

AGENDA FOR THE CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

1 April 2019 - 6.00pm

Location:

Canterbury-Hurlstone Park RSL Club - Heritage Room 20-26 Canterbury Rd, Hurlstone Park

ORDER OF BUSINESS

APOLOGIES AND DECLARATIONS

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

CANTERBURY WARD

1 Implementation of Hurlstone Park Heritage Assessment Study

3

Canterbury Bankstown Local Planning Panel - 1 April 2019

ITEM 1 Implementation of Hurlstone Park Heritage Assessment

Study

AUTHOR Planning

PURPOSE AND BACKGROUND

In 2016, the former Canterbury Council commissioned a heritage study for Hurlstone Park to facilitate the introduction of further heritage controls for this suburb.

The study recommended the listing of 29 heritage items and the creation of seven heritage conservation areas within Hurlstone Park, and was endorsed by Council in April 2017.

The Planning Proposal to implement the recommendations of the study was exhibited in 2017, and amendments are proposed that include an increase the number of heritage items and properties covered by heritage conservation areas as a result of matters raised during the exhibition period.

These amendments have arisen as a result of a review of submissions commissioned by Council and carried out by the consultant City Plan Heritage.

If these amendments are endorsed, an altered Gateway Determination for the amended Planning Proposal and re-exhibition will be required.

ISSUE

In accordance with the Local Planning Panel's Direction, the Panel is requested to recommend whether an amended planning proposal to implement heritage controls in Hurlstone Park should proceed for an altered Gateway Determination. This matter has not been considered by the Local Planning Panel previously as this was not required when the original planning proposal was prepared.

RECOMMENDATION That -

- An amended planning proposal be submitted to the Department of Planning and Environment for an altered Gateway Determination incorporating the changes outlined in the report.
- 2. Upon receiving a revised Gateway Determination, the planning proposal be placed on public exhibition along with associated amendments to Canterbury Development Control Plan 2012.
- 3. The General Manager be given delegated authority to make minor amendments to the Heritage Review, Draft Heritage Items and Heritage Conservation Area State Inventory Sheet forms, provided there is no change to the intention of these documents.
- 4. Council receive a further report outlining the findings of the exhibition period.

ATTACHMENTS

- A. Hurlstone Park Proposed Changes
- B. Hurlstone Park Heritage Submissions Map
- C. Hurlstone Park Review City Plan Review
- D. List of Draft Heritage Items in Hurlstone Park
- E. Hurlstone Park SHI Forms
- F. Submittors Table

POLICY IMPACT

The key Council policy related to heritage is the Heritage Incentives Policy, which provides heritage incentives for the owners of heritage listed properties including grant funding. The report does not propose any changes to the Grant Program or how it is implemented.

The policy context within which heritage studies and associated planning provisions are prepared is guided by the NSW Heritage Act 1977 and Environmental Planning and Assessment Act 1979.

FINANCIAL IMPACT

The recommendation contained in this report do not commit Council to expenditure of funds.

COMMUNITY IMPACT

The recommendations impact on the community of Canterbury-Bankstown through the implementation of further heritage controls for Hurlstone Park. There has been general community support for what has been exhibited to date. Although there has also been objection to some specific aspects of the proposed initiatives, there has also been support for taking the initiatives further. These matters have however been peer reviewed to ensure what is being recommended to Council is reasonable, based on the most up to date analysis and defensible.

The recommendations are considered to impact positively on the environment of Canterbury Bankstown through protection of properties that have heritage significance and areas that demonstrate conservation value.

DETAILED INFORMATION

Executive Summary

An executive summary has been provided that highlights the key outcomes of the review recommended by City Plan Heritage. This in relation to the previously exhibited version of the planning proposal.

Overview of submissions

223 of the 254 submissions were supportive, and over 36% of the total submissions sought an additional Heritage Conservation Area south of the railway line.

Review of objections to exhibited draft heritage items

- Objections to the group listing at 66, 68, 70, 72, 76, and 78 Crinan Street not supported.
- Objection to the listing of 128 Duntroon Street supported.

Exhibited Draft Heritage Conservation Areas (HCAs)

- Consolidation and expansion of draft Melford Street and Melford Street North HCAs recommended.
- Consolidation and expansion of draft Duntroon Street and Hampden Street HCAs added recommended.
- Expansion of draft Floss Street HCA to the east recommended.
- Minor changes to draft Crinan Street Shop HCA recommended.
- No change to Tennant Parade HCA.

Request for new Heritage Conservation Areas south of the Railway Line

 Support for a new HCA south of the railway line in the Hopetoun Street / Railway Street area.

Height changes in Hurlstone Park Town Centre Heritage Conservation Areas

- Urban design report supports height reduction from 14 metres to 11 metres supported for area north of the railway line.
- Further height reduction to 9 metres recommended for area south of the railway line. Council officer recommendation is 11 metres for the 36 Floss Street / 118 Duntroon Street site based on the outcomes of an appeal decision for this property.
- Refined Development Control Plan controls are recommended.

Requests for new heritage items

- Support for listing of properties at:
 - 1, 3, 5, 6, 7, 8, 10, and 12 Barton Avenue (houses)
 - 65-69 Duntroon Street (former Immanuel Church)
 - 28, 30, and 32-34 Floss Street (shops)
 - 3, 5, and 10 Wallace Avenue (houses)
- Other requests for listing not supported.

• Council officer recommendation is that 65-69 Duntroon Street (former Immanuel Church) should not proceed for listing.

<u>Overall</u>

- One new HCA and expansion in area covered by exhibited draft HCAs, some of which have been consolidated and expanded. Revised HCAs shown in Figure 1 below
- One heritage item no longer recommended for listing.
- 16 new properties recommended for heritage listing (one not supported at officer level).
- Height reductions in town centres supported in the review.

Figure 1 below shows the recommended additions to the existing HCAs (shown in red, blue and green). The newly proposed HCA south of the railway line is shown in orange.

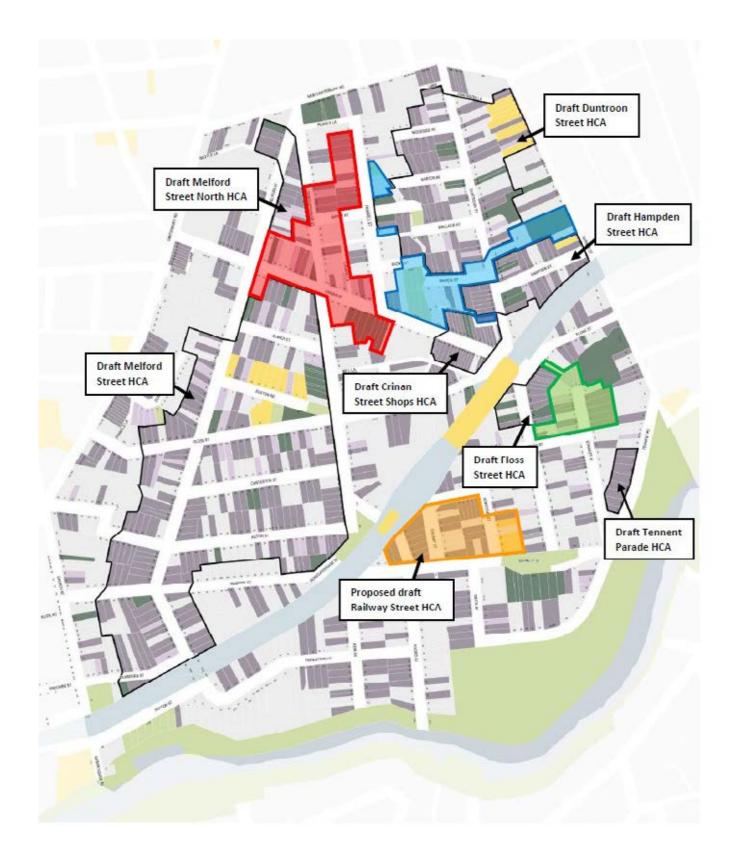


Figure 1: Map showing existing draft HCAs (black edged), new areas proposed to be added to the draft HCAs (shown in red, blue and green), and a new HCA (shown in orange) as recommended in the City Plan Review

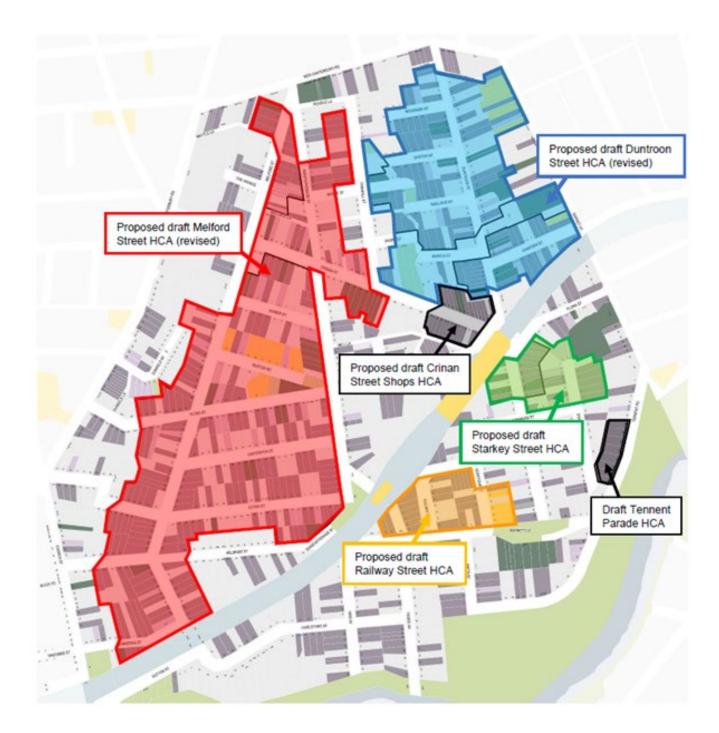


Figure 2: Map showing finalised draft HCA boundaries as recommended in the City Plan Review

This report outlines and comments on the review, including where Council officer recommendations differ from those in the review.

To be consistent with the previously exhibited planning proposal and Gateway Determination, it is also proposed to rezone any additional land included in the proposed HCAs from R3 Medium Density Residential to R2 Low Density Residential. The implications of this are discussed in detail further in this report.

A map showing all of the proposed changes including listings is contained in Attachment A.

Background

Hurlstone Park was one of the first suburban areas developed in the City of Canterbury-Bankstown. It contains many quality examples of Federation (1890-1915) and Inter-War (1915-1940) period buildings and areas that have heritage significance. However much of the heritage of Hurlstone Park is not protected by existing planning controls.

Detailed investigation into creating more comprehensive heritage controls for Hurlstone Park commenced in May 2016. This was in response to concerns by the former Canterbury Council about the potential impact of the draft Sydenham to Bankstown Urban Renewal Corridor.

Council engaged the heritage consultant Paul Davies Pty Ltd (Paul Davies) to undertake this work. A final report from Paul Davies was submitted to Council on 18 April 2017.

The report recommended that 29 properties in Hurlstone Park become new heritage items. It also recommended that seven new Heritage Conservation Areas (HCAs) be created. The Paul Davies work took an approach where the HCAs identified were tightly defined to be as defensible as possible.

To support these heritage initiatives zoning and height controls changes were also recommended by Council officers.

Draft amendments to the heritage controls (Chapter B8) in the Canterbury Development Control Plan (CDCP) 2012 were also prepared to provide controls for proposed heritage items and HCAs within Hurlstone Park.

Council considered the Paul Davies report and other related heritage issues at the 18 April 2017 meeting. It resolved that a planning proposal implementing these heritage initiatives be submitted to the Department of Planning and Environment for a revised Gateway Determination and upon receiving a revised gateway determination, that the planning proposal be placed on public exhibition. A revised Gateway Determination for the Planning Proposal was received on 16 May 2017.





Figures 3 and 4: Two fine examples of Federation period houses in Hurlstone Park, currently not heritage listed. Both are now proposed as draft heritage items in the previously exhibited planning proposal.

Exhibition of the Planning Proposal and Draft Amended Canterbury Development Control Plan 2012

The Planning Proposal and draft amendments to Chapter B8 Heritage of CDCP 2012 were exhibited from 6 June 2017 to 7 July 2017.

Because of the degree of community interest in the initiatives, consultation was comprehensive. It included:

- All property owners in Hurlstone Park being notified in writing, including those not directly impacted by the draft heritage controls.
- Owners directly affected by the Planning Proposal being sent a customised letter that outlined the specific changes proposed.
- A notice placed in Council's Column in the Express and Inner West Times newspapers.
- Exhibition material displayed on Council's website, and at the two Council Customer Service Centres in Campsie and Bankstown.
- Three community drop-in sessions being held in Hurlstone Park, with Council staff available to answer questions.

Consultation with the following public authorities also occurred in accordance with the requirements of the Gateway Determination:

- Department of Education and Communities
- Ausgrid
- Office of Environment and Heritage
- Transport for NSW
- Inner West Council

Overview of submissions received

During the public exhibition period over 250 individual submissions were received. No petitions were received. A map showing a spatial overview of submissions received is shown at Attachment B. It is noted that some submissions received from outside of Hurlstone Park are not shown, and from some addresses more than one submission was received.

Many of the submissions were detailed in nature, and some covered issues outside of the scope of the Planning Proposal but which related to Hurlstone Park. The number and scope of submissions indicated the high degree of interest residents have in relation to the future planning of the area.

Most of the submissions were supportive of the proposed heritage initiatives. However, many requested that these initiatives go further (such as proposing a new HCA south of the Railway Line), or while generally supportive had issues about individual aspects of the proposal.

Notwithstanding this general support, there were also objections to the Planning Proposal. These mostly related to:

- Properties proposed to be listed as heritage items
- Properties proposed to be included in a HCA
- The reduction in maximum building height proposed in the B2 Local Centre zone.

The following table shows the main submission categories and number within each category.

Туре	Number
Fully supportive – no further issues raised	35 (13.8%)
Supportive but prefer the whole suburb to be a HCA	32 (12.6%)
Supportive but wanting a new HCA south of the railway line	93 (36.7%)
Supportive but wanting further height reductions in the town centre	52 (20.5%)
Supportive and wanting further listings of properties	11 (4.3%)
Complex submissions raising multiple issues	8 (3.1%)
Objection to a property being listed as a heritage item	9 (3.5%)
Objection to a property being included in a HCA	6 (2.4%)
Objection to height control reductions in the Crinan Street Shopping Area	4 (1.6%)
Submissions solely raising issues not relevant to the exhibition material	2 (0.8%)
Validity of exhibition	1 (0.4%)
Government Agency submissions (Heritage Council – neutral)	1 (0.4%)

A number of letters were also received from residents in Tennent Parade after the exhibition period had closed advising Council that they had not received notification letters. To ensure appropriate residences were notified, Council officers confirmed that the properties along Tennent Parade were on Council's mail out database.

Review of submissions

Because of the number of submissions and heritage/urban design issues raised, it was decided to appoint an independent consultant with heritage and urban design expertise to review the submissions.

The consultant City Plan Heritage (City Plan) was engaged in November 2017 to undertake this work. A copy of the Hurlstone Park Heritage and Urban Design Review is attached (Attachment C), referred to in this report as the **City Plan Review**.

City Plan has assessed the submissions under the following subject areas:

- 1. Objections to draft exhibited listings
- 2. Review of HCA boundaries
- 3. New HCA South of Railway
- 4. Maximum Height Limits
- 5. Requests for new listings

Objections to proposed heritage listings

29 properties were proposed for heritage listing in Hurlstone Park. A list of these properties is contained in Attachment D.

Submissions were received objecting individually and collectively to the group at 66, 68, 70, 72, 76, and 78 Crinan Street, and also to the listing of 128 Duntroon Street. No objections were received for the other 22 properties proposed to be listed as heritage items.

The City Plan Review assessed these objections against the NSW Heritage Criteria for listing. The review recommendations are outlined below:

66, 68, 70, 72, 76, and 78 Crinan Street

The review assessed the proposed listing of the house group at 66, 68, 70, 72, 76, and 78 Crinan Street and supported this listing.

It found the Crinan Street houses had historical significance that derives from their collective and relatively contemporary construction from 1908; which places them as some of the earliest dwellings constructed within the suburb of Hurlstone Park. Their significance also derives from their collective association with the life and work of locally prominent builders William Pendlebury and James Findlay; both of whom contributed significantly to Hurlstone Park's architectural development and enduring character.

The review also determined that the properties did not satisfy previously identified significance on the basis of aesthetic characteristics and representativeness.

128 Duntroon Street

The review found that this property did not meet the relative listing criteria. The key reasons for listing were its aesthetic characteristics and representativeness as a Federation Queen Anne style house, and its use as a dairy in early suburban development in Hurlstone Park. However, the review determined that the property is only a medium integrity example of a Federation Queen Anne style house with a number of unsympathetic modifications.

It also could not be established whether the house was purpose built as a dairy, or this was a dwelling occupied for this purpose for a limited duration. Should additional historical research demonstrate that the existing dwelling at 128 Duntroon Street was originally part of an early dairy, this would satisfy the criteria for heritage listing as a remnant of early agricultural activities within the area.

The review concluded that, unless additional historical research should demonstrate that the existing dwelling is the original house from which a dairy was operated, 128 Duntroon Street does not meet the criteria for heritage listing.

It is noted that a submission was also received from the owner of 109 Duntroon Street objecting to both its listing as a heritage item and inclusion in the draft Floss Street HCA. While this property was initially considered for heritage listing as part of the initial Paul Davies work, it did not ultimately proceed after further review and was not included in the Planning Proposal as a draft item. As the submission also objected to being included in a HCA, it is dealt with in the review of HCA boundaries.

Officer comment: These recommendations are supported.

Review of heritage conservation area boundaries

The exhibited Planning Proposal sought the creation of seven new heritage conservation areas in Hurlstone Park. These are shown on the map below:

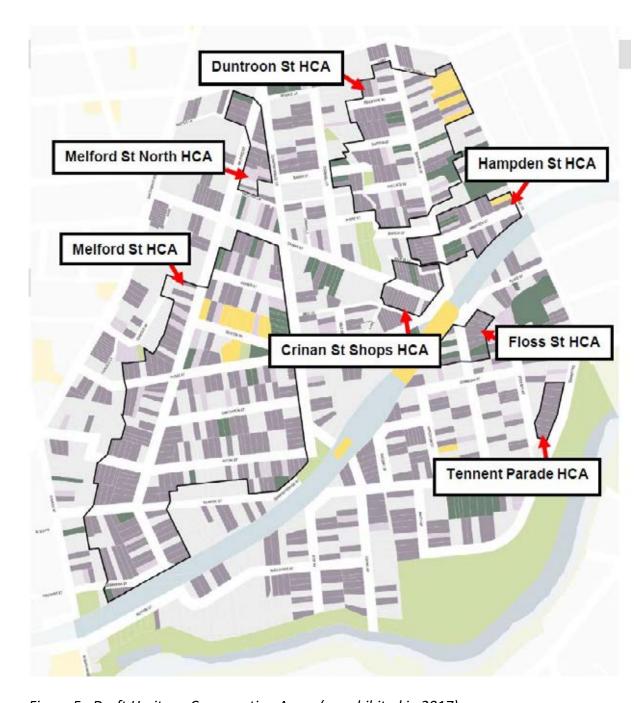


Figure 5: Draft Heritage Conservation Areas (as exhibited in 2017)

Submissions were received in relation to the boundaries of these HCAs, and the inclusion of individual properties within. One particular issue raised was the gaps between Melford Street / Melford Street North HCAs, and the Duntroon Street / Hampden Street HCAs, and the potential for redevelopment in these areas that may not be in keeping with the HCAs.

In response to the submissions received, and the consultant's own observations concerning these HCAs, the City Plan Review has recommended the following changes to the HCAs:

Consolidation of the draft Melford Street and Melford Street North HCAs with additions

It is recommended in the City Plan Review that expansion and consolidation of these two draft HCAs occur. This is illustrated in the maps below. Figure 6 below shows the draft Melford Street and Melford Street North HCAs with the proposed additions in red (located between these two draft HCAs) on the left hand side shows the proposed additions (in red) that will now link the two draft HCAs. Figure 7 shows the newly proposed HCA in its entirety – which is recommended to be called (revised) Melford Street HCA.

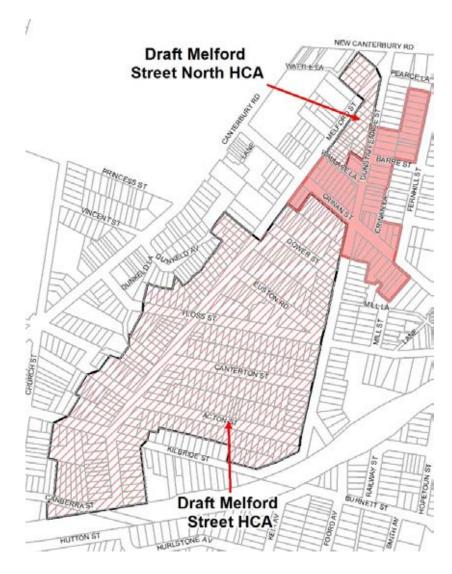


Figure 6: Existing draft Melford Street and Melford Street North HCAs with additional recommended area shown in red.

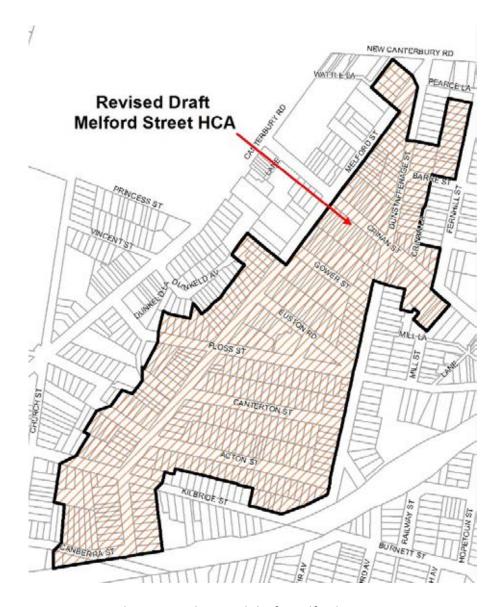


Figure 7: Newly proposed revised draft Melford Street HCA.

The justification provided in the review for these changes is as follows. Note that the use of the word cohesiveness in this context means consistency of building character.

- The proposed additions, in combination with the revised Duntroon Street HCA, will
 retain the cohesiveness and architectural character of Hurlstone Park's central
 thoroughfare.
- Proposed additions on the eastern side of Dunstaffenage Street would retain the northern component of the Dunstaffenage Street streetscape, which was assessed to have a medium-high level of cohesiveness. The southern component of Dunstaffenage Street was omitted as it was assessed to have a lower level of cohesion.
- The properties at 80-84 Crinan Street have been included, as in combination with the potential heritage item group at 66-78 Crinan Street, they reflect the 1888 allotment purchased by William Pendlebury.

The amalgamation of Melford Street and Melford Street North HCAs will also prevent unsympathetic development in the area which separates them. Overall, 74% of the houses in the newly proposed Melford Street HCA contribute to the character of this area.

Officer comment: The proposed additions to the original HCAs and a consolidation of the two are supported. This is with the exception of properties at 4-24 Fernhill Street, which while

deserving of protection in a HCA, are more closely aligned to the revised Duntroon Street HCA which includes properties on the other side of Fernhill Street. See the officer comments for Duntroon Street HCA (below) for a map showing the area involved.

<u>Consolidation of the draft Duntroon Street and Hampden Street HCAs with proposed additions</u> – new <u>Duntroon Street HCA</u>

It is recommended in the City Plan Review that expansion and consolidation of these two draft HCAs occur. This is illustrated in the maps below. Figure 8 shows the proposed additions (in blue) that will now link the two draft HCAs. Figure 9 shows the newly proposed HCA in its entirety – which is recommended to be called (revised) Duntroon Street HCA.

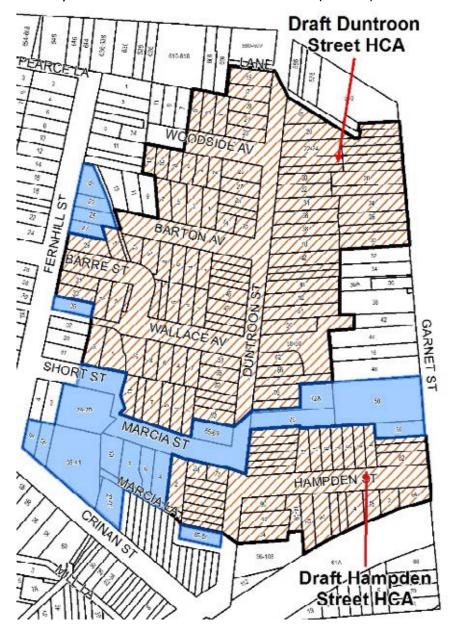


Figure 8: Existing draft Duntroon Street and Hampden Street HCAs with additional recommended area shown in blue.



Figure 9: Newly proposed revised draft Duntroon Street HCA.

The justification for these changes in the review is as follows:

- Although the Hurlstone Park Bowling Club clubhouse building has been demolished, the
 site occupies an impressive setting next to the Crinan Street commercial centre and with
 landscaping and views from neighbouring properties. The site and its surroundings is
 therefore seen to constitute an important public space within the heart of Hurlstone
 Park, which should be included in this HCA
- Properties immediately north and west of the bowling club site on Fernhill Street have been included within HCA as they have high integrity and contribute towards its overall cohesion.

The amalgamation of the two HCAs will also prevent unsympathetic development within the vicinity of contributory and heritage items along Duntroon and Hampden Streets.

An additional property that is currently part of the draft Crinan Street Shops HCA at 85-87 Duntroon Street is also proposed to be added to this HCA (see Crinan Street Shops HCA section below).

Overall, 71% of the houses in the proposed Duntroon Street HCA contribute to the character of this area.

Officer comment: The proposed additions to the original HCAs and a consolidation of the two are supported. As noted above, the properties at 4-24 Fernhill Street are recommended to be part of this HCA rather than the Melford Street HCA, and should be included within its boundaries – as shown on Figure 10 below.

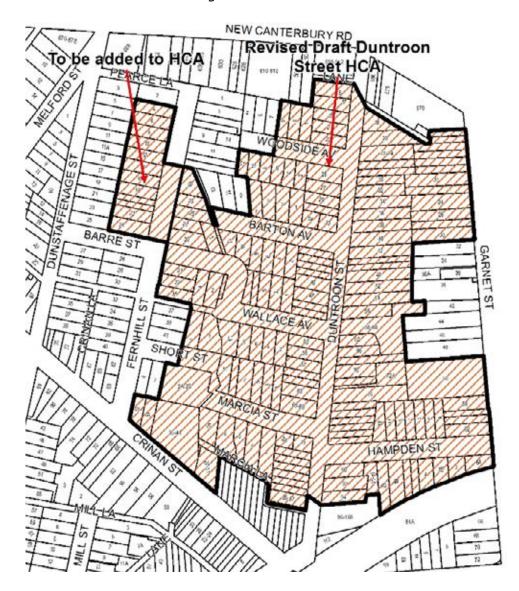


Figure 10: Map showing the location of 4-24 Fernhill Street (north of Barre Street), which is recommended at officer level to be added to the revised Duntroon Street HCA from revised Melford Street HCA.

Expansion of draft Floss Street HCA (newly proposed Starkey Street HCA)

It is recommended in the City Plan Review that further area be added to this draft HCA. Figure 11 shows the proposed additions (in green) that will now link the two draft HCAs. Figure 12 shows the newly proposed HCA in its entirety.

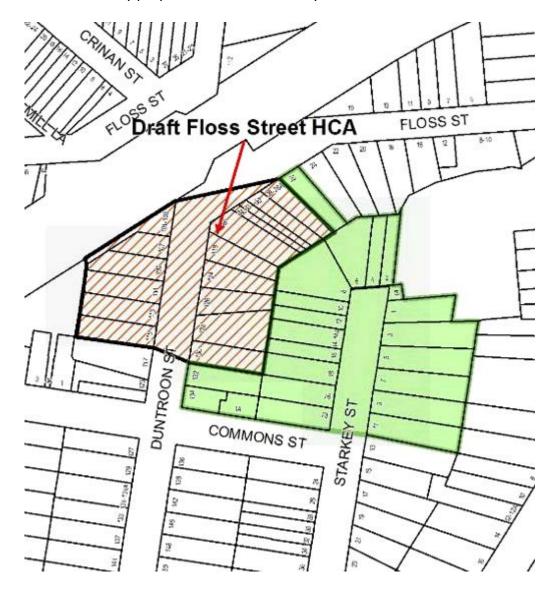


Figure 11: Existing draft Floss Street HCA with additional recommended area shown in green.

The justification for this change is that the proposed additional area is characterised by Californian Bungalow dwellings, of which a particularly cohesive group is found at 3-11 Starkey Street.

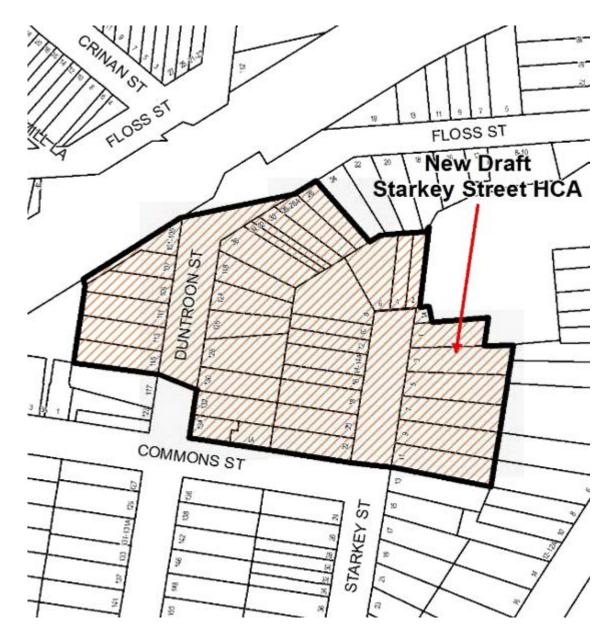


Figure 12: Newly proposed draft Starkey Street HCA.

It is proposed to call this newly proposed area Starkey Street HCA. Overall, 79% of the houses in the proposed Starkey Street HCA contribute to the character of this area.

Officer comment: The additional area recommended for inclusion in a HCA is considered to be warranted. However Starkey Street is characterised by Inter War housing (Californian Bungalows), whereas the original draft Floss Street HCA has a Federation character. It is recommended that the new area instead form a separate HCA, while retaining the existing draft Floss Street HCA as is (with the inclusion of three properties on Duntroon Street and its southern extremity).

The recommended amended HCA boundaries by Council staff are shown on the map below:

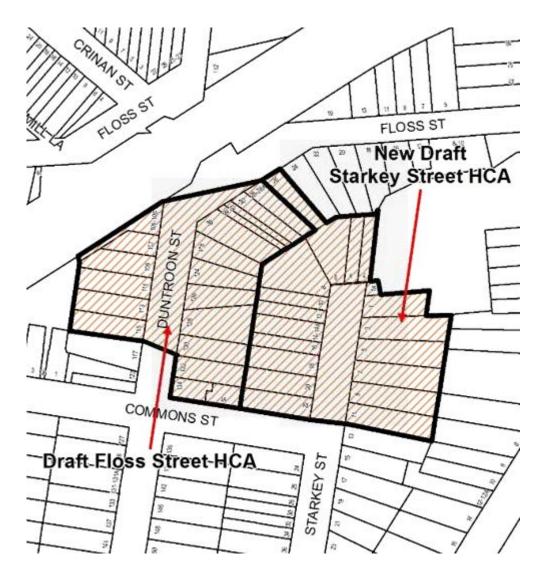


Figure 13: HCA boundaries recommended by Council staff, showing that show a splitting of the proposed draft Starkey Street HCA recommended in the City Plan Review.

Draft Tennent Parade HCA

This proposed HCA was reviewed as one submission was received objecting to a property being included within this HCA, and the creation of this HCA.

The review recommends that this draft HCA be retained with no changes to boundaries. The review notes that all of the properties in this group are assessed as contributory items, including the property that was the subject of a submission. It notes while there is a recent development application at 24 Tennent Parade, notwithstanding all properties remain contributory.

Officer comment: This recommendation is supported.

Draft Crinan Street Shops HCA

It is recommended in the City Plan Review that a minor alteration to the boundary of this draft HCA occur. This arose from a submission received. This is to locate 85-87 Duntroon Street from this draft HCA to the proposed Duntroon Street HCA.

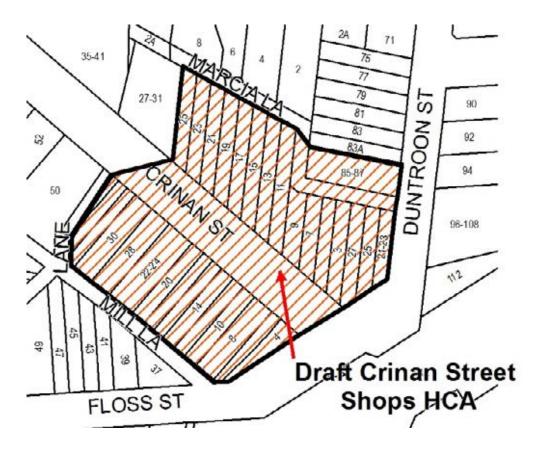


Figure 14: Existing boundary of Draft Crinan Street Shops HCA

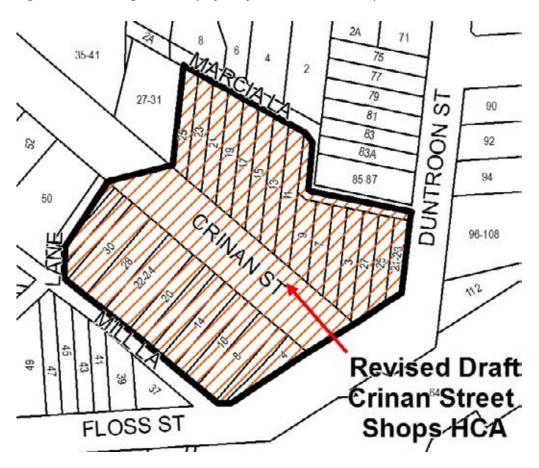


Figure 15: Proposed revised boundary of Draft Crinan Street Shops HCA, with 85-87 Duntroon Street no longer included.

While 85-87 Duntroon Street is a shop building and is in close proximity to the Crinan Street Shops HCA, it is separated by a laneway and not physically aligned with the shops in this HCA. It is also less ornate than the buildings in the Crinan Street and is considered to be more consistent with the more residential, lower-scale character of the Duntroon Street HCA.

The building warrants protection as a contributory item and this will occur from being located in the proposed Duntroon Street HCA. The proposed changes are shown at Figures 14 and 15.

Proposed additional Heritage Conservation Area south of the Railway Line

93 submissions (36.7% of those received) requested that a new HCA be established in the vicinity of Railway and Hopetoun Streets, south of the Railway Line.

The City Plan Review summarises the issues in the submissions as follows:

- All heritage-listed houses within Hurlstone Park are contained within an HCA with the exception of those properties at 19 and 23-27 Hopetoun Street.
- Properties on the northern end of Hopetoun Street have remained unchanged when considered against a 1912 Broadhurst photograph.
- The landscape setting of this area, with its mature trees and vegetation, walkways and proximity to the railway line is unique.
- The area south of the railway contains 4 of 22 heritage-listed houses in Hurlstone Park and 70% contributory buildings.
- The proposed HCA encompasses the western half of the 1st Subdivision (1901) of Jeffreys Estate (DP 3849), one of the oldest subdivisions in Hurlstone Park.

Some of the submissions also showed proposed boundaries of a southern HCA, two options submitted are shown below:



Figures 16 and 17: Two options for the boundaries of a southern HCA which were suggested in public submissions.

The City Plan Review has concluded there is merit in establishing a new HCA in this part of Hurlstone Park. The extent of the proposed new HCA is smaller than in the submitter's options

shown above, as the boundaries more tightly define the contributory items in this area. The proposed boundaries are shown at Figure 16 below.



Figure 18: City Plan Review recommended boundaries of the newly proposed Railway Street HCA.

The review advises the following considerations that have been factored into the designated boundaries:

- The proposed HCA is defined by the topography, landscape context and proximity to the railway and the gradual transition from more substantial and ornate dwellings, such as those on Hopetoun and Burnett Streets, which gradually transitions to more modest examples as one continues down the hill, such as the workmen's cottages at Railway Street and Foord Avenue. It is acknowledged that the properties along Hopetoun Street are distinguished from the remainder of those within the proposed HCA both architecturally and by their elevated setting.
- The properties from 2-10 Railway Street and 5A-15 Foord Avenue are particularly cohesive and deserving of protection.

The review has recommended that this proposed new HCA be called "Railway Street Heritage Conservation Area". Overall, 76% of the houses in the proposed HCA contribute to the character of this area.

A map providing an overview of all the HCA recommendations proposed in the review is shown in Figure 19 below:



Figure 19: Map of the newly proposed draft HCAs recommended in City Plan Review

New character statements and State Heritage Inventory forms for the revised HCAs are contained in Attachment E.

Associated changes to zoning controls

In the exhibited planning proposal Council took a position that all residential zoned properties included within a draft HCA would be rezoned to R2 Low Density Residential. This comprised mostly properties with a R3 Medium Density Housing zoning but also with a small area of R4 High Density Housing zoned land (comprising 3,500m2).

The reasoning behind this change was the R3 and R4 zones allow uses that are considered incompatible with the prevailing single dwelling character of the HCAs – uses such as residential flat buildings and multi dwelling housing. The R2 zone prohibits such uses.

As expansion and creation of new HCAs in Hurlstone Park is proposed, it is also proposed to change the zoning of all R3 Medium Density Housing zoned land within a HCA to R2 Low Density Residential. This is consistent with the previous approach taken by Council and the Gateway Determination.

The implications of this in relation to key development controls are shown in the table below:

Control	R3 zone	R2 zone	
Permitted land	Allows for uses such as attached	Attached dwellings and multi	
uses	dwellings and multi dwelling	dwelling housing (town house and	
	housing (town house and villa	villa style development) will no	
	style development), dual	longer be permitted development,	
	occupancies, dwelling houses,	along with neighbourhood shops.	
	neighbourhood shops, and	Dwelling houses and dual	
	seniors housing.	occupancies are permitted uses.	
Height	8.5 metres	8.5 metres	
Floor Space	0.5:1, with special controls for	0.5:1 for dual occupancies, with the	
Ratio (FSR)	dwelling houses	same special controls for dwelling	
		houses	

There is also a small pocket of R4 High Density Housing zoned land (2,600m2) within the proposed Duntroon Street HCA on the southern side of Marcia Street (4, 6, 8 and 10) – see Figure 19 below. This area comprises four allotments, two of which have already been redeveloped for residential flat buildings. One site is the former Hurlstone Park Bowling Club site which is owned by Council, and the other contains a dwelling house. The height limit in this area is 8.5 metres (two storeys).



Figure 20: 4, 6, 8, and 10 Marcia Street

Given the small size and limited development potential of this area, high level of fragmentation and existing strata subdivision, and the existing use rights issues that could arise from a change of zoning, it is proposed to maintain the R4 zoning of this area.

Height controls in Hurlstone Park Town Centre

The exhibited Planning Proposal sought a reduction in the maximum building height in Hurlstone Park Town Centre from 14 metres to 11 metres on properties located within a draft HCA. This height reduction covered most of the town centre.

