining residential development.
- Promote a building form which does not have an overbearing visual presence on adjacent development.
- Ensure that individual buildings are visually integrated within the Urban Village.

Guidelines

- a) The maximum building height (see Definitions) to which a building may be erected on land to which this clause applies is 10 metres (refer to Ashfield LEP 2013).
- b) The maximum number of storeys to which a building may be erected on land to which this clause applies, is three storeys excluding any basement car park level that is entirely below natural ground level. Refer to **Figure 1** for locations of upper level storeys.

- c) Refer to **Section 3** – Heritage Conservation for controls relating to sites within the heritage conservation area.

Building Alignment

2.3 Objective

- To enhance and revitalise the streetscape character of the commercial precinct.

Guidelines

- a) Existing building alignments are a major characteristic of the precinct’s development. In new developments or additions to existing structures, the alignment should match that of adjoining buildings and/or the predominant street alignment.
- b) Buildings fronting the street should have a continuous alignment and should not step back at street level or any upper level storey.
- c) All developments are to have ground level “active street frontages”, except in situations where this is not practical e.g. where such areas are required for site servicing. An active street frontage must include glazed retail shopfronts, showrooms, glazed entries and lobbies to businesses etc

Built Form

2.4 Objective

- Reinforce the existing building typology and character of the urban village.
- Protect the privacy and amenity of properties in adjacent R2 – Low Density Residential zones.
- Maximise pedestrian safety and surveillance of the public domain.

Guidelines

- a) Refer to **Map 2** which shows the location of the “built form” for parts of buildings above ground level, in order to have ;
- buildings located in a position which gives spatial definition to the street
 - buildings that maximise separation (setback) from adjoining residential properties to protect their amenity.
 - building and window placements which assist surveillance of the street
- b) Sites shown on **Map 2** shall have rear 3m wide deep soil areas for tall tree planting in order to provide screening and a buffer zone for the amenity of adjacent neighbouring properties.

- c) New development such as shop top housing shall be sympathetic to the existing historical building typology. Buildings shall incorporate architectural building elements such as roofs, parapets, balconies, window fenestrations, facade proportions, and detailing to create interest. Designs must take architectural cues (where relevant) from adjacent original building designs.
- d) Built form resulting from any consolidation of sites shall have a facade composition which has a vertical proportion and width which is similar to the existing typology of individual historic terrace buildings.
- e) Development at the rear of the sites opposite or adjacent R2 Low Density areas shall step down in building scale, and have rear deep soil buffer areas for sites shown on **Figures 1 and 2**.
- d) Development at the rear of sites and adjacent laneways shall provide surveillance of the laneways from apartments and any group level entry lobbies. This requirement will inform the appropriate design and placement of windows and balconies.

Map 2 follows

Map 2 - Required placement of upper levels of new buildings and landscape buffers



Figure 1 – Principles for sites adjacent to dwellings

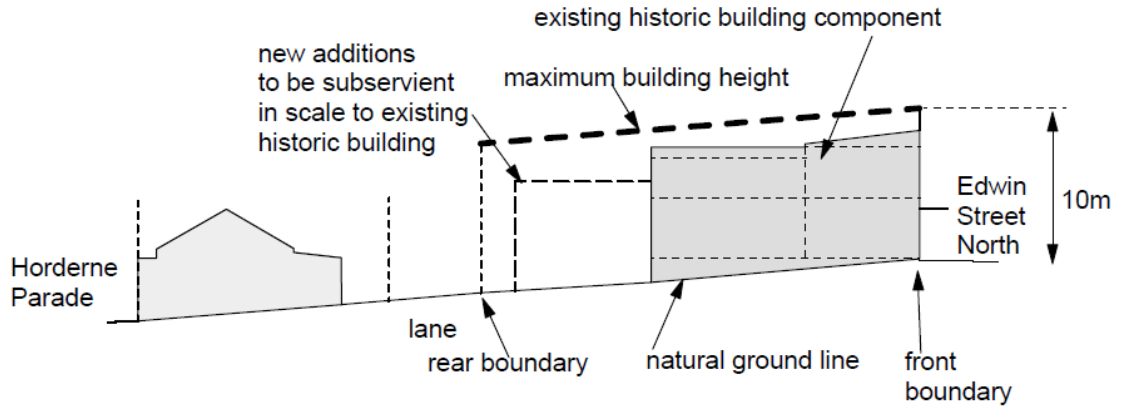


Figure 2 – Principles for sites adjacent to laneway

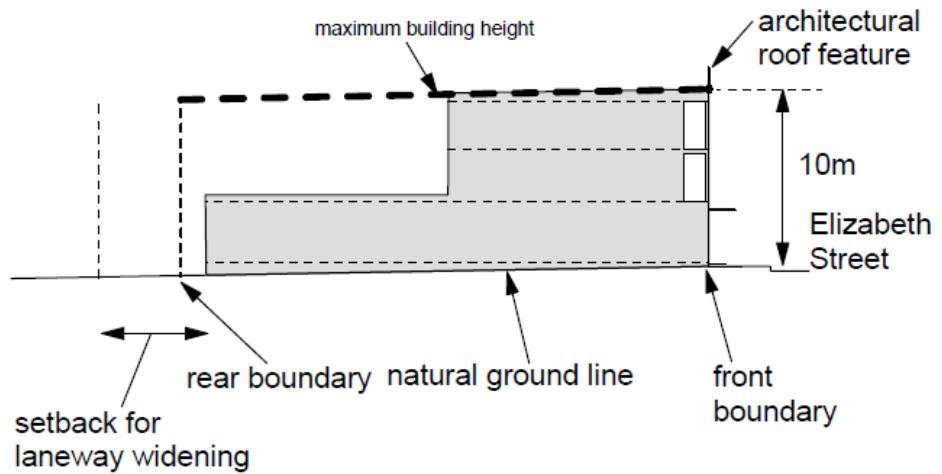


Figure 3 - Building Elevation Principles



Building Facades**2.5 Objective**

- Create building facades which are sympathetic to the existing building typology and character of the area.