The current maximum building height of 14 metres would potentially allow up to 4 storey development. The existing building facades in this area are predominantly two storeys in height. Most of these buildings are contributory items, and a HCA would prohibit demolition of such items. With the existing height controls permitting four storey development, this would potentially allow for two storey upper level extensions on top of existing buildings. This was considered to be inappropriate, as extensions of this size are likely to detract from the existing building character.

The exhibited 11 metre height limit would allow for three storey development for which extensions (with an appropriate setback) could be more successfully accommodated while retaining the existing two storey building form.

A range of different views were raised in submissions about the proposed change in building heights in the town centre. Four objections were received raising issues such as the loss of development potential and impact on the viability of the centre that would occur through reducing heights. Other submissions supported the change, and others again requested a reduction in height to two storeys in the town centre.

There was some criticism that the proposed reduction in height was not supported by an urban design analysis. As such the review contains an urban design analysis which addresses these issues, particularly the proposed reduction in heights. Overall it recommends that Council maintains its position of pursuing reduced height for this area.

The centre has distinct northern and southern sides (divided by the railway line) each with different characteristics.

In respect of the northern (Crinan Street) side of centre the review has illustrated with modelling of the impacts of three and four storey development using appropriate front setbacks. This is shown below:



Figure 21: Modelling of three storey development (shown in salmon pink, blue, and yellow) – eastern side of Crinan Street (view from railway bridge)



Figure 22: Modelling of four storey development (shown in salmon pink, blue, and yellow) - eastern side of Crinan Street (view from railway bridge)



Figure 23: Modelling of three storey development (shown in yellow) - western side of Crinan Street



Figure 24: Modelling of four storey development (shown in yellow) - western side of Crinan Street

The review concluded that three storey development incorporating a single storey upper level addition with appropriate setbacks will result in appropriate built form outcomes, but four storey development is not appropriate. The review has also specified DCP controls for acceptable design outcomes to occur, which will be considered for incorporation into Council's DCP and exhibited should Council decide to proceed.

In respect of the northern (Crinan Street) side of centre the review is suggesting that an existing two storey shop with an single storey upper level extension will have a height of between 10-11 metres. This is consistent with the 11 metre height limit proposed by Council.

For the southern side of the centre a lesser height limit is recommended. This is on the basis of a recent Land and Environment Court appeal decision (Vasiliades v Canterbury-Bankstown Council) in respect of site at 36 Floss Street and 118 Duntroon Street. This appeal decision considered that the building 'The Chambers' at 30 Floss Street as setting the maximum building height for this area. The review concurs with this decision, with the height measured at the top parapet cornice.

The review also sets quite specific DCP controls for this area to protect the landmark qualities of 'The Chambers' building at 30 Floss Street.



Figure 25: 'The Chambers' building at 30 Floss Street

Officer comment: The appeal decision considered that "The Chambers" building at 30 Floss Street, located at the top of a prominent rise, sets the datum for an appropriate maximum height for the group of buildings in this area.

The height of this building (at the top parapet cornice) has been surveyed by Council as being between 9.084 and 9.448 metres (variance is because of the slope of the site). On this basis a 9 metre maximum building height is considered appropriate for this area given there are moderate changes in topography and will ensure any adjoining buildings are not higher than "The Chambers" building.

However, In relation to the site at 36 Floss Street and 118 Duntroon Street, the appeal decision determined that three storeys is an appropriate form for this site. It is noted there is currently a development application lodged for this site for a three storey mixed use building containing commercial premises and 33 boarding house rooms. Given the appeal decision, and the proposed maximum building height control for three storey development on the northern side of Crinan Street is proposed to be 11 metres, it is recommended for this site that an 11 metre height limit apply.

Requests for properties to be listed as heritage items

Within the submissions received were requests seeking the listing of over 60 properties in Hurlstone Park as further heritage items. These properties are listed below:

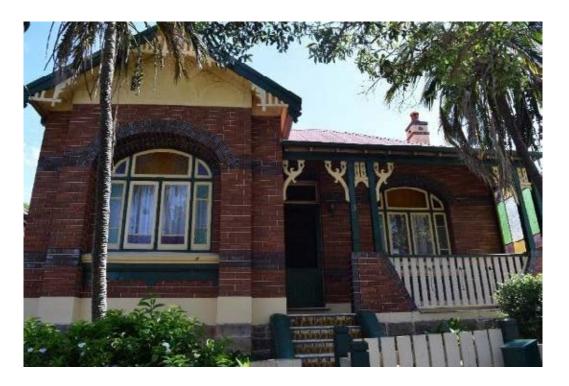
• 56 Acton Street

- 1, 3, 5, 6, 7, 8, 10, and 12 Barton Avenue
- Shop frontages on Canterbury Road
- Shop frontages on Crinan Street
- 45, 49, 51, 63, 65-69 (former Immanuel Church), and 71 Duntroon Street
- 9, 10, 11A, 14, 16, 18, 19, 23, 25, and 31 Dunstaffenage Street
- 4, 6, 8, 9, 10, 16, 22, 23, 24, 34, 35, 36, 37, and 41 Fernhill Street
- 5 Floss Street
- Shop frontages on 28, 30, and 32-34 Floss Street
- 74-76 Floss Street
- 50 Garnet Street (Siddha Yoga Ashram, former Children's Home)
- 1, 5, 6, 7, 9, and 11 Marcia Street
- Greek Café at 712-718 New Canterbury Road
- 2, 4, 6, 8, and 10 Railway Street
- 1 Short Street
- 1, 2, 3, 5, 7, and 10 Wallace Avenue
- 2, 3, 5, 6, and 8 Woodside Avenue

The City Plan Review assessed all of these properties against the State Heritage Criteria as to their potential for listing. It concluded that the following properties should be further investigated to assess if they satisfy the relevant criteria for listing:

- 1, 3, 5, 6, 7, 8, 10, and 12 Barton Avenue (houses)
- Former Immanuel Church at 65-69 Duntroon Street
- Shop frontages on 28, 30, and 32-34 Floss Street
- 3, 5, and 10 Wallace Avenue (houses)





Figures 26 and 27: Federation style houses in Barton Avenue and Wallace Avenue recommended for heritage listing



Figure 28: Shop frontages in Floss Street recommended for heritage listing



Figure 29: Former Immanuel Church and Masonic Centre at 65-69 Duntroon Street recommended for heritage listing in the review (but not supported at Council officer level)

The other properties assessed did not meet the criteria for listing. However most are already are within draft HCAs and their external form will be protected through this mechanism.

Council's consultants were then engaged to undertake the further investigative work to determine if these properties satisfied the relevant criteria for listing. They have concluded that these properties meet the criteria for listing. State Heritage Inventory (SHI) forms for the proposed listings are attached to this report (Attachment E).

Officer comment: The listing of houses in Barton and Wallace Avenue, and shops in Floss Street are supported.

The listing of the former Immanuel Church/Masonic Centre at 65-69 Duntroon Avenue shown at Figure 24 is however not supported.

While the building may have some social significance, and retains some of its original features at the rear, the original main façade to Duntroon Street in particular has been altered beyond recognition and the building architecturally detracts from the character of the area to the extent it has lost its sense of place. Because of these circumstances heritage listing is not supported.

Accordingly, it is recommended that the recommended properties in the review with the exception of 65-69 Duntroon Street be listed as additional heritage items in Schedule 5 in Canterbury Local Environmental Plan 2012, through amending the current planning proposal.

Considerations concerning making all of Hurlstone Park a Heritage Conservation Area

A number of submissions expressed the view that while supportive of the draft HCAs, it would be preferred if all of Hurlstone Park was within a HCA. Some mentioned the approach taken in Ashbury, where the majority of the suburb is within a HCA.

In the development of the initial Hurlstone Park Heritage Assessment Study, the proposed HCAs were tightly defined to be as legally defensible as possible. The City Plan Review was not intended to take a different approach to the HCAs, but has proposed that most of the HCAs be expanded and in some instances consolidated, but still maintaining a high proportion of contributory buildings in each HCA.

When the Ashbury and Hurlstone Park are compared, it is evident that Hurlstone Park has received considerably more recent development that has resulted in a loss of its original character. This includes Residential Flat Buildings, "infill" medium density housing (town houses and villas), commercial/mixed use development on the Canterbury Road / New Canterbury Road Corridor, and alterations and additions to existing dwellings. In comparison, recent developments in Ashbury have had a less substantial impact and have been of a smaller scale, and Ashbury has retained its overall character of an area largely comprising Federation and Inter War period buildings.

The request to make all of Hurlstone Park a HCA is not considered to be legally defensible, and the current approach captures the essential aspects of its heritage.

Other issues arising from the exhibition period

A range of other issues that were received in submissions during the exhibition period not considered in the Review have been reviewed by Council officers. These are addressed in the table forming Attachment F.

Heritage Reference Group

The preliminary findings of the review were reported to Council's Heritage Reference Group on 6 September 2017. The Heritage Reference Group will be further briefed before any reporting back to Council post exhibition.

The Low Rise Medium Density Housing Code and its impact on heritage in Hurlstone Park

A further issue necessary to consider in introducing heritage controls in Hurlstone Park is the potential impact of the NSW Government's Low Rise Medium Density Housing Code. This code allows for medium density housing forms such as dual occupancy, manor homes and terrace housing to be built as complying development.

While Canterbury LEP 2012 requires that development in the vicinity of a heritage item or HCA does need to take into consideration heritage aspects, such considerations do not apply to complying development. As such land near to or adjoining a HCA or a heritage item could be compromised by complying development where it applies. If the Low Rise Medium Density Housing Code is to apply in the R3 Medium Density zone, then this is likely to impact items of heritage and conservation value in Hurlstone Park.

While there is currently a moratorium on introduction of the code for 12 months in Canterbury-Bankstown ending in July 2019, if ultimately introduced then the impact of the code on the HCAs has been considered in the preparation of this report.

Next steps

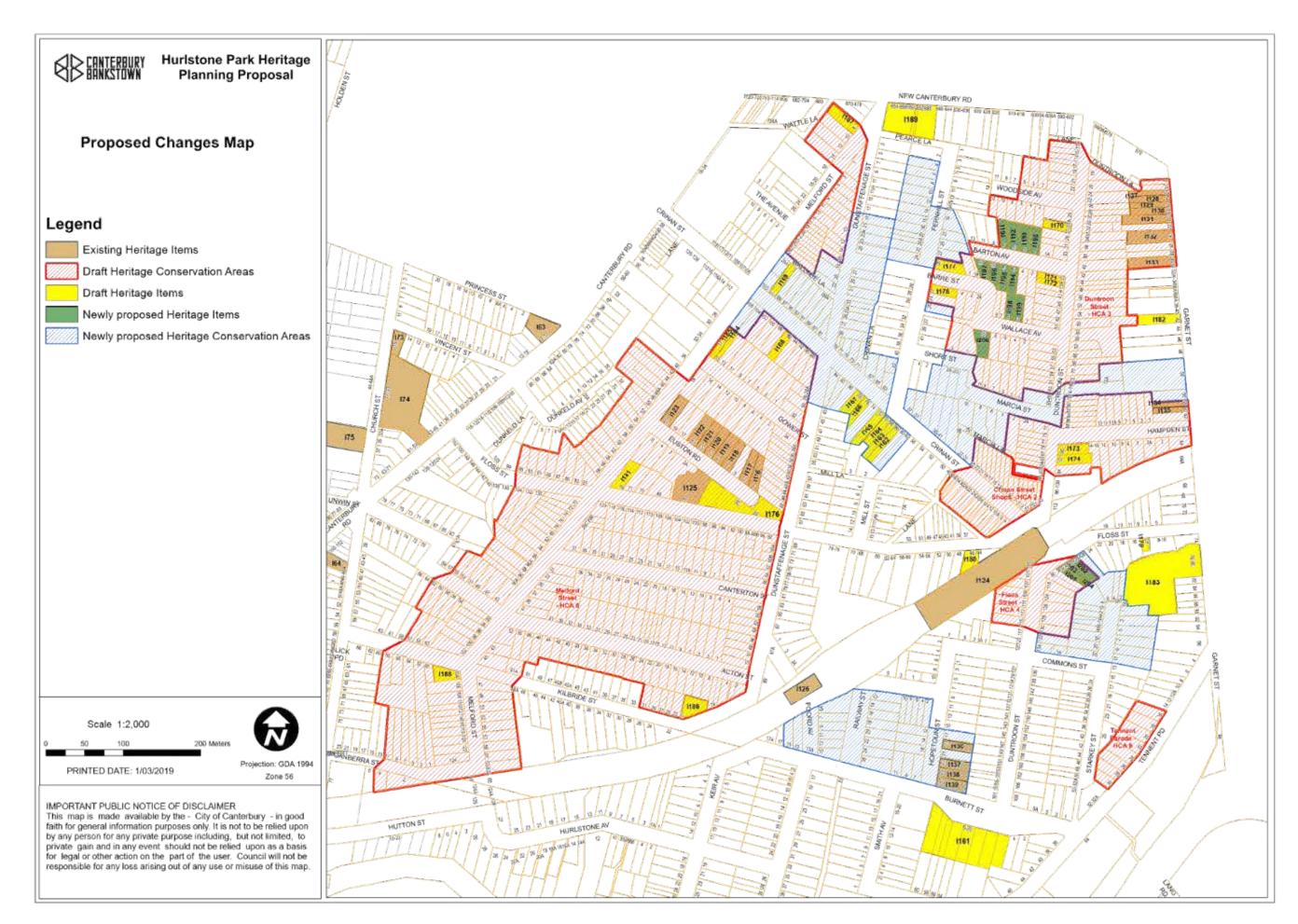
If the Panel recommends that the proposed amendments to the Planning Proposal should proceed, the Planning Proposal will be then reported to Council seeking to re-exhibit the proposed amendments.

If Council endorses the amendments to the Planning Proposal, they will require an altered Gateway Determination from the Department of Planning and Environment before reexhibition can take place.

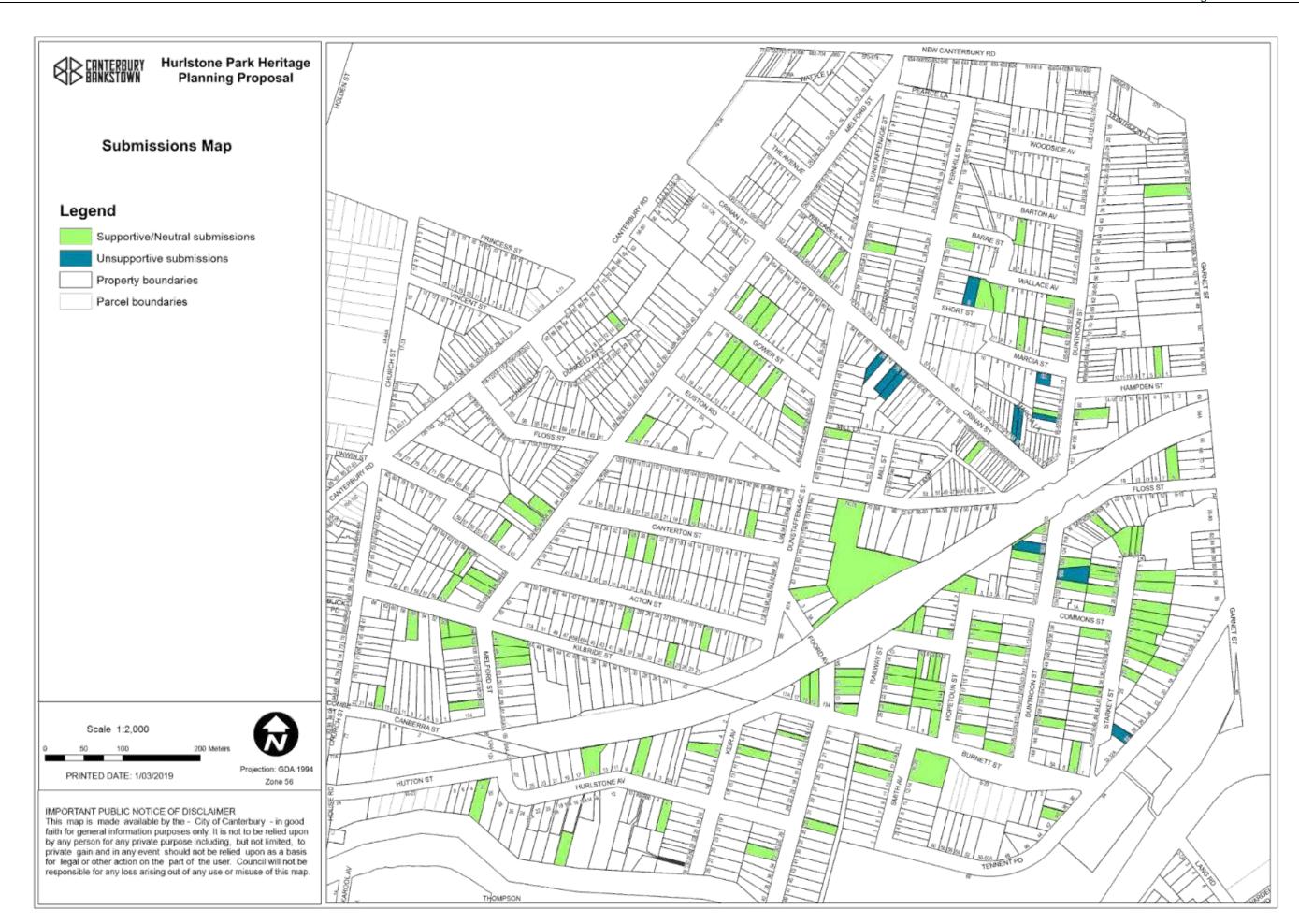
It is also proposed to amend the supporting DCP controls that will apply to heritage in Hurlstone Park. This is in response to community submissions, specific recommendations in the City Plan Review and also from the changes proposed to the HCAs. It is also proposed to introduce provisions encouraging the residential conversion of vacant or under utilised upper level floor space. DCP amendments are not required to be reported to the Local Planning Panel, however they will be reported to Council along with the Planning Proposal to seek final endorsement.



Item: 1 Attachment A: Hurlstone Park Proposed Changes



Item: 1	Attachment A: Hurlstone Park Proposed Changes



Item: 1	Attachment B: Hurlstone Park Heritage Submissions Map





Submitted to City of Canterbury-Bankstown Council

February 2019



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Revision	Date Issued	Revision Description	
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Certification

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants. To the best of our knowledge the accuracy of the information contained herein is neither false nor misleading. The comments have been based upon information and facts that were correct at the time of writing.

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ABBREVIATIONS AND CONVENTIONS

Term	Refers to
Council	City of Canterbury Bankstown Council
HP HA Study	Hurlstone Park Heritage Assessment Study: Stages 1 & 2 (Paul Davies Pty Ltd, 2016-17)
Study area	The suburb of Hurlstone Park NSW 2193, with the exception of the area located to the north-west of Canterbury Road (Figure 2)
CBD	Central Business District
СРН	City Plan Heritage
CPSD	City Plan Strategy and Development
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
HCA	Heritage Conservation Area
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
LGA	Local Government Area
Paul Davies	Paul Davies Pty Ltd
PP	Planning Proposal

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EXECUTIVE SUMMARY

This Heritage and Urban Design Review has been prepared by City Plan Heritage (CPH) and City Plan Strategy & Development for City of Canterbury Bankstown Council (Council) to address the key issues arising from the public consultation period following the exhibition of a Planning Proposal and draft Development Control Plan (DCP) amendment in June 2017.

The Planning Proposal and draft DCP amendment were developed from the *Hurlstone Park Heritage Assessment Study: Stages 1 & 2* (HP HA Study: Stages 1 & 2) undertaken by Paul Davies Pty Ltd (Paul Davies) in 2016-17 and which was subsequently endorsed by Council. The HA study proposed 29 heritage items, 7 Heritage Conservation Areas (HCA's) and zoning and height control changes for the suburb of Hurlstone Park.

Following exhibition of the Planning Proposal and draft DCP amendments, over 250 submissions were received from the Hurlstone Park community, which both supported and opposed various aspects. These generally concentrated on five key issues;

- objections to proposed listings;
- 2. review of HCA boundaries;
- 3. an additional HCA south of the railway;
- 4. maximum building heights within commercial B2 zones; and
- 5. requests for heritage listings.

It was determined that an independent heritage review was required as a means of addressing these concerns incorporating, an Urban Design Review to address those concerns which related specifically to building height limits in the B2 zones.

This Heritage and Urban Design Review has made the following recommendations in relation to the five key issues, as raised in the submissions received by Council in response to the Hurlstone Park Planning Proposal and draft DCP amendments exhibited in June-July 2017:

1. Objections to proposed listings

In respect of objections to proposed listings it is recommended that:

- 66, 68, 70, 72, 76 and 78 Crinan Street: The Crinan Street group satisfies Criteria c) and g) for local heritage listing.
- 109 Duntroon Street: The existing contributory status of this property should be retained as it does not satisfy the criteria for listing.
- 128 Duntroon Street: The existing contributory status of this property should be retained. Unless
 historical research should demonstrate that the existing dwelling was purpose-built for a dairy, the
 site does not satisfy the criteria for listing,

In summary, CPH recommends that the Crinan Street group be progressed for heritage listing.

2. Review of HCA boundaries

In respect of the review of draft HCA boundaries, it is recommended that:

- Melford Street and Melford Street North HCAs be amalgamated with CPH proposed additions, to create a newly revised 'Melford Street HCA (revised)' (Section 5.2);
- Duntroon Street and Hampden Street HCAs be amalgamated with CPH proposed additions, to create
 a newly revised 'Duntroon Street HCA (revised)' (Section 5.3);
- Floss Street HCA be included with CPH recommended additions, to create a new 'Starkey Street HCA' (Section 5.4);
- Tennent Parade HCA retain its current boundaries (Section 5.5); and



 Crinan Street Shops HCA retain its current boundaries (Section 5.6), with the exception of 85-87 Duntroon Street, which is to be included in the newly proposed Duntroon Street HCA (revised).

In summary, CPH recommends that the revised HCA boundaries, as detailed in Section 5 of this report, be adopted so as to retain the uniquely cohesive architectural and historical character of Hurlstone Park.

3. New HCA south of the Railway line

In respect of the requests for a new HCA south of the railway, it is recommended that:

- A HCA be created south of the railway with the boundaries as depicted in Figure 22;
- The new HCA be named 'Railway Street HCA'; and
- That a new State Heritage Inventory (SHI) form and character statement be prepared.

4. Maximum building heights (in B2 Zones)

The following recommendations are made:

- Maximum building heights within the commercial B2 zones:
 - Implementing the recommendations made in this report;
 - Requiring setbacks in line with modelling outcomes (i.e. minimum 6 metres setback for western side shops and setting a setback line for the eastern side shops) for any new development above original envelopes. This is so that the original scale and parapets are not overwhelmed and the integrity and dominance of the existing traditional street wall is maintained;
 - Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views;
 - Requiring any new proposal which seeks to replace a non-heritage listed or uncharacteristic building to have a maximum 2 storey plus parapet street wall. Any development above should be setback from the street wall; and
 - Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing.
- That Development Control Plan controls specify the following in relation to building heights within the commercial (B2) zone to the north of the railway:
 - shopfronts along Crinan Street can accommodate one additional (third) storey only;
 - additions to shopfronts along Crinan Street should have appropriate setbacks as seen in Figures 34-38; and
 - additions to shopfronts along Crinan Street should comply with DCP controls similar to those contained in the Marrickville DCP 2011 provided in Appendix C of this report;
- That Development Control Plan controls specify the following in relation to maximum building heights within the commercial (B2) zone to the south of the railway:
 - The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38;
 - The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building;
 - The maximum height for 26 Floss Street (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss

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Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics; and

That Development Control Plan controls incorporate similar controls to those contained in the Marrickville DCP 2011, as contained in Appendix C of this report.

5. Requests for listings

In respect of the requests for listings, it has been established, on the basis of further research that the following properties satisfy the relevant criteria for listing:

- Shop frontages at 28, 30 and 32-34 Floss Street
- Former Masonic Hall, 65-69 Duntroon Street

Further to the above, it is recommended that research be undertaken, so as to determine whether the following additional properties satisfy the relevant criteria for listing:

- Barton Avenue houses group (1, 3, 5, 6, 7, 8, 10 & 12)
- 3, 5 and 10 Wallace Avenue

6. Additional Recommendations

The following additional recommendations are made in respect of the heritage values of Hurlstone Park and its properties therein:

- A Conservation Management Strategy be prepared for the proposed heritage item 'Worked quarry faces' at 76-80 Garnet Street in order to ensure that any future development at the site considers both its heritage values and proximity to the newly proposed Starkey Street HCA; and
- The status of the following properties be upgraded from non-contributory to contributory:
 - 49/51 Duntroon Street
 - 11A Dunstaffenage Street
 - 7 Canterton Street
 - 23, 35, 37 and 41 Fernhill Street



1. INTRODUCTION

1.1. Background

Following the release of the draft Sydenham to Bankstown Urban Renewal Corridor Strategy in late 2015, the City of Canterbury-Bankstown (Council) commissioned Paul Davies in May 2016 to prepare a Heritage Assessment (HA) Study for Hurlstone Park to assess the suburb's potential for identifying Heritage Conservation Areas (HCAs) and new heritage items.

Following Council's endorsement of the first HA Study (Paul Davies, May 2016) in September 2016 by Council, a second report was produced by Paul Davies in April 2017, which investigated more thoroughly the potential HCAs and heritage items which had been identified in the previous study. Following this, endorsements of the following were made by Council:

- 29 additional heritage items;
- 7 HCAs: and
- zoning and height control changes to support the desired future character of the HCAs.

These were incorporated into a Planning Proposal and draft DCP amendment, which were exhibited in June-July 2017. Over 250 submissions were subsequently received, both in opposition to and in favour of the proposed initiatives. These generally related to the following 5 key issues:

- 1. objections to proposed listings;
- 2. review of HCA boundaries;
- 3. new HCA south of the Railway line;
- 4. maximum building heights (in B2 Zones); and
- requests for listings.

In response to public interest, Council engaged City Plan Heritage to undertake an independent Heritage Review of Hurlstone Park a means of addressing these key issues. Additionally, City Plan Heritage in association with City Plan Strategy and Development also undertook an Urban Design Review to address the matter of maximum building heights within the commercial B2 zones. The outcomes of this review have been integrated into the present report for ease of reference.

1.2. Methodology

1.2.1. Stage 1 - Project Inception

The initial stage of assessment involved review of the key issues (see Section 3), as raised in the submissions. These were generally categorised in accordance with 5 key issues, which were seen by council as reflecting collectively the breadth of concerns raised by the community.

1.2.2. Stage 2 - Field Survey

The second stage involved two days of on-site inspection (23-24 November 2017) undertaken by both City Plan Heritage and City Plan Strategy and Development. Key issues (Section 1.2) were addressed through visual inspection from street level only and photographically documented. So as to maintain the highest possible degree of objectivity, the HP HA Study: Stages 1 & 2 were not referred to in this phase. Additional survey work was also undertaken by City Plan Heritage on 15 January and 07 February 2018, so as to reassess areas identified and discussed at meetings with the Council's Spatial Planning Unit.



1.2.3. Stage 3 - Heritage and Urban Design Review

Heritage Review

This stage involved preparation of the present Hurlstone Park Heritage and Urban Design Review report. This involved assessing the initial conclusions against the recommendations of the HP HA Study: Stages 1 and 2. This Heritage and Urban Design Review has been prepared in accordance with the Office of Environment and Heritage (OEH) Heritage Division publications Statements of Heritage Impact (2002) and Assessing Heritage Significance (2001); and is guided by the philosophy and processes included in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter).

Urban Design Review

This stage involved City Plan Strategy and Development inspecting the locality to understand the existing and potential built form character and scale. The existing strategic and statutory planning framework was considered to understand the centre's likely standing within the Sydney metropolitan area. This includes the Greater Sydney Region Plan, the South District Plan, the Sydenham to Bankstown Urban Renewal Strategy, as well as the Canterbury Local Environmental Plan 2012. The findings of CPH's Heritage Review were also considered, as were public submissions received by Canterbury Bankstown Council when it sought feedback from local stakeholders in relation to the Hurlstone Park Heritage Review.

1.3. Limitations

- Additional historical research is beyond the scope of the present Heritage and Urban Design Review. Historical information is therefore limited to that that which is contained within in the Hurlstone Park Heritage Assessment Study: Stages 1 & 2 (HP HA Study: Stages 1 & 2). It is noted that at the time the Hurlstone Park HA Study was authored, local studies resources were unavailable, as the Campsie Library was closed for renovations. Where it is determined that further historical research would enable a more accurate evaluation of heritage significance, this will be stated.
- Inspection of the relevant properties and HCAs was undertaken as a pedestrian survey only. More
 detailed inspection of exterior and interior fabric is beyond the scope of this report.
- Illustrative material, which has been included for the commercial B2 zones, is not to scale and is intended as a visual aid only.
- Building rankings used have been those developed by Paul Davies in the Hurlstone Park Heritage Assessment Study.

1.4. Author Identification & Acknowledgement

The following report has been prepared by Alexandra Ribeny (Heritage Consultant) in association with Kerime Danis (Director - Heritage) who has also reviewed and endorsed its content.

The urban design review section has been prepared by City Plan Strategy and Development, provided by Juliet Grant (Executive Director), Carlo Di Giulio (Associate Director) and Francisco Medina (Project Planner)

All photos were taken during the field surveys by CPH unless otherwise noted. City Plan Strategy and Development has provided urban design input, which has been integrated throughout.

CPH acknowledges Paul Davies' HP HA Study: Stages 1 & 2, which has formed the basis for the proposed heritage provisions under review in this document, and from which a large amount of historical and contextual information has been extracted.

1 Hurlstone Park Heritage Assessment Study: Part 1 (2016), Paul Davies Pty Ltd. p.3



The authors acknowledge the invaluable assistance and support provided by the Council's Heritage and Planning Officers including:

- Allan Shooter Senior Urban Planner;
- Sally Charalambides Heritage Advisor; and
- Mitchell Noble Manager Spatial Planning.



2. THE AREA AND CONTEXT

2.1. Area Location

The study area is located within the suburb of Hurlstone Park and within the Local Government Area (LGA) of Canterbury-Bankstown Council. The suburb of Hurlstone Park is located approximately 9 kilometres west of the Sydney Central Business District (CBD) (Figure 1) and covers an area of approximately 1.1 km2. It lies between the suburbs of Ashfield, Ashbury, Canterbury, Earlwood, Marrickville, Dulwich Hill and Summer Hill.

The study area covers the whole of the suburb of Hurlstone Park, with the exception of the component which lies to the north-west of Canterbury Road which is within the Inner West Council (Figure 2). The boundaries of the study area consist of Church Street and Canterbury Road to the west, New Canterbury Road to the north, Garnet Street to the east and the Cooks River to the south.

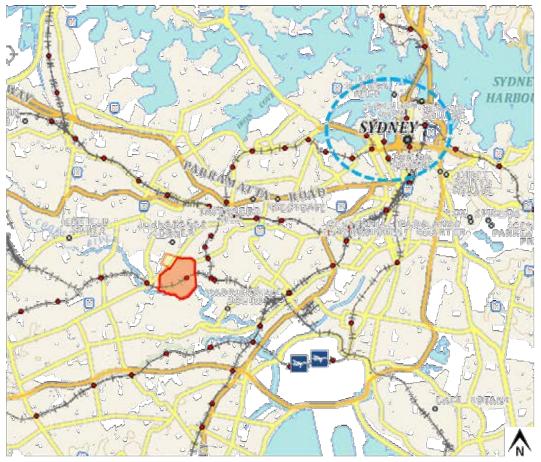


Figure 1: Location of study area (indicated in red) in relation to the Sydney CBD (indicated in blue) (Source: SIX Maps 2018)



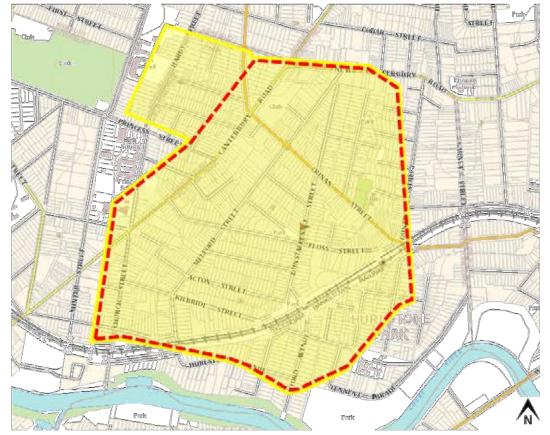


Figure 2: Location of the study area (indicated in red) within the suburb of Huristone Park (indicated in yellow). Note: the area of Huristone Park which lies to the north-west of Canterbury Road and outside of Canterbury Bankstown Council is excluded from this review (Source: SIX Maps 2018)

2.2. Urban Context

Hurlstone Park consists of predominantly low-density residential development and a commercial centre on Crinan Street, immediately to the north of the railway corridor. Other facilities include 'Canterbury-Hurlstone Park RSL Club', the 'Edgeware School' and a number of churches, halls and community buildings.

To the north, Hurlstone Park meets New Canterbury Road, where commercial and high-rise residential development has been established. Upon entering Hurlstone Park a significant degree of architectural cohesivity can be observed; a legacy of the building boom between 1901 and 1915, which resulted in the erection of a large number of Federation-period dwellings (Figure 3). The Crinan Street commercial centre rises to the north-west of the Hurlstone Park railway station (Figure 5) and consists largely of intact Federation-period shopfronts (Figure 6) which sit within close proximity to the former Hurlstone Park Bowling Club (Figure 7). In the southern component of the suburb the land is characterised by Hawkesbury sandstone outcrops, which descend toward the Cooks River at its southern extent. Sandstone has been incorporated into the construction and landscaping of a number of dwellings which overlook Ewen Park and the Cooks River (Figure 8).



Hurlstone Park is historically significant as one of the earliest subdivisions in Canterbury Bankstown dating from the Miss Sophia Campbell's subdivision of Canterbury Estate in 1865. The existing urban context exactly reflects the original subdivision pattern following the distinct topography of the locality (Figure 9). This is most evident around the railway station with the views and vistas along Crinan Street from the station to the valley beyond where the land slopes and raises at the distance providing extensive views over the low-scale traditional shops. The street has a comprehensive uniformity with many intact low-rise houses in styles ranging from Victorian to Post-War periods, with the majority being from the Federation period. While the integrity of streets varies across the area, there is a high proportion of early buildings, which provide consistency at a level not evident elsewhere in the LGA. Comparative aerial maps of the area (1943 and 2018) clearly indicate the intact historic subdivision pattern and street alignments following the topography around the railway station. The intactness of the historic subdivision pattern is also evident.



Figure 3: A cohesive streetscape of Federation and Inter-war style dwellings along Woodside Avenue, Huristone Park, which is one of many intact streetscapes across the area reflecting the dominant urban form and historic characteristics of the suburb.







Figure 4: A sign recognises the importance of the Huristone Park (Former Fern Hill) Railway Station in the development of the modern suburb of Huristone Park (left) and the current Huristone Park railway station (right) (Source of photo at right: https://www.dailytelegraph.com.au/newslocal/the-express/canterburybankstown-snaps-away/news-story)



Figure 5: Crinan Street commercial centre consists of largely intact Federation-era shopfronts, view facing north showing clearly the land topography and the low-scale of the development with the traditional shops strip forming a two-storey street wait some with decorative and dominant parapets.





Figure 6: The Crinan Street commercial centre rises toward the Huristone Park railway station, view facing south. The two-storey street wall of the shopping strip is more evident in this view corridor that reflects the historic configuration of the area around the station with compatible and appropriately scaled infill development at the foreground.



Figure 7: The front gate of the Huristone Park Bowling Club (now demolished), located adjacent to the Crinan Street commercial centre







Figure 8: The southern border of Huristone Park consists of Hawkesbury sandstone outcrops which slope toward the Cooks River (left) and which have been integrated into the landscaping and construction of nearby houses (Source of photo at left: https://commons.wikimedia.org/wiki/File:Cooks_river_Huristone_Park.jpg)





Figure 9: Comparison of 1943 aerial and the 2018 aerial of the area around the Huristone Park railway station shows the distinct and intact subdivision pattern that formed the orientation and scale of the urban context since 1865 (Source; SIXMaps 2018)



2.3. Heritage Context

2.3.1. History

The following brief thematic history of Hurlstone Park is extracted directly from the *Hurlstone Park Heritage* Assessment Study.²

Hurlstone Park is part of a 673-hectare estate inherited by Miss Sophia Ives Campbell (1812-1891) from her father, Robert Campbell, in 1846. This estate was subdivided in about 1877 into large suburban blocks with a general street pattern that is in use today in comprising Garnet, Duntroon, Dunstaffnage (now Dunstaffenage), Melford, Fernhill (now Foord Avenue), Crinan, Floss, Kilbride and Canberra streets. Most streets were named after places associated with the Campbell family and of Scottish origin. In 1895 a new suburban railway from the city via Marrickville to Belmore (later extended to Bankstown) opened with a railway station, initially named Fernhill, which was changed in 1911 to Hurlstone Park. While some development occurred around the railway station at the time of its opening, Hurlstone Park's first building boom took place during of the Federation era between 1901 and 1915, and especially about 1911 when the suburb was sewered. Much of the land was still owned by the Jeffreys, descendants of the Campbell family, which they subdivided into the suburban blocks seen today. Within these estates local and neighbouring builders erected the houses that characterise the suburb to this day.

For a more comprehensive history of Hurlstone Park, reference should be made to the HP HA Study.

2.3.2. Heritage Status

The study area contains 24 existing heritage items listed under Part 1 of Schedule 5 of the Canterbury Local Environmental Plan (LEP) 2012. It has no existing HCAs.

The exhibited PP and draft DCP amendment, developed from the HP HA Study: Stages 1 & 2, proposed an additional 29 heritage items and 7 Heritage Conservation Areas (HCAs) (see Figure 10).

2 Hurlstone Park Heritage Assessment Study: Part 1 (2016), Paul Davies Pty Ltd. p.3



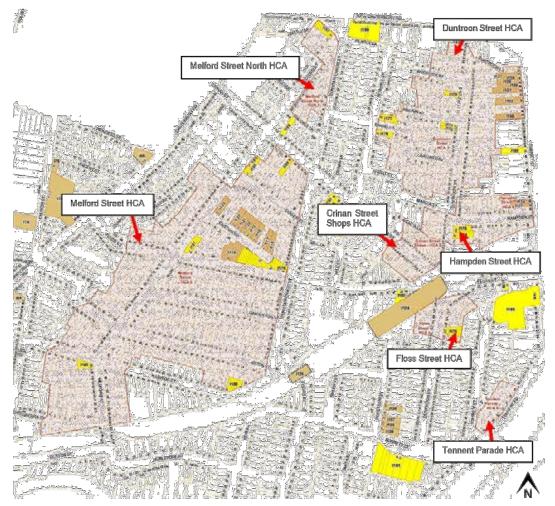


Figure 10: Map of proposed HCAs (indicated in red), existing heritage items (indicated in brown) and proposed heritage items (indicated in yellow) within Huristone Park (Canterbury Bankstown Council)



2.4. Strategic Planning Context

The existing strategic planning context was considered to ensure any urban design advice is consistent with metropolitan, district and/or local patterns of development. Given the study area is small relative to the Sydney metropolitan area, the review of the planning context was tailored accordingly.

2.4.1. Greater Sydney Region Plan (GSRP)

The NSW Government released the Greater Sydney Region Plan - A Metropolis of Three Cities (GSRP) in March 2018. The purpose of the plan is to establish the strategic direction for planning across metropolitan Sydney. The GSRP replaces 'A Plan for Growing Sydney' (2014). Recent amendments to the Environmental Planning & Assessment Act, 1979 give statutory weight to this plan by requiring its implementation through Local Environmental Plans (LEPs).