Guidelines

- a) Additions to the façade of existing structures will only be considered where these clearly relate to the form and character of the existing building. Alterations should mirror the detailing of the original structure.
- b) Facades of new buildings should relate to the form and character of buildings in the immediate vicinity.
- c) Articulation of new building facades is encouraged through techniques and including position, spacing and design of major vertical and horizontal elements such as piers, panels, line changes, string course, cornices and bays. The size, preparation and placement of windows and doors should relate to the size and design characteristics of the new building.
- d) Buildings on street frontages shall not have long “runs” of blank façades.
- e) Facades of new commercial buildings should be divided into “bays” of a dimension appropriate to the scale of the building proposed and complementary to the built form typology of similar buildings within the Urban Village.
- f) Building materials are to be compatible with the predominant materials used for other buildings within the Urban Village.

Awnings**2.6 Objective**

- Encourage retention or reconstruction of awnings characteristic of the commercial precinct.
- Provide for pedestrian comfort and weather protection.

Guidelines

- a) Awnings should be incorporated in new development where sites have existing awnings or where awning are fitted to adjoining buildings.
- b) Awnings should match the height, width, form and materials of existing or adjacent traditional awnings.
- c) Awning continuity between buildings in different ownership is required.

Signage

- 2.7 Signage requiring approval is to be in accordance with the requirements of **Part C2** (Advertisements and Advertising Structures) and any applicable provisions of **State Environmental Planning Policy No. 64 - Advertising and Signage**.

Access for People with Disabilities

- 2.8 Refer to Part C1 of Ashfield Interim Development Assessment Policy 2013.

Residential Amenity

2.9 Objective

- To ensure that residents have adequate amenity , solar orientation, and private open space.
- To ensure that the privacy of adjoin existing houses is protected.

Guidelines

- (a) Apartments must be designed/placed so that living areas have a minimum three hours of winter solar access.
- (b) Sites where shown on **Map 2** shall have rear deep soil areas for tall tree planting in order to provide screening and a buffer zone for the amenity of adjacent neighbouring properties.
- (c) Apartment buildings shall have private open space in the form of balconies dimensioned to comply with the requirements of the relevant guidelines of the Residential Flat Design Code.
- (d) Apartments shall have windows and balconies located to comply with or exceed the minimum 12 metre building separation distance from any other window or balcony of another apartment specified in the Residential Flat Design Code.
- (e) Apartments shall not directly overlook any adjacent house properties. External screens must be used to achieve compliance if necessary.

Note that for shop top housing, any apartments must be located above the ground floor level pursuant to Ashfield LEP 2013.

- (f) Where a proposal includes for apartments which are subject to assessment under State Environmental Policy no 65, this may require a 25 % of the site to be used as communal open space area.

Waste Storage and Collection

Guidelines

- 2.10** Waste storage areas are to be located out of public view, and not along or nearby street frontages.

Car Parking

Guidelines

- 2.11** Car parking is required in accordance with **Part C11**. Note: Concessions are available for changes of building use within Croydon Urban Village.

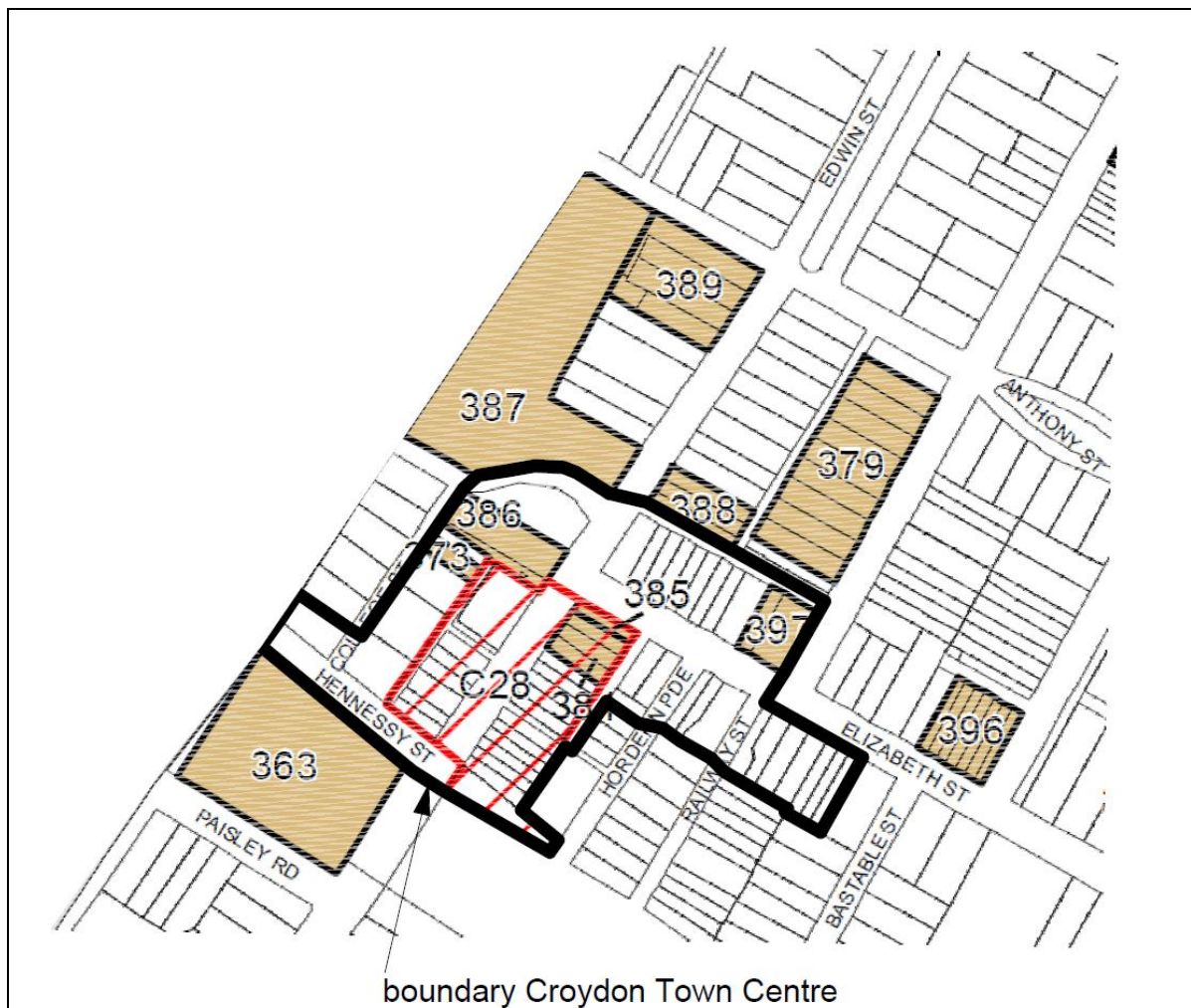
END SECTION 2 – SECTION 3 HERITAGE CONSERVATION FOLLOWS