According to the GSRP, Hurlstone Park is located within the South District. As indicated in the following extract of the GSRP, Hurlstone Park is adjacent to the committed Sydenham to Bankstown metro line and is nominated for 'Transit Oriented Development' (TOD). The implications of the 'Sydenham to Bankstown metro line' are discussed in further detail at Section 2.4.3



Figure 11: Extract of GSRP, with approximate location of Huristone Park nominated (Source: GSRP, pages 14-15)

The GSRP advocates for urban renewal and increasing residential densities in areas close to public transport, particularly those areas benefitting from significant investment. The GSRP includes objectives to locate dwellings closer to jobs and reduce the length of time required to travel to places of employment (i.e. 'Well connected' and 'The 30-minute city'). Local housing strategies are to be prepared to identify appropriate locations for additional housing supply.

The GSRP recognises the importance of conserving environmental heritage through inclusion of Objective 13 "Environmental heritage is identified, conserved and enhanced" as part of its ten directions for the metropolis of three cities. Strategy 13.1 details that this objective would be achieved by:

- engaging with the community early in the planning process to understand heritage values and how they
 contribute to the significance of the place
- applying adaptive re-use and interpreting heritage to foster distinctive local places
- managing and monitoring the cumulative impact of development on the heritage values and character of places.



2.4.2. South District Plan (SDP)

The SDP is generally aligned with the outcomes and objectives of the GSRP. As such, it is not necessary that this be separately addressed, given that the relevant components of the GSRP are outlined above. It is worth noting, however, that the SDP places similar emphasis on conservation of environmental heritage.

Planning Priority S6 of the SDP encourages creating and renewing great places and local centres and respecting the District's heritage, as set out under Objective 13 of the GSRP quoted above, including ensuring local centres remain viable. The Plan encourages a place-based planning approach for better understanding a place and building relationships and collaboration to deliver a vision and solutions that respond to a place's potential. The Government Architect NSW has prepared Better Placed - An integrated design policy for the built environment of New South Wales, which supports the creation and renewal of great places, for use by all place makers including State and local government, business and the community. The Plan also sets out five actions (18 to 22) to deliver the desired future outcomes by using the place-based planning approach.

Sydenham to Bankstown Urban Renewal Corridor Strategy (SBURCS)3

The SBURCS is being further considered by the Department of Planning & Environment in light with the City of Canterbury-Bankstown Council's comprehensive submission on the revised strategy, the significant community interest and recognition of the extensive strategic work that Council is undertaking upon to review the City of Canterbury-Bankstown LEP as part of the funded accelerated council program.

The Minister for Planning has expressed an interest in working with Council to identify "a coordinated approach to deliver new homes and jobs that are well supported by public transport, infrastructure, community facilities and open space". The Minister's letter notes that Council will play a "major role" in planning Canterbury, Campsie, Belmore and Lakemba, and a "leading role" in the remaining precincts, namely Hurlstone Park, Wiley Park, Punchbowl and Bankstown.4

2.5. Planning Proposal

Council submitted a Planning Proposal (PP) to the Department of Planning & Environment on 21 November 2016, for the implementation of the Hurlstone Park Heritage Assessment Study which introduces additional heritage items and new and expanded heritage conservation areas. The PP was granted a Gateway Determination (subject to conditions) in December 2016. An altered Gateway Determination for the current Planning Proposal was issued on 16 May 2017.

The Gateway conditions required Canterbury-Bankstown Council to include the new local heritage items and heritage conservation areas in Hurlstone Park, which are the subject of this report.

The Gateway Determination notes the PP's inconsistency with Section 117 Direction 3.1 Residential Zones, however this was considered of minor significance and justifiable. Refer to the following extract from the Planning Team Report (dated 15 December 2016):

"The planning proposal is not consistent with Direction 3.1 Residential Zones as it seeks to preserve an existing housing type (low density residential development) which does not make efficient use of existing infrastructure and services in an area that is well serviced by mass public transport. The area is directly adjacent to Hurlstone Park train station, which is on the T3 Bankstown Line and which is proposed to be upgraded as part of the new Sydney Metro Southwest. However, as the area also forms part of the Sydenham to Bankstown Urban Renewal Corridor, which will generate significant new high density residential flat development, the proposal will result in creating housing choices by preserving an alternate

³ Summary of the letter from the Minister for Planning dated 25 July 2018 on the Sydenham to Bankstown Urban Renewal Corridor revised

strategy
4 Based on the Ordinary Meeting of Council held on 28 August 2018, p.61.



housing form to that proposed under the Strategy. The inconsistency is therefore considered to be minor and justifiable."

The PP envisioned that more detailed design controls should be prepared as part of the amendment to the Canterbury Development Control Plan (DCP) 2012. It is our view that specific DCP controls can assist in preserving those existing heritage elements characteristic to Hurlstone Park.



3. SUMMARY OF KEY ISSUES

This section summarises each of the five key issues raised within the submissions received by Council in relation to the PP and draft DCP amendments.

3.1. Objections to Proposed Listings

Submissions were received which objected to the proposed listing of their property as a heritage item. These were concentrated in Crinan and Duntroon Streets. These objections referred to perceived inconsistencies and questioned how satisfactorily individual properties satisfied the relevant criteria for heritage listing.

3.2. Review of Draft HCA Boundaries

The HP HA Study: Stage 1 recommended the creation of seven HCAs within Hurlstone Park (Figure 10); the boundaries of which were informed by historical research, which explored the original subdivision patterns and architectural and social development of Hurlstone Park.

While the draft HCAs were generally supported by the when exhibited community, submissions were received which both objected to, and requested the inclusion of, individual properties. Concerns ranged from issues surrounding the risks of exposure to unsympathetic development for those properties which weren't included within an HCA, to the limitations on development imposed on those that were. Attention was also drawn to a number of perceived 'development corridors' between proposed HCA boundaries.

3.3. New HCA South of Railway

Submissions were received requesting the creation of a new HCA south of the railway line in the vicinity of Hopetoun Street and Railway Street. Reference was particularly made to the properties at 19 and 23-27 Hopetoun Street, which were noted as being the only current heritage items within Hurlstone Park not currently included within the draft HCAs.

3.4. Maximum Height Limits

As part of the PP, Council proposed a reduction in the maximum building height control in the B2 zones covering the town centre HCAs (Crinan Street Shops and Floss Street HCAs) from 14 metres to 11 metres. This was to reduce the building height from 4 storeys (which is possible under the current maximum building height limits) to 3 storeys. It was considered that a 3-storey building height with appropriate setbacks would create a better fit with the prevailing single and two storey heights in the HCAs.

A number of submissions were received which objected to these changes. A greater number still were received which supported, some of which suggested a further reduction. Submissions were also received seeking the reduction of building heights of B2 zoned properties which adjoin the HCAs but are not part of them.

3.5. Requests for Listings

Submissions were received requesting that 6 individual properties be listed or otherwise these protected by heritage controls. Historical and anecdotal information was provided as a means of supporting this request. In addition to these more general submissions were received which requested that an additional 60 individual properties be considered for listing.



A standardised table format has been used for assessing objections to, and requests for, listing. This is shown below (Table 1).

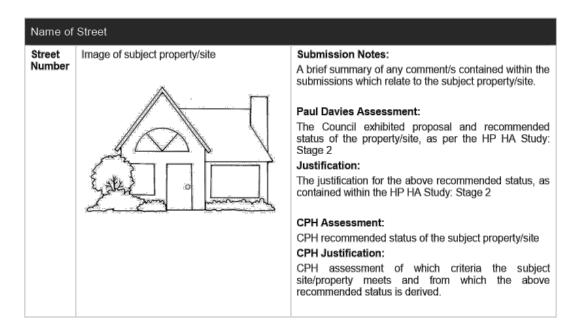


Table 1: Key for assessment of 'Key Issues'



4. OBJECTIONS TO PROPOSED LISTINGS

4.1. Introduction

The following section presents CPH's assessment of the objections to listings which were received in the submissions. Although additional historical research is beyond the scope of this report, the justifications, as contained within the HP HA Study: Stage 2, have been reviewed and recommendations made, where relevant, that further historical research be undertaken.

As submissions relating to 70, 72 & 76 Crinan Street objected to both the individual and the group listing of the Crinan Street properties, these have been assessed as a group accordingly. The submissions which objected to the listing of 109 and 128 Duntroon Street have been addressed individually. (Note: 109 Duntroon Street is not a draft heritage item, as listing was not recommended in the HP HA Study: Stage 2 after it was initially identified by Paul Davies as a potential item. Objections to its inclusion within an HCA have been addressed in Section 5.

4.2. 66, 68, 70, 72, 76 and 78 Crinan Street

The criteria used by Paul Davies to justify the proposed listing of these properties is outlined below:

Criteria a) The Crinan Street house group is of local historical significance as a group of houses constructed 1895-1916 on an 1895 subdivision by brickmaker and building contractor William Pendlebury on land adjacent to Pendlebury's Crinan Street brickpit. This group provides evidence of the developmental history of the area when the railway to Belmore was built through Fernhill (now Hurlstone Park) in 1895.

Criteria b) The group of houses are significant at a local level for their historical association with prominent local builders of the 1895-1916 period including William James Pendlebury and James Findlay.

Criteria c) The group of houses are local aesthetic significance as a group which demonstrates typical characteristics of their periods and styles (Victorian Filigree, Victorian Italianate and Federation Queen Anne) in terms of architectural detailing, elements, form and materials. The houses provide evidence of the construction techniques of their styles and particularly of the typical characteristics of the work of prominent local builders of the period 1895-1916.

Criteria g) The houses are representative examples of late Victorian and Federation period housing styles that were speculatively built in the Hurlstone Park area.

The table below contains an assessment of the listing of these properties and submissions received:



Crinan Street





Submission Notes: Objections to heritage listing on grounds of modern alterations including:

- original front fence removed;
- · non-original aluminium windows; and
- non-original porch tiles.

Paul Davies Assessment: Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment: Potential heritage item within revised Melford Street HCA (Appendix B)

CPH Justification:

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition assessment includes:
 - removal of original chimney, slate roof, windows and timber fretwork. These modifications can be easily reversed;
 - retention of original form and verandah configuration and is identifiably part of the historical group; and
 - overall low-medium integrity.
- · Group satisfies Criteria a) and b).



Crinan Street

68



Submission Notes: Objects to heritage listing on grounds of modern alterations, including:

- non-original porch tiles;
- · modern rear extension; and
- original front fence partially removed.

Paul Davies Assessment: Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment: Potential heritage item within revised Melford Street HCA (Appendix B)

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- · Current condition includes:
 - retention of original chimneys, brick boundary wall;
 - replacement of original slate roof, windows and timber fretwork and replacement of original brick façade with render;
 - unsympathetic modifications are easily reversible; and
 - medium integrity overall.
- · Group satisfies Criteria a) and b).



Crinan Street

70



Submission Notes:

Questions heritage listing on the grounds of a loose connection to historical persons.

Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - retention of original gable infill, chimneys, timber fretwork, finials, slate roof, windows and brick façade and brick boundary wall; and
 - high integrity overall.
- Group satisfies Criteria a) and b).



Crinan Street

72



Submission Notes:

Objects to heritage listing on grounds of modern alterations, poor construction and loose connection to builder, William Pendlebury.

Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - retention of original slate roof, chimneys and brick façade;
 - sympathetic replacement of original timber fretwork and tiling;
 - installation of a modern fence; and
 - medium-high integrity overall.
- Group satisfies Criteria a) and b).



Crinan Street

76



Submission Notes:

Objects to heritage listing on grounds of unexceptional design and poor construction.

Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - removal of original chimneys and slate roof;
 - retention of stained glass windows;
 - sympathetic replacement of original timber fretwork;
 - installation of modern fence; and
 - medium integrity overall.
- Group satisfies Criteria a) and b).



Crinan Street

78



Submission Notes:

Objects to heritage listing on grounds of modern alterations.

Paul Davies Assessment:

Heritage item (not within an HCA) (Appendix A)

Justification:

A fine group of houses in Crinan Street built between 1895 (No. 78) and 1915/16 (No. 70), associated with a number of local builders, in particular William Pendlebury who was the land owner of the subdivided lots prior to construction of the houses, who built the house at 72 in 1908 as his own residence, and also built 66, 68, and 76 either speculatively or for a client. The house at 78 constructed in 1895 would be one of the earliest houses in the Hurlstone Park area. Their former names include: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78).

The local heritage listing of these houses is recommended on aesthetic, historical and historical association criteria (the last due to association with prominent local builders). The houses are also considered significant for their group value.

CPH Assessment:

Potential heritage item within revised Melford Street HCA (Appendix B)

- Proposed for listing on the basis of historical and associative significance, as a group which was designed and built contemporaneously by a prominent local builder in the early history of Hurlstone Park.
- Current condition includes:
 - retention of original windows, chimney and brick boundary wall;
 - replacement of original roof;
 - demonstrates evolution of design, though diverges from the overall aesthetic of the group; and
 - medium-high integrity overall.
- Group satisfies Criteria a) and b).



Conclusions

The Crinan Street houses satisfy *Criteria a)* and *b)*. If the historical significance of this group related only to their association with prominent local builders, James Findlay and William Pendlebury, it might be argued that this would have to be uniformly applied to all properties with which they are associated throughout Hurlstone Park. Their significance, however, relates also to their geographical proximity and relative contemporaneity. While No. 72 was designed and built by Pendlebury as his own residence, he also had 66, 68 and 76 constructed during the same period for clients. The allotment of No. 70 was originally owned by Pendlebury and sold on to Findlay, who built the house with its characteristic verandah brackets. No. 78 was likewise owned by Pendlebury; however, he was not involved with the construction of the dwelling, which is the likely reason for its Victorian design.

The historical significance of the Crinan Street houses therefore derives from their collective and relatively contemporary construction from 1908; which places them as some of the earliest dwellings constructed within the suburb of Hurlstone Park. It further derives from their collective association with the life and work of William Pendlebury and James Findlay; both of whom contributed significantly to Hurlstone Park's architectural development and enduring character.

The Crinan Street houses less convincingly satisfy *Criteria c*) and *g*) on the basis that they represent a range of moderately-significantly modified examples of Victorian and Federation Queen Anne style dwellings. While some (68, 70 & 72) retain their original detailing and fabric and may, therefore, merit listing individually, the heritage value of these dwellings derives from their collective historical and associative significance. As a group, the dwellings at 66, 68, 70, 72, 76 and 78 Crinan Street cannot therefore be said to represent high integrity examples of Federation and Victorian Style.

It has therefore been determined that the Crinan Street group of houses satisfy *Criteria a*) and *b*) for local heritage listing.



4.3. 109 Duntroon Street

Duntroon Street

109





Figure 12: Broadhurst postcard depicting housing in Duntroon St, 1912 (Source: State Library of NSW)

Submission Notes:

Objects to heritage listing on the grounds modern alterations including:

- removal of stained glass windows;
- · addition of 2 brick columns; and
- Removal of original awning.

Paul Davies Assessment:

Further assessment did not support listing of this property.

Justification:

Federation Queen Anne style brick freestanding house with an original slate roof. Built circa 1910 on a 1904 subdivision, operated as a private commercial college by lessee/tenant Hugh Thomas Williamson 1911 to 1920s, in 1924 Williamson purchased the site.

The house is considered Contributory within the Floss Street Heritage Conservation Area but is not considered to be of a level of significance that would warrant local heritage listing as an individual heritage item.

Paul Davies Assessment:

Contributory item within Starkey Street HCA (Appendix B)

Justification:

- · Current condition includes:
 - removal of original bay window and stained glass;
 - installation of new verandah columns and an unsympathetic awning;
 - retention of original slate roof;
 - unsympathetic modifications are reversible with minor intervention; and
 - low-medium integrity overall.
- Does not meet threshold for listing



4.4. 128 Duntroon Street

The criteria used by Paul Davies to justify the proposed listing of this property is outlined below:

Criteria a) Built 1906 on Lot 1 Section 1 of the Jeffrey's Estate 1st subdivision, the house is of local historical significance as evidence of the development of the 1st subdivision of the Jeffrey's Estate and as the residence and place of operation of local dairymen, illustrating the operation of local suburban dairies in the early 20th century. The property was operated as a local dairy under two subsequent operators from 1906 until 1914.

Criteria b) The house has associational significance with early dairying and industry in the suburb.

Criteria c) The house is of aesthetic significance as a representative example of a Federation Queen Anne style house in a garden setting, with features of the style including hipped and gabled slate roof with stuccoed chimneys, polychrome brickwork, leadlight windows.

Criteria f) The place has local rarity for its association with early dairying in the area.

Criteria g) The house is a representative example of the Federation Queen Anne Style and of early development in the suburb.

The table below contains an assessment of the listing and submission received:



Duntroon Street

128





Figure 13: Broadhurst postcard depicting housing in Duntroon St, 1912 (Source: State Library of NSW)

Submission Notes:

Objects to heritage listing on the basis of loose connection with historical dairy, unexceptional 'Queen Anne' design and modern alterations, including:

- removal of original bullnose verandah;
- 50's decorative metalwork has replaced original timberwork; and
- unoriginal slate-roofed awning, brick fence and leadlight windows.

Paul Davies Assessment:

Heritage item (not within a HCA) (Appendix A)

Justification:

The house has an original slate roof, with 2 chimneys, and is on an original subdivision lot. Lot 1, Section 1 of the Jeffreys Estate No.1 subdivision and initially built for a local dairyman, on a site operating as a local dairy under two subsequent early operators from 1906 to 1914. The front verandah has been altered with circa 1950s metal posts. Leadlight windows to façade may also date from the 1920s. Front door is also modern. However, these are relatively minor changes and the house remains a fine representative example of its style. The house is recommended for local heritage listing due to its' historical significance demonstrating the development of the 1st subdivision of Jeffrey's Estate, and as a place of operation of a local dairy from its construction in 1906 till 1914. The house is also of local aesthetic significance as a representative example of the Federation Queen Anne style and has local rarity for its association with early dairying in the area. (Hurlstone Park HA Study: Stage 2 (2017), p.14)

CPH Assessment:

Potential heritage item within the newly proposed Starkey Street HCA (Appendix B)

CPH Justification:

Current condition includes:

- · Retention of original fanlight
- sympathetic replacement of original slate roof and leadlight windows and unsympathetic replacement of original timber fretwork with 50's decorative metalwork (as stated by occupant);
- removal of original bullnose verandah; and
- medium integrity overall.

Representativeness of Federation 'Queen Anne Style' has not been established. Should additional historical research indicate that the existing dwelling is the original house from which a local dairy was operated, it would satisfy *Criterion a*). It would also satisfy *Criterion f*) on the basis that few tangible remnants of these early agricultural activities remain within Hurlstone Park.



Conclusions

128 Duntroon Street does not convincingly satisfy *Criterion c)* or g) on the grounds that it is a medium integrity example of the Federation Queen Anne style with a number of unsympathetic modifications, including:

- unoriginal slate roof;
- unoriginal leadlight windows;
- removal of original bullnose verandah; and
- replacement of original timberwork with 50's decorative metalwork.

Criterion b) has been less satisfactorily addressed, as the submissions suggest that the present community has limited awareness of the site's original function.

Should additional historical research demonstrate that the existing dwelling at 128 Duntroon Street was originally part of an early dairy, this would satisfy *Criteria a*) for heritage listing. It would also satisfy the requirements for *Criteria f*), as a remnant of early agricultural activities within the area.

It has therefore been determined that, unless additional historical research should demonstrate that the existing dwelling is the original house from which a dairy was operated, 128 Duntroon Street does not meet the criteria for heritage listing.



5. REVIEW OF HCA BOUNDARIES

5.1. Introduction

The following section presents CPH's assessment of the proposed HCA boundaries (Figure 14). This assessment is not intended as an historical/contextual review of the HCAs and properties therein, but as a 'fine tuning' of the proposed HCA boundaries. Review of the proposed HCA boundaries has been undertaken with the following key objectives:

- to reassess HCA boundaries with consideration given to submissions made for and against inclusion
 of individual properties; and
- to also reassess boundaries in the context of observations made during the on-site assessment.

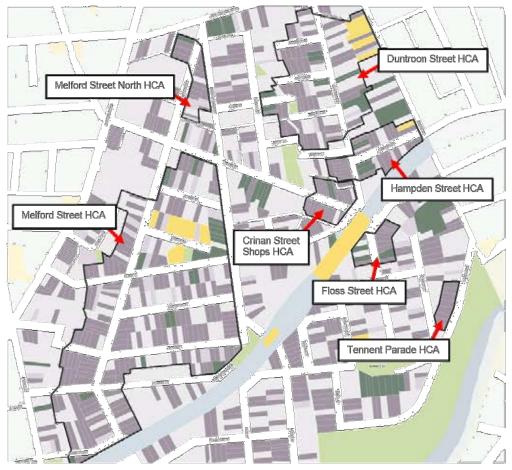


Figure 14: Map of draft HCAs (HP HA Study: Stage 1)

The assessment has resulted in proposed additions being recommended, which have resulted in enlargement and in some instances consolidation of HCAs. This is outlined below.



5.2. Proposed additions to draft Melford Street and Melford Street North HCAs

The following section summarises the assessment and proposed additions to the draft Melford Street and Melford Street North HCAs.

5.2.1. Assessment

HCA Name	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Melford Street HCA	Federation period housing and streetscapes	Jeffreys Estate No. 4 (1906); Jeffreys Estate No. 5 (1910); Jeffreys Estate No. 6 (1912)	From the railway line north including parts of Melford Street, Canberra Street, Kirkbride Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, western side of Dunstaffenage Street.	76%
Meiford Street North HCA	A mix of large single storey Federation period houses and small detached and semidetached late Victorian to Federation period houses	Triangular area initially subdivided 1881-1883, re-subdivided 1897-1913. Area on west side of Melford Street initially subdivided 1882-1896, partially re-subdivided in 1913	From 10-16 Dunstaffenage St north (west side only), On Melford St from Wallace Lane north including 1-29 Melford Street (east side) and 8 to 14 Melford Street (west side)	88%
Proposed additions	87-104 Crinan St have been included because they contribute to the Crinan Street Streetscape - the historical commercial thoroughfare of Hurlstone Park. Properties on the eastern side of Dunstaffenage St have been included on the basis that:		19-39 Dunstaffenage Street, 62-79, 81, 87-104 & 108 Crinan Street and 42 Fernhill Street	62%
	 Number 77-79 Crinan Street shopfront although with a num 			
	 27-39 Dunstaffenage Street in and modified Inter-war period original textured brick bounda the overall streetscape; and 	dwellings, which retain their		
	 Those dwellings located north of Barre Street retain a large amount of their Federation-era characteristics and are consistent with the aesthetic of the HCA. 			
	The properties at 80-84 Crinan St combination with the potential her Street, they reflect the 1888 allots Pendlebury and, despite alteration scale with the rest of the HCA.	itage items at 66-78 Crinan nent purchased by William		



5.2.2. Conclusions

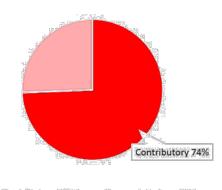
Recommended name: Melford Street HCA (Revised)

The proposed Melford Street HCA (revised) is an amalgamation of the draft Melford Street HCA and Melford Street North HCA with proposed additions.

- Proposed additions on the eastern side of Dunstaffenage Street would retain the northern component of the Dunstaffenage Street streetscape, which was assessed to have a medium-high level of cohesiveness. The southern component of Dunstaffenage street was omitted as it was assessed to have a lower level of cohesion.
- The proposed additions, in combination with the proposed Duntroon Street HCA (revised), will retain the Crinan Street streetscape and primary thoroughfare of Hurlstone Park.
- The properties at 80-84 Crinan Street have been included as, in combination with the potential heritage item at 66-78 Crinan Street, they reflect the 1888 allotment purchased by William Pendlebury.

The amalgamation of Melford Street HCA and Melford Street North HCA will also prevent unsympathetic development in the area which separates them.

Overall Breakdown - Melford Street HCA (revised)



Contributory (267) Non-contributory (92)

	'Melford St' HCA	'Melford St North' HCA	Additional CPH	HCA-A
Contributory	209	21	37	267
Non-contributory	66	3	23	92
HCA-A	275	24	60	359



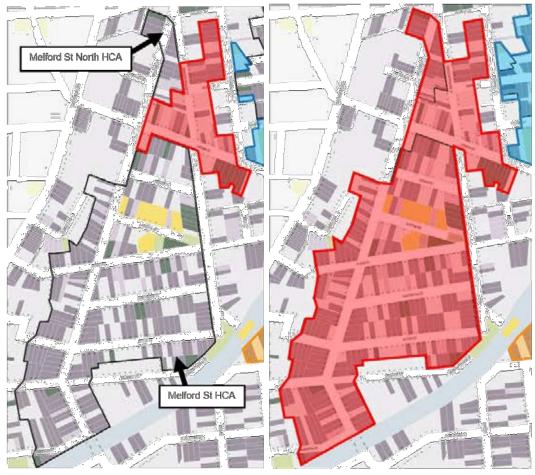


Figure 15: Proposed additions to Melford Street and Melford Street North HCAs (left) and proposed boundaries of the new HCA (right)



5.3. Proposed additions to draft Duntroon Street and Hampden Street HCAs

The following section summarises the submissions, assessment and proposed additions to the draft Duntroon Street and Hampden Street HCAs.

5.3.1. Submissions

Address & Image

2/2A Marcia Street



Notes

Submission Notes:

Objects to inclusion within an HCA because neighbouring properties would be excluded.

Paul Davies Assessment:

Contributory item within Hampden Street HCA (Appendix A)

CPH Assessment:

Contributory item within Duntroon Street HCA (revised), which includes the draft Hampden Street HCA (Appendix B)

- Some unsympathetic modifications, though the property retains its original brick façade, bay window and brick boundary fence. The property is therefore contributory within the Marcia Street streetscape and should remain within the HCA.
- Neighbouring properties on all sides are now proposed to be included within an expanded HCA, so that this property can no longer be regarded as an isolated inclusion.

3 Short Street



Submission Notes:

Objects to inclusion within (and creation of) an HCA on the grounds of minimal architectural cohesion and few heritage items.

Proposed Status:

Contributory item within Duntroon Street HCA (Appendix A) CPH Assessment:

Contributory item within Duntroon Street HCA (revised) (Appendix B)

- Federation-period dwelling with a mixture of neutral and sympathetic modifications. Original roof, fence line and timber fretwork appear to have been removed.
- The HCA consists of Federation Queen Anne style dwellings, so this property is consistent with the character of the HCA.
- Neighbouring properties to the south, including the former bowling green, are now proposed to be included within the revised Duntroon Street HCA. The property is also located within the vicinity of four heritage items to the east and is surrounded immediately to the north, south and east by contributory properties, most of which are Federation-period dwellings.



5.3.2. Assessment

HCA Name	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Duntroon Street HCA	Mix of Victorian, Federation and Inter-war period housing	Garnet Street-1898 & 1899 subdivisions; Wallace Ave & Barton Avenue - Hurlstone Park No. 2 Estate (1914); Short Street/Fernhill Street - 1893 subdivision; Woodside Ave - Woodside Estate (undated subdivision, circa 1900-1910)	Includes part of Duntroon Street, Woodside Ave, Barton Ave, Wallace Ave and sections of Femhill & Gamet Streets (see map in Attachment 2 to this report)	75%
Hampden Street HCA	Mix of Victorian Italianate, Federation Queen Anne and Inter war California bungalow style houses	Fernhill Railway Estate 1895	Hampden Street both sides, 58-64 Garnet Street and 71-83 Duntroon Street.	91%
CPH proposed additions	included as they are medium integrity examples of Federation architecture with easily reversible unsympathetic modifications. The combination of these with those properties already included within Duntroon Street HCA at 29-33 Fernhill Street, form a cohesive streetscape. The former children's home at 50 Gernet Street, has been included 76		23, 25, 27 & 35 Fernhill Street, 27-31, 51 & 57 Crinan Street, the former Hurlstone Park Bowling Club site, 2A-10 Marcia Street, 65-69, 72A & 74- 76 Duntroon Street, 50 & 56 Garnet Street	21%
	The former Hurlstone Park Bowling space within the suburb, adjoining the Street. Views toward the former largeries to the north, east and Bowling Club building is now demo that the site has social significance used recreationally by the local comulaso be the site of an early quarry was properties on Crinan, Short and May by the topography which slopes to are also architecturally consistent Federation and Inter-war character Street HCAs and have therefore be			



5.3.3. Conclusions

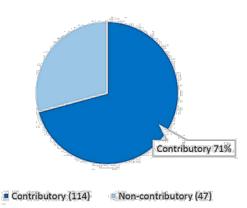
Recommended name: Duntroon Street HCA (Revised)

The proposed Duntroon Street HCA (revised) is an amalgamation of the draft Duntroon Street and Hampden Street HCAs with proposed additions.

- Although the Hurlstone Park Bowling Club has now been demolished, the site occupies an impressive setting next to the Crinan Street commercial centre and with landscaping and views from neighbouring properties. The bowling green site and its surroundings is therefore seen to constitute an important public space within the heart of Hurlstone Park, which should be included within the HCA.
- Properties immediately north and west of the bowling green site on Fernhill Street have been included within the HCA as they have high integrity and contribute toward its overall cohesion.

The amalgamation of the two HCAs will also prevent unsympathetic development within the vicinity of contributory and heritage items along Duntroon and Hampden Streets.

Overall Breakdown - Duntroon Street HCA (revised)



	Duntroon St HCA	Hampden St HCA	Additional CPH	TOTAL
Contributory	76	34	4	114
Non-contributory	29	3	15	47
TOTAL	105	37	19	161



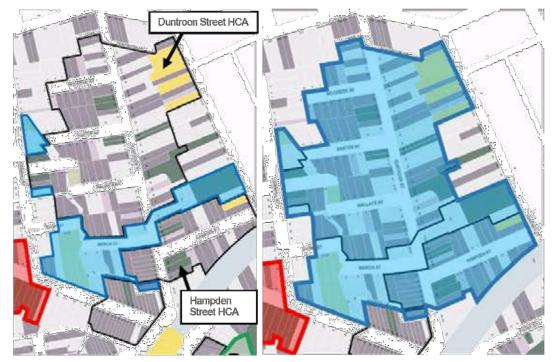


Figure 16: Proposed additions to Duntroon Street and Hampden Street HCAs (left) and proposed boundaries of expanded Duntroon Street HCA (right)



5.4. Proposed additions to Floss Street HCA

The following section summarises the submissions, assessment and proposed additions to the draft Floss Street HCA.

5.4.1. Submissions



Notes

Submission Notes:

Objects to inclusion within an HCA on the grounds modern alterations including:

- Removal of stain glass windows
- · Addition of 2 brick columns
- Removal of original awning

Paul Davies Assessment:

Contributory item within Floss Street HCA (Appendix A)

CPH Assessment:

Contributory item within new Starkey Street HCA (Appendix B)

- Exterior modifications, including unsympathetic awning, but these are reversible with minor intervention
- Retains original slate roof, finials, chimney and brick facade
- Federation-era features distinguishable and alterations easily reversible. Contributory towards the Federation-Inter-war character of the Starkey Street HCA and, as such, should be included.





Submission Notes:

Recommends that the HCA be extended to include two buildings on either side of subject property or introduce transitional height limits to ensure its protection.

Paul Davies Assessment:

Contributory item within Floss Street HCA (Appendix A)

CPH Assessment:

Contributory item within new Starkey Street HCA (Appendix B)

- 26 Floss Street is recommended to be included in the new Starkey Street HCA as it is an Inter-war style dwelling with reversible modifications which is consistent with the overall character of the HCA
- Other adjoining buildings on either side are already with the HCA



5.4.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Floss Street HCA	Federation to Inter-war period shops & houses south of the railway station	Hurlstone Park Estate 1912	Group of shops and houses including shops at Floss Street 28-30 Floss Street. 32-34 Floss Street (built 1916) and houses at 118-130 Duntroon Street	100%
CPH proposed additions	The cul-de-sac at the termination of S characterised by Californian Bungalow of are of particularly high integrity on the earthere is sufficient consistency between F and the properties on Starkey Street to just of a single HCA. Although it was initially inclusion, the proposed heritage item faces' at 78-80 Garnet Street has not within the HCA as it is not considered to relevant to the HCA. It is instead recommon Conservation Management Strategy be site so as to ensure that any future deves ite is sympathetic to the neighbouring H	wellings, which stern side. loss Street HCA stify the creation considered for Worked quarry been included be contextually mended that a prepared for the slopment on the	1A Commons Street 26, 132 & 134 Floss Street, 1A-12, 14, 16, 18, 20 & 22 Starkey Street	70%



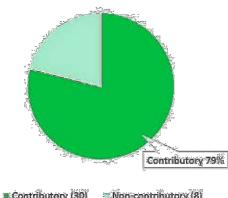
5.4.3. Conclusions

Recommended name: Starkey Street HCA

The proposed Starkey Street HCA includes the draft Floss Street HCA with proposed additions.

- · The additional area is characterised by Californian Bungalow dwellings, of which a particularly cohesive group is found at 3-11 Starkey Street.
- Although it is a proposed heritage item 'Worked quarry faces' at 78-80 Garnet Street, it has not been included within the HCA as it is not considered contextually relevant to its overall character.

Overall Breakdown - Starkey Street HCA



Contributory		

	'Floss St' HCA	Additional CPH	TOTAL	
Contributory	14	16	30	
Non-contributory	2	6	8	
TOTAL	16	22	38	





Figure 17: Proposed additions to Floss Street HCA (left) and proposed boundaries of new Starkey Street HCA (right)



5.5. Tennent Parade HCA

The following section summarises the submissions, assessment and conclusions in relation to the draft Tennent Parade HCA.

5.5.1. Submissions

One objection was received concerning inclusion in the draft Tennent Parade HCA, which is assessed below:

Address & Image

30 Tennent Parade



Notes

Submission Notes:

Objects to inclusion within (and creation of) an HCA on the grounds of perceived inconsistencies in the allocation of heritage status throughout Hurlstone Park.

Paul Davies Assessment:

Contributory item within Tennent Parade HCA (Appendix A)

CPH Assessment:

Contributory item within Tennent Parade HCA (Appendix B)

- High integrity example of a Californian Bungalowstyle dwelling
- Consistent with the character and description of the Tennent Parade HCA, this property:
 - is an Inter-war Californian bungalow style dwelling;
 - contains a sandstone undercroft;
 - is located on the elevated side of the street with views over the parkland and Cooks River, and
- Should remain within the HCA as it is a substantially intact building within the draft HCA, which retains its overall form and detailing and streetscape integrity. The adjoining properties north of the group were considered for inclusion within the draft HCA but were found to be altered and have slightly different characteristics that would not fit within the identified heritage values and characteristics of the draft HCA.



5.5.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Tennent Parade HCA	Inter-war California Bungalows, on elevated side of the street containing intact sandstone undercrofts looking south over parkland and the Cooks River. The six properties to the north of the Tennent Parade HCA (6, 8, 10, 12/12A & 14 Tennent Parade) were initially considered for inclusion by CPH within the HCA. These do not, however, exhibit the same degree of architectural cohesivity and integrity, nor do they fall within the descriptive parametres of the HCA itself. Council has advised that alterations and additions have been approved to 24 Tennent Parade prior to the draft HCA being exhibited. These works have not commenced.	The Tennent Parade Heritage Conservation Area was developed following the Jeffrey's Estate 9th subdivision offered for sale on 19th May 1917. Of the eight houses within the area, only No. 16 is Federation Queen Anne in style, so clearly built first, while the remaining houses are Inter-war California Bungalow in style and therefore built in the 1920s.	16-30 Tennent Parade	100%

5.5.3. Conclusions

It is proposed that the boundaries of the draft Tennent Parade HCA be retained.

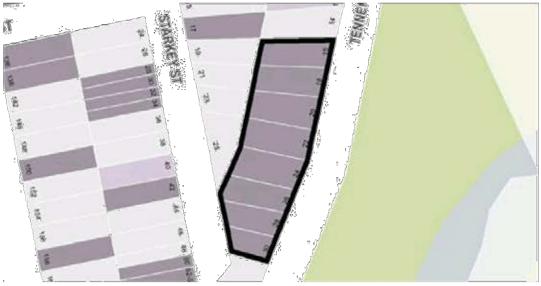


Figure 18: Proposed retention of the current Tennent Parade HCA boundaries.

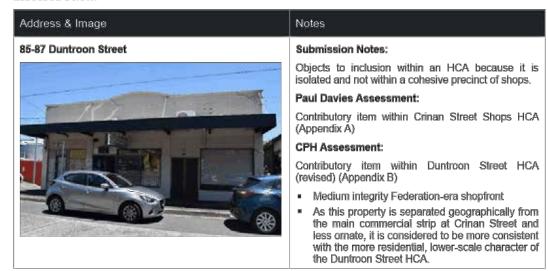


5.6. Crinan Street Shops HCA

The following section summarises the submissions, assessment and conclusions in relation to the draft Crinan Street Shops HCA.

5.6.1. Submissions

One submission was received objecting to the inclusion in the draft Crinan Street Shops HCA, which is assessed below:



5.6.2. Assessment

Includes	Description	Historical Subdivisions	HCA Boundaries	Cont. %
Crinan Street Shops HCA	The Crinan Street Shops Heritage Conservation Area consists of a streetscape of retail development commencing in 1903 (south-western side), and 1911 (north-eastern side) with a later group of early Interwar Functionalist residential flat buildings. A number of original or early shopfronts remain at 13, 15, 14 & 16 Crinan Street. While the overall streetscape character of the shops retains a high degree of integrity there have been a number of façade and shopfront changes mostly below awning levels.	Hurlstone Park Railway Station opened as Fernhill Station in 1895, and the name was changed to Hurlstone Park in 1911. Crinan Street is one of the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, in this case a village in Argyle on Scotland's west coast. The south-western side of Crinan Street was subdivided in 1903 as part of the Jeffrey's Estate 2nd subdivision, which created narrow lots for retail development. The north-eastern side of the street was subdivided in 1911 as the Fernhill Station Estate, this coincided with the change in name of the station to Hurlstone Park.	Southern end of Crinan Street (on north side, near Hurlstone Park Railway Station), & 3-25 Crinan Street; 4-40 Crinan Street; 21-27 Floss Street; 85-87 Duntroon Street	100%



5.6.3. Conclusions

It is proposed that the boundaries of the draft Crinan Street Shops HCA be retained, with the exception of 85-87 Duntroon Street, which is to be included in the proposed Duntroon Street HCA (revised).

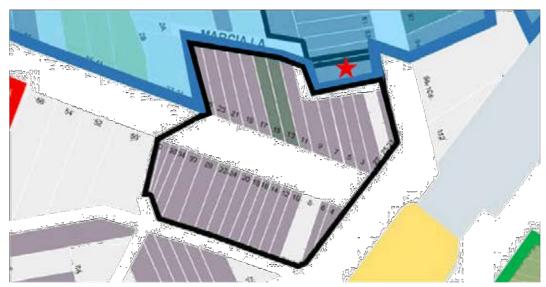


Figure 19: Revised Crinan Street Shops HCA boundary with star indicating location of 85-87 Duntroon Street.

5.7. Overview of Changes

The following maps (Figure 20 & Figure 21) indicate proposed additions to the 7 existing draft HCAs and revised HCA boundaries.



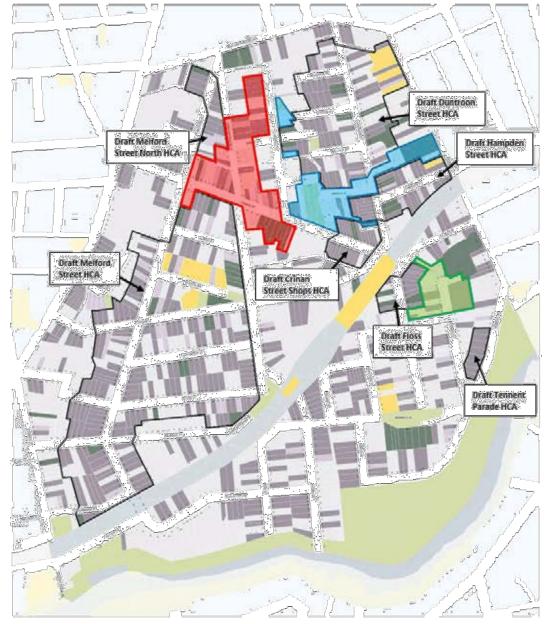


Figure 20: Proposed additions to HCA boundaries



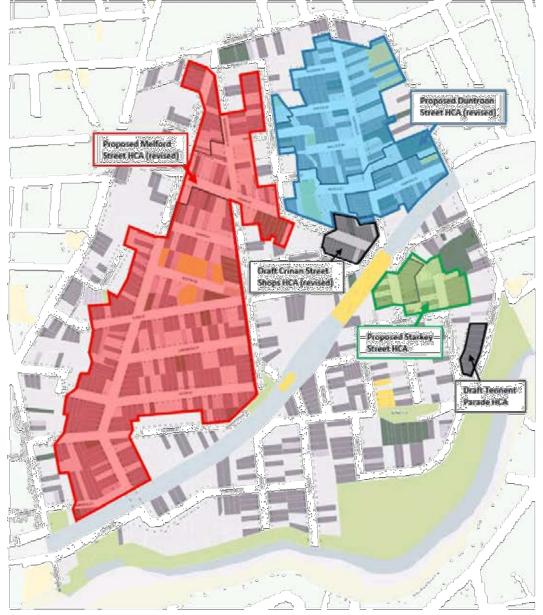


Figure 21: Proposed revised draft HCAs



NEW HCA SOUTH OF RAILWAY

6.1. Introduction

The following section presents the assessment in relation to those submissions which requested that a new HCA be established south of the railway. A visual inspection of the area, in particular those properties which were specifically mentioned on Hopetoun Street, was undertaken so as to determine if the area south of the railway meets the threshold for the creation of a new HCA. This was undertaken using the property rankings that had been developed previously in the HP HA Study.

The following table details the visual assessment of the area south of the Railway; which consists of Hopetoun, Railway and Burnett Streets and Foord Avenue.

6.2. Submissions

The following is a summary of the points raised in the submissions in relation to the creation of a new HCA south of the railway:

- All heritage-listed houses within Hurlstone Park are contained within an HCA with the exception of those properties at 19 and 23-27 Hopetoun Street;
- Properties on the northern end of Hopetoun Street have remained unchanged when considered against a 1912 Broadhurst photograph;
- The landscape setting of this area, with its mature trees and vegetation, walkways and proximity to the railway line is unique;
- The area south of the railway contains 4 of 22 heritage-listed houses in Hurlstone Park and 70% contributory buildings; and
- The proposed HCA encompasses the western half of the 1st Subdivision (1901) of Jeffreys Estate (DP 3849), one of the oldest subdivisions in Hurlstone Park.



6.3. Assessment

6.3.1. Hopetoun Street Assessment

Hopetoun Street

19



23



25



Assessment

SHI Form Description for heritage Item 'Hopetoun Street Group' (Item no. I138):

Group of brick Federation houses showing a variety of styles, but great similarity in form and materials. Slate or terracotta hipped and gabled roofs and bow verandahs at front to all houses except 25 with porch are their common features. Most retain original detail.

CPH Assessment:

The heritage-listed properties along the eastern side of Hopetoun Street, while architecturally distinctive, do share various similarities. They are all Federation period dwellings which contain sandstone lower courses and face brick upper courses, sandstone boundary walls and large chimneys.

Although these are much larger and more elaborate Federation dwellings than the remainder of the properties within the general area, they are similarly defined by their landscape context in relation to the railway line.

As Hopetoun Street continues north, the properties become less cohesive, with an increasing number with unsympathetic modifications. No. 17 Hopetoun Street is an appropriate inclusion within the HCA, as it is a contributory item, however it has been determined that the properties north of this would not warrant inclusion within an HCA.



Hopetoun Street Assessment

6.3.2. Railway Street Assessment

Railway Street





Assessment

2-10 Railway Street constitute a streetscape with high integrity. Although the original roofs, chimneys and boundary walls have been replaced, they retain their face brick facades, gable infill decoration and verandah columns. Some appear to retain their original windows. Modifications are, for the most part, sympathetic or easily reversible. These dwellings retain a high degree of integrity as a group of Federation period workers cottages; a more modest form than those dwellings located at a higher elevation on Hopetoun Street.

As one continues west along Railway Street, other medium-high integrity examples of Federation-period dwellings are located at 3, 5 and 12. As Railway Street bends to the south, the eastern side of the street is characterised by more modest Federation period dwellings and some unsympathetically-modified and low-integrity examples. Others still appear to have been replaced with 1970's/80's brick dwellings which, while inconsistent with the Federation/Inter-War character of this area, are still sufficiently consistent in streetscape terms to be included in a HCA.

The western side of Railway Street contains a green landscaped strip, which lies immediately to the east of the properties fronting Foord Avenue to the west. This is lined by a row of mature pine trees planted at regular intervals and which give the street a distinctive character



Railway Street Assessment 3 & 5 12 Eastern Side



Railway Street Assessment 20 Green landscaped strip along Railway Street





6.3.3. Foord Avenue Assessment

Foord Avenue

5A-15





Assessment

The properties at 5A-15 Foord Avenue are situated within a low-lying area, setback from the street by a gently sloping nature strip and concrete pedestrian way. The properties are remarkably cohesive and retain their original facebrick facades, brick verandah columns, windows, awnings and decorative gable infill. Some retain their original roofs and finials. A lowset boundary wall with textured brickwork runs the length of the properties and further enhances their cohesive appearance.

Like those found in Railway Street, these properties are more modest examples of Inter war architecture. The row of pines which lines Railway Street to the east also provides a scenic backdrop to the Foord Avenue properties also.





6.3.4. Burnett Street Assessment

Burnett Street

7-11





Assessment

Burnett Street does not appear to have been part of the original Jeffrey's Estate subdivision. For this reason, the properties perpendicular to Railway Street and Burnett Street offer little in terms of the streetscape. East of Railway Street, however, the properties at 7-11 Burnett Street constitute a group of elaborate Federation-era dwellings with intricate timber fretwork and decorative gable infills.

The property at No. 7 is a particularly ornate example, with its stippled plaster façade and large finial. This is consistent with the observation that, as one ascends the hill and moves further from the railway line, the dwellings become increasingly ornate, such as those located nearby at 17-23 Hopetoun Street.



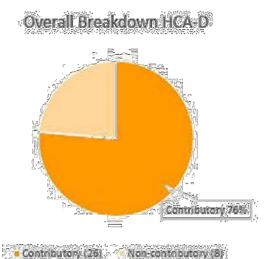
6.4. Conclusions

Following the above assessment, the boundaries as shown below were established for a new HCA named Railway Street HCA, which encompasses parts of Hopetoun, Burnett and Railway Streets and Foord Avenue (Figure 22).

Recommended name: Railway Street HCA

The following observations have been factored into the designated boundaries of the HCA, as depicted below (Figure 22):

- The HCA is defined by the topography, landscape context and proximity to the railway and the gradual transition from more substantial and ornate dwellings, such as those on Hopetoun and Burnett Streets, which gradually transitions to more modest examples as one continues down the hill, such as the workmen's cottages at Railway Street and Foord Avenue. It is acknowledged that the properties along Hopetoun Street are distinguished from the remainder of those within the HCA both architecturally and by their elevated setting.
- The properties from 2-10 Railway Street and 5A-15 Foord Avenue are particularly cohesive and deserving of protection.
- The HCA will enable the new development to be in keeping with the existing heritage item group at 19 and 23-27 Hopetoun Street.



	Recommended CPH
Contributory	26
Non-contributory	8
TOTAL	34



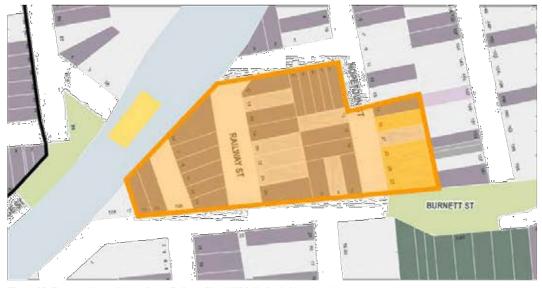


Figure 22: Proposed boundaries of new Railway Street HCA (indicated in orange)



6.5. Overview of Changes

The following map indicates all of the proposed draft HCAs recommended in this review (Figure 23).

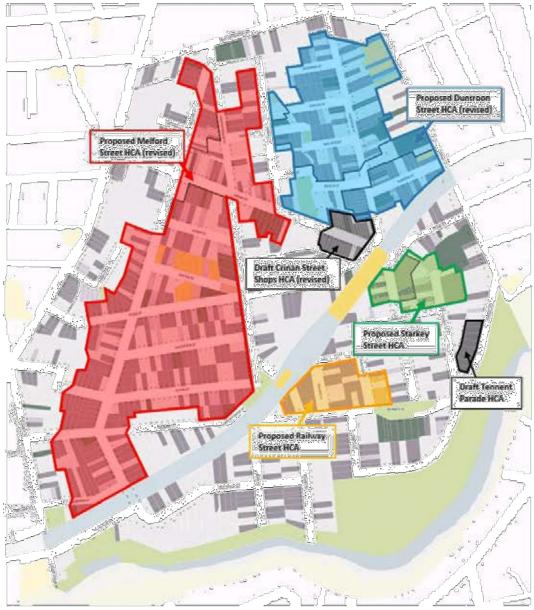


Figure 23: Proposed draft HCA boundaries, including draft Railway Street HCA



7. MAXIMUM HEIGHT LIMITS

7.1. Introduction

The following section presents an assessment of the submissions which referred to the maximum height limits in the Hurlstone Park town centre B2 zones.

- As part of the Planning Proposal, Council proposed a reduction in the maximum building height control in the B2 zones within HCAs (Crinan Street Shops and Floss Street) from 14 metres to 11 metres.
- This was to reduce the building height from 4 storeys (which is possible under the current maximum building height) to 3 storeys. It was considered that 3 storeys building height would create a better fit with the prevailing single and two storey heights in the HCAs.
- Council has received objections to the reduction in maximum building height. Submissions were also
 received supporting the change in maximum building height or requesting that the proposed building
 height be further reduced.
- Submissions were received in relation to reducing the building height of B2 zoned properties that adjoin the HCAs but are not part of them.

7.1.1. Summary of key issues raised in the submissions

The following summarises the key issues raised in the submissions in relation to the building heights within the HCAs:

- Inconsistent building zones and building height limits in Floss Street HCA.
- Keep 30 Floss Street, the Chambers, as the landmark building in Hurlstone Park.
- Paul Davies' study did not make recommendations for a height restriction from 14 metres to 11 metres.
- Subjective reasons given for the height changes (e.g. '14 metres limit will allow up to 4 storey development, which is incompatible in scale with these buildings.'
- There would be limited opportunities for any new infill buildings except where the existing facades would be required to be retained to maintain the streetscape.
- The reduction of the B2 local centre zone building height from 14 metres to 11 metres reduces potential developmental value of the buildings affected by 25% - 30%.
- Concerns about the impact of reducing building heights on the vibrancy of the centre and ongoing viability of the shop buildings.
- Reduce the proposed 11 metre height limit to 8 metres.
- Reduce the maximum building height of the B2 zone south of the Railway line to 10 metres.

7.1.2. Height Analysis

The following section presents assessment of the existing heights for the Crinan Street shops. The below heights indicated for the Crinan Street shopfronts are intended as an approximation only. Measurements were taken using a Bosch PLR 40c laser range finder from ground level (on the southernmost point of each building) to the underside of the awning. Each measurement (right) has been used as a relative scale and is represented (left) by each alternating red/blue line. As Crinan Street slopes significantly to the north, an additional 0.5 metres has been factored into each height approximation to allow for this discrepancy.

Note: Heights, as indicated for the Crinan Street shopfronts (Figure 28), are an approximation only.





Figure 24: Measurement of 3.096 metres from ground level to the underside of the awning (represented by each alternating red/blue line)



Figure 25: Measurement of 2.651 metres from ground level to the underside of the awning (represented by each alternating red/blue line)



Figure 26: Measurement of 2.820 metres from ground level to the underside of the awning (represented by each alternating red/blue line)



Figure 27: Measurement of 3.447 metres from ground level to the underside of the awning (represented by each alternating red/blue line)



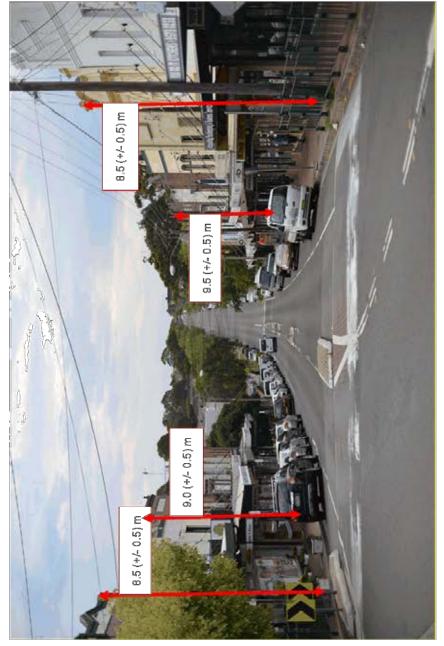


Figure 28: Approximate building heights along Crinan Street (ground level to top of parapet)



7.2. Vasiliades v Canterbury-Bankstown Council [2017] NSWLEC 1514

In September 2017, the Land and Environment Court (LEC) refused Development Application DA-560/2016 for the construction of a four-storey mixed use development comprising ground floor retail, basement parking and three levels of boarding rooms at 118 Duntroon Street and 36 Floss Street, Hurlstone Park. This is of relevance because of the location of these sites within Hurlstone Park town centre.

In the first instance, Council refused the application for the following reasons:

- The proposal was not compatible with the character of the local area;
- The building was out of context with the proposed heritage conservation area (HCA);
- The proposal exceeded the height limit for the site under the new, local environmental plan controls; and
- The access, parking and loading area will affect the amenity of adjoining properties.

These reasons were supported by the Court given that the fundamental issue in this appeal related to the prominence of the height of the building in the context of Floss and Duntroon Streets, which was considered uncharacteristic and having a detrimental impact on the streetscape. Therefore, the proposed development was considered inappropriate for its context and incompatible with the current and desired future character of the local area.

Considerations related specifically to the height of the proposed building, as addressed by Council, include:

- The proposed development having a detrimental impact on the significance of the proposed Floss Street HCA, Hurlstone Park town centre and the Hurlstone Park Railway Station;
- Impact of the development on the solar access of adjoining properties;
- Overshadowing of Hurlstone Park Railway station;
- The proposal sought a variation on height, but the required variation request was not included in the application; and
- The proposed development did not adequately respond to the unique circumstances of the site.

Accordingly, the Court decided the application warranted refusal based on the above grounds, including the fundamental issue of incompatibility of the proposal within the existing context. In detailing his findings, the Commissioner D M Dickson considers the matter of compatibility of a proposal and notes the guidance provided in Roseth SC in *Project Venture Developments* in the assessment of whether a development would be compatible. Roseth SC "considered that for a development to be compatible it is to be capable of existing together in harmony and is different to sameness. He stated at [22] it is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, the harmony is harder to achieve."

One of the two tests that Roseth SC suggested is:

26 For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. In some areas, planning instruments or urban design studies have already described the urban character. In others (the majority of cases), the character needs to be defined as part of a proposal's assessment. The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping. In special areas, such as conservation areas, architectural style and materials are also contributors to character.

27 Buildings do not have to be the same height to be compatible. Where there are significant differences in height, it is easier to achieve compatibility when the change is gradual rather than abrupt. The extent to which height differences are acceptable depends also on the consistency of height in the existing streetscape."



30 Conservation areas are usually selected because they exhibit consistency of scale, style or material. In conservation areas, a higher level of similarity between the proposed and the existing is expected than elsewhere. The similarity may extend to architectural style expressed through roof form, fenestration and materials.

Commissioner Dickson utilised the framework in Project Venture Developments and states that:

- ... I am not satisfied that the proposed building is compatible with the context of the site, is in harmony with the buildings around it, or the character of the street. I have formed this view on the basis of the following reasoning:
- ... it can be appropriate to have a building larger than a single storey on the site, and that 3 storeys is an appropriate form;
- ... the design and presentation of the fourth floor, as detailed in the plans before the Court, is uncharacteristic in the immediate context and the broader setting.
- ... the development does not achieve the objective of having "scale that this visually compatible with adjacent buildings an heritage buildings were this may require the height of the new development to (be) lower than the permitted height"

. . .

Currently the foremost building in the immediate context of the site is the tall parapeted building at 30 Floss Street (Consult Group building). I am satisfied that this building form, located at the top of a prominent rise, sets the datum for an appropriate maximum height for this group of buildings. The exceedance of this datum by the proposed building contributes to its lack of compatibility.

... the proposed development will compete and detract from the existing Consult Group building's prominence. This impact arises from the height of the building at a distant view, but also from its visibility at an oblique angle due to the orientation of the site.

In stating his decision Commissioner Dickson states:

On the basis of my findings at paragraph [68] I find that the development is not compatible and that the application warrants refusal on the grounds the development has a detrimental impact on the current and desired future character of the locality (pursuant to s 79C(1) (b) of the Act).

7.3. Urban Design Analysis of Hurlstone Park Town Centre

The Hurlstone Park Town Centre is characterised predominantly by two storey terrace shop buildings north of the railway line extending on Crinan Street, and a smaller cluster of shops south of the railway line. The centre is in a highly accessible position at the convergence of rail and road-based transport routes.

The existing character and subdivision pattern of the area around the railway station shown in Figure 29 is distinct and unique to Hurlstone Park. This is evident through a high proportion of early buildings mostly from the Federation period, which provide consistency at a level not evident elsewhere in the LGA, although the integrity of streets varies across the area and beyond. There is a cohesive low-scale and traditional development which gives this uniqueness and dominant historic character to the area. Views and vistas down from and up to the station along Crinan Street set the urban context and provide an extensive panorama to the north. The ends of the centre are also visually prominent.

The Planning Proposal exhibited in 2017 included most of the town centre within the Crinan Street Shops and Floss Street HCAs (some more modern or altered buildings were excluded). This was on the basis of the heritage assessment undertaken by Paul Davies. CPH's assessment is that this HCA designation is justified.





Figure 29: Huristone Park Town Centre aerial view demonstrating converging streets and heavy railway line (Source: Six Maps)

As outlined in Section 2.4 previously, the Hurlstone Park town centre is located within the Sydenham to Bankstown Urban Renewal Corridor. Recent changes in policy direction has meant the draft Sydenham to Bankstown Urban Renewal Corridor Strategy is to be a principle based high level strategy with Council leading the planning for the Hurlstone Park section of the corridor. The second draft of the Sydenham to Bankstown Urban Renewal Corridor Strategy saw recognition of the proposed HCAs and a significant reduction in dwelling number targets for Hurlstone Park from 1,000 to 100.

In general terms state and regional level strategic planning seeks to increase residential density in locations adjacent to major transport infrastructure and existing town centres to take advantage of high levels of accessibility and amenity. While Hurlstone Park is a Sydney Metro station precinct, it is also a centre with a high level of heritage significance as well as being one of the Council's smaller neighbourhood centres. This means that a different approach needs to be taken when considering growth and change in the centre. Protecting and reinforcing the character of this centre and maintaining the two storey 'street wall' established by the shopfronts need to be acknowledged as important urban design considerations for the Hurlstone Park town centre.

Council is proposing a reduction in building height in the centre where covered by an HCA from 14 metres to 11 metres. The intention of this height reduction was to achieve compatible additions to existing buildings in the centre and for new development covered by a draft HCA, by restricting maximum building height from four storeys to three storeys.

The Gateway determination for the Planning Proposal considered the strategic issue of the proposed reduction in building height (and therefore density), and determined it was of minor significance.

The centre has distinct northern and southern sides (divided by the railway line) each with different characteristics. Because of this it has been considered appropriate to undertake a separate assessment for each side.



7.3.1. Town Centre northern side of Railway Line

The northern side of the Town Centre is characterised predominantly by two storey terrace shop buildings extending along each side of Crinan Street between Hurlstone Park Railway Station and the Hurlstone Memorial Reserve. This creates a distinctive 'street wall' and visual frame for town centre's main street.

Based on the outcomes of the compatibility test evidenced in Vasiliades v Canterbury-Bankstown Council, the current permissible 14 metre maximum height (which would allow a four storey built form) has the potential to allow for a development that is incompatible with the context and is not in harmony with the buildings in the town centre or the character of the streets around it. Hence the resulting impact would be detrimental if the maximum building heights are not managed in consideration with the compatibility of any new development.

Comparative modelling has been undertaken to illustrate the impact of three storey and four storey development in this part of the town centre, noting that the draft HCA designation means that the existing predominantly two storey Federation shop buildings will be retained. As such three storeys development equates to a single storey addition, and four storey development to a two storey addition.



Figure 30: Illustrative example of Crinan Street shopfronts (eastern side) with single-storey additions applying setbacks based on the original main building front roof form shown in Figure 34 below. View is looking north from the Huristone Park Station.

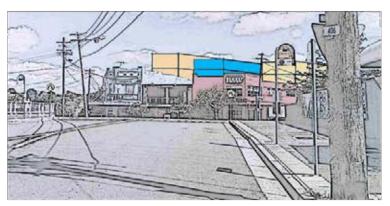


Figure 31: Illustrative example of Crinan Street shapfronts (eastern side) with two-storey additions applying setbacks based on the original main building front roof form shown in Figure 34 below. View is looking north from the Hurlstone Park Station.





Figure 32: Illustrative example of Crinan Street shopfronts with single-storey addition. While the minimum front setback proposed is 6 metres, the setback is slightly greater in the modelling to coincide with the stepping down element of the side parapet for a better design outcome. View is looking south from the northern edge of the western side shops of Crinan Street.

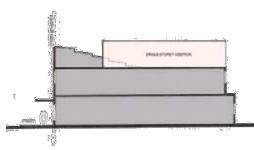


Figure 33: Illustrative example of Crinan Street shopfronts with two-storey addition applying a slightly greater than 6 metres setback to coincide with the stepping down element of the side parapet as described in Figure 32. View is looking south from the northern edge of the western side shops of Crinan Street.



Figure 34: Aerial view of the northern side of railway line showing the overlaid 1943 (original) building main roof setbacks that were applied for the setbacks seen in Figures 30 and 31





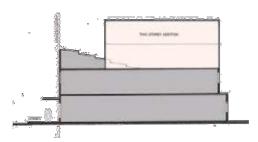


Figure 35: Sectional illustration of single-storey addition with appropriate front setback (a slightly greater than proposed minimum 6 metres front setback shown here in order to coincide with the stepping down element of the side parapet for a better design outcome).

Figure 36: Sectional illustration of two-storey addition with appropriate front setback (a slightly greater than proposed minimum 6 metres front setback shown here in order to coincide with the stepping down element of the side parapet for a better design outcome).

The comparative modelling in Figures 30 – 33 above, clearly show the overwhelming impact of the four storeys bulk (created by a two storeys addition) versus three storey bulk (created by a single storey addition) with appropriate front setbacks applied for both. Single storey additions will have minor impact on the overall bulk and streetscape presentations of the shops, while the two storey additions will have a significant impact on the scale, proportions and streetscape presentations of the shops and will significantly change the character of the traditional shopping strip.

The modelling illustrated in the above images used different front setbacks for each side of Crinan Street. These will be the setbacks recommended for any future development.

For the western side of Crinan Street a minimum front setback of 6 metres is recommended. This is an appropriate minimum setback for upper level additions in this location. The modelling in Figures 32 and 33 however employed a slightly greater setback to take into account design considerations (reflecting real life practice) - as noted and described in the associated explanatory text. Even with the greater setback the four storey building option was not acceptable.

However, a 6 metres setback is not suitable for the shops on the eastern side of Crinan Street due to the unusual allotment shapes and placement of buildings. Therefore, it is more appropriate to have a setback line for this side of the Crinan Street shopping strip that is based on the principal building form (for the original front building roof form - see Figure 34). The depth of the original building front roof forms generally ranges between 7 metres and 9 metres.

The principal building form (original building front roof form) on the western side is generally setback by 9 metres but the modelling was made with a slightly greater than proposed minimum 6 metres setback to show the minimum appropriate front setbacks for upper level additions. Any further encroachment to the front boundary less than 6 metres would impact adversely the scale, proportions and character of the town centre.

It is noted that the minimum front setback in the draft Heritage DCP controls exhibited by Council that was proposed to apply for Retail and Commercial Buildings is 4 metres (but may be greater depending on site circumstances). It is considered that this minimum front setback control is not adequate in Hurlstone Park, and should be varied to reflect the analysis outlined above.

Based on the outcomes discussed above, in achieving a compatible new development within the town centre, it is important that a design approach where upper levels are appropriately set back from the street boundary should be implemented to reduce the visual effect on the existing distinctive urban character and setting of the centre when viewed from the public realm (i.e. from Crinan Street at footpath level). The commercial properties within the centre also have a depth of some 40 metres, providing sufficient depth to articulate building height between the front and rear of those properties. While the topography of the street would make it difficult to conceal upper level development entirely, establishing appropriate setbacks as



discussed would ensure that the existing traditional shopping strip street wall retains its prominent character as the defining framing element of the streetscape. Effective management of design quality would also ensure that new upper level development was complementary to the original form and in sympathy with the heritage context.

According to the height study provided previously in this report, some existing facades are in the order of 9-10 metres in height. A 3 storeys building that comprises a retains an existing 2 storey shop building with a single storey upper level extension will have a height of 10-11 metres (assuming a floor to floor height of 3.1 metres and allowing an additional 1.5 metres for additional floor to ceiling height of the existing floors).

The distribution of building bulk and design quality of an upper level additions as well as their relationship to the existing form can be effectively managed by establishing the necessary design controls via a DCP. Appropriately located and finished additions with a high level of design quality, can serve to complement and highlight the character of the existing built form.

Given consideration to the difficulty in achieving a visually compatible development within the existing historic, unique and valued neighbourhood character of the Hurlstone Park town centre, as evidenced and tested in Vasiliades v Canterbury-Bankstown Council, it is recommended that Council maintains its position in regarding reducing building height for the area.

Recognising the existing heritage character of the centre, suitable measures should be incorporated into the DCP to appropriately manage streetscape impacts of building bulk in relation to the heritage and character of the centre. Potential measures as discussed previously in this report may include:

- Implementing the recommendations made in this report.
- Requiring setbacks in line with the modelling outcomes discussed above (i.e. minimum 6 -metres setback for western side shops and setting a setback line shown at Figure 34 for the eastern side shops) for any new development above original envelopes so that original scale and parapets are not overwhelmed and to maintain the integrity and dominance of the existing traditional street wall;
- Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views by considering the guidelines provided in the joint Heritage Council of NSW publications titled Design In Context and Design Guide for Heritage;
- Requiring any new proposal which seeks to replace a non-contributory building to adopt a maximum 2 storey plus parapet street wall. Any development above should be setback appropriately from the street wall and be limited to single storey; and
- Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing. Reference should be made to the above noted publications in this regard.

Excerpts from the Marrickville DCP 2011 have been provided in Attachment C as a guide as it contains comprehensive controls for the appropriate development of heritage shopfronts. These controls address issues of form, scale, setbacks and design which may be appropriate for Hurlstone Park.

7.3.2. Town Centre southern side of Railway Line

The characteristics of the town centre on the south side of the railway station are relatively different to the northern side. It contains a much small number of shops of a less uniform nature and lacks a distinct main street. The difference is also due to the topography, although the historic subdivision pattern remains intact together with the majority of the low-scale development fronting the station. In relation to maximum building heights, it was determined that the overall character of this area is less commercial in nature.

It is also clear that the southern side has a landmark building 'The Chambers' at 30 Floss Street, which was considered in the Vasiliades v Canterbury-Bankstown Council appeal decision as setting the maximum building height for this area. The building's location, directly opposite the central thoroughfare of Crinan



Street and at an elevated point which overlooks the adjacent commercial centre, implies that it is intended to be a prominent and iconic building within the Hurlstone Park commercial/railway precinct.

The setback for the southern side is based on the exposure of the 30 Floss Street embellished front portion rather than on the principal building form of the adjoining buildings. The front roof form of 28 Floss Street has already been modified. 32-34 Floss Street have almost flat roofs while the roofing of 32 Floss Street appears to be relatively new. A minimum 6 metres front setback should be applied to any additional level to provide an appropriate level of setback and for consistency across the town centre, in particular with the western side of Crinan Street.

In order to maintain the landmark attributes and architectural quality of the building, the DCP controls should specify that 30 Floss Street could not accommodate any vertical additions beyond the height of the parapet line, and any single storey additions at 28 and 32-34 Floss Street on either side, should be setback beyond the front embellished and parapeted section of "The Chambers" building as shown in Figure 38.

Embellishment on its northern, western and eastern facades further suggests that the building was designed to be viewed from all approaches. Any single-storey additions to 28 and 32-34 Floss Street would therefore need to consider views toward 30 Floss Street. This could be achieved by:

- The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38.
- The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building.
- The existing front setback of 26 Floss Street could be brought forward to the street boundary but the maximum height for this property (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics.
- The existing house at 26 Floss Street can be demolished and replaced with a commercial development consistent with the B2 zone provided that any internal and external intact elements such as fireplaces and floorboards (if any), windows and doors are salvaged and recycled at a second-hand conservation warehouses/shops. The existing house is not considered to be an exemplar or intact for its period and style.
- The new controls for 26 Floss Street deal with the submissions received concerned about the maximum building height for this property not being in keeping with the remainder of the centre on the southern side.





Figure 37: Suggested minimum 6 metres front setbacks to single-storey additions at 26-28 and 32 - 34 Fioss Street, and 118 Duntroon Street, Huristone Park (indicated by orange line and red shading titled 'Single-storey building zone' (Source: Nearmap 2018)





Figure 38: Appropriate maximum building height for properties at 26, 28, 32-34 and 36 Floss Street and 118 Duntroon Street is set by the top comice of "The Chambers" building at 30 Floss Street as indicated by the red line in the above image. The maximum height for the single-storey building zone (including parapets) is set by the comice below the first-floor façade's window sill as indicated by the orange line. Extent of the side elevation(s) and front façade of the "The Chambers" Building that must be maintained exposed and uninterrupted is highlighted in orange shading.



8. REQUESTS FOR LISTINGS

8.1. Assessment

The below section presents an assessment of individual properties for which a request for listing was received. In the absence of additional research, a recommendation for listing cannot be made. Where a property has been assessed to represent:

- an outstanding example technically;
- an outstanding example aesthetically; or
- a high level of cohesion with neighbouring dwellings

it has been recommended that additional historical research be undertaken so as to explore the potential for listing.

An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one of the following criteria:5

- a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
- an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- g) an item is important in demonstrating the principal characteristics of a class of NSW's
 - cultural or natural places; or
 - cultural or natural environments.

(or a class of the local area's

- cultural or natural places; or
- cultural or natural environments.)

5 'Assessing Heritage Significance', 2001, NSW Heritage Office



Acton Street

56



Assessment

Submission Notes:

Recommends that property be heritage listed.

Paul Davies Assessment:

Contributory within Melford Street HCA (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Federation architecture
- Does not satisfy criteria for individual listing

Barton Avenue

1



Assessment

Submission Notes:

Recommends that property be heritage listed on the basis of its intactness and coherence.

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies *Criteria c*) and, if contemporaneity could be demonstrated, a) and/or g)



Barton Avenue

3



Assessment

Submission Notes:

Recommends that property be heritage listed

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)

5



Submission Notes:

Recommends that property be heritage listed

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)

6



Submission Notes:

Recommends that property be heritage listed

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)



Barton Avenue

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Assessment

Submission Notes:

Recommends that property be heritage listed

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)

10



Submission Notes:

Recommends that property be heritage listed

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)

12



Submission Notes:

Recommends that property be heritage listed

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)
CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) or potential listing

- Contributory status justified high integrity example of Federation period architecture
- Listing within Barton Avenue group of houses (1, 3, 5, 6, 7, 8, 10 & 12) should be considered on basis of highly cohesive streetscape which satisfies Criteria c) and, if contemporaneity could be demonstrated, a) and/or g)



Duntroon Street

45



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- · Does not satisfy criteria for individual listing

49/51



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Non-contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Upgrade to contributory status is recommended medium integrity example of Federation period architecture with reversible unsympathetic alterations/modifications
- Does not satisfy criteria for listing

63



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period architecture
- Does not satisfy criteria for listing



Duntroon Street

71



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Hampden Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) or potential listing

- Contributory status justified high integrity example of Federation period architecture
- Further research is recommended to ascertain whether this property represents a rare cornerstyle Federation dwelling. If so, listing is recommended on the basis that it satisfies Criteria c) and f)
- Now buffered by additions to HCA

Dunstaffenage Street

9



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within an HCA)

- Contributory status justified medium integrity example of Federation period architecture
- Does not satisfy criteria for listing

10



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Melford Street North HCA (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified medium integrity example of Federation period architecture
- Does not satisfy criteria for listing



Dunstaffenage Street

11A



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Non-contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within an HCA)

- Upgrade to contributory status recommended medium integrity example of Federation period architecture
- Does not satisfy criteria for listing

14



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Melford Street North HCA (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified low-medium integrity example of Federation period architecture
- Does not satisfy criteria for listing

16



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Melford Street North HCA (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period architecture
- Does not satisfy criteria for listing



Dunstaffenage Street

18



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Non-contributory (not within an HCA) (Appendix A)

CPH Assessment:

Non-contributory within Melford Street HCA (revised) (Appendix B)

- Does not satisfy criteria for contributory status
- Does not satisfy criteria for listing

19



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- Does not satisfy criteria for listing

23



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- Does not satisfy criteria for listing



Dunstaffenage Street

25



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified medium integrity example of Federation period architecture
- Does not satisfy criteria for listing

31



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Non-contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified medium integrity example Californian Bungalow architecture
- Does not satisfy criteria for listing

Fernhill Street

4



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified low-medium integrity example of Federation period architecture
- Does not satisfy criteria for listing



Fernhill Street

6



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- · Does not satisfy criteria for listing

8



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- · Does not satisfy criteria for listing

9



Submission Notes:

Part of a general request for listing

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within HCA) (Appendix B)

- Contributory status justified medium-high integrity example of Inter-war/Federation period architecture
- Does not satisfy criteria for listing



Fernhill Street

10



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period architecture
- · Does not satisfy criteria for listing

16



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified medium integrity example of Federation period architecture
- · Does not satisfy criteria for listing

22



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified medium integrity example of Federation period architecture
- Does not satisfy criteria for listing



Fernhill Street

23



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Non-contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Upgrade to contributory status is recommended medium integrity example of Federation period architecture with reversible unsympathetic alterations/ modifications
- Does not satisfy criteria for listing

24



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- · Does not satisfy criteria for listing

34



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within an HCA) (Appendix B)

- Contributory status justified medium integrity example of Federation period architecture
- · Does not satisfy criteria for listing



Fernhill Street

35



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Non-contributory (not within HCA) (Appendix A)

CPH Assessment:

Contributory within Melford Street HCA (revised) (Appendix B)

- Upgrade to contributory status is recommended medium integrity example of Federation period architecture with reversible unsympathetic alterations/modifications
- Does not satisfy criteria for listing

36



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within an HCA) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- Does not satisfy criteria for listing





Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Non-contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within an HCA) (Appendix B)

- Upgrade to contributory status is recommended high integrity example of an Inter-war period apartment dwelling
- Does not satisfy criteria for listing



Fernhill Street

41



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Non-contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within an HCA) (Appendix B)

- Upgrade to contributory status is recommended medium integrity example of Federation period architecture with unsympathetic rear addition
- Does not satisfy criteria for listing

Floss Street

Æ



Assessment

Submission Notes:

Over 100 years old and retains many original features, including moulded plaster ceilings, stained glass windows and a largely intact front façade.

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within an HCA) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period architecture
- Does not satisfy criteria for listing

74



Submission Notes:

Montgomery Place' is a complex of townhouses dated to the 1970s and is an excellent urban development.

Paul Davies Assessment:

Non-contributory (not within an HCA) (Appendix A)

CPH Assessment:

Non-contributory (not within an HCA) (Appendix B)

· Does not satisfy criteria for listing



Marcia Street

4



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A) CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period architecture
- Does not satisfy criteria for listing

5



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- Does not satisfy criteria for listing

6



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium integrity example of Californian Bungalow-style architecture
- Does not satisfy criteria for listing



Marcia Street

7



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium integrity example of Federation period architecture
- Does not satisfy criteria for listing

9/11



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A) CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium integrity example of Inter-war period architecture
- · Does not satisfy criteria for listing

Railway Street

2



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Railway Street HCA (Appendix B)

- Contributory status justified high integrity example of Inter-war period cottage architecture
- Does not satisfy criteria for listing



Railway Street

4



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Railway Street HCA (Appendix B)

- Contributory status justified high integrity example of Inter-war period cottage architecture
- Does not satisfy criteria for listing

6



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Railway Street HCA (Appendix B)

- Contributory status justified high integrity example of Inter-war period cottage architecture
- Does not satisfy criteria for listing

8



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Railway Street HCA (Appendix B)

- Contributory status justified high integrity example of Inter-war period cottage architecture
- Does not satisfy criteria for listing



Railway Street

10



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory within Railway Street HCA (Appendix B)

- Contributory status justified high integrity example of Inter-war period cottage architecture
- Does not satisfy criteria for listing

Short Street



Assessment

Submission Notes:

Landmark example of a local Federation house.

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period architecture
- Does not satisfy criteria for listing

Wallace Avenue



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- Does not satisfy criteria for listing



Wallace Avenue

2



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within

- Contributory status justified high integrity example of Federation period architecture
- Does not satisfy criteria for listing

3



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within 'Duntroon Street' HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Satisfies Criteria c) and further research is recommended for potential individual listing

5



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Satisfies Criteria c) and further research is recommended for potential individual listing



Wallace Avenue

7



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified low-medium integrity example of Federation period architecture
- · Does not satisfy criteria for listing

10



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)
CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B) and potential listing

- Contributory status justified high integrity example of Federation period architecture
- Satisfies Criteria c) and further research is recommended for potential individual listing

Woodside Avenue

2



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period architecture
- Does not satisfy criteria for listing



Woodside Avenue

3



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Inter-war period architecture
- · Does not satisfy criteria for listing

5



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A) CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Inter-war period architecture
- Does not satisfy criteria for listing

6



Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A) CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified high integrity example of Federation period architecture
- Does not satisfy criteria for listing



Woodside Avenue

8



Assessment

Submission Notes:

Part of a general request for listings

Paul Davies Assessment:

Contributory within Duntroon Street HCA (Appendix A)

CPH Assessment:

Contributory within Duntroon Street HCA (revised) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period architecture
- Does not satisfy criteria for listing

Shops and other Buildings

Greek Café, 712-718 New Canterbury Road



Assessment

Submission Notes:

Concern that these properties may be demolished.