SECTION 3 - HERITAGE CONSERVATION**Application**

3.0 This section applies to sites within the Conservation Area and to Heritage Items located within Map 3 and hatched red or shown shaded.

Also see [Ashfield LEP](#) - Schedule 5 Part 1 - Croydon & Schedule 5 Part 2 - Ref. C28

Map 3 – (LEP Map Extract) Heritage Conservation Area and Heritage Items within and in the vicinity of Croydon Urban Village



3.1 Conservation Objective

- Provide guidelines for the protection of heritage items and the significance of the heritage conservation area

Guidelines

- a) Refer to Ashfield LEP 2013 for heritage conservation considerations. Individual heritage items and buildings within the Conservation Area are to be retained and conserved - see Ashfield LEP 2013, and refer to **Clause 3.7 Distinctive Qualities**
- b) New infill development (see “Definitions”) is to be of a minor scale and placed at the rear of sites and is to be architecturally sympathetic to existing historic buildings. New architectural detail and fabric is to be of a form, scale and finish that respects any existing item and the distinctive qualities of the Conservation Area.

Refer to **Clauses 3.2 - Building Height, Clause 3.3 - Roofs and Clause 3.4 - Building Facades** for specific infill development controls.

Building Height - Rear Infill Development

3.2 Objectives

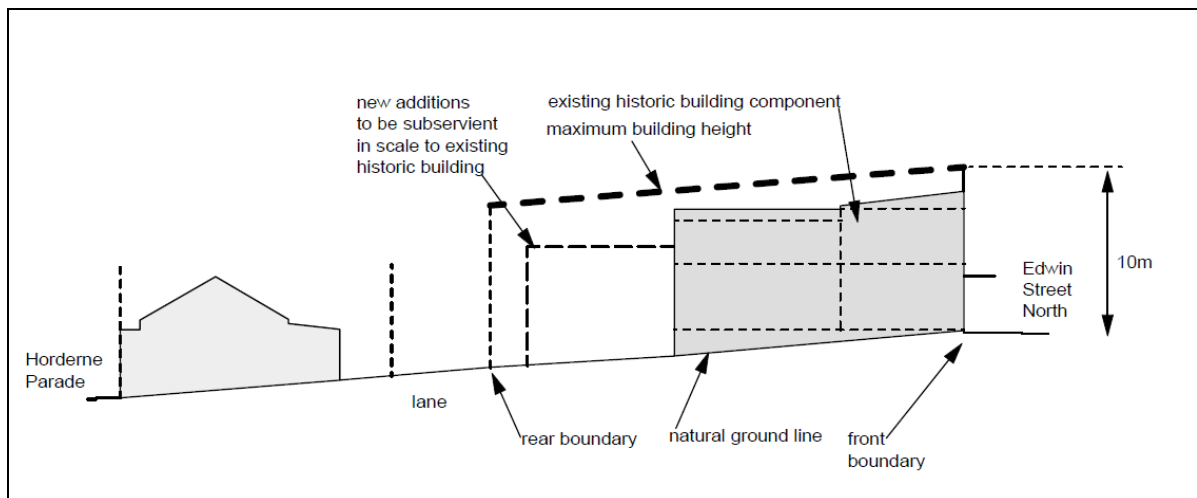
- Provide controls for rear infill development (See Definitions).
- Retain consistent scale of buildings when viewed from the main streets.
- Promote a building scale which will not have an overbearing visual presence on historic buildings.
- Ensure that individual buildings are visually integrated into the shopping centre.

Guidelines

This clause should be read in conjunction with the explanatory height diagram shown in **Figure 4**.

- a) Any rear infill building shall be of a low rise scale whose height and number of storeys will be dependent on achieving a satisfactory compliance with the Statement of Significance and Distinctive Qualities in Appendix 1 and 2.
- b) The maximum number of storeys for the main historic part of buildings located along Edwin Street North is 2 (two) storeys.

Figure 4 – Section showing maximum heights in Heritage Conservation area.



Roof profile - rear infill development

3.3 Objectives

- The form, pitch materials and parapet height of new roofs to a rear infill building should match or otherwise complement to the existing roof profiles of the historic building on the site.

Guidelines

- Roof forms for rear infill building should generally be skillion, hipped or gabled.
 - a) New roofs are to be of the same material as buildings within the precinct, or in a material which is visually sympathetic. Appropriate materials include slate, terracotta tiles and corrugated steel. More modern fabric and forms such as coloured cement or profiled extruded steel are inappropriate.

Building Facades

3.4 Objectives

To provide complementary controls for Appendix 1 - Distinctive Qualities in relation to the retention of building facades within Conservation Areas and for Heritage Items.

Guidelines

- (a) Existing historic facades along the main street and side laneways are to be retained and conserved as required by the Ashfield LEP 2013, and taking into account the matters stated in Appendix 1 - Distinctive Qualities.
- (b) Facades of new rear infill (see Definitions) buildings should relate and take ‘architectural cues” (see Definitions) from the form and character of buildings in the immediate vicinity. The articulation of new building facades of rear infill development is encouraged through techniques and including position, spacing and design of major vertical and horizontal elements such as piers, panels, line changes, string course, cornices and bays. The size, preparation and placement of windows and doors should relate to the size and design characteristics of the new building.
- (c) Wherever possible, façade elements for new rear infill development such as windows, doors and balconies are to match the placement and proportions of similar elements on other buildings within the conservation area.
- (d) Building materials for new rear infill development should relate to the existing historic palette of materials throughout the precinct.
- (e) Window and door joinery, where painted, may be in a traditional material such as timber or a new material such as extruded metal. Extruded metal frames should be of a size and configuration in keeping with the traditional context of the precinct.

Shopfronts**3.5 Objective**

- Retain, restore or reconstruct the original shopfronts to preserve the character of buildings.

Guidelines

- a) Original early shopfronts in existing buildings shall be retained and conserved.
- b) Remnants of original shopfronts fittings, such as window framing, tiled entries and doors should be retained, repaired and used wherever possible.
- c) The reinstatement of early shopfronts, where these have been replaced by unsympathetic modern designs is encouraged. Existing shopfronts should not be bricked up or otherwise filled in.

- d) If a shopfront has been lost, reconstruction should be undertaken using the form and detailing of existing examples in the area. Avoid shopfronts which are filled in and do not have display windows facing the street. Excessive security bars or roller shutters are not permitted.

Awnings

3.6 Objective

- Require retention or reconstruction of awnings characteristic of the commercial precinct.

Guidelines

- a) Existing awnings should be retained and conserved.
- b) Accurate restoration or reconstruction of original street awnings/verandahs is encouraged.
- c) Reinstatement of awnings is encouraged where there is evidence that they were originally fitted or where there is a break in a continuous run of awnings.

Edwin Street North Conservation Area- Distinctive Qualities

3.7 Objective

Provide a description of the Statement of Significance for the Edwin Street North Conservation Area and explain its Distinctive Qualities (see Definitions).

Inform applicants how culturally significant parts of buildings are to be conserved.

Guidelines

Any applications for alterations to a site within a Conservation Area or Heritage Item must demonstrate that the "Statement of Significance" and the "Distinctive Qualities" in the Appendices have been adequately responded to.

Ground level retail or business premises

- 3.8** Ground level commercial uses shall have the minimum gross floor area specified in Clause 2.1.

Residential Amenity**Guidelines**

- 3.9** Upper level apartments shall not directly overlook any adjacent house properties. External screens must be used to achieve compliance if necessary.

Waste Storage and Collection**Guidelines**

- 3.10** Waste storage areas are to be located out of public view, and not along or nearby street frontages.

Car Parking**Guidelines**

- 3.11** Car parking is required in accordance with **Part C11**. Note: Concessions are available for changes of building use within Croydon Urban Village.

APPENDICES FOLLOW

Appendix 1 - Croydon Urban Village Heritage Conservation Area - Statement of Significance and Distinctive Qualities

Appendix 2 - Heritage Items - Inventories

Appendix 1

**EDWIN STREET NORTH CONSERVATION AREA
STATEMENT OF SIGNIFICANCE & DISTINCTIVE QUALITIES**

Statement of Significance.

The significance of the commercial area Edwin Street North arises from:

- (i) the absorbing history of its development and it's component buildings.
- (ii) it's consistent character as a small retail and business node, one of only three such areas in Ashfield.
- (iii) it's ability to demonstrate the compatibility and appropriateness of modest and harmonious streetscape scale and form.
- (iv) the pleasing variety and aesthetic interest of its individual buildings and spaces.
- (v) its potential for heritage conservation including preservation, restoration, and rehabilitation such as would increase and enhance it's townscape value as a pleasant shopping and business place in Croydon.

Distinctive Qualities

- (i) A dense commercial precinct (one of only three such areas in the Ashfield Municipality) comprised of mostly two storeys as seen from Edwin Street North (no 82 being the only single storey property) dating from the late 1800s through to the early 1900s, whose development was facilitated by the earlier construction of the Croydon Railway Station in 1875.
- (ii) Dominant facades which give definition to a notable and attractive homogeneity of scale and aesthetics (with the exception of 90-100 Edwin Street North constructed in the 1990s), particularly evident in the overall harmony of period appropriate detailing, style, form and proportions. This fosters a gentle and restrained scale and character, appropriate to the enclosed nature of Edwin Street North.
- (iii) Variety of architectural styles and materials are limited to and representative of primarily the late Victorian, Federation and early Inter-War periods. The architecture is varied, creating much visual interest and a gentle harmony and authenticity. This is achieved through the use of traditional forms, materials, colours and details, including individual and distinguishing elements for each architectural style including:

- Groupings
 - Generally simple fenestration reflective of the style;
 - Use of brick and moulded stucco embellishment featuring a variety of motifs;
 - Projecting bays, gable roof ends, or parapets/pediments to façades above awning level;
 - Generally symmetrical first floor façades and design elements;
 - Contrast between decorative and simple, clean design;
 - Simple corrugated iron roofs concealed behind parapets;
- (iv) All buildings along the main street are constructed to the front and side boundaries (only broken by a driveway to access the rear lane) giving continuity of wallscape and defining the street alignment.
- (v) Façade parapet heights and embellishment vary which contributes to the liveliness of the streetscape, however all conceal the main roof form behind and emphasise facades above the awnings.
- (vi) The entrance/gateway impression created by the larger more detailed buildings at no. 76 Edwin Street North and diagonally opposite at no. 111 which direct the lines of sight inwards to the precinct.
- (vii) The street plantings at key locations within the precinct, although limited to either end and at the central pedestrian crossing assists with softening the hard streetscape.
- (viii) Bracketed or cantilevered awnings of linear continuity which contrasts with the individual facades above.
- (ix) Rear lane access to all properties via a single lane driveway. The slope in the terrain revealing two to three storeys at the rear of the properties to the East whilst the West end reveals generally single storey development.
- (x) Originality and intactness of building facades vary. When opportunities arise it is necessary to reconstruct key parts of facades to suit their original composition and finishes.