Paul Davies Assessment:

Paul Davies' letter to Council (7 November 2016) ruled out the listing of this site on the grounds that:

We considered the buildings nominated and made a decision that even though they had some heritage value, they were not outstanding, rare or of high quality and did not justify an individual heritage listing nor did they form part of a precinct.

CPH Assessment:

Contributory (not within an HCA) (Appendix B)

- Contributory status justified high integrity example of Federation period shopfronts
- These properties are not outstanding or rare examples of Federation architecture which do not satisfy the relevant criteria for local heritage listing.

Shop frontages at 28-34 Floss Street



Submission Notes:

Requested that these be protected as they are generally unchanged since the Federation period.

Paul Davies Assessment:

Contributory within Floss Street HCA (Appendix A)

CPH Assessment:

Contributory within Starkey Street HCA (Appendix B)

- Contributory status justified medium-high integrity examples of late Federation period shopfronts
- Has potential to satisfy criteria for listing with further research.
- See discussion in Section 8.2.2.



Shops and other Buildings

Shop frontages at Crinan Street







Assessment

Submission Notes:

Requested that these be protected as they are generally unchanged since the Federation period

Paul Davies Assessment:

Contributory within Crinan Street Shops HCA (Appendix A)

Justification:

The shop/residence at No. 13 Crinan Street was built 1913 on a 1911 subdivision, the Fernhill Station Estate, and was operated initially as a shoe store with residence above 1913-1941. The shop/residence at No. 15 Crinan Street was built 1915 on a 1911 subdivision, the Fernhill Station Estate, by local builder Frederick Rossiter, and was initially leased out. The shop was sold in 1922 to Frederick Skelton. In 1927 the Skeltons moved the Hurlstone Park post office agency and drapery to No. 15, where it operated until 1950. The shopfront at No.15 appears to date from 1927 when the Skeltons moved the Post office agency and drapery store into the premises, as it features painted gold signage in the top hamper over the recessed entry reading "Drapery and Mercery" (Hurlstone Park HA Study (2016), p.33)

The shops (13 & 15 Crinan Street) are considered to be "Contributory" buildings within the draft Crinan Street Shops Heritage Conservation Area, but not considered to be of a level of significance, historically or aesthetically, which would warrant local heritage listing as individual heritage items.

(Hurlstone Park HA Study (2016), p.33)

CPH Assessment:

Contributory within Crinan Street Shops HCA (Appendix B)

Justification:

- Contributory status justified high integrity examples of Federation period shopfronts
- Although the Crinan Street shopfronts present a cohesive streetscape which dates to the early 20th century, they do not satisfy the relevant criteria for local heritage listing.



Shops and other buildings

Shop frontages at 102 Canterbury Road



Comments

Submission Notes: Requested that these be protected as they are generally unchanged since the Federation period.

Paul Davies Assessment: Contributory (not within an HCA) (Appendix A)

CPH Assessment:

Contributory (not within an HCA) (Appendix B)

- Contributory status justified medium-high integrity example of Federation period shopfronts
- Has potential to satisfy criteria for listing with further research
- These shopfronts will form part of the Canterbury Road Corridor Review and will therefore require analysis within the context of new and surrounding development

Former Masonic Hall, 65-69 Duntroon Street



Submission Notes:

Requested that this building to be listed as a heritage item or at least be included within the Duntroon Street HCA because:

- The building dates to 1907 and, whilst the Duntroon St façade is modified, the remainder is in good condition
- Was used by freemasons for an extended period and is an important part of the social history of the area.
- 'If there is no heritage conservation or restriction to this site it leaves open the possibility that the development will be disproportionate to the heritage and conservation limits of the houses surrounding the Hall property. This would substantially compromise the intention and effect of the heritage and conservation benefits derived from the heritage and conservation zoning of the surrounding houses.'



Paul Davies Assessment:

Non-contributory (not within an HCA) (Appendix A)

CPH Assessment

Potential listing within Duntroon Street HCA (revised) (Appendix B)

- An upgrade to contributory status is not recommended, as the social values of this building do not align with the statement of significance for the HCA
- Building with substantial unsympathetic modifications. The building does not therefore satisfy Criteria c) or g).
- The building has the potential to satisfy Criteria a) on the basis that it functioned as a Masonic hall, as indicated on the plaque erected on the Duntroon Street façade. Inspection of the building fabric suggested that a significant component of the original fabric remains beneath the later (1981?) modifications.
- The associative and social values of the property are attested by the submissions (Criteria b) and d)). The site has also functioned as a community church.
- Further research should be undertaken to establish whether this property meets the criteria for heritage listing.
- · See further discussion in Section 8.2.4.





Shops and other buildings

Siddha Yoga Ashram, 50 Garnet Street







Comments

Submission Notes:

Requested that this building be listed as a heritage item because:

- It has been an ashram since 1983
- It was formerly the NSW Protestant Federation Children's Home (1921-1983)
- 'Ongoing institutional use makes the property an important part of Hurlstone Park's social history.

Paul Davies Assessment:

Not within an HCA (Appendix A)

Justification:

The Protestant Children's (or Girl's) Home was opened in 1921 by John Thomas Ness. Ness (1872-1947) was the MLA for the district between 1922-1938, and alderman of Marrickville Council between 1908 and 1922 (and mayor). Ness formed the NSW Protestant Federation, and was its Chief President from 1920 to 1925. The institution was a home for girls mostly from single parent families, and at one time there were 90 girls in care. The original premises at 50 Garnet Street was a large two-storey house named "Tinonoe". This was altered and added to in 1947. From the mid-1970s boys were admitted also. (Hurlstone Park HA Study (2016), p.49)

Not recommended for heritage listing, due to extensive alteration of buildings. The buildings no longer provide evidence of the history of the site. (Hurlstone Park HA Study (2016), p.49)

CPH Assessment:

Heritage item within Duntroon Street HCA (revised) (Appendix B)

- Social significance attested by submissions continued institutional function.
- The 1947 alterations and additions to the 'Tinonoe' building remain intact. Other buildings on the site date to a similar period, so that the overall architectural character is mid-20th century, as opposed to Federation period, which does not correspond with its historical significance as a former children's home.
- Does not satisfy the relevant criteria for local heritage listing.
- See further discussion in Section 8.2.5.



8.2. Discussion

The NSW Heritage Manual guidelines establish that a site warrants heritage listing when it fulfils one or more of the seven significance assessment criteria of local heritage significance. The above review (Section 8) identified a number of additional potential heritage items. Of those submissions received by HPA, the following determinations were made:

8.2.1. 712-718 New Canterbury Road

In response to requests for an Interim Heritage Order (IHO) for the shopfronts at 712-718 New Canterbury Road in 2016, Paul Davies Pty Ltd provided an advice letter to Council, which assessed these properties as 'not of sufficient heritage value to support listing as heritage items' on the basis that they were not 'outstanding, rare or of high quality'; either individually or as part of a precinct.⁶ CPH agrees with this assessment. While the shopfronts at 712-718 New Canterbury Road are high integrity examples of Federation-era architecture (Figure 39), they are neither exceptional or rare examples within the context of Hurlstone Park. The streetscape which surrounds them has been significantly modified, so that they no longer derive their significance from their urban context. As such, it is not recommended that the shopfronts at 712-718 New Canterbury Road be considered for heritage listing.





Figure 39: Comparison between 712-718 Canterbury Road (indicated with red arrows) today (left) and a photograph dating to 1954 (right) indicates that the building has retains a high level of integrity

8.2.2. Shop frontages at Floss Street

The shop frontages at 28-32 Floss Street are currently proposed contributory items within the Floss Street HCA. These properties do not appear to have been considered for heritage listing in the HP HA Study. 30 is a highly intact example of a Federation-era commercial building with a number of unsympathetic, though minor, alterations. 28 and 32, though more modest single-storey examples, contribute to the aesthetic of the group. The roof form of all three structures appears to have remained relatively unchanged (Figure 40). The prominent location of these three commercial buildings, overlooking the Hurlstone Park railway station, accounts for their perceived social significance within the Hurlstone Park community, as reflected in the submissions. A brief history for the group is provided in the Floss Street HCA inventory form contained within the HP HA Study: Stage 2, which suggests that they were constructed between 1912-1916. It is recommended that more comprehensive heritage assessment of these buildings be undertaken to ascertain whether they meet the criteria for heritage listing.

6 Letter to City of Canterbury Bankstown Council re. 712-718 New Canterbury Road, Hurlstone Park, 07 November 2017, Paul Davies Pty Ltd.



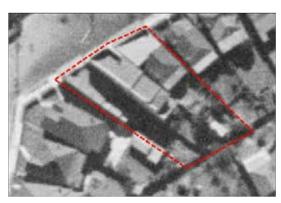




Figure 40: Aerial images from 1943 (left) and today (right) indicate that the roof form of 28-32 Floss Street remains relatively unchanged (Source: SIX Maps 2018)

8.2.3. Shop frontages at Crinan Street

These Federation-era shopfronts, including 13 and 15, were specifically considered for listing within the HP HA Study: Stage 2 report. While it is generally agreed that these collectively contribute toward a cohesive historical streetscape, they are neither aesthetically or technically remarkable in isolation. There is no indication that 13 and 15 passed through the ownership of individuals of note to the history of Hurlstone Park, nor that they facilitated industries which were essential to its development. As such, the proposed contributory status of these properties within the Crinan Street HCA is considered sufficient.

8.2.4. Former Masonic Hall, 65-69 Duntroon Street

An upgrade to contributory status for the property at 65-69 Duntroon Street is not recommended, as the building is identified on the basis of its historical and social values, which do not align with those of the HCA. The property satisfies *Criteria b*) and *d*) on the basis of its history as a Masonic Hall from 1907 - 2015. The building has since been used as a dance studio and community hall. The significance of this is attested by a plaque which is mounted on the eastern façade of the building. Although it is acknowledged that this is a building with substantial unsympathetic modifications, analysis of aerial photographs (Figure 41) and onsite-inspection (Figure 42) revealed that a large component of the original building may still be present beneath the more recent additions and alterations. The site may therefore have the potential to also satisfy *Criteria a*) and *d*). It is recommended that further research be undertaken to establish whether this property meets the relevant criteria for heritage listing.



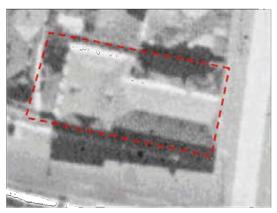




Figure 41: Aerial images from 1943 (left) and today (right) indicate that the roof form has remained relatively unchanged with the exception of a northern addition (Source: SIX Maps 2018)



Figure 42: Components of the original 1907 Masonic Hall are still visible from the southern façade (indicated with red arrows)



8.2.5. Siddha Yoga Ashram, 50 Garnet Street

The Siddha Yoga Ashram at 50 Garnet Street is not currently proposed for listing on the basis of 'extensive alteration of the buildings... (so that they) no longer provide evidence of the history of the site.' This assessment was made based on aerial photographs and a site inspection, which identified significant changes in the roof form and overall fabric since 1904. CPH's assessment confirmed these observations. Aerial photographs indicate significant changes in the roof form (Figure 43). The former girls' home ('Tinonoe') retains its heavily modified 1947 appearance (Figure 44) and other structures on the site appear to date to a similar period. On the basis that the historical significance of the site, which relates to its original function as a children's home, is no longer reflected in its fabric, it is not recommended that the site be considered for heritage listing.





Figure 43: Aerial photographs which demonstrate changes in the roof form between 1943 (left) and today (right) (Source: SIX Maps 2018)





Figure 44: 1947 additions to the original 1906 structure (left) remain relatively intact today (right) (Source of left image: City of Canterbury Local History Photograph Collection)

⁷ Hurlstone Park Heritage Assessment Study: Stage 2 (2017), Paul Davies Pty Ltd., p.43



9. CONCLUSIONS AND RECOMMENDATIONS

This Heritage and Urban Design Review has considered five key issues, as raised in the submissions received by Council in response to the Hurlstone Park Planning Proposal and draft DCP amendments exhibited in June-July 2017. This section details conclusions and recommendations in relation to these.

9.1. Objections to proposed listings

In respect of the requests for a new HCA south of the railway:

- 66, 68, 70, 72, 76 and 78 Crinan Street: The Crinan Street group satisfies Criteria c) and g) for local heritage listing.
- 109 Duntroon Street: The existing contributory status of this property should be retained as it does not satisfy the criteria for listing.
- 128 Duntroon Street: The existing contributory status of this property should be retained. Unless historical research should demonstrate that the existing dwelling was purpose-built for a dairy, the site does not satisfy the criteria for listing,

In summary, CPH recommends that the Crinan Street group be progressed for heritage listing.

9.2. Review of HCA boundaries

In respect of the review of proposed draft HCA boundaries (Section 5), it is recommended that:

- Melford Street and Melford Street North HCA's be amalgamated with CPH proposed additions, to create a newly revised 'Melford Street HCA (revised)' (Section 5.2);
- Duntroon Street and Hampden Street HCAs be amalgamated with CPH proposed additions, to create a newly revised 'Duntroon Street HCA (revised)' (Section 5.3);
- Floss Street HCA be included with CPH recommended additions, to create a new 'Starkey Street HCA' (Section 5.4):
- Tennent Parade HCA retain its current boundaries (Section 5.5); and
- Crinan Street Shops HCA retain its current boundaries (Section 5.6), with the exception of 85-87 Duntroon Street, which is to be included in the newly proposed Duntroon Street HCA (revised).

In summary, CPH recommends that the revised HCA boundaries, as detailed in Section 5 of this report, be adopted so as to retain the uniquely cohesive architectural and historical character of Hurlstone Park.

9.3. New HCA south of the Railway line (HCA-D)

In respect of the requests for a new HCA south of the railway, it is recommended that:

- A HCA be created south of the railway with the boundaries as depicted in Figure 22;
- The new HCA be named 'Railway Street HCA'; and
- A new SHI form and character statement be prepared.

9.4. Maximum building heights (in B2 Zones)

Following the site inspections on 23-24 November 2017, the subsequent field survey on 15 January 2018, and the findings of the Urban Design Analysis (Section 7.3) the following recommendations are made:

- Maximum building heights within the commercial B2 zones:
 - Implementing the recommendations made in this report;



- Requiring setbacks in line with modelling outcomes (i.e. minimum 6 metres setback for western side shops and setting a setback line for the eastern side shops) for any new development above original envelopes. This is so that the original scale and parapets are not overwhelmed and the integrity and dominance of the existing traditional street wall is maintained;
- Including specific measures to ensure design excellence for new development within the centre, with a particular focus on requiring a visually compatible design response to heritage streetscape in both distant views and oblique angle views;
- Requiring any new proposal which seeks to replace a non-heritage listed or uncharacteristic building to have a maximum 2 storey plus parapet street wall. Any development above should be setback from the street wall; and
- Requiring materials and colours for any new development (whether above or beside existing original developments) which do not detract from their original architectural detailing.
- That DCP controls specify the following in relation to building heights within the commercial (B2) zone
 to the north of the railway:
 - shopfronts along Crinan Street can accommodate one additional (third) storey only;
 - additions to shopfronts along Crinan Street should have appropriate setbacks as seen in Figures 34-38; and
 - additions to shopfronts along Crinan Street should comply with DCP controls similar to those contained in the Marrickville DCP 2011 provided in Appendix C of this report;
- That DCP controls specify the following in relation to maximum building heights within the commercial (B2) zone to the south of the railway:
 - The single-storey zone building height (including the parapet) should not exceed the height of the cornice located below the first-floor façade's window sill as indicated in Figure 38;
 - The maximum building height on the remaining two vacant properties within this part of the town centre at 36 Floss Street and 118 Duntroon Street should follow the decision of the Vasiliades v Canterbury-Bankstown Council appeal with maximum building height limited to the top parapet cornice of "The Chambers" building at 30 Floss Street as shown in Figure 37. Appropriate front setbacks for the additional storey(s) at 36 Floss Street should follow the alignment of the setback set for the property at 32 Floss Street in order to maintain the landmark setting of "The Chambers" building; and
 - The maximum height for 26 Floss Street (beyond the single-storey zone) should follow the maximum height set by the alignment of the "The Chambers" building's top cornice shown in Figure 38. This is the appropriate maximum height for the properties at 26, 28, 32-34 and 36 Floss Street, and 118 Duntroon Street. Extensions are to be limited to one-storey in relation to 28 and 32-34 Floss Street for the protection of these items' principal building form and overall traditional low-scale characteristics; and
- That DCP controls incorporate similar controls to those contained in the Marrickville DCP 2011, as contained in Appendix C of this report.

9.5. Requests for listings

In respect of the requests for listings it is recommended that further research be undertaken, to determine whether the following properties satisfy the relevant criteria for listing:

- Shop frontages at 28, 30 and 32-34 Floss Street
- Former Masonic Hall, 65-69 Duntroon Street

Further to the above, CPH recommends that research be undertaken, so as to determine whether the following additional properties satisfy the relevant criteria for listing:

Barton Avenue houses group (1, 3, 5, 6, 7, 8, 10 & 12)



■ 3, 5 and 10 Wallace Avenue

9.6. Additional Recommendations

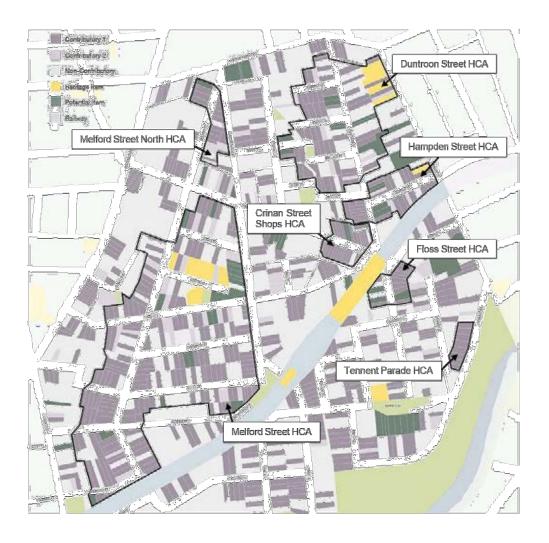
The following additional recommendations are made in respect of the heritage values of Hurlstone Park and its properties therein:

- A Conservation Management Strategy be prepared for the proposed heritage item 'Worked quarry faces' at 76-80 Garnet Street in order to ensure that any future development at the site considers both its heritage values and proximity to the newly proposed Starkey Street HCA; and
- The status of the following properties be upgraded from non-contributory to contributory:
 - 49/51 Duntroon Street
 - 11A Dunstaffenage Street
 - 7 Canterton Street
 - 23, 35, 37 and 41 Fernhill Street



APPENDIX A

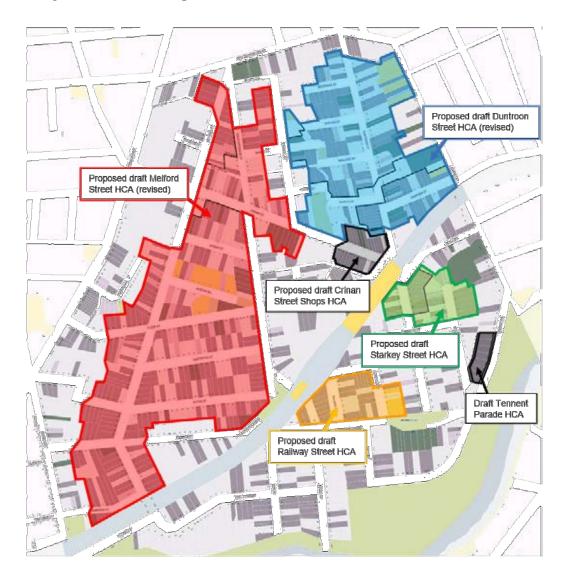
Draft HCAs Overview Map





APPENDIX B

City Plan Heritage Recommended HCAs





APPENDIX C

Marrickville DCP controls

As a guide, the Marrickville DCP 2011 contains comprehensive controls for the appropriate development of heritage shopfronts. These address issues of form, scale, setbacks and design which may be appropriate for Hurlstone Park.

5.1.3.3 Massing and Setbacks

- C3) Where whole existing contributory buildings or the street fronting portion of the existing contributory buildings are retained there must be no additions to the existing building mass within the front 6 metres of the building, except for 0.9 metres roof projection of the topmost dwelling occupancy level.
- C4) Development involving third storey alterations and additions to retained two storey contributory buildings:
- Must not be visible when viewed from 1.8 metres above the footpath pavement on the edge of the road reserve on the opposite side of the street to the building or obliquely from 30 metres either side of the site

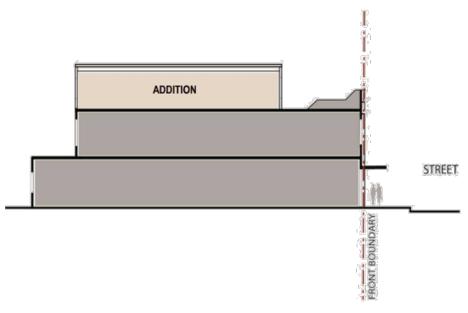


Figure 45: Illustration of appropriate scale of additions and setbacks for Crinan Street shopfronts (Source: Marrickville DCP 2011, Part 5: Commercial and Mixed-use Development, p.4)



5.1.4.1 Building Frontages

- C28) The street front portion of the building mass must be designed to maintain or emphasise the street front portion of the building mass as the continuous dominant element in the streetscape.
- C29) Building levels above the street front portion of the building mass that are visible in the streetscape must be visually subservient as a complementary backdrop to the street front portion of the streetscape.
- C32) Where the existing building on a property makes a positive contribution to the character of the streetscape and broader townscape, as a minimum, the front portion of the building (being the front most original structural bay where this is intact) must be retained.
- C33) Development of the front portion of a contributory building is limited to minor alterations and additions involving minor internal changes and external restoration and reconstruction (where there is reasonable evidence to establish the original design), as appropriate, consistent with the period and style of the building. Development must retain existing floor levels and must not create voids behind the front façade.

5.4.2.2 Characteristics

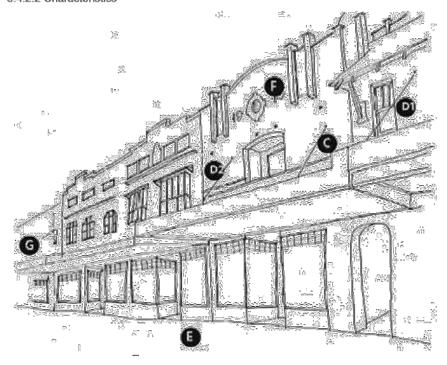


Figure 46: Primary defining elements of a heritage shopfronts including: C) recessed balconies; D1) window patterns, proportions and details; D2) bay windows; E) shopfronts; F) parapets profiles and details; and G) awning alignment, stays, fascias and soffits (Source: Marrickville DCP 2011, Part 5 - Commercial and Mixed-use Development, p.34)



5.4.2.3 Design Guidelines

Design should:

- Avoid amalgamating sites that would affect interpretation of the existing subdivision of shop premises;
- 2. Retain the prevailing street wall height, distinctive parapet patterns or ridgelines against the sky;
- 3. Maintain the retail shop character and fine urban grain;
- 4. Maintain and enhance pedestrian amenity;
- 5. Encourage active use of upper floors for commercial or residential uses;
- Retain the characteristic solid to void ratio of wall to window and proportions of openings. Retain shop front windows and maintain smaller window openings and/or recessed balconies above awning level (C, D1, D2 and E). Avoid alteration to create larger, wider windows;
- 7. Retain continuous awnings across shop frontages (G);
- 8. Retain opal sphere under awning lights (J);
- 9. Re-open infilled verandahs and balconies wherever possible;
- Avoid alterations or additions to the street elevations of intact buildings, unless demonstrated to have negligible impact;
- 11.Ensure alterations and additions do not compromise the consistency and integrity of a row of buildings;
- 12. Maintain the building alignment to the street boundary and only recess entry doors where the recess is a characteristic of the row. Recessed entry doors can assist in achieving access for disabled persons;
- 13.Retain the horizontal and vertical pattern created by parapet lines, cornices, string courses, awnings, lot boundaries, pilasters, rainwater heads and downpipes that establish facade bays;
- 14.Use coordinated paint schemes and signs for a shop row building that reflect the style and period of the building; and
- 15.Where development will result in the long-term exposure of a side boundary wall from surrounding streets, give design consideration to how this element presents to the streetscape. Avoid cheap or temporary materials and finishes. Where appropriate the introduction of texture, surface pattern, stepped building planes or lightwells can also alleviate the visual impact of a blank side wal





Draft heritage items in Hurlstone Park

Description	Address	Detailed description/comment
Edgeware School (Special purpose public school)	6-20 Burnett Street	Public school buildings constructed prior to 1943 (from 1943 aerial photo).
Weatherboard house	101 Crinan Street	Part of an 1897 subdivision of the north side of Crinan Street between Melford and Dunstaffenage Streets.
Group of late Victorian and Federation period houses	66, 68, 70, 72, 76 and 78 Crinan Street	No. 66 - Victorian Filigree freestanding single storey, narrow fronted rendered brick house. No. 68 – Victorian Filigree freestanding single storey, narrow fronted rendered brick house. No. 70 – freestanding single storey narrow fronted Federation Filigree style house. No. 72 – freestanding single storey Federation Queen Anne style brick house. No. 76 - freestanding single storey Federation Queen Anne style brick house. No. 78 – Victorian Italianate style freestanding single storey rendered brick house.
Federation Queen Anne style house "Stratford" (formerly "Toorak")	96 Crinan Street	Freestanding single storey Federation Queen Anne style brick house with slate roof, original front fence
Federation Queen Anne style house with original slate roof	27 Duntroon Street	1912 Broadhurst postcard shows development in Duntroon Street at this time.
Federation Queen Anne style pair of semi- detached houses	37 and 39 Duntroon Street	1912 Broadhurst postcard shows development in Duntroon Street at this time. Houses have original slate roofs.
Victorian Italianate style house	90 Duntroon Street	Victorian Italianate style house freestanding single storey, rendered or painted brick.
Victorian Italianate style house	92 Duntroon Street	Victorian Italianate style house freestanding single storey, rendered or painted brick, with a slate roof.
Federation Queen Anne style house	128 Duntroon Street	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof, with 2 chimneys, and is on an original subdivision lot.
Federation period urban park " Euston Reserve"	2C and 2D Euston Road and adjoining road closures	Historically significant public park which includes Ficus trees and a war memorial. In Council ownership. Conservation Management Strategy prepared for this park.
Federation House	29 Fernhill Street (corner Barre Street)	Federation Queen Anne style single storey freestanding facebrick house with original slate roof on corner site.
Federation House	31 Fernhill Street (corner Barre Street)	Federation Queen Anne style single storey freestanding facebrick house with terracotta tiled roof on corner site.
Electricity Substation No. 57	12 Floss Street	Brick substation built in 1921. Listed on Section 170 register
Federation period house	44-46 Floss Street	Former Station Master's Residence
Federation Queen Anne style house "Dalraida"	79 Floss Street	Fine Federation Queen Anne style house on corner of Floss and Melford Streets. Part of proposed Floss Street HCA."

Description	Address	Detailed description/comment
Late Victorian period house	42 Garnet Street	Freestanding single storey late Victorian period house.
Worked quarry faces	76-80 Garnet Street	Former quarry site (now residential flat development) with remnant worked quarry faces.
Pair of Federation semi-detached houses	15 and 17 Gower Street (corner Melford Street)	Unusual pair of asymmetrical Federation Queen Anne style semi- detached houses, single storey facebrick with slate roof, on corner site.
Inter War California Bungalow on large site	21 Kilbride Street	Fine example of Inter-war California Bungalow on large garden site.
Federation and Inter- War church building "Hurlstone Park Uniting Church"	8 Melford Street	Former Methodist Church opened in 1912.
Federation Queen Anne style house "Fern Hill" (formerly "Julie Rae")	104 Melford Street	Fine Federation Queen Anne style house on corner of Kilbride and Melford Streets.
Federation and Inter- War period church buildings and child care centre "St Stephanos Greek Orthodox Church" (former St Stephens Anglican Church)	648-668 New Canterbury Road	Former St Stephens Anglican Church (1924 brick church), including original weatherboard church (1908) and Inter war child care centre. Brick church designed by architect John Burcham Clamp.





Hurlstone Park

Submitted to Canterbury-Bankstown Council

February 2019



REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	02/11/18	Draft	
		Prepared by	Verified by
		Alexandra Ribeny	Kerime Danis
		Heritage Consultant	Director - Heritage
02	15/11/18	Draft	
		Prepared by	Verified by
		Alexandra Ribeny	Kerime Danis
		Heritage Consultant	Director - Heritage
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		Prepared by	Verified by
		Alexandra Ribeny	Kerime Danis
		Heritage Consultant	Director - Heritage
04	20/02/19	Final	
		Prepared by	Verified by
		Alexandra Ribeny	Kerime Danis
		Heritage Consultant	Director - Heritage

Certification

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants. To the best of our knowledge the accuracy of the information contained herein is neither false nor misleading. The comments have been based upon information and facts that were correct at the time of writing.

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INTRODUCTION

In June–July 2017 the City of Canterbury Bankstown (Council) exhibited a planning proposal and draft DCP amendment, in response to which over 200 submissions were received. In September 2017 CPH was engaged by Council to prepare an independent heritage and urban design review of key issues raised in the submissions received during the exhibition period. CPH identified a number of potential heritage items and heritage conservation areas in the preparation of this report.

CPH has subsequently been engaged to prepare State Heritage Inventory (SHI) forms and Area Character Statements for those heritage items and HCA's identified in the 2018 report. These are included below as follows:

- Area Character Statement Duntroon Street Heritage Conservation Area
- Area Character Statement Melford Street Heritage Conservation Area
- Area Character Statement Railway Street Heritage Conservation Area
- Area Character Statement Starkey Street Heritage Conservation Area
- SHI Form Former Masonic Hall (65-69 Duntroon Street)
- SHI Form Floss Street Shops Group (28-32 Floss Street)
- SHI Form Barton Avenue Houses Group (1, 3, 5, 6, 7, 8, 10 & 12 Barton Avenue)
- SHI Form Wallace Avenue Houses Group (3, 5 & 10 Wallace Avenue)
- SHI Form Duntroon Street Heritage Conservation Area
- SHI Form Melford Street Heritage Conservation Area
- SHI Form Railway Street Heritage Conservation Area
- SHI Form Starkey Street Heritage Conservation Area

1. DUNTROON STREET HERITAGE CONSERVATION AREA

1.1. Statement of Significance

The Duntroon Street Heritage Conservation Area is of local heritage significance. The area is of historical significance for its collection of late 19th century and early 20th century subdivisions including:

- the Woodside Estate (which formed Woodside Street), which specified a building covenant requiring buildings exceed £350 in value;
- an un-named subdivision which formed Barre Street and the northern portion of Fernhill Street;
- the Hurlstone Park No. 2 Estate advertised for sale in February 1914, which formed Barton & Wallace Avenues, that also contained a building covenant requiring buildings to exceed £350 in value;
- the Fernhill Estate subdivision advertised for sale in September 1893 that included the southern side of Barre Street, Short Street, and the southern end of Fernhill Street;
- the Fernhill Railway Station Estate subdivision advertised for sale in September 1895 encompassing Hampden Street, the eastern side of Duntroon Street near Hampden Street, and the western side of Garnet Street near Hampden Street; and
- the Fernhill Station Estate subdivision advertised for sale in April 1911 that encompassed the western side of Duntroon Street opposite Hampden Street, and Marcia Street; and
- late 19th century subdivisions and re-subdivisions of land between the eastern side of Duntroon Street and Garnet Street, including an un-named 1886 subdivision (DP2906), later re-subdivided.

Woodside Avenue, Barton Avenue and Wallace Avenue - the product of post-1900 subdivisions - illustrate the operation of building covenants requiring buildings to exceed £350 in value. The precinct is of historic significance for the collective significance of the buildings found within the precinct that demonstrate the key periods of development.

The area is of social significance as it includes the former Hurlstone Park Bowling Club (27-31 Crinan Street), former Masonic Hall (65-69 Duntroon Street) and former Protestant Federation Children's Home (50 Garnet Street), which were important community facilities throughout the 20th century.

The area is of aesthetic significance for its wide cul-de-sacs streets between Fernhill and Duntroon Streets with pre-1943 brush-box planted grass verges. It is of aesthetic significance for its Hampden Street streetscape, a wide street with grass verges and late 20th century street tree plantings and mix of single storey Victorian Italianate and Federation Queen Anne style detached houses; mix of late Victorian period and Federation Queen Anne style detached and semi-detached houses and Federation period corner shop in Duntroon Street. It is significant for its cohesive collection of single-storey Federation-style residences arranged in pairs along Wallace and Barton Avenue. The precinct is also of aesthetic significance for its mixed streetscapes of Inter-war California Bungalow style detached brick houses, with a scattering of detached and semi-detached houses from the late Victorian period. The buildings are both one and two storeys (particularly on Garnet Street, many of which are heritage-listed), reflecting the differing subdivision periods within the area. The pattern of subdivision also reflects the topography (as well as subdivision periods and boundaries), including a creek that resulted in the dead-end streets between Fernhill and Duntroon Streets



Figure 1: Duntroon Street Heritage Conservation Area - Boundaries and Building Contributions Ranking. Colour key: Purple: Contributory 1; Lilac: Contributory 2; Dark Green: Potential heritage item; Grey: Non-Contributory.

1.2. Key Character Elements

1.2.1. Subdivision and Public Domain Elements

- Pre-1943 street planting of Brush Box trees within wide grassed verges in Woodside Avenue, Barton Avenue, Barre Street and Wallace Avenue
- Palm tree street plantings on wide grassed verges in Short Street
- Narrow concreted footpaths in Garnet Street and Duntroon Street indicative of Victorian period street layout
- Dead end streets between Fernhill and Duntroon Streets which relate to subdivision boundaries and a creek alignment
- Laneways and long narrow allotments indicative of late Victorian period subdivisions.
- Hampden Street wide street with grassed verges, late 20th century deciduous street tree plantings
- Duntroon Street narrower street carriageway, narrow concreted footpaths with late 20th century shrub plantings
- Garnet Street wide street, narrow concreted footpaths with late 20th century shrub plantings

CITY PLAN HERITAGE P/L - HCA CS & SHI: Huristone Park - November 2018

7/95

- Marcia Street wide street, grassed verges with pre-1943 Brushbox street tree planting at the eastern end of the street.
- The former Hurlstone Park Bowling Club, which is encircled by a green belt with mature plantings and enjoys impressive views from adjacent properties.

1.2.2. Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Detached face brick single storey housing in Victorian Italianate; Federation Queen Anne style; California bungalow; and other Inter-war styles, within garden settings.
- Detached and semi-detached late Victorian period housing (particularly in Garnet Street) of one and two storeys.
- Semi-detached brick single storey houses, Federation to Inter-war period.
- Inter-war period 2-storey residential flat buildings.
- Federation period corner shop, 88 Duntroon Street (corner Hampden Street)
- Original details such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or, unglazed terracotta tiles and original chimneys (depending on period of house)
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - Face brickwork (Federation, Inter-war periods) and rendered brickwork (Victorian period)
 - Stuccoed brickwork (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses in the key period of significance
 - Original front fences timber picket, low brick, brick & timber picket for Federation and Inter-war period houses;
 - Original front fences timber picket for Victorian period houses, timber picket, low brick, brick and timber picket for Federation houses; low brick with pipe rails for Inter-war period houses; and timber picket or iron palisade for Victorian period houses.
- The overall high level of integrity of the precinct.
- General lack of car parking provision on sites. Where car parking occurs it us usually
 either at rear of corner properties, or as narrow side driveways with garages or carports
 to the rear or side of houses.

1.2.3. Non-Contributory Elements

- Late 20th century houses.
- Recent 2-storey residences.
- Heavily altered houses with difficult to reverse uncharacteristic alterations.
- Circa 1960s-1970s 2-3 storey residential flat buildings.
- Garages or carports constructed in front of houses.
- Uncharacteristic first floor additions to single storey houses which are visible from the street.
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses, modern roof cladding (e.g. concrete tiles) and loss of chimneys.
- Front verandah enclosures.
- Aluminium framed or other modern windows, especially where window openings have also been altered in size.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

1.3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Duntroon Street HCA is outlined in the final table.

1.3.1. Building Contribution Ranking Definitions

Ranking No.	Building Contribution Ranking	Definition of Ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house).
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

1.3.2. Building Contribution Rankings for Duntroon Street Heritage Conservation Area

No.	Street	Ranking
1A	Barton Avenue	3
1	Barton Avenue	Potential heritage item
2	Barton Avenue	3
3	Barton Avenue	Potential heritage item
4	Barton Avenue	2
5	Barton Avenue	Potential heritage item
6	Barton Avenue	Potential heritage item
7	Barton Avenue	Potential heritage item
8	Barton Avenue	Potential heritage item
10	Barton Avenue	Potential heritage item
12	Barton Avenue	Potential heritage item
1	Barre Street	3
2	Barre Street	1
4	Barre Street	1

No.	Street	Ranking
15-15A	Duntroon Street	1
17-17A	Duntroon Street	3
18	Duntroon Street	3
19	Duntroon Street	1
20	Duntroon Street	1
21	Duntroon Street	3
22-24	Duntroon Street	3
23	Duntroon Street	1
(corner Woodside Avenue)	Dania dan da da	
25	Duntroon Street	1
(corner Woodside Avenue)		
26	Duntroon Street	1
27	Duntroon Street	Potential heritage item
28	Duntroon Street	3
29	Duntroon Street	1
30	Duntroon Street	2
31	Duntroon Street	1
32	Duntroon Street	1
33	Duntroon Street	3
(corner Barton Avenue)		
34	Duntroon Street	3
35	Duntroon Street	Note: There is no No. 35 Duntroon St
36	Duntroon Street	1
37-39	Duntroon Street	Potential heritage item
(37 on corner Barton Avenue)		
38	Duntroon Street	1
40	Duntroon Street	3
41-43	Duntroon Street	3
42	Duntroon Street	3
44	Duntroon Street	1
45	Duntroon Street	1
46	Duntroon Street	1
47	Duntroon Street	3
48	Duntroon Street	3
49-51 (No. 51 corner Wallace Avenue)	Duntroon Street	1

No.	Street	Ranking
50	Duntroon Street	Note: There is no No. 50 Duntroon St
52	Duntroon Street	2
53	Duntroon Street	1
(corner Wallace Avenue)		
54	Duntroon Street	1
55	Duntroon Street	3
56	Duntroon Street	1
57	Duntroon Street	1
58-60	Duntroon Street	1
59	Duntroon Street	1
61	Duntroon Street	2
62	Duntroon Street	3
63	Duntroon Street	1
64	Duntroon Street	Note: There is no No. 64 Duntroon St
65-69	Duntroon Street	Potential heritage item
66	Duntroon Street	2
68	Duntroon Street	3
70	Duntroon Street	2
72	Duntroon Street	2
72A	Duntroon Street	3
76	Duntroon Street	3
78-80	Duntroon Street	1
82-84	Duntroon Street	1
86	Duntroon Street	1
88	Duntroon Street	1
(corner Hampden Street)		
90	Duntroon Street	Potential heritage item
(corner Hampden Street)		
92	Duntroon Street	Potential heritage item
94	Duntroon Street	1
19	Fernhill Street	Open Space
21	Fernhill Street	Note: There is no No. 21 Fernhill St
23	Fernhill Street	3
25	Fernhill Street	3
27	Fernhill Street	3
29	Fernhill Street	Potential heritage item

No.	Street	Ranking
(corner Barre Street)		
31	Fernhill Street	Potential heritage item
(corner Barre Street)		
33	Fernhill Street	1
35	Fernhill Street	3
8	Garnet Street	1
10	Garnet Street	1
12	Garnet Street	Heritage item
14	Garnet Street	Heritage item
16	Garnet Street	Heritage item
18	Garnet Street	Heritage item
20	Garnet Street	Heritage item
22	Garnet Street	1
24	Garnet Street	Heritage item
26	Garnet Street	1
28	Garnet Street	2
30	Garnet Street	Heritage item
50	Garnet Street	Potential heritage item
52	Garnet Street	Note: There is no No. 52 Garnet St
54	Garnet Street	Note: There is no No. 54 Garnet St
56	Garnet Street	3
58-60	Garnet Street	1
62	Garnet Street	1
64	Garnet Street	1
1	Hampden Street	1
2	Hampden Street	1
2A	Hampden Street	3
3	Hampden Street	1
4	Hampden Street	1
5	Hampden Street	1
6	Hampden Street	2
7	Hampden Street	2
8	Hampden Street	1
9	Hampden Street	3
10	Hampden Street	1
11	Hampden Street	2

No.	Street	Ranking
12	Hampden Street	1
13	Hampden Street	1
14-16	Hampden Street	2 (main house)
1	Marcia Street	1
2A	Marcia Street	1
2	Marcia Street	1
3	Marcia Street	3
4	Marcia Street	3
5	Marcia Street	1
6	Marcia Street	1
7	Marcia Street	1
8	Marcia Street	3
9	Marcia Street	1
10	Marcia Street	Note: There is no No. 10 Marcia St
11	Marcia Street	1
1	Short Street	1
3	Short Street	1
1	Wallace Avenue	1
2	Wallace Avenue	1
3	Wallace Avenue	Potential heritage item
4	Wallace Avenue	2
5	Wallace Avenue	Potential heritage item
6	Wallace Avenue	3
7-9	Wallace Avenue	1
8	Wallace Avenue	3
10	Wallace Avenue	Potential heritage item
1	Woodside Avenue	2
2	Woodside Avenue	1
3	Woodside Avenue	1
4	Woodside Avenue	1
5	Woodside Avenue	1
6	Woodside Avenue	1
8	Woodside Avenue	1
10	Woodside Avenue	1
12	Woodside Avenue	3

2. MELFORD STREET HERITAGE CONSERVATION AREA

2.1. Statement of Significance

The Melford Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed from late 19th century and early 20th century subdivisions and re-subdivisions, encompassing Sophia Campbell's initial 1876 subdivision of Hurlstone Park and including:

- Bran's subdivision (DP3450), undated but clearly late 19th century, including Nos 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision);
- re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881-1883, but developed following later re-subdivisions (including Nos. 10 to 16 Dunstaffenage Street).
- the Segenhoe Estate offered for sale in December 1900 (DP3738) which included Nos.
 8-14 Melford Street on the western side of Melford Street;
- the 1905 Brixton Hill Estate subdivision (DP5102) which included lots between Kilbride Street and Acton Street (much of this later re-subdivided);
- the Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which
 encompassed a small area between the southern side of Canterton Street and the
 southern side of Floss Street, between Melford and Dunstaffenage Streets;
- the Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street;
- an unnamed subdivision offered for sale in 1911 (DP 6052), mostly re-subdivided (No. 13 Melford Street on the eastern side is a remaining lot from this subdivision); and
- the Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the area north of the railway including both sides of Melford Street and encompassing much of the area between the railway line to the south and the southern side of Canterton Street to the north.

The area encompasses (within the Jeffrey's Estate 5th subdivision area on Floss Street, subdivided in 1910) the earlier house "Euston" (a heritage item) and Euston Reserve, associated with the house "Euston" as land privately donated for public open space. The area is also of historical significance as it encompasses a group of houses from 66-78 Crinan Street which were built and inhabited by a number of esteemed local builders, including William James Pendlebury.

The area is of aesthetic significance for its generally wide streetscapes, predominantly single storey brick Federation Queen Anne style detached housing, with a small number of semidetached residences of the same period, occasional detached weatherboard houses (usually a result of the earlier subdivisions), and groups of Inter-war California Bungalow style houses. It is of further aesthetic significance for its mixed subdivision patterns, including long narrow lots and Wallace Lane indicative of late 19th century subdivisions, larger generous lots typical of post-1900 subdivisions developed with detached Federation Queen Anne style houses within garden settings and the Uniting Church and Church Hall at 8 Melford Street (proposed heritage listing).

A number of houses are existing or proposed Heritage Items.



Figure 2: Melford Street Heritage Conservation Area - Boundaries and Building Contributions Ranking. Colour key: Purple: Contributory1; Lilac: Contributory 2; Dark Green: Potential heritage item; Grey: Non-Contributory.

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2.2. Key Character Elements

2.2.1. Subdivision and Public Domain Elements

- Pre-1943 street tree planting of Brush box and wide grassed verges in Melford Street
- Relatively wide street widths in Melford Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, Crinan Street and Dunstaffenage Street with narrow footpaths and/or narrow grassed verges
- Relatively wide street width in Wallace Lane, a narrow laneway typical of late 19th century subdivisions
- Narrower street widths in Kilbride Street, Canberra Street
- Wide grassed verges in Melford Street, Floss Street, Canberra Street (south side)
- Narrow grassed verges in Kilbride, Acton, Canterton, Gower Streets, Crinan Road, Dunstaffenage Street (western side), Canberra Street (north side)
- Euston Reserve bordering Floss Street and Euston Road, east of the heritage listed house "Fuston"
- Gentle downwards slope of both Dunstaffenage and Melford Streets from the intersection of the two streets near New Canterbury Road
- The varied subdivision pattern indicating a mix of late 19th century and early 20th century subdivisions and re-subdivisions

2.2.2. Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Detached brick single storey housing Federation Queen Anne style houses, some on generous lots.
- Detached brick Inter-war California bungalow style houses.
- Some semi-detached single storey Federation Queen Anne style houses.
- Federation Queen Anne style single storey detached weatherboard houses dating from the earlier subdivisions.
- Inter-war period 2-storey residential flat buildings.
- Proposed heritage item Uniting Church and hall at 8 Melford Street.
- Small late 19th century and early 20th century houses on narrow lots (17 to 29 Melford Street on the eastern side).
- Original details of houses such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles (Federation, Inter war); slate or corrugated iron (Victorian period); and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (late Victorian, Federation and Inter-war periods)
 - Face brickwork (Federation, Inter-war periods) and rendered or painted brickwork or weatherboard (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses.
- A high level of Contributory buildings within the precinct.
- Original front fences timber picket, low brick, brick & timber picket for Federation period houses, timber picket for Victorian period houses and low brick, brick and pipe rail for Inter-war period house
- Frequent lack of car parking provision on sites. Where car parking is provided for, it is
 often in the form of narrow driveways with garages to the rear or carports to the side
 of houses. Some garaging at the rear of sites 1-9 Melford Street (off Dunstaffenage
 Street for Nos. 3-9 Melford Street.

2.2.3. Non-Contributory Elements

- Late 20th century or more recent houses.
- Heavily altered houses with difficult to reverse uncharacteristic alterations.
- · Carports or garages in front of houses.
- Uncharacteristic first floor additions to single storey houses which are visible from the street
- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern roof cladding (e.g. concrete tiles) and loss of chimneys
- Changes to roof forms.
- Front verandah enclosures.
- Modern front fences of unsympathetic design and materials, particularly high solid masonry front fences.

2.3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Melford Street HCA is outlined in the final table.

2.3.1. Building Contribution Ranking Definitions

Ranking No.	Building Contribution Ranking	Definition of Ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house).
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

2.3.2. Building Contribution Rankings for Melford Street Heritage Conservation Area

No.	Street	Ranking
1	Acton Street	3
2	Acton Street	1
3	Acton Street	3
4	Acton Street	2

No.	Street	Ranking
5	Acton Street	3
6	Acton Street	Note: There is no No. 6 Acton Street
7	Acton Street	1
8	Acton Street	2
9	Acton Street	1
10	Acton Street	1
11	Acton Street	1
12	Acton Street	2
13	Acton Street	1
14	Acton Street	2
15-17	Acton Street	1
16	Acton Street	2
18	Acton Street	1
19-21	Acton Street	3
20	Acton Street	3
22	Acton Street	1
23	Acton Street	1
24	Acton Street	1
25	Acton Street	3
26	Acton Street	3
27	Acton Street	1
28	Acton Street	1
29	Acton Street	1
30	Acton Street	3
31	Acton Street	1
32	Acton Street	3
33	Acton Street	3
34	Acton Street	3
35	Acton Street	3
36	Acton Street	2
37	Acton Street	1
38	Acton Street	3
39	Acton Street	3
40	Acton Street	1
41	Acton Street	1
42	Acton Street	3
43	Acton Street	3

No.	Street	Ranking
(corner Melford Street)		
44	Acton Street	1
45	Acton Street	Note: There is no No. 45 Acton St
46	Acton Street	1
47	Acton Street	1
48	Acton Street	1
49	Acton Street	1
50	Acton Street	1
51	Acton Street	1
52 (corner Melford Street)	Acton Street	3
53	Acton Street	1
54	Acton Street	1
55	Acton Street	1
56	Acton Street	1
58	Acton Street	1
60	Acton Street	1
62	Acton Street	1
1	Canberra Street	1
2	Canberra Street	1
3	Canberra Street	1
4	Canberra Street	1
5	Canberra Street	1
7	Canberra Street	2
9	Canberra Street	1
11	Canberra Street	1
3	Canterton Street	1
4	Canterton Street	2
5	Canterton Street	3
6	Canterton Street	2
7	Canterton Street	1
8	Canterton Street	1
9	Canterton Street	1
10	Canterton Street	2
11	Canterton Street	2
11A	Canterton Street	2
12	Canterton Street	2

No.	Street	Ranking
13	Canterton Street	Note: There is no No. 13 Canterton St
14	Canterton Street	3
15	Canterton Street	1
16	Canterton Street	2
17	Canterton Street	3
18	Canterton Street	2
19	Canterton Street	2
20	Canterton Street	2
21	Canterton Street	2
22	Canterton Street	1
23	Canterton Street	2
24	Canterton Street	1
25	Canterton Street	2
26	Canterton Street	1
27	Canterton Street	2
28	Canterton Street	1
29	Canterton Street	3
30	Canterton Street	3
31	Canterton Street	2
32	Canterton Street	1
33	Canterton Street	3
34	Canterton Street	3
35	Canterton Street	3
36	Canterton Street	3
37	Canterton Street	1
60	Crinan Street	Note: There is no No. 60 Crinan St
62	Crinan Street	3
63	Crinan Street	2
64	Crinan Street	Note: There is no No. 64 Crinan St
65	Crinan Street	1
66	Crinan Street	Potential heritage item
67	Crinan Street	2
68	Crinan Street	Potential heritage item
69	Crinan Street	Note: There is no No. 69 Crinan St

No.	Street	Ranking
70	Crinan Street	Potential heritage item
71	Crinan Street	2
72	Crinan Street	Potential heritage item
73	Crinan Street	3
74	Crinan Street	Potential heritage item
75	Crinan Street	1
76	Crinan Street	Potential heritage item
77	Crinan Street	3
78	Crinan Street	Potential heritage item
79	Crinan Street	3
80	Crinan Street	3
81	Crinan Street	Potential heritage item
82	Crinan Street	3
83	Crinan Street	Note: There is no No. 83 Crinan St
84	Crinan Street	3
85	Crinan Street	2
86	Crinan Street	Note: There is no No. 86 Crinan St
87	Crinan Street	2
88	Crinan Street	1
(corner Dunstaffenage Street)		
89	Crinan Street	1
90	Crinan Street	3
91	Crinan Street	1
92	Crinan Street	3
93	Crinan Street	2
94	Crinan Street	1
95	Crinan Street	3
96	Crinan Street	Potential heritage item
97	Crinan Street	3
98	Crinan Street	1
99	Crinan Street	2
100	Crinan Street	1
101	Crinan Street	Potential heritage item
102	Crinan Street	1
103	Crinan Street	3
104	Crinan Street	3

No.	Street	Ranking
106	Crinan Street	Note: There is no No. 106 Crinan St
108	Crinan Street	3
10	Dunstaffenage Street	1
12	Dunstaffenage Street	2
14	Dunstaffenage Street	2
16	Dunstaffenage Street	1
18	Dunstaffenage Street	3
19	Dunstaffenage Street	1
20	Dunstaffenage Street	3
21	Dunstaffenage Street	2
22	Dunstaffenage Street	1
23	Dunstaffenage Street	1
23A	Dunstaffenage Street	1
24	Dunstaffenage Street	Note: There is no No. 24 Dunstaffenage St
25	Dunstaffenage Street	1
25A	Dunstaffenage Street	1
26	Dunstaffenage Street	Note: There is no No. 26 Dunstaffenage St
27	Dunstaffenage Street	3
28	Dunstaffenage Street	1
29	Dunstaffenage Street	3
30	Dunstaffenage Street	1
31	Dunstaffenage Street	3
32 (corner Gower Street)	Dunstaffenage Street	2
33	Dunstaffenage Street	1
33A	Dunstaffenage Street	1
34	Dunstaffenage Street	2
(corner Gower Street)		
35	Dunstaffenage Street	3
36	Dunstaffenage Street	2
37	Dunstaffenage Street	3
38	Dunstaffenage Street	1
39	Dunstaffenage Street	3
40	Dunstaffenage Street	1
42	Dunstaffenage Street	1
44-44A	Dunstaffenage Street	2

No.	Street	Ranking
46	Dunstaffenage Street	1
48	Dunstaffenage Street	2
50A	Dunstaffenage Street	3
50B	Dunstaffenage Street	3
52	Dunstaffenage Street	2
54	Dunstaffenage Street	1
56	Dunstaffenage Street	1
(corner Canterton Street)		
58	Dunstaffenage Street	2
(corner Canterton Street)		
60	Dunstaffenage Street	2
62	Dunstaffenage Street	1
64	Dunstaffenage Street	1
66	Dunstaffenage Street	1
68	Dunstaffenage Street	2
70	Dunstaffenage Street	1
72	Dunstaffenage Street	1
(corner Acton Street)		
74 (fronts onto the eastern end of Kilbride Street and, on the northern side, backs onto Acton Street)	Dunstaffenage Street	1
76	Dunstaffenage Street	Note: There is no No. 76 Dunstaffenage St
1	Euston Road	Heritage item
2A	Euston Road	3
2C-2D	Euston Road	Open Space - Potential Heritage Item
2	Euston Road	1
3	Euston Road	Heritage item
4	Euston Road	3
5	Euston Road	2
6	Euston Road	2
(corner Melford Street)		
7	Euston Road	Heritage item
9	Euston Road	Heritage item
11	Euston Road	Heritage item
13	Euston Road	Heritage item
15	Euston Road	Heritage item

No.	Street	Ranking
17	Euston Road	2
19	Euston Road	2
21	Euston Road	Heritage item
42	Fernhill Street	2
67	Floss Street	Heritage item
69	Floss Street	1
71	Floss Street	Note: There is no No. 71 Floss Street
73	Floss Street	Note: There is no No. 73 Floss Street
75	Floss Street	1
77	Floss Street	2
79 (corner Melford Street)	Floss Street	Potential heritage item
81 (corner Melford Street)	Floss Street	1
82 (corner Dunstaffenage Street)	Floss Street	3
83	Floss Street	1
84	Floss Street	Note: There is no No. 84 Floss Street
85	Floss Street	1
86	Floss Street	3
87	Floss Street	1
88-88B	Floss Street	2
89	Floss Street	2
91	Floss Street	1
92	Floss Street	1
93	Floss Street	1
94	Floss Street	2
95	Floss Street	2
96	Floss Street	1
98	Floss Street	1
100	Floss Street	2
102	Floss Street	1
104	Floss Street	1
106	Floss Street	2
108	Floss Street	2

No.	Street	Ranking
110	Floss Street	2
112	Floss Street	2
114	Floss Street	2
116	Floss Street	2
118	Floss Street	2
120 (corner Melford Street)	Floss Street	2
130	Floss Street	2
132	Floss Street	2
134	Floss Street	2
1	Gower Street	3
2	Gower Street	3
3	Gower Street	3
4	Gower Street	1
5	Gower Street	2
6	Gower Street	3
7	Gower Street	3
8	Gower Street	3
9	Gower Street	1
10	Gower Street	1
11	Gower Street	2
12	Gower Street	1
13	Gower Street	1
14	Gower Street	2
15 and 17	Gower Street	Potential heritage items
(No. 17 corner Melford Street)		
16	Gower Street	3
18	Gower Street	1
(corner Melford Street)		
21	Kilbride Street	Potential heritage item
23	Kilbride Street	1
25	Kilbride Street	2
27	Kilbride Street	2
29	Kilbride Street	2
31	Kilbride Street	1
50	Kilbride Street	1
51A	Kilbride Street	1

No.	Street	Ranking
52	Kilbride Street	1
53		-
	Kilbride Street	2
54	Kilbride Street	3
55	Kilbride Street	2
56	Kilbride Street	1
57	Kilbride Street	2
58	Kilbride Street	1
1 (at intersection of Melford and Dunstaffenage Streets)	Melford Street	1
3	Melford Street	1
5	Melford Street	1
7	Melford Street	3
8	Melford Street	Potential heritage item
9	Melford Street	1
10	Melford Street	1
11	Melford Street	2
12	Melford Street	1
13	Melford Street	2
14	Melford Street	1
15	Melford Street	2
17	Melford Street	2
19	Melford Street	2
21	Melford Street	2
23	Melford Street	2
25	Melford Street	2
27	Melford Street	1
29	Melford Street	2
(corner Wallace Lane)		
29B-29C	Melford Street	3
31	Melford Street	1
(corner Canterton Street)		
33	Melford Street	2
35	Melford Street	2
37	Melford Street	1
39	Melford Street	1
41 (corner Acton Street)	Melford Street	1

No.	Street	Ranking
42	Melford Street	1
43	Melford Street	2
44	Melford Street	2
45	Melford Street	1
(corner Kilbride Street)		
46	Melford Street	1
47	Melford Street	1
(corner Kilbride Street)		
48	Melford Street	3
49	Melford Street	3
50	Melford Street	1
51	Melford Street	2
52	Melford Street	2
53	Melford Street	1
54	Melford Street	1
55	Melford Street	1
56	Melford Street	2
57	Melford Street	2
58	Melford Street	1
59	Melford Street	1
60	Melford Street	1
61	Melford Street	1
62	Melford Street	1
63-63A	Melford Street	1
64	Melford Street	1
66	Melford Street	3
68	Melford Street	1
70	Melford Street	1
72	Melford Street	1
74	Melford Street	3
76	Melford Street	1
78	Melford Street	3
80	Melford Street	3
82	Melford Street	1
84	Melford Street	3
86	Melford Street	1
86A	Melford Street	3
88	Melford Street	1

No.	Street	Ranking
90-90A	Melford Street	1
92 (corner Acton Street)	Melford Street	1
94	Melford Street	1
96	Melford Street	1
98	Melford Street	1
100	Melford Street	1
102 (corner Kilbride Street)	Melford Street	1
104 (corner Kilbride Street)	Melford Street	Potential heritage item
106	Melford Street	1
108	Melford Street	1
110	Melford Street	1
112	Melford Street	2
114	Melford Street	1
116	Melford Street	1
118	Melford Street	3
120	Melford Street	2
122	Melford Street	1
124 (corner Canberra Street)	Melford Street	2

3. RAILWAY STREET HERITAGE CONSERVATION AREA

3.1. Statement of Significance

The Railway Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed between the late 19th and early 20th century and which includes:

- Section 17 of Sophia Campbell's original 1876 subdivision of Hurlstone Park;
- William Augustus Starkey's 1878-1879 purchase of four allotments (Lots 4 & 8) of Section 17; and
- the western half of the 1901 1st Subdivision of Jeffreys Estate (DP 3849).

The area is of historical significance as it is noted as having possessed stone quarries in the mid-20th century, which is reflected in both the steep landscape context and incorporation of sandstone into a number of dwellings along Hopetoun Street.

The area is of aesthetic significance as it is in close proximity to the railway, which has resulted in a transitional architectural character; from the more modest Inter-war and Federation period workman's cottages located within the vicinity of the railway, including 7-15 Foord Avenue and 2, 4, 6, 8 & 10 Railway Street, to the increasingly ornate Federation-period dwellings found at higher elevations, including 7-11 Burnett Street and 19, 23, 25 and 27 Hopetoun Street. It is also of aesthetic significance for its historical plantings and stepped landscape character, with wide, shaded winding streets which descend gradually toward the railway. The steep landscape context of the area facilitates elevated views over the station from Hopetoun Street and views toward the rail underpass and entrance to the Hurlstone Park commercial centre at the northern end of Foord Avenue.



Figure 3: Railway Street Heritage Conservation Area - Boundaries and Building Contributions Ranking. Colour key: Purple: Contributory 1; Lilac: Contributory 2; Dark Green: Potential heritage item; Grey: Non-Contributory.

3.2. Key Character Elements

3.2.1. Subdivision and Public Domain Elements

- Mature pine plantings and walkways along Railway Street and within the vicinity of the railway line
- Elevated location of dwellings along Hopetoun Street, which enjoy views over the railway and mature plantings within its vicinity
- · Vegetated and sheltered link which descends from Hopetoun Street to Railway Street
- Relatively wide roads at Foord Avenue, Railway Street, Burnett Street and Hopetoun Street

3.2.2. Elements that Contribute to the Streetscape (Visible from the Public Domain)

- A cohesive group of Inter-war period dwellings at 7-15 Foord Avenue, which retain their overall form and scale, original facebrick facades, brick verandah columns, windows, awnings and decorative gable infill. Some retain their original roofs and finials. A low-set brick boundary wall with textured brickwork runs the length of these properties and further enhances their cohesive appearance.
- A collection of Inter-war period workers cottages at 2, 4, 6, 8 & 10 Railway Street, which retain their original face brick facades, gable infill decoration, verandah columns, windows and overall form.
- A collection of Federation period dwellings with intricate timber fretwork and decorative gable infills at 7-11 Burnett Street.
- Heritage item 'Hopetoun Street Group' (Item no. I138) at 19, 23, 25 and 27 Hopetoun Street, which constitutes a group of Federation period dwellings with sandstone base, face brick facade, sandstone boundary walls and chimneys.
- The properties on the southern end of Hopetoun Street have remained unchanged when considered against a 1912 Broadhurst photograph.
- Original details of houses such as:
 - Front verandahs with original detailing
 - Original roof forms, some with original cladding of slate or unglazed terracotta tiles and original chimneys (Federation and Inter-war periods)
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation and Inter-war periods)
 - Face brickwork (Federation and Inter-war periods) and rendered or painted brickwork or weatherboard (Victorian period)
 - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- A large number of contributory buildings

3.2.3. Non-Contributory Elements

- Unsympathetic modifications and additions including awnings, infilled verandahs and altered roof forms
- Changes to materials including cement rendering to face brickwork to Federation or Inter-war period houses, modern roof cladding (e.g. Colorbond roofing) and removal of chimneys.
- Uncharacteristic first-floor additions to single storey houses
- 1970's/80's brick and weatherboard dwellings
- · Late 20th century houses incorporating features which mimic earlier examples
- · Carports or garages in front of houses

 Modern front fences of unsympathetic design and materials, particularly metal panel sheet fencing

3.3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the DCP controls. These rankings are defined in the following table. The ranking for each building within the Railway Street HCA is outlined in the final table.

3.3.1. Building Contribution Ranking Definitions

Ranking No.	Building Contribution Ranking	Definition of Ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house).
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

3.3.2. Building Contribution Rankings for Railway Street Heritage Conservation Area

No.	Street	Ranking
7	Burnett Street	1
9	Burnett Street	2
11	Burnett Street	1
13	Burnett Street	1
13A	Burnett Street	1
15	Burnett Street	1
12	Hopetoun Street	3
14	Hopetoun Street	1
16	Hopetoun Street	1
17	Hopetoun Street	1
19	Hopetoun Street	Heritage item
21	Hopetoun Street	3
23	Hopetoun Street	Heritage item

No.	Street	Ranking
25	Hopetoun Street	Heritage item
27	Hopetoun Street	Heritage item
2	Railway Street	1
4	Railway Street	1
5A	Railway Street	1
6	Railway Street	1
7	Railway Street	1
8	Railway Street	1
9	Railway Street	1
10	Railway Street	1
11	Railway Street	1
12	Railway Street	1
13	Railway Street	1
14	Railway Street	3
15	Railway Street	1
16	Railway Street	1
18	Railway Street	1
20	Railway Street	3
22	Railway Street	3
24	Railway Street	3
26	Railway Street	1

4. STARKEY STREET HERITAGE CONSERVATION AREA

4.1. Statement of Significance

The Starkey Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed between the late 19th to early 20th centuries including:

- Sections 17 and 19 of Sophia Campbell's original 1876 subdivision of Hurlstone Park;
- Section 19 (Lots 3 and 4) of William Augustus Starkey's 1879 land purchase, which was later owned by tanner John Giblett; and
- the western component of the 1st Jeffrey's Estate subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912.

The area is of historical significance for the collection of buildings from the early take-up of those sub-divisions for both residential and commercial use. The precinct is adjacent to the railway station and the mix of commercial and more substantial residential buildings reflects its proximity to transport and services, including the shopfronts and former Savings Bank of NSW at 28-32 Floss Street. The area is of historical significance for its proximity to potential heritage item "Worked Quarry Faces" at 76-80 Garnet Street; reflected in the sandstone bases and landscaping incorporated in a number of dwellings along Starkey Street.

The area is of aesthetic significance for its wide streets with grass verges and its varying low scale (one and two storey) residential and commercial buildings dating from 1901 to the 1930s. The area is of aesthetic significance for its highly cohesive collection of Inter-war Californian bungalow style dwellings at 3-11 Starkey Street and 36 Floss Street. It is also of aesthetic significance for its collection of early 20th century commercial buildings which occupy a dominant location adjacent to the railway station and with views toward the central commercial thoroughfare of Crinan Street to the north.

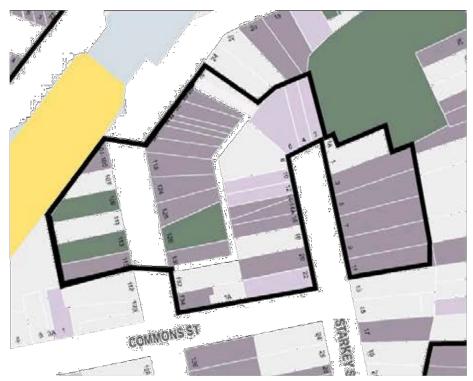


Figure 4: Starkey Street Heritage Conservation Area - Boundaries and Building Contributions Ranking. Colour key: Purple: Contributory1; Lilac: Contributory 2; Dark Green: Potential heritage Item; Grey: Non-Contributory.

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4.2. Key Character Elements

4.2.1. Subdivision and Public Domain Elements

- Relatively wide street carriageways in Duntroon Street and Floss Street.
- Grassed verges in Duntroon Street.

4.2.2. Elements that Contribute to the Streetscape (Visible from the Public Domain)

- Predominantly single storey Federation Queen Anne style detached brick houses in Duntroon Street at the southern end, many with original slate or terracotta tiled roofs, illustrating the initial Federation period development of the area;
- Inter-war period residential buildings including residential flat building at 124 Duntroon Street and the Inter-war Californian bungalow style houses at 3-11 Starkey Street and 36 Floss Street (built across two lots), illustrating Inter-war period residential development of the area;
- Retail and commercial buildings, Federation and Inter-war periods, in Duntroon Street and Floss Street, including:
 - 101-105 Duntroon Street Inter-war period one and two-storey brick shops, built to the street alignment, featuring parapets concealing skillion roofs and suspended awnings over the footpath. These buildings feature original or early shopfronts;
 - 32-34 Floss Street a single storey brick pair of shops built in 1916 (date on parapet), built to the street alignment with an elaborate parapet concealing the roof and a suspended awning over the footpath.
 - 30 Floss Street a two-storey Inter-war Free Classical brick commercial building built to the street alignment with a suspended awning over the footpath, featuring a tall stuccoed parapet, polychrome brickwork to 1st floor with semi-circular arched window openings to the Floss Street façade.
 - 28 Floss Street a plain single-storey retail building, likely inter-war period, built to the street alignment with a suspended awning over the footpath, with a simple parapet concealing the roof. Part of an earlier house remains on this site behind the retail building.
- Original details of houses such as:
 - Front verandahs with original detailing
 - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - Face brickwork (Federation, Inter-war period)
 - Original timber-framed windows and timber panelled doors consistent with the period and style of houses
 - Original front fences timber picket, low brick, brick and timber picket for Federation and Inter-war period houses
 - Narrow driveways with garages to the rear or carports to the side of houses

4.2.3. Non-Contributory Elements

- Changes to materials: Cement rendering of face brickwork to Federation or Inter-war period houses; modern roof cladding (e.g. concrete roof tiles) and loss of chimneys, aluminium framed windows
- Modern front fences of unsympathetic design and materials
- · Modern shopfronts to retail or commercial buildings.
- Aluminium-framed windows to first floor facades of retail or commercial buildings.
- Demolition of buildings at 36 Floss Street and 118 Duntroon Street.

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4.3. Building Contribution Rankings

All buildings within Heritage Conservation Areas have been assigned Building Contribution rankings which relate to the operation of the Heritage DCP controls. These rankings are defined in the following table. The ranking for each building within the Starkey Street HCA is outlined in the final table.

4.3.1. Building Contribution Ranking Definitions

Ranking No.	Building Contribution Ranking	Definition of Ranking
1	Contributory 1	A building that clearly reflects the heritage values of a key period of significance for the HCA (for example a well-conserved Federation Queen Anne Style house).
2	Contributory 2	A building that has been altered but is still identifiable as dating from a key period of significance for the HCA and retains its overall form (for example a Federation Queen Anne Style house which has altered window openings, cement rendered walls).
3	Non-Contributory	Either a building which does not date from a key period of significance for the area (for example a late 20th century or more recent building) or a building which has been altered to a level that the period of construction is no longer readily discernible.

4.3.2. Building Contribution Rankings for Starkey Street Heritage Conservation Area

No.	Street	Ranking
1A	Commons Street	3
101-105	Duntroon Street	1
107	Duntroon Street	3
109	Duntroon Street	Potential heritage item
111	Duntroon Street	3
113	Duntroon Street	Potential heritage item
115	Duntroon Street	1
118	Duntroon Street	1
120	Duntroon Street	Note: There is no No. 120 Duntroon St
122	Duntroon Street	Note: There is no No. 122 Duntroon St
124	Duntroon Street	1
126	Duntroon Street	1
128	Duntroon Street	Potential heritage item

No.	Street	Ranking
130	Duntroon Street	1
132	Duntroon Street	3
134	Duntroon Street	1
26	Floss Street	3
28	Floss Street	Potential heritage item
30	Floss Street	Potential heritage item
32	Floss Street	Potential heritage item
34	Floss Street	1
36	Floss Street	1
1A	Starkey Street	3
2A	Starkey Street	2
3	Starkey Street	1
4	Starkey Street	2
5	Starkey Street	1
6	Starkey Street	2
7	Starkey Street	1
8	Starkey Street	3
9	Starkey Street	1
10	Starkey Street	2
11	Starkey Street	1
12	Starkey Street	2
14	Starkey Street	1
14A	Starkey Street	1
16	Starkey Street	1
18	Starkey Street	3
20	Starkey Street	1
22	Starkey Street	2

5. SHI FORMS - HERITAGE ITEMS

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5.1. Floss Street Shops Group (28, 30 and 32-34 Floss Street)

Floss Street Shops Group	(28, 30 and 32-34 Floss Street)
Item Name	Floss Street Shops Group
Location	28, 30 & 32-34 Floss Street, Hurlstone Park
Address	28, 30 & 32-34 Floss Street
DUAP Region	Sydney South
Suburb/Nearest Town	Hurlstone Park 2193
Historic Region	Sydney
Local Govt. Area	Canterbury Bankstown
Parish	Petersham
State	NSW
County	Cumberland
Other/Former Names	
Area/Group/Complex	
Aboriginal Area	
Curtilage/Boundary	The curtilage is the parcels of land on which the three buildings are located
Item Type	Built
Group	
Category	
Owner	
Admin Codes	
Current Use	28 – Commercial (liquor store) 30 - Commercial
	32-34 - Vacant
Former Uses	
Assessed Significance	Local
Endorsed Significance	
Statement of significance	The shops at 28 to 34 Floss Street are of significance historically as they reflect the first subdivision of Hurlstone Park by Sophia Campbell. The site reflects the 1895 Fernhill Railway Station Estate and the 1906 Starkey Estate. It finally reflects the 1912 Hurlstone Park Estate, in which the lots from 26 to 36 Floss Street, on the southern side of Floss Street were developed into commercial buildings within the vicinity of the Railway station. Aesthetically, these buildings represent highly intact Federation-era commercial buildings, whose overall form has remained relatively unchanged since their construction in the early 20th century. These buildings are of social significance within the Hurlstone Park community, as prominent structures which overlook the Hurlstone Park railway station and central thoroughfare of Crinan Street to the north.

Historical Notes Provenance

Area History

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788. conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid-1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

Site History

From 1900-1909 just two residents are listed for Floss Street, although the precise location is unclear. The properties at 28 to 34 Floss Street were originally part of the Hurlstone Park Estate subdivision of 1912. This subdivision included the lots from 26-32 Floss Street, on the southern side of Floss Street facing the railway line to the north, most of which were developed in the early 20th century for commercial or retail buildings. Lots 4 to 8 of the subdivision were long and narrow, where Lots 1 to 3 and 9 and 15 were larger. Lot 6 was developed in 1916 with a pair of shops (Nos. 32-34 Floss Street) and was later subdivided to give each shop a separate title. Lot 7 is the site of the 2-storey commercial building at No. 30 Floss Street. Lot 8 appears to have been purchased with the adjacent lot and developed for a house, which later had a shopfront and awning added to the front, the building occupying Lot 8 and part of the re-subdivided former Lot 9. Between 1912-1919 a number of residents are listed on the southern side of Floss Street between Dunstaffenage and

1 SANDS Directory 1900 Part 3, p.258, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1900-1909/1900-part3.pdf.

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	Garnet Streets. ² From 1920 the occupant of the property located immediately to the east of the railway on the southern side of Floss Street was a Mr William Sharp. ³ From 1925 onwards the commercial buildings, which are currently located at 28-34 Floss Street, are first mentioned, suggesting that they were constructed in this period. These businesses are listed as follows: Richardson J. and A. 'Confectioner', Worthington Wm. 'Bootmaker' and 'Govt. Savings Bank of NSW' – P. L. Costin, manager. ⁴ After 1930 there appear to have been some changes in ownership, with the listings updated as follows: Tyree C. H. 'Confectioner', Dunn Charles, 'Bootmaker' and 'Govt. Savings Bank of NSW' – F. L. Costin. J. P., manager. ⁵ The Government Savings Bank of NSW was created in 1907 to incorporate the banks which had been established throughout NSW. It later became the Commonwealth Bank of Australia when it was amalgamated with the Rural Bank department. ⁶ 30 Floss Street is currently listed as a 'commercial building with two bedrooms and one bathroom', which was sold in 1997 and again in 2002. Since this date it has been rented by a number of businesses. ⁷ Number 28 Floss Street is currently occupied by 'Liquor Emporium'. ⁸ Number 32 Floss Street was sold in 1992 and again in 1995 and is currently vacant. ⁹
Themes	National Theme: 3. Developing local, regional and national economies State Theme: Commerce Local Theme: None
Designer	Unknown
Maker/Builder	Unknown
Year Started	1912
Year Completed	1916 (with later modifications)
Physical Description	The roof form of all three structures appears to have remained relatively unchanged since their 1912-1916 construction.
	28 Floss Street: A Federation period commercial building with a number of modifications. The building consists of a simple stepped parapet with forward projecting 'capping' feature, rendered detailing and painted signage. The façade has been modified to include a central roller door and an awning spans the full width of the building. The awning brackets appear to be original to the building. The façade has been rendered and likely original tiling to the base has been painted over. A cast iron downpipe has been built into the front façade. It includes

2 SANDS Directory 1910 Part 3, p.281, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1910-1919/1910-part3.pdf.
3 SANDS Directory 1920 Part 3, p.271, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1920-1924/1920-part3.pdf.
4 SANDS Directory 1925 Part 3, p. 262, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1925-1929/1925-part3.pdf.
5 SANDS Directory 1930 Part 3, p.287, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1930-1933/1930-part3.pdf.
6 'Government Savings Bank of New South Wales (1907-1931)', Guide to Australian Business Records, 1999-2006. Available from http://www.gabr.net.au/biogs/ABE0401b.htm.
7 '30 Floss Street, Hurlstone Park: Property History', Domain, available from https://www.domain.com.au/property-profile/28a-floss-street-hurlstone-park-nsw-2193
8 '28 Floss Street, Hurlstone Park: Property History', Domain, available from https://www.domain.com.au/property-profile/28a-floss-street-hurlstone-park-nsw-2193.
9 '32 Floss Street, Hurlstone Park: Property History', onthehouse.com.au, available from https://www.onthehouse.com.au/property/nsw/hurlstone-park-nsw-2193-13617517.

a steel replacement insert. The building also contains a brick rear addition. 30 Floss Street: A two-storey symmetrical neo-classical Federation period building. The roof features a parapet with scrolled detailing on either side and a painted entablature. The first floor contains three aluminium horizontal sliding windows with fanlights set within original arched openings. Rosettes are positioned within the spandrels. The façade is unpainted facebrick with a painted rendered band beneath the windows. The ground-floor contains two original timber windows with casement sections and fanlights. The door opening features a contemporary double-leafed security door with fly screen and original timber fanlight above. It is not known whether the original door remains. A modified awning with some original fixings spans the full width of the building. Evidence of subfloor ventilation suggests timber flooring to the internal spaces. 32-34 Floss Street: A symmetrical Federation period semidetached commercial building, confirmed by the date '1916'. The painted and stipple rendered brick parapet is arranged symmetrically around three bays where the two outer bays feature a concave detail. An awning runs across the full length of the building. It includes early fixtures and wrought iron brackets. Below the awning, wall surfaces have been tiled. A remnant of painted over original tiling remains evident to the west. Window and door openings have been modified and feature security grilles. A brick addition is located at the rear of the building. Physical Condition (Note: The following relates to an external assessment only) 28 Floss Street: Fair 30 Floss Street: Good 32-34 Floss Street: Fair Modification Dates Minor utility upgrades and maintanence works. Approaches to managing the heritage significance of the Recommended property: Management Note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development. The existing lot should not be subdivided. All remaining intact and significant exterior fabric should be retained The overall form and scale of buildings should be retained and conserved. Any future development should be sympathetic to existing built form and scale. Any future development should preserve and reinstate the form and external surfaces and materials of the significant facades Repainting of exterior painted surfaces should be undertaken in appropriate colours. Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.