All ground level shopfronts have virtually lost all original detailing. Good examples of where shop fronts have been reconstructed to represent an earlier style are at 76 and 99 Edwin Street North. When opportunities arise it is necessary to replace non original shopfronts with a composition and style which is sympathetic to the historic streetscape or which reflects the shopfront's original composition.

Appendix 2

<p>HERITAGE ITEMS - INVENTORIES</p>
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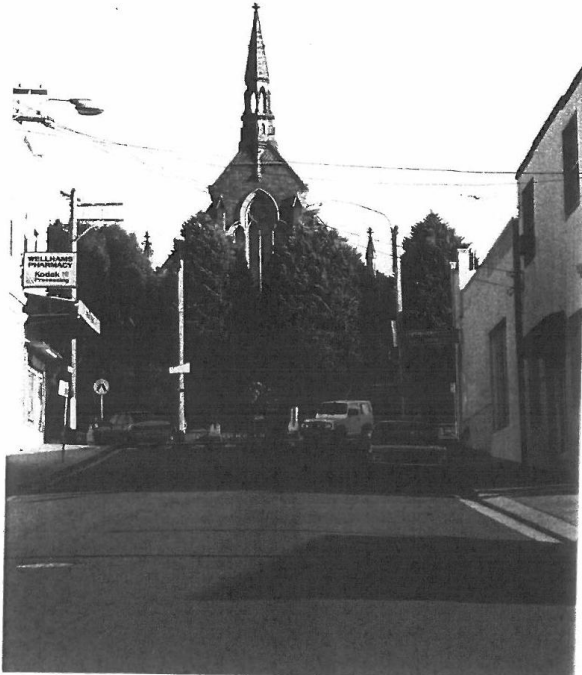
INVENTORIES FOLLOW

AD 2001 Ashfield Heritage Study Review of Areas Zoned 2(a)

Name of Item	Part of a group of four shops with dwellings above			Reference N°	4 05 01
Other Names				Land Title	
Address	111 Edwin Street North, corner of Elizabeth Street			Land Title	
Locality	Croydon	Postcode			
Item Type	Building			Owner/s	
Group Name					
Statement of Significance	<p>This is an integral part of a dignified traditional suite of shops with dwellings above. It forms an effective streetscape component which incorporates a prominent and visually interesting corner that acts as a visual 'portal' to this densely-built end of Edwin Street North.</p> <p>Evidence indicates that the corner shop had a long history as a pharmacy. The place has associations with an early Ashfield alderman as well as with the building boom of the 1880s.</p> <p><i>Notes: This inventory item corrects a mistake in which the corner occupancy of the group was omitted from the LEP Schedule, only 3 of the 4 premises being listed.</i></p>			Condition as observed from street —	<input type="checkbox"/> Intact Minor alteration — <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration — <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic
Summary of Significance	Rare	Associative	Representative	Modifications —	
Historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Shopfronts altered. Footpath awning now a metal suspended structure. Some alterations to upper facade including two windows	
Aesthetic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Social	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
					
Photo Roll N°	37	Frame N°	17	Survey Date	23/7/2002
				Surveyed by	RI

Ashfield Heritage Study Review of Areas Zoned 2(a)

<p>Current Use</p> <p>Shop with dwelling above, 111 Edwin Street North, Croydon. Part of an existing group, 105-111 Edwin Street North. Nos 105-109 are already listed as an item</p>	<p>Reference N°</p> <p>4 05 01</p>
<p>Heritage Listing Recommended</p>	
<p>Themes : Local</p> <p>Industry, commerce and retail trade. Subdivision and consolidation</p>	<p>Themes : State</p> <p>Booms and busts</p>
<p>Historical Notes</p> <p>At first part of a grant made to Augustus Alt in 1794, this area was by about 1820 subsumed by Joseph Underwood's Ashfield Park Estate.(1) By 1880 this site was part of a subdivision of Anthony Hordern's Estate. It was purchased in 1886 by James Mackay, a carcass butcher and Ashfield alderman. The shops and dwellings were built for him in 1888 (the date on the parapet). Upon Mackay's death the property passed to his widow, Patience B Mackay, who sold it to Norbert McClutchie in 1925. The site was subdivided into individual holdings in 1947. Early editions of <i>Sands Directory</i> show the corner shop as a pharmacy.(2)</p> <p>Note: This Inventory item corrects a mistake in which the corner occupancy of the group was omitted from the LEP Schedule, only three of the four premises being listed.</p>	
<p>Physical Description</p> <p>This is a most pleasing composition of four occupancies, one of them at the Elizabeth Street corner. It is a brick and stucco structure with shops below a metal awning over the footpath, and a Free Classical facade above. The facade, which is mostly original, is divided into four bays by boldly rusticated pilasters having capitals which support a moulded entablature. Above this there is a panelled parapet, and atop the piers are pedestals which originally supported precast urns (only one of these remains). There are two semicircular-headed windows in each bay (two of them now altered) and another, treated as a blind arch recess, in the splayed corner, above which the parapet extends upwards as a pediment bearing the date of the building, the centennial year of 1888. The windows are linked by a string course and have moulded archivolts and keystone motifs. Around the Elizabeth Street corner the pilastrated mode is applied at ground-floor level and beyond that is a service wing. The slope of the site downwards from Edwin Street permits garages and yards facing the rear unnamed lane.</p>	
<p>Information Sources</p> <p>(1) <i>Ashfield Heritage Study 1993</i>, vol 1, pp 32, 36. (2) Rate Books, Title searches, <i>Sands Directory</i> volumes. Research by Nora Peek.</p>	

ASHFIELD HERITAGE STUDY			1991-1992
NAME	St Christophorus German Catholic Church		REFERENCE NO. 081
OTHER NAMES	Former Congratinal Church until 1973.		REAL PROPERTY DESCRIPTION
LOCALITY / SUBURB	Croydon	POSTCODE	ZONING 5(a)
STREET ADDRESS	112 Edwin Street North, opposite Elizabeth Street		OWNER J Engel OE, Harbaumch, Meyer, Theone PR.
MAP	REFERENCE		BOUNDARY / IDENTIFICATION The property boundary
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER			
CATEGORY	SUB CATEGORY		
EVALUATION OF SIGNIFICANCE			
Historic:	Rare <input checked="" type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Aesthetic:	Rare <input checked="" type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Social:	Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input type="checkbox"/>
Scientific:	Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Other:	Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
STATEMENT OF SIGNIFICANCE			
<p>* A prominent and very fine church building which also has important townscape value on account of its strategic siting at the top of the Elizabeth Street hill.</p> <p>* It is associated with several important personages of the district including Anthony Hordern and the Rev. Walter Mathison.</p>			
SITE CONDITION			
Intact <input checked="" type="checkbox"/>			
Minor Alteration <input type="checkbox"/>			
Major Alteration <input type="checkbox"/>			
- Sympathetic <input type="checkbox"/>			
- Unsympathetic <input type="checkbox"/>			
Removed (site only) <input type="checkbox"/>			
			
PHOTOGRAPHS		DATE OF SURVEY	
BandW ROLL 91-052-11		18/5/92	
COLOUR SLIDES ROLL		SURVEYOR	
NEG NO. 34		RI/CHP	
FRAME NO.			
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris			

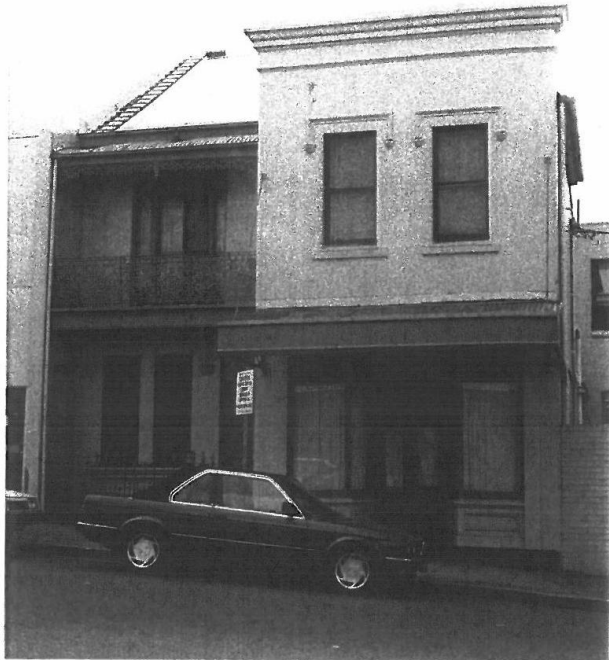
GODDEN MACKAY PTY LTD 56 Waterloo Street, Surry Hills 2010 (02) 319 4811

ASHFIELD HERITAGE STUDY

1991-1992

HERITAGE LISTINGS		PERIOD	REFERENCE NO.
<input type="checkbox"/>	Register of the National Estate (AHC) - Registered	Pre - 1800	081
<input type="checkbox"/>	Register of the National Estate (AHC) - Interim	1800 - 1825	DATE OF CONSTRUCTION:
<input checked="" type="checkbox"/>	Register of National Trust (NSW)	1825 - 1850	1884 - 85
<input type="checkbox"/>	Within National Trust Conservation Area	1851 - 1875	ARCHITECT / DESIGNER:
<input type="checkbox"/>	Register of Significant Twentieth Century Architecture (RAIA)	1876 - 1900	Herbert Thompson
<input type="checkbox"/>	Department of Public Works Heritage and Conservation Register	1901 - 1925	BUILDER:
<input type="checkbox"/>	Heritage Council Register - Permanent Conservation Order	1926 - 1950	Not known
<input type="checkbox"/>	Heritage Council Register - Interim Conservation Order	1951 - 1975	HISTORICAL THEMES:
<input type="checkbox"/>	Heritage Council Register - Section 130 Order	Post - 1975	
<input type="checkbox"/>	Heritage Council Register - Nomination		Local Themes: The boom years
<input type="checkbox"/>	NSW Government Department Heritage Register (S170 Heritage Act)		
<input type="checkbox"/>	Institution of Engineers (NSW) Heritage Register		
<input type="checkbox"/>	Regional Environmental Plan Heritage Schedule		
<input checked="" type="checkbox"/>	Local Environmental Plan Heritage Schedule		
<input type="checkbox"/>	Other		
HISTORICAL NOTES			
<p>The land upon which this church stands was made available by Mr. Anthony Hordern, who at that time, 1883, was residing in the building now known as the Presbyterian Ladies' College, Croydon. The erection of this impressive church was a bold move for the congregation of 80 people, who had been meeting in a small wooden building nearby since 1879. The church was completed and opened in November 1885. The first minister was the Rev. Walter Mathison, who was pastor from 1879-89 and 1896-1919. In 1921 the church adopted the name of Mathison Congregational Church. The church hall was erected laterally at the rear of the church, an unusual architectural arrangement.</p> <p>Many of the foundation members of the church -Anthony Hordern, Edward Lloyd Jones, Josiah Mullens, Frederick Crane and Samuel Dickenson - were well known residents.</p> <p>The church was sold to the German Catholics in 1972 and is now called St Christophorus. The Congregationalists formed a joint parish with the Croydon Methodists, becoming part of the Uniting Church.</p>			
INFORMATION SOURCES:			
Written: Eric Dunlop Papers, ADHS Archives. Research by N. Peek and Ena Harper.			
Oral:			
Graphic:			
PHYSICAL CHARACTERISTICS:			
Materials:	Tuckpointed red-orange face brick walls with sandstone dressings, window tracery and embellishment. Slate roof with fish scale decorative courses and a crenellated terra cotta ridge.		
Exterior:	Steep pitched, parapetted gable church of essentially rectangular plan.		
Interior:	Not inspected.		
Styles:	Victorian Free Gothic.		
DESCRIPTION:			
<p>A fine brick Gothic Church, splendidly sited in Croydon Road so that its prominent stepped parapetted gable closes the long vista to the west along Elizabeth Street. The building is distinctive for its handsome red-orange brickwork, laid in Flemish Bond; for its notable main gable, surmounted by a hexagonal sandstone belfry, crowned by a tall pinnacle; this gable has a decorated apex also of sandstone; and for its fine and bold stone window tracery. At floor level there are two gabled flanking porches, with a narthex between them. The mouldings and label courses of the window arches project boldly. Brick buttresses, angled at the corners, have stone cappings, some of which have gabled motifs and pinnacles. The aisles are lit by three sided windows with trefoil tracery. The whole building has a base of axe faced ashlar. There is a fine stone and cast iron fence. A large rose window is in the rear (west) end and, also at the rear, there is a lateral annexe, with a steeply pitched roof and also having a large rose window. This is the church hall.</p>			
MODIFICATION:			
Tuck pointing has deteriorated.			