Management	Statutory instrument. List on a Local Environmental Plan (LEP).
Further Comments	Criteria a) The Floss Street Shops Group is of historical significance as it reflects the commercial evolution of the suburb, housing a number of small-scale local business, including a bootmaker, confectioner and milk bar throughout the 20th century. It also reflects the changing nature of banking, accommodating the Savings Bank of NSW at 30 Floss Street, before it became the Commonwealth Bank of Australia.
	Criteria b) Not relevant.
	Criteria c) The Floss Street Shops Group is of aesthetic significance as a relatively intact collection of Federation period commercial buildings which occupy a prominent location within the suburb of Hurlstone Park adjacent to the railway and looking downhill towards the central commercial thoroughfare of Crinan Street.
	Criteria d) The Floss Street Shops Group is of social significance to those residents of Hurlstone Park who remember the small-scale local businesses which were housed there and the community-based form of commerce which they performed.
	Criteria e) The research to date has not identified a particular archaeological or technical potential; however, future detailed research may uncover some archaeological potential.
	Criteria f) Not relevant.
	Criteria g) The Floss Street Shops Group is generally representative of Federation period shopfronts. 30 Floss Street is typical of bank buildings of the period, which usually incorporated neo-classical features.
Integrity/Intactness	(Note: The following relates to an external assessment only) 28 Floss Street: Fair 30 Floss Street: Good 32-34 Floss Street: Fair
References	Author: Paul Davies Pty Ltd Architects, Heritage Consultants Title: Hurlstone Park Heritage Assessment Study, Stage 2 Year: 2017
Studies	Author: City Plan Heritage Title: Hurlstone Park Heritage and Urban Design Review Year: 2019
Parcels	Parcel code: LOT Lot Number: 1 Section: Plan Code: DP Plan Number: 124156
	Parcel code: LOT Lot Number: 8 Section:

Plan Code: DP Plan Number: 6709

Parcel code: LOT Lot Number: 7 Section: Plan Code: DP Plan Number: 6709

Parcel code: LOT Lot Number: 61 Section: Plan Code: DP Plan Number: 826370

Parcel code: LOT Lot Number: 62

Section:

Plan Code: DP

Plan Number: 826370

Images

28 Floss Street



30 Floss Street



32-34 Floss Street



5.2. Former Masonic Hall (65-69 Duntroon Street)

Former Masonic Hall (65-6	69 Duntroon Street)
Item Name	Former Masonic Hall (65-69 Duntroon Street)
Location	65-69 Duntroon Street, Hurlstone Park
Address	65-69 Duntroon Street
DUAP Region	Sydney South
Suburb/Nearest Town	Hurlstone Park 2193
Historic Region	Sydney
Local Govt. Area	Canterbury Bankstown
Parish	Petersham
State	NSW
County	Cumberland
Other/Former Names	Immanuel Church, Hurlstone Hall, Masonic Hall
Area/Group/Complex	
Aboriginal Area	
Curtilage/Boundary	The curtilage is the parcel of land on which the former church building is located
Item Type	Built
Group	Religion
Category	Church
Owner	
Admin Codes	
Current Use	Dance school and community hall
Former Uses	Masonic Hall
Assessed Significance	Local
Endorsed Significance	
Statement of significance	The former Masonic Hall at 65-69 Duntroon Street is significant for its historical, social and associative values. Originally built as 'Hurlstone Hall' in 1907, the building functioned as a meeting place for residents of Hurlstone Park, providing a venue for meetings, concerts and social gatherings of both a religious and secular nature throughout the 20th century and through both the First and Second World Wars. A number of significant historical events were commemorated at this address, which included war recruitment and memorial events, elections and political rallies. The former Masonic Hall is associated with prominent figures within the Sydney Masonic community, including M.W. Bro. Harold G. Coates O. B. E., the Grand Master of the United Grand Lodge of New South Wales, who erected a plaque on its eastern façade in 1981. The hall is of social significance to the Sydney Masonic community, as it served as a lodge from 1907-2015 and facilitated 10 lodges at its peak. The aesthetic values of the hall are, as yet, indeterminate as a large amount of original fabric is likely

present beneath more recent unsympathetic additions and alterations

Historical Notes of Provenance

Area History

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid-1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffrevs – English residents who never visited Australia who from 1901 to 1918 sold off the land in a series of subdivisions

Site History

Between 1890 – 1899 just three residents are listed along Duntroon Street. The last resident listed, before Duntroon intersects with Crinan Street, is a contractor by the name of Thomas Cavey. ¹⁰ From 1900, Mr Cavey remained at this address, although during this period he was listed as a dairyman. ¹¹

'Hurlstone Park Masonic Hall Pty Ltd' was opened at 65-69 Duntroon Street in c. 1907 by Lodge Hurlstone. The site originally contained two separate buildings. These included:

 a two-storey building with rendered façade, which fronted Marcia Street to the south. This consisted of a meeting

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¹⁰ SANDS Directory 1890 Part 2, p.197, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1890-1899/1890-part2.pdf.
11 SANDS Directory 1900 Part 3, p.257, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1900-1909/1900-part3.pdf & SANDS Directory 1910 Part 3, p.280, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1910-1919/1910-part3.pdf.

room upstairs and supper room downstairs, as was the typical configuration of a Masonic Lodge; and

a single-storey building, which fronted Duntroon Street to the east. This contained a stage at its far end and operated for a period as a cinema until it was superseded by another cinema located by the railway station.

At its peak, the Masonic Hall accommodated 10 lodges.

From the early 20th century onwards 65-69 Duntroon Street was also referred to as 'Hurlstone Hall', and was intended as a meeting place for the residents of the suburb. In 1920 'Hurlstone Hall' is for the first time listed at this address12 and is mentioned in all subsequent SANDS Directory listings. 13 The hall facilitated a number of community events throughout the 20th century, including concerts, community meetings and debating events. Amongst these were included Labor Party¹⁴ and Canterbury municipal council meetings. It provided an important venue for the local community throughout the First and Second World Wars, in which recruitment and information sessions were held. 15 The hall is also associated with events which memorialised and commemorated the fallen. A 1920 advertisement describes the erection of a war memorial by the railway station and a subsequent community gathering which took place at the Masonic Hall. 16

Further modifications were undertaken to the building throughout the 1950's and 1960's, including alterations to the first-floor and reinstatement of the original Federation-period colour scheme (which has since been painted over).

A new facade and side extension were added to the Masonic Hall in 1981.

The Freemasons had an active presence at the hall until it was sold in May 2015 as a consequence of rising maintenance costs. The building is currently in use as a dance studio and community hall.

Themes

National Theme: 3. Developing local, regional and national

economies

State Theme: Events Local Theme: None

National Theme: 5. Working

State Theme: Labour Local Theme: None

National Theme: 8. Developing Australia's cultural life

State Theme: Social institutions

Local Theme: None

http://nla.gov.au/nla.news-article16866876

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Directory 1920 available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1920-1924/1920-part3.pdf. http://cdn.ctryorsydney.nsw.gov.au/rearn/nistory/archives/sands/1920-1924/1920-part3.pdf.

3 SANDS Directory 1925 Part 3, p. 258, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1925-1929/1925-part3.pdf & SANDS Directory 1930 Part 3, p.282, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1930-1933/1930-part3.pdf.

14 1939 'REPORTS FROM BRANCHES', Daily News (Sydney, NSW: 1938 - 1940), 18 February, p. 6, viewed 22 Oct 2018, http://nla.gov.au/nla.news-article236292953

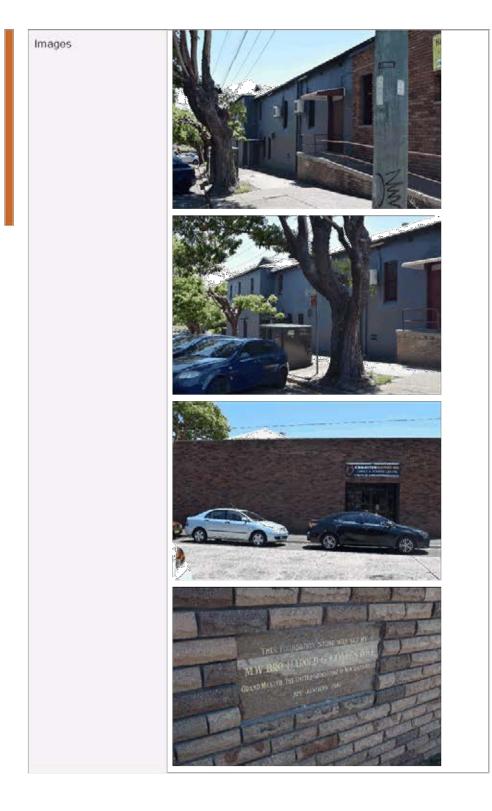
15 1915 'RECRUITING MEETING AT HURLSTONE PARK', The Sydney Morning Herald (NSW: 1842 - 1954), 8 December, p. 14 viewed 24 Oct 2018, http://nla.gov.au/nla.news-article236292953

p. 14, viewed 24 Oct 2018, http://nla.gov.au/nla.news-article15629805 16 1920 "WAR MEMORIAL.", The Sydney Morning Herald (NSW: 1842 - 1954), 20 September, p. 8, viewed 22 Oct 2018,

	National Theme: 7. Governing State Theme: Government and Administration Local Theme: None
Designer	Unknown
Maker/Builder	Unknown
Year Started	c. 1907
Year Completed	c. 1907 (with later modifications)
Physical Description	The former Masonic Hall at 65-69 Duntroon Street contains three discernible phases of construction.
	The earliest phase (c. 1907) belongs to the rear component of the building, which consists of a two-storey brick structure fronting Marcia Street. This part of the building is orientated north-south and features a long run corrugated metal Dutch gabled roof which runs perpendicular with Marcia Street. The Marcia Street façade is rendered with score lines to appear like stonework. Three single-pane timber sash windows with aluminium fly screens are located on the first floor. A modified recessed entranceway on the ground floor contains a solid double-leafed timber door with offset fanlight, contemporary tiled floor finish and awning. The fanlight appears to be a remnant associated with a previous, wider door opening. The western façade consists of a series of bays and pilasters, which accentuate verticality. The first floor contains a row of aluminium horizontally sliding windows dissimilar in appearance to the original windows. A roller shutter is affixed to the central window. The ground floor contains a row of double-pane timber sash windows with segmented arched heads. Security grilles with fly screens have been fixed to ground floor window openings. Patching in the brickwork indicate the former location of a central opening. Rainwater goods are associated with the changes to the roofing material.
	The second phase (c. 1907) consists of a two-storey elongated brick extension, which fronts Duntroon Street to the east. This extension includes a long run corrugated metal hipped roof, which runs parallel with Marcia Street, and a painted brick façade. Aluminium vertical single-pane sliding sash windows are located on the ground-floor level and a slightly narrower timber version is found on the first-floor. Security grilles with fly screens have been fixed to ground floor window openings while first floor windows feature fly screens only. All window heads feature segmented arches. A solid timber painted door in the westernmost component of the wall sits above a brick and concrete platform. A corrugated metal canopy provides shelter to the doorway and is supported by a rectangular column. The canopy conceals the segmented arched door head. Rainwater goods are associated with the changes to the roofing material.
	The latest phase (1981) consists of northern and eastern extensions to the hall building. The easternmost component of the hall fronting both Marcia Street and Duntroon Street contains a face brick veneer. A concrete ramp with tubular steel handrail is located on the southern side of the building. A single leafed solid timber door and fanlight with contemporary awning is located at the top of the ramp. The awning conceals

	the segmented arched door head while the fanlight appears to be a remnant associated with an earlier door. A timber vertical sash window, similar to those located along the Marcia Street façade, is located immediately to the east of the doorway and, further east still, is a small aluminium horizontal sliding sash window. The window sills contain the same tiling as the Marcia Street entrance. Original painted brick can be observed within the window cavity of the timber sash window behind the brick veneer, but not the aluminium window; indicating that the building was extended east of this point. The Duntroon Street entrance to the hall consists of a contemporary glass double-swing doorway and pebble finish staircase. A plaque in the eastern façade of the building reads 'This foundation stone was set by M. W. Bro. Harold G. Coates O. B. E. Grand Master, The United Grand Lodge of New South Wales, 31st January 1981'. The northern façade of the hall is constructed in face brick dissimilar in colour and construction detail to the earlier construction phases. The northern facade contains a series of aluminium sliding windows and the roof features a number of solar panels.
Physical Condition	(Note: The following relates to an external assessment only) Fair
Modification Dates	1926 - Two-storey elongated brick extension 1981 - Northern and eastern extensions
Recommended Management	Approaches to managing the heritage significance of the property: Note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development: The form and fabric associated with phases 1 and 2 of the building's development, as identified in the Description above, should be preserved and reinstated where possible in any future development. Consideration should be given to the removal/reversal of unsympathetic additions and alterations associated with Phase 3 of the building's development, as identified in the Description above. Repainting of exterior painted surfaces should be undertaken in appropriate historic colours. Any future adaptation of the building should facilitate its continued use as a public and/or community space.
Management	Statutory instrument. List on a Local Environmental Plan (LEP).
Further Comments	Criteria a) The building is of historical significance as the former 'Hurlstone Hall', which provided a venue for meetings, concerts and social gatherings of both a religious and secular nature throughout the 20th century and through both the First and Second World Wars. It is also of historical significance as the former Masonic Hall, which accommodated 10 lodges at its peak and was used by the Masonic community from 1907-2015. Criteria b) The former Masonic Hall building is associated with prominent figures within the Freemason community, including

	M.W. Bro. Harold G. Coates O. B. E., the Grand Master of the United Grand Lodge of New South Wales, who erected a plaque on its eastern façade in 1981.
	Criteria c) The original and earlier phases of the hall building do have aesthetic significance, however, this is currently impacted by a number of unsympathetic alterations and additions.
	Criteria d) The former 'Hurlstone Hall' is of social significance to the Hurlstone Park community as a place where people have congregated for various historical events, many of which are within living memory. The hall is also of significance to the Freemason community, who was active on the site until 2015.
	Criteria e) The building has had many phases of change and adaptation and therefore has some potential to yield information about the evolving use of the site throughout the 20th century. Historical records indicate that the site was occupied prior to the erection of the hall building and, as such, there is potential for archaeological remnants of earlier structures to be present.
	Criteria f) The former Masonic Hall is of increasing rarity as a result of the reduced visibility of Freemason activities in the area and throughout NSW more generally
	Criteria g) Does not satisfy this criterion.
Integrity/Intactness	(Note: The following relates to an external assessment only) Fair
References	Author: Paul Davies Pty Ltd Architects Title: Hurlstone Park Heritage Assessment Study Stage 2 Year: 2017
Studies	Author: City Plan Heritage Title: Hurlstone Park Heritage and Urban Design Review Year: 2019
Parcels	Parcel code: LOT Lot Number: 2 Section:
	Plan Code: DP
	Plan Number: 301007



5.3. Barton Avenue Houses Group (1, 3, 5, 6, 7, 8, 10 & 12 Barton Avenue)

Item Name	Barton Avenue Houses Group
Location	1, 3, 5, 7, 8, 10 and 12 Barton Avenue, Hurlstone Park
Address	1, 3, 5, 7, 8, 10 and 12 Barton Avenue
DUAP Region	Sydney South
Suburb/Nearest Town	Hurlstone Park 2193
Historic Region	Sydney
Local Govt. Area	Canterbury Bankstown
Parish	Petersham
State	NSW
County	Cumberland
Other/Former Names	
Area/Group/Complex	
Aboriginal Area	
Curtilage/Boundary	The curtilage is the parcels of land on which the buildings are located
Item Type	Built
Group	Residential buildings
Category	House
Owner	Private - multiple owners
Admin Codes	
Current Use	Residential
Former Uses	Residential
Assessed Significance	Local
Endorsed Significance	
Statement of significance	The group of dwellings at 1, 3, 5, 6, 7, 8, 10 and 12 Bartor Avenue is of historical significance as it reflects the 1914 Hurlstone Park No. 2 subdivision. The Barton Houses Group is also of associative significance as the former residence or prominent local architect William James Pendlebury (No. 8 and a collection of dwellings which were likely to have been at least in part, built and designed by him. The group of dwellings is of aesthetic significance as a good representative example of single storey Federation period Queen Ann styled dwellings that were constructed contemporaneously. The dwellings are of a similar form and scale and incorporate a number of similar design elements in slightly alternative arrangements so that each dwelling retains a degree of individuality within its setting. The group is highly cohesive and arranged in pairs (Nos. 1/3, 5/7, 6/8, 10/12) that mirror each other.

Historical Notes
Provenance

Area History

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid-1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

Site History

Coinciding with the Jeffreys land releases in the 1900s and 1910s parts of Hurlstone Park that had been purchased in 1880s were re-subdivided by individual owners. Wallace Ave & Barton Avenue were part of the 1914 Hurlstone Park No. 2 Estate. This represented a subdivision of two blocks (Lots 8 & 9 in Section 15 (in Deposited Plan 191) purchased in 1881 by dairyman John Sullivan (Torrens Title Dealing 51140) and it was Sullivan's dairy in the years prior to the subdivision. Sullivan died in 1910 at his residence Glen Ayr, Duntroon Street¹⁷ and the subdivision was undertaken for his widow, Ellen. SANDS Directory records indicate that these dwellings, located both to the north and south of Barton Street, had been constructed by 1920. By 1925 these properties had been named as follows: Number 1 - 'Stroud', No. 3 - 'Mayfield', No. 5 - 'Beulah', No. 7 - 'St. Etol', No.8 - 'Braeside', No. 10

from

¹⁷ Advertisement, Sydney Morning Herald, 5/12/1910, p.8, 'Mr John Sullivan', Catholic Press, 8/12/1910, p.43
18 SANDS Directory 1920 Part 3, p.260, available http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1920-1924/1920-part3.pdf.

	'Brighton' and No. 12 - 'Hectoral'. 19 These names are still indicated on plates mounted to the Barton Avenue façades of a number of dwellings (Nos. 1, 3, 8 & 12).
	 1 Barton Ave: In 1915 a transfer of title took place from an Alexander Wallace to a William Gough Harris (Builder). 3 Barton Ave: In 1914 a transfer of title took place from an Alexander Wallace to a William Gough Harris (Builder). 7 Barton Ave: In 1916 a transfer of title took place from an Albert Sydney Rothwell Andrews to a Wilfred (Hurlstone Park Company Secretary) and May Duffield. 8 Barton Ave: In 1925 a transfer of title took place from a William James Pendlebury to a Julia Thomson (Spinster). 10 Barton Ave: In 1796 this was part of 50 acres granted to a Richard Johnson and in 1799 part of 60 acres granted to a Sarah Hodgkinson. In 1964 a Mary Ann Cornish (Widow) became the proprietor of this property.
Themes	National Theme: 4. Settlement State Theme: Accommodation (Housing) Local Theme: None
Designer	
Maker/Builder	William James Pendlebury (No. 8 and potentially others)
Year Started	c. 1920
Year Completed	c. 1920
Physical Description	General The dwellings are of a similar form and scale and incorporate a number of similar design elements in slightly alternative arrangements so that each dwelling retains a degree of individuality within its setting. The group is highly cohesive and arranged in pairs (Nos. 1/3, 5/7, 6/8, 10/12) that mirror each other.
	Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window and stipple rendered sunrise motif with timber fretwork in gable. A window hood with timber brackets and corrugated metal finish is located above the bay window. The bay window features coloured glass inserts and a flat window head. The verandah terminates with a low brick wall that includes a wrought iron balustrade with sunrise motif. A timber panelled entrance door with fanlight leads off the verandah. An aluminium security door with fly screen is fixed to the entrance door. A casement window with coloured glass inserts and flat window is located adjacent to the entrance door. A nameplate with the house name 'Stroud' is fixed to the left of the entrance door. Timber fretwork is absent from the verandah. The base of the front façade features a painted, rendered and scored surface to emulate stonework. A concreted pathway and steps lead up to the verandah. Square rendered and painted piers, positioned diagonally in relation to the dwelling, are located at

19 SANDS Directory 1925 Part 3, p. 246, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1925-1929/1925-part3.pdf.

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the base of the steps. The original tiled risers to the verandah steps have been painted. The roof finish is slate (?) with terracotta finials and ridge cappings. The original timber post and rail boundary fence with diamond mesh infill remains.

3 Barton Avenue: Pair with No. 1 Barton Avenue

Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window and stipple rendered sunrise motif in gable. A window hood with timber brackets and corrugated metal finish is located above the bay window. The bay window features coloured glass inserts and a flat window head. The verandah terminates with a low brick wall that includes a wrought iron balustrade. A timber panelled entrance door with fanlight leads off the verandah. An aluminium security door with fly screen is fixed to the entrance door. A casement window with coloured glass inserts and flat window is located adjacent to the entrance door. A nameplate with the house name 'Mayfield' is fixed to the left of the entrance door. Painted timber fretwork embellishes the verandah. The base of the front façade features a painted and rendered surface. It has not been scored to emulate stonework. A brick paved pathway and steps lead up to the verandah. Square rendered and painted piers, positioned diagonally in relation to the dwelling, are located at the base of the verandah steps. The risers to the verandah steps feature contemporary tiling. The roof finish is long run corrugated metal. Stippled rendered chimneys with terracotta chimney pots form part of the skyline. The original timber posts to the front fence remain, however, gate and fence are absent

5 Barton Avenue: Pair with No. 7 Barton Avenue

Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window and stipple rendered circular motif in gable. The brickwork features polychromed detailing and tuck pointing. The bay window features coloured glass inserts, an arched window head and stencilled plaster detail to the sill. The verandah terminates with a low brick wall that includes a wrought iron balustrade with the house number as a motif. A timber panelled entrance door with fanlight leads off the verandah. An aluminium security door is fixed to the entrance door. A casement window with coloured glass inserts, an arched window head and stencilled plaster detail to the sill is located adjacent to the entrance door. Painted timber fretwork embellishes the verandah and a glass panel with clear glass encloses the side of the verandah. The base of the front facade features a sandstone plinth. A non-original tessellated tiled pathway and steps provides access to the verandah. The steps have been retiled. The roof finish is terracotta with terracotta ridge cappings. A contemporary picket fence and gate is located on the original low brick boundary wall.

7 Barton Avenue: Pair with No. 5 Barton Avenue

Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with later addition sliding

sash bay window and stipple rendered sunrise motif with timber fretwork in the gable. The brickwork features polychromed detailing. The bay window features clear glass, an arched window head and stencilled plaster detail to the sill. The verandah terminates with a low brick wall that includes a wrought iron balustrade with a sunrise motif. A timber panelled entrance door with fanlight leads off the verandah. An aluminium security door is fixed to the entrance door. A later addition sliding sash window with clear glass, an arched window head and stencilled plaster detail to the sill is located adjacent to the entrance door. Painted timber fretwork embellishes the verandah and a glass panel with coloured glass inserts encloses the side of the verandah. The base of the front façade features a sandstone plinth and a rendered and painted band visually separates the sandstone from the brickwork above. A brick paved pathway and terrazzo thresholds to the steps provide access to the verandah. The roof finish is terracotta with terracotta ridge cappings. A later addition metal fence and gate are located on a low brick front boundary wall.

6 Barton Avenue: Pair with No. 8 Barton Avenue

Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window and stipple rendered circular motif with timber fretwork in gable. The brickwork features tuck pointing. A window hood with timber brackets and pressed metal roof tiled finish is located above the bay window. The bay window features coloured glass inserts, flat window head and security bars. A timber entrance door with fanlight leads off the verandah. A nameplate with the house name 'Elvira' is fixed to the left of the entrance door. A casement window with coloured glass inserts and flat window head is located adjacent to the entrance door. Painted timber fretwork embellishes the verandah. The base of the front façade features a painted and rendered finish. A concreted pathway provides access to the tessellated tiled verandah. The roof finish is pressed metal roof tiles. Rendered chimneys emulating stonework with terracotta chimney pots form part of the skyline. A metal palisade fence is positioned along the front boundary.

8 Barton Avenue: Pair with No. 6 Barton Avenue

Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window and stipple rendered circular motif with timber fretwork in gable. The brickwork features tuck pointing. A window hood with timber brackets and shingle tiled finish is located above the bay window. The bay window features coloured glass inserts and flat window head. A timber entrance door with coloured glass insert and fanlight leads off the verandah. A security door is fixed to the entrance door. A nameplate with the house name 'Braeside' is fixed to the left of the entrance door. A casement window with coloured glass inserts and flat window head is located adjacent to the entrance door. Painted timber fretwork embellishes the verandah. The base of the front façade features a painted and rendered finish. A tessellated tiled pathway provides access to the verandah.

The roof finish is pressed metal roof tiles. Rendered chimneys emulating stonework with terracotta chimney pots form part of the skyline. A timber palisade fence is positioned along the boundary.

10 Barton Avenue: Pair with No. 12 Barton Avenue

Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window and stipple rendered sunrise motif in gable. The brickwork features polychromed detailing and tuck pointing. The bay window features coloured glass inserts and an arched window head. The verandah terminates with a low brick wall. A timber panelled entrance door with coloured glass insert and fanlight leads off the verandah. A security door is fixed to the entrance door. A casement window with coloured glass inserts and flat window head is located adjacent to the entrance door. Painted timber fretwork embellishes the verandah and a glass panel with clear glass encloses the side of the verandah. The base of the front façade features a painted and rendered plinth. A tessellated tiled pathway provides access to the tessellated tiled verandah. The roof finish is terracotta with terracotta ridge cappings. An extension to the rear is visible as an altered ridge line along the front façade. A metal fence and gate are positioned along the front boundary. Brick edging to garden beds appear to be original.

12 Barton Avenue: Pair with No. 10 Barton Avenue

Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window and stipple rendered sunrise and diamond motif in gable. The brickwork features polychromed detailing. The bay window features coloured glass inserts and an arched window head. The verandah terminates with a low brick wall. A timber panelled entrance door with glass insert and fanlight leads off the verandah. A security door with fly screen is fixed to the entrance door. A casement window with coloured glass inserts and flat window head is located adjacent to the entrance door. A nameplate with the house name 'Hectoral' is fixed to the left of the entrance door. Painted timber fretwork embellishes the verandah. The base of the front façade features a painted and rendered plinth. A pathway provides access to the tessellated tiled verandah. The roof finish is terracotta with terracotta ridge capping. A timber picket fence and metal gates are positioned between rendered brick posts along the front boundary.

Physical Condition

(Note: The following relates to an external assessment only)

1 Barton Avenue: Good 3 Barton Avenue: Good 5 Barton Avenue: Excellent 6 Barton Avenue: Excellent 7 Barton Avenue: Good

8 Barton Avenue: Good

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	10 Barton Avenue: Excellent
	12 Barton Avenue: Fair
Modification Dates	
Recommended Management	Approaches to managing the heritage significance of the property:
	(Note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development)
	The existing lot/s should not be subdivided.
	 All remaining intact and significant exterior fabric should be retained.
	 Any future development should preserve and/or reinstate the form and external surfaces and materials of the significant façades.
	 The overall form and scale of buildings should be retained and conserved.
	 Repainting of exterior painted surfaces should be undertaken in appropriate historic colours.
	Opportunities for reinstatement of missing exterior detail,
	particularly to significant facades, should be considered during planning for future major alterations.
Management	Statutory instrument. List on a Local Environmental Plan (LEP).
Further Comments	Criteria a) The dwellings at 1, 3, 5, 6, 7, 8, 10 and 12 Barton Avenue are of historical significance as they reflect the 1914 Hurlstone Park No. 2 Estate subdivision of the Jeffrey's land in the early 20th century.
	Criteria b) The dwellings at 1, 3, 5, 6, 7, 8, 10 and 12 Barton Avenue are associated with prominent builder William James Pendlebury who resided in No. 8 and was likely to have influenced the design and construction of the remainder in the group.
	Criteria c) The group of dwellings is of aesthetic significance as a good representative example of single storey Federation period Queen Ann style dwellings that were constructed contemporaneously. The dwellings are of a similar form and scale and incorporate a number of similar design elements in slightly alternative arrangements so that each dwelling retains a degree of individuality within its setting. The group is highly cohesive and arranged in pairs (Nos. 1/3, 5/7, 6/8, 10/12) that mirror each other.
	Criteria d) Not relevant.
	Criteria e) The research to date has not identified a particular archaeological or technical potential; however, future detailed research may uncover some archaeological potential.
	Criteria f) Not relevant.
	Criteria g) The dwellings at 1, 3, 5, 6, 7, 8, 10 and 12 Barton Avenue are representative of the ubiquitous Federation-era residential development which characterises Hurlstone Park.

Integrity/Intactness	(Note: The following relates to an external assessment only) 1 Barton Avenue: Excellent 3 Barton Avenue: Good 5 Barton Avenue: Good 6 Barton Avenue: Good 7 Barton Avenue: Good 8 Barton Avenue: Good 10 Barton Avenue: Good 12 Barton Avenue: Good
References	Author: Paul Davies Pty Ltd Architects Title: Hurlstone Park Heritage Assessment Study Stage 2 Year: 2017
Studies	Author: City Plan Heritage Title: Hurlstone Park Heritage and Urban Design Review Year: 2019
Parcels	Parcel code: LOT Lot Number: 16 Section: Plan Code: DP Plan Number: 7566 Parcel code: LOT Lot Number: 17 Section: Plan Code: DP Plan Number: 7566 Parcel code: LOT Lot Number: 26 Section: Plan Code: DP Plan Number: 7566 Parcel code: LOT Lot Number: 7566 Parcel code: LOT Lot Number: 7566 Parcel code: LOT Lot Number: 27 Section: Plan Code: DP Plan Number: 7566 Parcel code: LOT Lot Number: 7566 Parcel code: DP Plan Number: 7566

Parcel code: LOT Lot Number: 29 Section:

Plan Code: DP Plan Number: 7566

Parcel code: LOT Lot Number: 1 Section: Plan Code: DP Plan Number: 952885

Parcel code: LOT Lot Number: 1 Section: Plan Code: DP

Plan Number: 953935

Images

1 Barton Avenue



3 Barton Avenue



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5 Barton Avenue



6 Barton Avenue



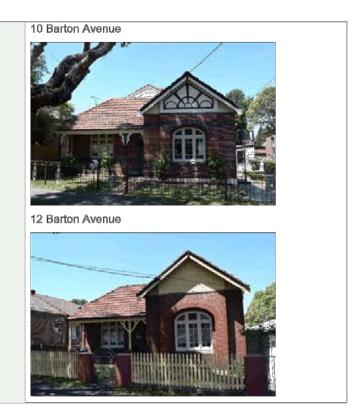
7 Barton Avenue



8 Barton Avenue



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5.4. Wallace Avenue Houses Group (3, 5 and 10 Wallace Avenue)

Wallace Avenue Houses (Group (3, 5 and 10 Wallace Avenue)
Item Name	Wallace Avenue Houses Group
Location	3, 5 and 10 Wallace Avenue, Hurlstone Park
Address	3, 5 and 10 Wallace Avenue
DUAP Region	Sydney South
Suburb/Nearest Town	Hurlstone Park 2193
Historic Region	Sydney
Local Govt. Area	Canterbury Bankstown
Parish	Petersham
State	NSW
County	Cumberland
Other/Former Names	
Area/Group/Complex	
Aboriginal Area	
Curtilage/Boundary	The curtilage is the parcels of land on which the buildings are located
Item Type	Residential buildings
Group	Residential buildings
Category	House
Owner	Private - multiple owners
Admin Codes	
Current Use	Residential
Former Uses	Residential
Assessed Significance	Local
Endorsed Significance	
Statement of significance	The dwellings at 3, 5 and 10 Wallace Avenue are of historical significance as they reflect the 1914 Hurlstone Park No. 2 Estate subdivision of the Jeffrey's land in the early 20th century. They are of associative historical significance as numbers 3 and 10 were constructed by prominent local builder James Herring Peddle, who likely influenced the design and construction of number 5. The dwellings are of aesthetic significance as fine examples of single storey Federation period Queen Ann style housing. The dwellings retain much of their original detailing (despite minor but sympathetic changes to no. 10) such as polychromatic brickwork, decorative timber fretwork to verandahs, timber casement sashes with coloured glass and hipped roof forms with stippled rendered motifs to gable ends.
Historical Notes	Area History
of Provenance	Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior

to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid-1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

Site History

In 1799 this land was part of 60 acres granted to a Sarah Hodgkinson. In 1914 this land became part of the Hurlstone Park No. 2 Estate, which led to the creation of Wallace ad Barton Avenues. SANDS Directory records indicate that the houses to the north and south of Wallace Avenue had been constructed by 1920. The speculative builder of 2-4, 8-10 Wallace Avenue was James Herring Peddle. Wy 1925 these properties had been named as follows: No. 3 — Beading', No. 5 — Gnaroo' and No. 10 - Rosalie'. The name Rosalie' is still indicated on a plate mounted to the Wallace Avenue façade of number 10.

- 3 Wallace Avenue In 1955 a Robert Alexander (Police Constable) and Theadora Norma Sutherland became proprietors of this estate.
- 5 Wallace Avenue In 1799 this land was part of 60 acres granted to a Sarah Hodgkinson. In 1947 an Allan Hurlstone

20 'Hurlstone Park No. 2 Estate, Hurlstone Park', Auction Advertisement, 1914, State Library of NSW
21 SANDS Directory 1920 Part 3, p.286, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1920-1924/1920-part3.pdf.
22 Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005
23 SANDS Directory 1925 Part 3, p. 281, available from http://cdn.cityofsydney.nsw.gov.au/learn/history/archives/sands/1925-1929/1925-part3.pdf.

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	(Telephone Mechanic) and Alice May Joyce became proprietors of this estate.
Themes	National Theme: 4. Settlement
	State Theme: Accommodation (Housing)
	Local Theme: None
Designer	
Maker/Builder	No. 3 & No. 10: James Herring Peddle No. 5: Unknown
Year Started	c. 1920
Year Completed	c. 1920 (with some later alterations/additions)
Physical Description	General
	Numbers 3 and 5 Wallace Avenue are a high integrity and ornate pair of Federation-period dwellings with mirroring features. Although number 10 has undergone a number of sympathetic modifications, it also retains many of its original features. As a group, these dwellings contribute to an historical streetscape which reflects the original aesthetic of the Hurlstone Park No. 2 estate.
	3 Wallace Avenue: Pair with No. 5 Wallace Avenue
	Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window, stipple rendered sunrise motif and timber fretwork featuring bird and flower motifs in the gable. The brickwork features polychromed detailing and tuck pointing. The bay window features coloured glass inserts, an arched window head and stencilled plaster detail to the sill. The verandah terminates with a low brick wall that includes a timber balustrade with flower motifs. A timber entrance door with fanlight leads off the verandah. An aluminium security door is fixed to the entrance door. A casement window with coloured glass inserts, an arched window head and stencilled plaster detail to the sill is located adjacent to the entrance door. Painted timber fretwork embellishes the verandah and a glass panel with coloured glass inserts encloses the side of the verandah. The base of the front façade features a sandstone plinth and a rendered and painted band visually separates the sandstone from the brickwork above. A non-original tessellated tiled pathway and steps provides access to the verandah. Square rendered and painted piers, positioned diagonally in relation to the dwelling, are located at the base of the steps. The risers to the verandah steps feature a decorative tiled finish. The roof finish is later addition long run corrugated metal. Three stippled rendered chimneys with terracotta chimney pots form part of the skyline. A contemporary picket fence and timber gate are located on the original low brick boundary wall.
	5 Wallace Avenue: Pair with No. 3 Wallace Avenue
	Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window, stipple rendered sunrise motif and timber fretwork in

the gable. The brickwork features polychromed detailing and tuck pointing. The bay window features coloured glass inserts, an arched window head and stencilled plaster detail to the sill. The verandah terminates with a low brick wall that includes a timber balustrade with flower motifs. A timber entrance door with fanlight leads off the verandah. An aluminium security door with fly screen is fixed to the entrance door. A casement window with coloured glass inserts, an arched window head and stencilled plaster detail to the sill is located adjacent to the entrance door. Painted timber fretwork embellishes the verandah and a glass panel with coloured glass inserts encloses the side of the verandah. The base of the front facade features a sandstone plinth and a rendered and painted band visually separates the sandstone from the brickwork above. A tessellated tiled pathway and steps provide access to the verandah. Square rendered and painted piers, positioned diagonally in relation to the dwelling, are located at the base of the steps. The risers to the verandah steps feature a decorative tiled finish. The roof finish is terracotta tiles with terracotta tiled ridge cappings. A low brick wall and metal gate are located on the boundary.

10 Wallace Avenue:

Unpainted brick Federation-period residential dwelling with verandah and forward projecting bay with casement bay window and stipple rendered sunrise motif in gable. A window hood with timber brackets and slate (?) finish is located above the bay window. The bay window features coloured glass inserts and a flat window head. The verandah terminates with a low brick wall. A timber panelled entrance door with clear glass insert and fanlight leads off the verandah. A casement window with coloured glass and flat window head is located adjacent to the entrance door. Painted timber fretwork embellishes the verandah and a glass panel with coloured glass inserts encloses the side of the verandah. The base of the front façade features a painted, rendered and scored surface to emulate stonework. A tessellated tiled pathway provides access to the tessellated tiled verandah. The roof finish is slate (?) with terracotta finials and ridge cappings. Three stippled rendered chimneys with terracotta chimney pots form part of the skyline. A sympathetic western addition to building has a similar slate (?) roof, windows of simpler rectangular design, coloured glass inserts and a weatherboard extension to the rear. The original low brick wall with metal gate remains along the front boundary.