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ASHFIELD HERITAGE STUDY		1991-1992
NAME	Shop and Dwelling (Former Bakery)	REFERENCE NO. 088
OTHER NAMES	Now part of Western Suburbs Glass Co.	REAL PROPERTY DESCRIPTION
LOCALITY / SUBURB	Croydon POSTCODE 2132	ZONING 3(a)
STREET ADDRESS	217-219 Elizabeth Street	OWNER (217) Western Suburbs. (219) Doong TA.
MAP	REFERENCE	
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER		
CATEGORY	SUB CATEGORY	
EVALUATION OF SIGNIFICANCE		BOUNDARY / IDENTIFICATION The property boundaries
Historic: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Aesthetic: Rare <input checked="" type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Social: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Scientific: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Other: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
STATEMENT OF SIGNIFICANCE * A unique survival of an ensemble of shop with dwelling both above and alongside, in very good condition.		SITE CONDITION Intact <input type="checkbox"/> Minor Alteration <input checked="" type="checkbox"/> Major Alteration <input type="checkbox"/> - Sympathetic <input type="checkbox"/> - Unsympathetic <input type="checkbox"/> Removed (site only) <input type="checkbox"/>
		
PHOTOGRAPHS		DATE OF SURVEY
BandW ROLL 91-052-13	NEG NO. 11a	4/6/92
COLOUR SLIDES ROLL	FRAME NO.	SURVEYOR
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris		RI/CHP

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ASHFIELD HERITAGE STUDY		1991-1992
HERITAGE LISTINGS <input type="checkbox"/> Register of the National Estate (AHC) - Registered <input type="checkbox"/> Register of the National Estate (AHC) - Interim <input type="checkbox"/> Register of National Trust (NSW) <input type="checkbox"/> Within National Trust Conservation Area <input type="checkbox"/> Register of Significant Twentieth Century Architecture (RAIA) <input type="checkbox"/> Department of Public Works Heritage and Conservation Register <input type="checkbox"/> Heritage Council Register - Permanent Conservation Order <input type="checkbox"/> Heritage Council Register - Interim Conservation Order <input type="checkbox"/> Heritage Council Register - Section 130 Order <input type="checkbox"/> Heritage Council Register - Nomination <input type="checkbox"/> NSW Government Department Heritage Register (S170 Heritage Act) <input type="checkbox"/> Institution of Engineers (NSW) Heritage Register <input type="checkbox"/> Regional Environmental Plan Heritage Schedule <input type="checkbox"/> Local Environmental Plan Heritage Schedule <input type="checkbox"/> Other	PERIOD Pre - 1800 <input type="checkbox"/> 1800 - 1825 <input type="checkbox"/> 1825 - 1850 <input type="checkbox"/> 1851 - 1875 <input type="checkbox"/> 1876 - 1900 <input checked="" type="checkbox"/> 1901 - 1925 <input type="checkbox"/> 1926 - 1950 <input type="checkbox"/> 1951 - 1975 <input type="checkbox"/> Post - 1975 <input type="checkbox"/>	REFERENCE NO. 088 <hr/> DATE OF CONSTRUCTION c. 1886 <hr/> ARCHITECT/DESIGNER Not known <hr/> BUILDER Not known
HISTORICAL THEMES: State Themes: Cultural and social life. A place to live. Booms and busts. Local Themes: Subdivision and consolidation. Industry, commerce and retail trade.		
HISTORICAL NOTES <p>Part of the Highbury Estate, the land on which this building stands was purchased in 1884 by James Mackay, one-time Alderman of Ashfield Council and Carcass Butcher. It is assumed that the building was erected as a speculation by Mackay, who was also responsible for the shops at the corner of Elizabeth Street and Edwin Street North. (See separate inventory sheet) For many years from 1887 the tenants of 217-219 Elizabeth Street were bakers.</p>		
INFORMATION SOURCES: Written: Rate books. Research N. Peek Oral: The owner Graphic:		
PHYSICAL CHARACTERISTICS: Materials: Brick/stucco walls. Corrugated iron roofs. Timber joinery including shopfronts. Decorative cast iron. Exterior: Two storey building comprising former shop with dwelling above and alongside. Interior: Not inspected. Styles: Victorian, loosely Free Classical.		
DESCRIPTION: This unusual and handsome suite has two elements: A shop with parapetted residence above, and alongside the main front of the residence, recessed behind a two level verandah. The shopfront, which appears to be largely intact, has a splayed recessed entrance with a pair of doors having fielded bottom panels and glazed top panels. This is flanked by plate glass windows with very fine mullions, panelled stallboards, and top hampers. The ingo appears to be of concrete. Above the corrugated iron roofed awning the stucco facade is marked by two label- moulded windows and a high entablatured parapet. The dwelling has a palisade fence, a panelled front door with a toplight, and an upper verandah with cast iron balustrade, bracket/frieze/fringe decoration, French doors with toplights and sidelights, and a convex corrugated iron roof. A side parapet and firewall isolate the house from its neighbour.		
MODIFICATION: Suspended steel footpath awning. Side parapets covered with sheet metal.		

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ASHFIELD HERITAGE STUDY			1991-1992
NAME House		REFERENCE NO. 068	
OTHER NAMES		REAL PROPERTY DESCRIPTION	
LOCALITY / SUBURB Croydon	POSTCODE 2132	ZONING 3(a)	
STREET ADDRESS 15 College Street		OWNER McKenzie RA.	
MAP	REFERENCE	BOUNDARY / IDENTIFICATION	
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER			
CATEGORY	SUB CATEGORY		
EVALUATION OF SIGNIFICANCE			
Historic: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input type="checkbox"/>	
Aesthetic: Rare <input checked="" type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>	
Social: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input type="checkbox"/>	
Scientific: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>	
Other: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>	
STATEMENT OF SIGNIFICANCE			
<ul style="list-style-type: none"> * A small two storey house of fine but modest design but which has a most unusual gable parapet treatment employing curv linear forms in the Anglo-Dutch manner. * Its early ownership provides telling evidence of the 1890s depression. 			
			
PHOTOGRAPHS		DATE OF SURVEY	
Band W ROLL 91-052-11	NEG NO. 25	15/5/92	
COLOUR SLIDES ROLL	FRAME NO.	SURVEYOR	
STUDY TEAM: Richard Mackey, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris		RI/CHP	

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ASHFIELD HERITAGE STUDY		1991-1992	
HERITAGE LISTINGS <input type="checkbox"/> Register of the National Estate (AHC) - Registered <input type="checkbox"/> Register of the National Estate (AHC) - Interim <input type="checkbox"/> Register of National Trust (NSW) <input type="checkbox"/> Within National Trust Conservation Area <input type="checkbox"/> Register of Significant Twentieth Century Architecture (RAIA) <input type="checkbox"/> Department of Public Works Heritage and Conservation Register <input type="checkbox"/> Heritage Council Register - Permanent Conservation Order <input type="checkbox"/> Heritage Council Register - Interim Conservation Order <input type="checkbox"/> Heritage Council Register - Section 130 Order <input type="checkbox"/> Heritage Council Register - Nomination <input type="checkbox"/> NSW Government Department Heritage Register (S170 Heritage Act) <input type="checkbox"/> Institution of Engineers (NSW) Heritage Register <input type="checkbox"/> Regional Environmental Plan Heritage Schedule <input type="checkbox"/> Local Environmental Plan Heritage Schedule <input type="checkbox"/> Other	PERIOD Pre - 1800 <input type="checkbox"/> 1800 - 1825 <input type="checkbox"/> 1825 - 1850 <input type="checkbox"/> 1851 - 1875 <input type="checkbox"/> 1876 - 1900 <input checked="" type="checkbox"/> 1901 - 1925 <input type="checkbox"/> 1926 - 1950 <input type="checkbox"/> 1951 - 1975 <input type="checkbox"/> Post - 1975 <input type="checkbox"/>	REFERENCE NO. 068 DATE OF CONSTRUCTION: c. 1895 ARCHITECT / DESIGNER: Not known BUILDER: Not known	
	HISTORICAL THEMES: State Themes: A place to live Emergence of building styles Local Themes: Subdivision and consolidation		
HISTORICAL NOTES <p>The land on which this house stands was an 1880/81 subdivision of the Anglo Australian Co. Rate books indicate a building on the site from 1884, Herbert Batchelor being the owner. Repossessed by the A.A.Co. during the 1890s depression, it was finally sold in 1909 to Randwick architect, Stanley Richard, who immediately sold on to John and Helena McKenzie, of Glenorie. Owned by many different members of the McKenzie family since then.</p>			
INFORMATION SOURCES: Written: Rate Books. Sands' Directories Oral: N. Peek, historical searches. Graphic:			
INFORMATION SOURCES: Materials: Brick walls with front only stuccoed. Exterior: Two storey house with main ridge at a right angle to the street and its side walls extending up as parapeted gables which are curvilinear. Interior: Not inspected. Styles: Incipient Federation Anglo-Dutch.			
DESCRIPTION: <p>A house on a narrow piece of land, and having unusual features. The building is L-shaped with a side bay facing the street as a gable. An L-shaped verandah extends across this bay and down the side to the entrance door, which is four panelled with sidelights and toplights. Another door with sidelights and toplights opens on to the front verandah. The verandah has cast iron decoration comprising slender columns, timber-enclosed frieze, and brackets. The verandah roof is corrugated iron, painted in stripes. The front gable has timber bargeboards and decoration. The most unusual feature of the house is its two side gable walls, which have curvilinear parapets in the Dutch manner. These are not prominently visible from the street and so the reason for their use here is a mystery.</p>			
MODIFICATION: Front verandah door altered.			

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DEFINITIONS

Architectural cues means:

The composition of a building façade displaying an architectural dialogue with another building, such as having particular building parts aligning or being in proportion or in sympathy with parts of another building.

Building height is defined in Ashfield LEP 2013 as follows:

“The vertical distance between ground level, existing and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles chimneys, flues and the like”.

Deep soil planting area means

An area “capable of deep planting”, which contains soil, is water permeable is capable of supporting large tree growth and has no structure within 3 metres below the natural ground surface.

Distinctive Qualities means

An explanation of the key historical elements or qualities of a Heritage Conservation Area.

Rear Infill Development means .

An alteration or addition to the rear part of an existing building, such as a building which is a Heritage Item or within a Heritage Conservation Area

Reconstruction means :

As used in the Burra Charter : returning a place or building to a known earlier state including the introduction of new material.

END