Physical Condition

(Note: The following relates to an external assessment only)

3 Wallace Avenue: Excellent 5 Wallace Avenue: Good 10 Wallace Avenue: Good

Modification Dates

10 Wallace Avenue

- 17/10/2006 Section 96 Modification for use of attic space as storage area (DA/287/2005/B)
- 30/01/2014 Subdivision of existing drainage reserve into three allotments (DA-22/2014)

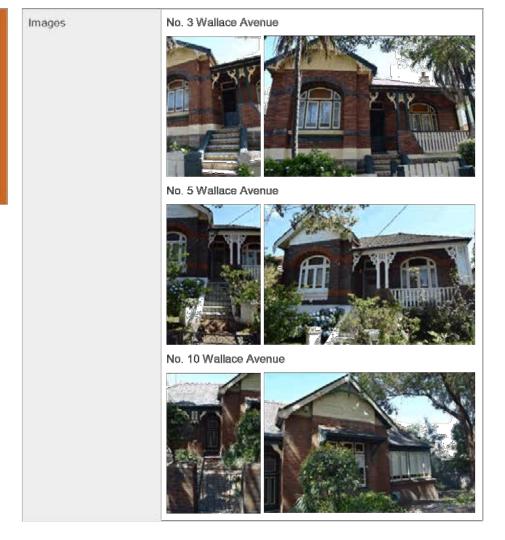
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	 22/10/2015 - Subdivision of existing drainage reserve into three allotments (SC-38/2015)
Recommended Management	Approaches to managing the heritage significance of the property:
	(Note: the detailed requirements for each property will be determined on a case-by-case basis. The following advice provides general principles that should be respected by all development)
	 The existing lot/s should not be subdivided.
	 All remaining intact and significant exterior fabric should be retained.
	 The overall form and scale of buildings should be retained and conserved.
	 Any future development should preserve and/or reinstate the form and external surfaces and materials of the significant façades.
	 Repainting of exterior painted surfaces should be undertaken in appropriate historic colours.
	 Opportunities for reinstatement of missing exterior detail, particularly to significant facades, should be considered during planning for future major alterations.
	Statutory instrument. List on a Local Environmental Plan (LEP).
Further Comments	Criteria a) The dwellings at 3, 5 and 10 Wallace Avenue are of historical significance as they reflect the 1914 Hurlstone Park No. 2 Estate subdivision of the Jeffrey's land in the early 20th century.
	Criteria b) The dwellings at 3, 5 and 10 Wallace Avenue are associated with prominent builder James Herring Peddle, who built numbers 3 and 10 Wallace Avenue and was likely to have influenced the design and construction of number 5.
	Criteria c) The dwellings at 3, 5 and 10 Wallace Avenue are of aesthetic significance as fine examples of single storey Federation period Queen Ann style housing. The dwellings retain much of their original detailing (despite minor but sympathetic changes to no. 10) such as polychromatic brickwork, decorative timber fretwork to verandahs, timber casement sashes with coloured glass and hipped roof forms with stippled rendered motifs to gable ends.
	Criteria d) Not relevant.
	Criteria e) The research to date has not identified a particular archaeological or technical potential; however, future detailed research may uncover some archaeological potential.
	Criteria f) Not relevant.
	Criteria g) The dwellings at 3, 5 and 10 Wallace Avenue are representative of the ubiquitous Federation-era residential development which characterises Hurlstone Park.
Integrity/Intactness	(Note: The following relates to an external assessment only)
	(Note: The following relates to an external assessment only) 3 Wallace Avenue: Excellent

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	10 Wallace Avenue: Good
References	Author: Paul Davies Pty Ltd Architects Title: Hurlstone Park Heritage Assessment Study Stage 2 Year: 2017
Studies	Author: City Plan Heritage Title: Hurlstone Park Heritage and Urban Design Review Year: 2019
Parcels	Parcel code: LOT Lot Number: 21 Section: Plan Code: DP Plan Number: 7566 Parcel code: LOT Lot Number: 22 Section: Plan Code: DP Plan Number: 7566 Parcel code: LOT Lot Number: 20 Section: Plan Code: DP Plan Number: 20 Section: Plan Code: DP Plan Number: 1226288



6. SHI FORMS - HERITAGE CONSERVATION AREAS

CITY PLAN HERITAGE P/L - HCA CS & SHI: Hurlstone Park - November 2018

6.1. Duntroon Street Heritage Conservation Area

Item Name	Duntroon Street Heritage Conservation Area
Location	Duntroon Street, Hurlstone Park
Address	Duntroon Street
DUAP Region	Sydney South
Suburb/Nearest Town	Hurlstone Park 2193
Historic Region	Sydney
Local Govt. Area	Canterbury Bankstown
Parish	Petersham
State	NSW
County	Cumberland
Other/Former Names	
Area/Group/Complex	
Aboriginal Area	
Curtilage/Boundary	The Duntroon Street Heritage Conservation Area contains properties at: Nos. 15-63 and 18-94 Duntroon Street; 19-35 Fernhill Street; 8-30 and 50-64 Garnet Street; 1-5 and 2-12 Woodside Avenue; 1A-7 and 2-12 Barton Avenue; 1-9 and 2-10 Wallace Avenue; 1-11 and 2A-10 Marcia Street; 1-13 and 2-16 Hampden Street; 2A-2B Marcia Lane; 1-1B and 2A-4 Barre Street and 1-3 and 2A-2D Short Street.
Item Type	Built
Group	Urban Area
Category	Urban Area
Owner	Multiple
Admin Codes	
Current Use	Residential
Former Uses	Residential
Assessed Significance	Local
Endorsed Significance	
Statement of significance	The Duntroon Street Heritage Conservation Area is of local heritage significance. The area is of historical significance for its collection of late 19th century and early 20th century subdivisions including:
	 the Woodside Estate (which formed Woodside Street), whic specified a building covenant requiring buildings exceed £35 in value;
	 an un-named subdivision which formed Barre Street and th northern portion of Fernhill Street;

- the Hurlstone Park No. 2 Estate advertised for sale in February 1914, which formed Barton & Wallace Avenues, that also contained a building covenant requiring buildings to exceed £350 in value;
- the Fernhill Estate subdivision advertised for sale in September 1893 that included the southern side of Barre Street, Short Street, and the southern end of Fernhill Street;
- the Fernhill Railway Station Estate subdivision advertised for sale in September 1895 encompassing Hampden Street, the eastern side of Duntroon Street near Hampden Street, and the western side of Garnet Street near Hampden Street:
- the Fernhill Station Estate subdivision advertised for sale in April 1911 that encompassed the western side of Duntroon Street opposite Hampden Street, and Marcia Street; and
- late 19th century subdivisions and re-subdivisions of land between the eastern side of Duntroon Street and Garnet Street, including an un-named 1886 subdivision (DP2906), later re-subdivided.

Woodside Avenue, Barton Avenue and Wallace Avenue - the product of post-1900 subdivisions - illustrate the operation of building covenants requiring buildings to exceed £350 in value. The precinct is also of historic significance for the collective significance of the buildings found within the precinct that demonstrate the key periods of development.

The area is of aesthetic significance for its:

- wide cul-de-sacs between Fernhill and Duntroon Streets with pre-1943 brush-box planted grass verges;
- Hampden Street streetscape, a wide street with grass verges and late 20th century street tree plantings and mix of single storey Victorian Italianate and Federation Queen Anne style detached houses:
- mix of late Victorian period and Federation Queen Anne style detached and semi-detached houses and Federation period corner shop in Duntroon Street;
- cohesive collection of single-storey Federation-style residences arranged in pairs along Wallace and Barton Avenue; and for its
- mixed streetscapes of Inter-war California Bungalow style detached brick houses, with a scattering of detached and semidetached houses from the late Victorian period.

The buildings are predominantly single storey (particularly on Garnet Street, many of which are heritage-listed), reflecting the differing subdivision periods within the area. The pattern of subdivision also reflects the topography (as well as subdivision periods and boundaries), including a creek that resulted in the culde-sacs between Fernhill and Duntroon Streets.

The area is of social significance as it includes the former Hurlstone Park Bowling Club (27-31 Crinan Street), former Masonic Hall (65-69 Duntroon Street) and former Protestant Federation Children's Home (50 Garnet Street), which were important community facilities throughout the 20th century.

The area is representative of single storey Federation Queen Anne and Inter war California bungalow housing, detached and semi-detached late Victorian period housing and Inter war period houses and residential flat buildings. A high degree of integrity is observed throughout the precinct.

Historical Notes of Provenance

Area History

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid-1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney, Many had moved to places such as La Perouse on Botany Bay, south of the city. The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia who from 1901 to 1918 sold off the land in a series of subdivisions.

Duntroon Street Heritage Conservation Area History

The Duntroon Street Heritage Conservation Area is a mix of late 19th century and early 20th century subdivisions and resubdivisions which took place from 1886 to 1914. Fernhill Street retains the first name for Hurlstone Park as it became a locality distinct from Canterbury. Fernhill was Sophia Campbell's house in Hampshire following her return to England. An un-named 1886 subdivision (later subject to re-subdivison) between Garnet and Duntroon Streets, part of this area, is one of the earliest subdivisions in the suburb. The 1893 Fernhill subdivision was another of the earliest residential subdivisions of Hurlstone Park and the first to use the name of Fernhill. This subdivision set out 41 building lots on land formerly used by Anthony Blamire's brick works, creating Fernhill, Barre and Short streets north of Crinan Street

The northern component of the area encompasses two allotments in Duntroon Street of the 1900 Subdivision the "St Aubins Estate" which consist mostly of lots along New Canterbury Road. The properties at Nos 18 and 20 Duntroon Street are lots 8 and 9, DP3703 (Note Lot 8 has been redeveloped with a circa 1970s residential flat building, however Lot 9 is occupied by a substantial

	Federation Queen Anne style house representative of that 1900 subdivision). The dead-end streets within the area reflect subdivision boundaries and a creek (now a storm water channel). The Barre Street area was re-subdivided in 1903 and lots either resold or developed in 1909 with a slightly altered subdivision pattern by prominent local builders William Pendlebury and his son William James Pendlebury (responsible for the construction of No. 29 Fernhill Street, corner Barre Street, William Pendlebury's own house). The Woodside Estate (circa 1900-1910) created Woodside Street (now Woodside Avenue) and included a Building Covenant requiring buildings to exceed £350 in value. The 1914 Hurlstone Park No. 2 Estate subdivision created Barton and Wallace Avenues and also had a building covenant requiring buildings to exceed £350 in value.
	The southern component of the area includes the Fernhill Railway Estate subdivision and the Fernhill Station Estate subdivision. The Fernhill Railway Station Estate subdivision was advertised for sale in September 1895 and encompasses Hampden Street, the eastern side of Duntroon Street near Hampden Street, and the western side of Garnet Street near Hampden Street. The Fernhill Station Estate subdivision, which encompassed the western side of Duntroon Street opposite Hampden Street, and Marcia Street, was advertised for sale in April 1911 (DP6091). Whereas Hampden Street has undergone few further subdivisions since this period, a number of lots in Marcia Street have (for example No. 2A Marcia Street is a result of a later re-subdivision). The 16-year gap in subdivisions has resulted in buildings of different periods being developed in the precinct.
	A number of social institutions were established throughout the area in the early-mid 20th century, including:
	■ the Masonic Hall, 65-69 Duntroon Street (1907);
	 the Protestant Federation Children's Home, 50 Garnet Street (1921); and
	 the Hurlstone Park Bowling Club, 27-31 Crinan Street (1944).
Themes	National Theme: 4. Settlement
	State Theme: Towns, Suburbs and village Local Theme: Development following opening of railway
Designer	
Designer	Multiple
Maker/Builder	Multiple
Year Started	1886
Year Completed	c. 1940's
Physical Description	The Duntroon Street Conservation Heritage Area consists of detached Victorian Italianate and late Victorian period housing, Federation Queen Anne and Inter war California Bungalow housing, semi-detached Federation housing and a Federation period corner shop. Original details visible in many of the houses include front verandahs with original detailing, original roof forms, face brickwork and original timber-framed windows and timber panelled doors consistent with the periods and styles of houses. The area shows an overall high level of integrity.
Physical Condition	Varied
Modification Dates	Varied

Recommended	The Heritage Conservation area is to be managed to retain and
Management	enhance the heritage values that are set out in the precinct Statement of Significance and the character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.
Management	Statutory instrument. List on a Local Environmental Plan (LEP).
Further Comments	Assessment of Significance Criteria:
	Criteria a) The area is of historical significance for its collection of late 19th century and early 20th century subdivisions including:
	 the Woodside Estate (which formed Woodside Street), which specified a building covenant requiring buildings exceed £350 in value;
	 an un-named subdivision which formed Barre Street and the northern portion of Fernhill Street;
	 the Hurlstone Park No. 2 Estate advertised for sale in February 1914, which formed Barton & Wallace Avenues, that also contained a building covenant requiring buildings to exceed £350 in value;
	 the Fernhill Estate subdivision advertised for sale in September 1893 that included the southern side of Barre Street, Short Street, and the southern end of Fernhill Street;
	 the Fernhill Railway Station Estate subdivision advertised for sale in September 1895 encompassing Hampden Street, the eastern side of Duntroon Street near Hampden Street, and the western side of Garnet Street near Hampden Street; and
	 the Fernhill Station Estate subdivision advertised for sale in April 1911 that encompassed the western side of Duntroon Street opposite Hampden Street, and Marcia Street; and
	 late 19th century subdivisions and re-subdivisions of land between the eastern side of Duntroon Street and Garnet Street, including an un-named 1886 subdivision (DP2906), later re-subdivided.
	Woodside Avenue, Barton Avenue and Wallace Avenue - the product of post-1900 subdivisions - illustrate the operation of building covenants requiring buildings to exceed £350 in value. The precinct is of historic significance for the collective significance of the buildings found within the precinct that demonstrate the key periods of development.
	Criteria b) Not relevant
	Criteria c) The area is of aesthetic significance for its wide cul-desacs between Fernhill and Duntroon Streets with pre-1943 brush-box planted grass verges. It is of aesthetic significance for its Hampden Street streetscape, a wide street with grass verges and late 20th century street tree plantings and mix of single storey Victorian Italianate and Federation Queen Anne style detached houses; mix of late Victorian period and Federation Queen Anne style detached and semi-detached houses and Federation period corner shop in Duntroon Street. It is significant for its cohesive collection of single-storey Federation-style residences arranged in pairs along Wallace and Barton Avenue. The precinct is also of aesthetic significance for its mixed streetscapes of Inter-war

	California Bungalow style detached brick houses, with a scattering of detached and semi-detached houses from the late Victorian period. The buildings are predominantly single storey (particularly on Garnet Street, many of which are heritage-listed or proposed for listing), reflecting the differing subdivision periods within the area. The pattern of subdivision also reflects the topography (as well as subdivision periods and boundaries), including a creek that resulted in the cul-de-sacs between Fernhill and Duntroon Streets.
	Criteria d) The area is of social significance as it includes the former Hurlstone Park Bowling Club (27-31 Crinan Street), former Masonic Hall (65-69 Duntroon Street) and former Protestant Federation Children's Home (50 Garnet Street), which were important community facilities throughout the 20th century.
	Criteria e) Not relevant
	Criteria f) Not relevant
	Criteria g) The area is representative of single storey Federation Queen Anne and Inter war California bungalow housing, detached and semi-detached late Victorian period housing and Inter war period houses and residential flat buildings. A high degree of integrity is observed throughout the precinct.
Integrity/Intactness	The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration, but which still demonstrate the significance of the area.
References	Author: Paul Davies Pty Ltd Architects Title: Hurlstone Park Heritage Assessment Study Stage 2 Year: 2017
Studies	Author: City Plan Heritage Title: Hurlstone Park Heritage and Urban Design Review Year: 2019
Parcels	



6.2. Melford Street Heritage Conservation Area

Melford Street Heritag	e Conservation Area				
Item Name	Melford Street Heritage Conservation Area				
Location	Melford Street, Hurlstone Park				
Address	Melford Street				
DUAP Region	Sydney South				
Suburb/Nearest Town	Hurlstone Park 2193				
Historic Region	Sydney				
Local Govt. Area	Canterbury Bankstown				
Parish	Petersham				
State	NSW				
County	Cumberland				
Other/Former Names					
Area/Group/Complex					
Aboriginal Area					
Curtilage/Boundary	The Melford Street Heritage Conservation Area includes properties at: Nos. 1-45, 8-14 and 42-122 Melford Street; 10-76 and 19-39 Dunstaffenage Street; 42 Fernhill Street; 60-108 and 63-103 Crinan Street; 1-17 and 2-16 Gower Street; 1-21 and 2A-6 Euston Road; 67-95, 82-120 and 130-134 Floss Street; 3-37 and 4-36 Canterton Street; 1-55 and 2-62 Acton Street; 21-31, 50-58 and 51A-57 Kilbride Street; and 1-11 and 2-4 Canberra Street.				
Item Type	Built				
Group	Urban Area				
Category	Urban Area				
Owner	Multiple				
Admin Codes					
Current Use	Residential				
Former Uses	Residential				
Assessed Significance	Local				
Endorsed Significance					
Statement of significance	The Melford Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed from late 19th century and early 20th century subdivisions and re-subdivisions, encompassing Sophia Campbell's initial 1876 subdivision of Hurlstone Park and including: ■ Bran's subdivision (DP3450), undated but clearly late 19th				
	century, including Nos 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision);				

- re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881-1883, but developed following later resubdivisions (including Nos. 10 to 16 Dunstaffenage Street).
- the Segenhoe Estate offered for sale in December 1900 (DP3738) which included Nos. 8-14 Melford Street on the western side of Melford Street;
- the 1905 Brixton Hill Estate subdivision (DP5102) which included lots between Kilbride Street and Acton Street (much of this later re-subdivided);
- the Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which encompassed a small area between the southern side of Canterton Street and the southern side of Floss Street, between Melford and Dunstaffenage Streets;
- the Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street;
- an unnamed subdivision offered for sale in 1911 (DP 6052), mostly re-subdivided (No. 13 Melford Street on the eastern side is a remaining lot from this subdivision); and
- the Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the area north of the railway including both sides of Melford Street and encompassing much of the area between the railway line to the south and the southern side of Canterton Street to the north.

The area encompasses (within the Jeffrey's Estate 5th subdivision area on Floss Street, subdivided in 1910) the earlier house "Euston" (a heritage item) and Euston Reserve, associated with the house "Euston" as land privately donated for public open space. The area is also of historical significance as it encompasses a group of houses (66-78 Crinan Street), which were built and inhabited by a number of prominent local builders, including William James Pendlebury.

The area is of aesthetic significance for its generally wide streetscapes, predominantly single storey brick Federation Queen Anne style detached housing, with a small number of semidetached residences of the same period, occasional detached weatherboard houses (usually as a result of the earlier subdivisions), and groups of Inter-war California Bungalow style houses. It is of aesthetic significance for its mixed subdivision patterns, including long narrow lots and Wallace Lane indicative of late 19th century subdivisions, larger generous lots typical of post-1900 subdivisions developed with detached Federation Queen Anne style houses within garden settings, the draft heritage-listed Uniting Church and Church Hall at 8 Melford Street.

The area is representative of Federation Queen Anne, Inter war California bungalow style houses, and Inter war period residential flat buildings, as well as Federation Queen Anne style weatherboard houses dating from the earlier subdivisions.

Historical Notes of Provenance

Area History

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several

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sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid-1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys – English residents who never visited Australia who from 1901 to 1918 sold off the land in a series of subdivisions.

Melford Street Heritage Conservation Area History:

Melford Street Heritage Conservation Area was developed from late 19th century and early 20th century subdivisions and resubdivisions of Sophia Campbell's 1876 subdivision of Hurlstone Park. These included:

- The Brixton Hill Estate subdivision (DP5102) advertised for sale in April 1905, which included lots between Kilbride Street and Acton Street (much of this later re-subdivided) with the lots originally long and narrow (note Lots 11 and 12 of the subdivision remain in the original configuration, backing onto Acton Street to the north);
- The Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which encompassed a small area between the southern side of Canterton Street and the southern side of Floss Street, between Melford and Dunstaffenage Streets;
- The Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street;
- The Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the area north of the railway including both sides of Melford Street and encompassed much of the area between the railway line to the south and the southern side of Canterton Street to the north
- Bran's subdivision (DP3450), undated but clearly late 19th century, including Nos 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision);

	 The Segenhoe Estate offered for sale in December 1900 (DP3738) which included Nos. 8-14 Melford Street on the western side of Melford Street; 				
	 An unnamed subdivision offered for sale in 1911 (DP 6052), mostly re-subdivided (No. 13 Melford Street on the eastern side is a remaining lot from this subdivision); and 				
	Re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881- 1883, but developed following later re-subdivisions (including Nos. 10 to 16 Dunstaffenage Street).				
Themes	National Theme: 4. Settlement				
	State Theme: Towns, Suburbs and village				
	Local Theme: Development following opening of railway				
Designer	Multiple				
Maker/Builder	Multiple				
Year Started	1880				
Year Completed	c. 1920's				
Physical Description	The Melford Street Heritage Conservation area consists of detached Federation Queen Anne and Inter war California bungalow style houses, some semi-detached Federation Queen Anne style houses and some Federation Queen Anne style weatherboard houses dating from the earlier subdivisions. The area also contains a Uniting Church and Hall from the Federation and Inter war period. Original details visible in many of the houses include front verandahs with original detailing, original roof forms, face brickwork and original timber-framed windows and timber panelled doors consistent with the periods and styles of houses. Also represented are Inter war period residential flat buildings.				
Physical Condition	Varied				
Modification Dates	Varied				
Recommended Management	The Heritage Conservation area is to be managed to retain and enhance the heritage values that are set out in the precinct Statement of Significance and the character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.				
Management	Statutory instrument. List on a Local Environmental Plan (LEP).				
Further Comments	Assessment of Significance Criteria:				
	Criteria a) The Melford Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed from late 19th century and early 20th century subdivisions and re-subdivisions, encompassing Sophia Campbell's initial 1876 subdivision of Hurlstone Park and including:				
	 Bran's subdivision (DP3450), undated but clearly late 19th century, including Nos 17 to 29 Melford Street on the eastern side (Lots 1 to 8 of the subdivision); 				

- re-subdivided lots on the western side of Dunstaffenage Street, initially subdivided 1881-1883, but developed following later resubdivisions (including Nos. 10 to 16 Dunstaffenage Street).
- the Segenhoe Estate offered for sale in December 1900 (DP3738) which included Nos. 8 to 14 Melford Street on the western side of Melford Street;
- the 1905 Brixton Hill Estate subdivision (DP5102) which included lots between Kilbride Street and Acton Street (much of this later re-subdivided);
- the Jeffrey's Estate 4th subdivision advertised for sale in October 1907, which encompassed a small area between the southern side of Canterton Street and the southern side of Floss Street, between Melford and Dunstaffenage Streets;
- the Jeffrey's Estate 5th subdivision which was advertised for sale in September 1910, and encompassed the area north of Floss Street to Crinan Street southern side, between Melford Street and Dunstaffenage Street;
- an unnamed subdivision offered for sale in 1911 (DP 6052), mostly re-subdivided (No. 13 Melford Street on the eastern side is a remaining lot from this subdivision); and
- the Jeffrey's Estate 6th subdivision advertised for sale in September 1912, which included the southern portion of the area north of the railway including both sides of Melford Street and encompassing much of the area between the railway line to the south and the southern side of Canterton Street to the north.

The area encompasses (within the Jeffrey's Estate 5th subdivision area on Floss Street, subdivided in 1910) the earlier house "Euston" (a heritage item) and Euston Reserve, associated with the house "Euston" as land privately donated for public open space. The area is also of historical significance as it encompasses a group of houses from 66 to 78 Crinan Street which were built and inhabited by a number of prominent local builders, including William James Pendlebury.

Criteria b) Not relevant

Criteria c) The area is of aesthetic significance for its generally wide streetscapes, predominantly single storey brick Federation Queen Anne style detached housing, with a small number of semidetached residences of the same period, occasional detached weatherboard houses (usually a result of the earlier subdivisions), and groups of Inter-war California Bungalow style houses. It is of aesthetic significance for its mixed subdivision patterns, including long narrow lots and Wallace Lane indicative of late 19th century subdivisions, larger generous lots typical of post-1900 subdivisions developed with detached Federation Queen Anne style houses within garden settings, the draft heritage-listed Uniting Church and Church Hall at 8 Melford Street.

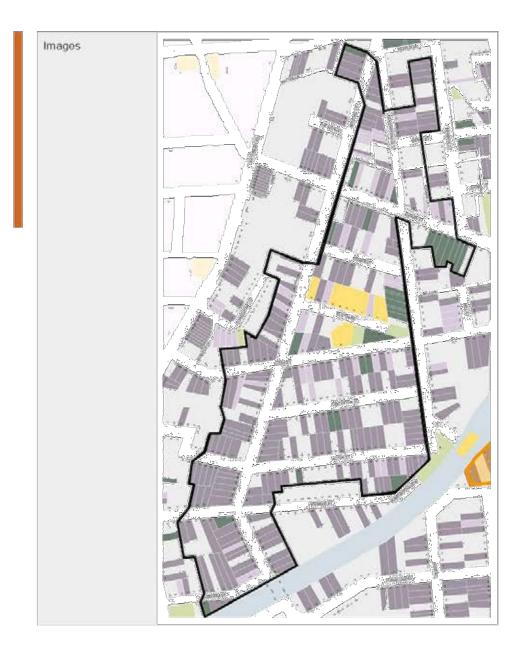
Criteria d) Not relevant

Criteria e) Not relevant

Criteria f) Not relevant

Criteria g) The area is representative of Federation Queen Anne, Inter war California bungalow style houses and Inter war period residential flat buildings and Federation Queen Anne style weatherboard houses dating from the earlier subdivisions.

Integrity/Intactness	The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the significance of the area. The Heritage Conservation Area is to be managed to retain and enhance the heritage values that are set out in the precinct character statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.
References	Author: Paul Davies Pty Ltd Architects Title: Hurlstone Park Heritage Assessment Study Stage 2 Year: 2017
Studies	Author: City Plan Heritage Title: Hurlstone Park Heritage and Urban Design Review Year: 2019
Parcels	



6.3. Railway Street Heritage Conservation Area

Railway Street Heritage					
Item Name	Railway Street Heritage Conservation Area				
Location	Railway Street, Hurlstone Park				
Address	Railway Street				
DUAP Region	Sydney South				
Suburb/Nearest Town	Hurlstone Park 2193				
Historic Region	Sydney				
Local Govt. Area	Canterbury Bankstown				
Parish	Petersham				
State	NSW				
County	Cumberland				
Other/Former Names					
Area/Group/Complex					
Aboriginal Area					
Curtilage/Boundary	The Railway Street Heritage Conservation Area contain properties at: Nos. 2-26 and 5A-15 Railway Street; 12-16 and 1 27 Hopetoun Street; and 7-15 Burnett Street.				
Item Type	Built				
Group	Urban Area				
Category	Urban Area				
Owner	Private - multiple owners				
Admin Codes					
Current Use	Residential				
Former Uses	Residential				
Assessed Significance	Local				
Endorsed Significance					
Statement of significance	The Railway Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed between the late 19th and early 20th century and which includes:				
	 Section 17 of Sophia Campbell's original 1876 subdivision of Hurlstone Park; 				
	 William Augustus Starkey's 1878-1879 purchase of four allotments (Lots 4 & 8) of Section 17; and 				
	 the western half of the 1901 1st Subdivision of Jeffreys Estate (DP 3849). 				
	The area is of historical significance as it is noted as having possessed stone quarries in the mid-20th century, which is				

reflected in both the steep landscape context and incorporation of sandstone into a number of dwellings along Hopetoun Street.

The area is of aesthetic significance as it is in close proximity to the railway, which has resulted in a transitional architectural character; from the more modest Pre-Federation, Federation and Inter War period workman's cottages located within the vicinity of the railway, including 7 to 15 Foord Avenue and 2, 4, 6, 8 & 10 Railway Street, to the increasingly ornate Federation-period dwellings found at higher elevations, including 7 to 11 Burnett Street and 19, 23, 25 and 27 Hopetoun Street. It is also of aesthetic significance for its historical plantings and stepped landscape character, with wide, shaded winding streets which descend gradually toward the railway. The steep landscape context of the area facilitates elevated views over the station from Hopetoun Street and views toward the rail underpass and entrance to the Hurlstone Park commercial centre at the northern end of Foord Avenue.

Historical Notes of Provenance

Area History

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid-1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

In 1876 Sophia Campbell's 673 acres of land, which she had inherited from her father Robert Campbell, was subdivided and brought under the provisions of the Real Property Act.²⁴ Although the area remained sparsely populated during this period, a

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Commons streets, and the railway line and Starkey Street. In the 1870s land release (DP 191) this area comprised six blocks, and in the re-subdivision, there were 92 house blocks. 27 The eighth land release (DP 6787) of 1916 encompassed land south of the railway, including the properties west of Foord Avenue and north of Burnett Street. In this subdivision were formed Keir and Hurlstone Avenues and 54 building blocks. 28 A Broadhurst postcard dated to 1912 depicts a row of substantial brick Federation houses along Hopetoun Street at this time. 29 Themes National Theme: 4. Settlement State Theme: Towns, Suburbs and village Local Theme: Development following opening of railway Designer Multiple Maker/Builder Multiple Year Started 1876 Year Completed C. 1940's The Railway Street Heritage Conservation Area consists of a mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied		number of contractors and brickmakers purchased allotments. This included Lots 4 and 8 purchased by William Augustus Starkey in the south-eastern component of Section 17. This area, which roughly equates with the area between Duntroon and Railway Streets, was noted as possessing stone quarries. Railway Street Heritage Conservation Area History While Hurlstone Park's first building boom took place during of the Federation era between 1901 and 1915, some development occurred within the vicinity of the railway subsequent to the opening of Fernhill (now Hurlstone Park) railway station in 1895 ²⁶ ; reflected in the houses located within the immediate vicinity of the railway corridor along Railway Street, which predate the Federation period. This Conservation Area is comprised of land which was originally part of the 1st and 8th subdivisions of the Jeffrey's Estate. Between 1901 and 1918 there were 10 land releases at Hurlstone Park made by the Jeffreys. These land releases re-subdivided the 1870s large blocks (in DP 191) to form narrow fronted suburban allotments. The first land release made in 1901 (in DP 3849) comprised land south of the railway line between Burnett and			
State Theme: Towns, Suburbs and village Local Theme: Development following opening of railway Designer Multiple Maker/Builder Multiple Year Started 1876 Year Completed c. 1940's Physical Description The Railway Street Heritage Conservation Area consists of a mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied		Commons streets, and the railway line and Starkey Street. In the 1870s land release (DP 191) this area comprised six blocks, and in the re-subdivision, there were 92 house blocks. The eighth land release (DP 6787) of 1916 encompassed land south of the railway, including the properties west of Foord Avenue and north of Burnett Street. In this subdivision were formed Keir and Hurlstone Avenues and 54 building blocks. Repair Broadhurst postcard dated to 1912 depicts a row of substantial brick			
Local Theme: Development following opening of railway Designer Multiple Maker/Builder Multiple Year Started 1876 Year Completed c. 1940's Physical Description The Railway Street Heritage Conservation Area consists of a mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied	Themes	National Theme: 4. Settlement			
Designer Multiple Maker/Builder Multiple Year Started 1876 Year Completed c. 1940's The Railway Street Heritage Conservation Area consists of a mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied		,			
Maker/Builder Year Started 1876 Year Completed C. 1940's The Railway Street Heritage Conservation Area consists of a mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied					
Year Completed C. 1940's The Railway Street Heritage Conservation Area consists of a mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied	Designer	Multiple			
Year Completed C. 1940's The Railway Street Heritage Conservation Area consists of a mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied	Maker/Builder	Multiple			
Physical Description The Railway Street Heritage Conservation Area consists of a mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied	Year Started	1876			
mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is defined by its mature plantings in proximity to the railway. Physical Condition Varied	Year Completed	c. 1940's			
	Physical Description	mixture of single storey Pre-Federation, Federation and Inter War period dwellings, which range from more modest workers cottages to very ornate examples with Australian-themed detailing and sandstone undercrofts. Original details remain in many instances, such as front verandahs, brick boundary walls, original roof forms, face brickwork and detailed gable infill. The area is further characterised by its landscape context which is			
Modification Dates	Physical Condition	Varied			
	Modification Dates				

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²⁵ Gemmell, W, And so we graft from six to six: the brickmakers of New South Wales, Angus & Robertson, 1986 26 Muir, L. & Madden, B. 2008, Dictionary of Sydney, available from http://dictionaryofsydney.org/entry/hurlstone_park, viewed 08 Feb 2019

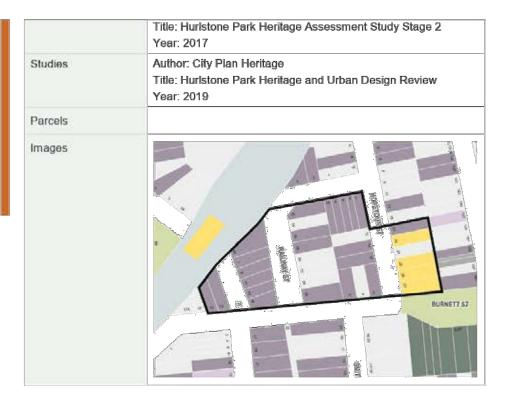
²⁷ State Library NSW Hurlstone Park Subdivision Plan No. 27

²⁸ State Library NSW Hurlstone Park Subdivision Plan No. 44

²⁹ Broadhurst postcard photograph, 1912, State Library of NSW (a105278h)

Recommended Management	The Heritage Conservation area is to be managed to retain an enhance the heritage values that are set out in the precincharacter statement. Proposed works are to retain the significant form and elements of contributory places, to recover Heritage significance (where that is possible) and to provide for inful development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements.				
Management	Statutory instrument. List on a Local Environmental Plan (LEP).				
Further Comments	Criteria a) The Railway Street Heritage Conservation Area is of local heritage significance. The area is of historical significance as an area developed between the late 19th and early 20th century and which includes:				
	 Section 17 of Sophia Campbell's original 1876 subdivision of Hurlstone Park; 				
	 William Augustus Starkey's 1878-1879 purchase of four allotments (Lots 4 & 8) of Section 17; and 				
	 the western half of the 1901 1st Subdivision of Jeffreys Estate (DP 3849). 				
	The area is of historical significance as it is noted as having possessed stone quarries in the mid-20th century, which is reflected in both the steep landscape context and incorporation of sandstone into a number of dwellings along Hopetoun Street.				
	Criteria b) Not relevant				
	Criteria c) The area is of aesthetic significance as it is in close proximity to the railway, which has resulted in a transitional architectural character; from the more modest Pre-Federation, Federation and Inter War period workman's cottages located within the vicinity of the railway, including 7 to 15 Foord Avenue and 2, 4, 6, 8 & 10 Railway Street, to the increasingly ornate Federation-period dwellings found at higher elevations, including 7 to 11 Burnett Street and 19, 23, 25 and 27 Hopetoun Street. It is also of aesthetic significance for its historical plantings and stepped landscape character, with wide, shaded winding streets which descend gradually toward the railway. The steep landscape context of the area facilitates elevated views over the station from Hopetoun Street and views toward the rail underpass and entrance to the Hurlstone Park commercial centre at the northern end of Foord Avenue.				
	Criteria d) Not relevant				
	Criteria e) Not relevant				
	Criteria f) Not relevant				
	Criteria g) The area is representative of single storey Inter war and Federation period dwellings, ranging from modest workers cottages to very ornate examples.				
Integrity/Intactness	The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the original character of the area.				
References	Author: Paul Davies Pty Ltd Architects				

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6.4. Starkey Street Heritage Conservation Area

Starkey Street Heritage	Concernation Area			
Item Name	Starkey Street Heritage Conservation Area			
Location	Starkey Street, Hurlstone Park			
Address	Starkey Street			
DUAP Region	Sydney South			
Suburb/Nearest Town	Hurlstone Park 2193			
Historic Region	Sydney			
Local Govt. Area	Canterbury Bankstown			
Parish	Petersham			
State	NSW			
County	Cumberland			
Other/Former Names				
Area/Group/Complex				
Aboriginal Area				
Curtilage/ Boundary	The Starkey Street Heritage Conservation Area contains properties at: Nos. 1A-11 and 2A-22 Starkey Street; 26-36 Floss Street; 101-115 and 118-134 Duntroon Street; and 1A Commons Street.			
Item Type	Built			
Group	Urban Area			
Category	Urban Area			
Owner	Private - multiple owners			
Admin Codes				
Current Use	Residential			
Former Uses	Residential			
Assessed Significance	Local			
Endorsed Significance				
Statement of significance	The Starkey Street Heritage Conservation Area is of local heritage significance. The area is of historical significance for its development between the late 19th to early 20th centuries including: Sections 17 and 19 of Sophia Campbell's original 1876			
	 subdivision of Hurlstone Park; Section 19 (Lots 3 and 4) of William Augustus Starkey's 1879 land purchase, which was later owned by tanner John Giblett; and the western component of the 1st Jeffrey's Estate subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912. 			

The area is also of historical significance for the collection of buildings from the early take-up of those sub-divisions for both residential and commercial use. The precinct is adjacent to the railway station and the mix of commercial and more substantial residential buildings, such as those at 2, 4 and 10-16 Starkey street, reflects its proximity to transport and services, including the shopfronts and former Savings Bank of NSW at 28-32 Floss Street. The area is of further historical significance for its proximity to potential heritage item 'Worked Quarry Faces' at 76-80 Garnet Street; reflected in the sandstone bases and landscaping incorporated in a number of dwellings along Starkey Street.

The area is of aesthetic significance for its wide streets with grass verges and its varying low scale (one and two storey) residential and commercial buildings dating from 1901 to the 1930s. The area is of aesthetic significance for its highly cohesive collection of Inter-war Californian bungalow style dwellings at 3-11 Starkey Street. It is also of aesthetic significance for its collection of early 20th century commercial buildings which occupy a prominent location adjacent to the railway station and with views toward the central commercial thoroughfare of Crinan Street to the north.

The area is representative of Federation Queen Anne style detached brick houses, Inter war period residential buildings and Inter war Californian bungalow style houses

Historical Notes of Provenance Area History

Hurlstone Park is part of the traditional land of the Wangal people, who occupied the area for at least 10,000 years prior to the European occupation of the area. The Cooks River provided abundant food for the indigenous people along its wooded north shore, confirmed by shell middens and carvings on several sandstone outcrops along the river side. After 1788, conflict and pressures arising from the expanding Sydney Cove convict settlement resulted in death and displacement of Aboriginal people. It is estimated that almost half of Sydney's Aboriginal population died in the smallpox epidemic of 1789. However, Aboriginal people 'remained living in many parts of the Sydney region until the mid-1800s (Attenbrow 2010:22). Blanket distribution lists from the 1830s show that few people who identified as Aboriginal were living in the centre of Sydney. Many had moved to places such as La Perouse on Botany Bay, south of the city. The Cooks River was dammed at Tempe and Canterbury in 1840 and 1842, compromising its water quality and abundance. Hurlstone Park occupies land amalgamated by the merchant Robert Campbell from several of the first land grants made in the British colony. By 1830 Campbell amassed more than 500 hectares, including all of the land between the Cooks River at Canterbury and Liverpool Road at Ashfield. Following Campbell's death in 1846 this land passed to his daughter Sophia Campbell and son-in-law Robert Jeffreys. A farm and later a subdivision had already created the village of Canterbury while the land to its east was primarily used for grazing and sandstone and brick quarries after Sophia Campbell's subdivision about 1876 which set out most of the present streets of Hurlstone Park. Land sales and house construction accelerated after 1895 when the railway line was extended west from Marrickville. By this time Sophia Campbell's will had conveyed her land to nephews John and Arthur Jeffreys - English residents who never visited Australia - who from 1901 to 1918 sold off the land in a series of subdivisions.

Starkey Street Heritage Conservation Area History:

This Conservation Area was originally part of three subdivisions: Jeffrey's Estate 1st, 9th and 10th subdivisions of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912. Both Floss and Duntroon Streets are among the streets set out in the first subdivision of Hurlstone Park by Sophia Campbell, named after sites from the Campbell family's Scots heritage, e.g. Duntroon Castle on the north side of Loch Crinan across from the village of Crinan in Argyll, West Scotland.

Jeffrey's Estate 1st, 9th and 10th subdivisions 1901

The 1st subdivision of Jeffrey's Estate was comprised of 92 building lots south of the railway line, bounded by Fernhill, Kilbride (later Burnett), Starkey and Commons streets. An example of houses developed on this subdivision is 128 Duntroon Street, (Lot 1, Section 1 of the subdivision), purchased in 1906 by dairyman Frederick Sherring, who moved his cows and horses to his new property. Sherring and his dairy are listed at the address in 1907. From 1911 the dairy was listed at the address under a new proprietor, In 1914 a new cottage on the property was advertised for rent, and from 1915, following another sale of the property, the dairy business on the property ceased. In the 9th Subdivision (DP 8865) of 1917 land fronting Tennant Road (then Smith Avenue) above the riverside reserve was subdivided. 30 and the 10th Subdivision (DP 8923) of 1917 subdivided the area between Foord Avenue and Smith Avenue. 31

Starkey Estate subdivision 1904

William Starkey was a cordial manufacturer resident in Dulwich Hill. Starkey's land lay south of Floss Street between Duntroon and Dunstaffenage streets, bisected by the railway cutting when this was constructed during the 1890s. Retitled in 1896 it was subdivided and offered for sale in 1904 as the Starkey Estate, which consisted of 18 lots facing Floss Street and six on the western side of Duntroon Street between the railway station and Commons Street. Most of the estate was purchased by Lewis Parker Solomons and Adeline Burgess Halloran, wife of Edward Roland Halloran, an architect and Petersham alderman. (LPI Vol.1749 Folio 28, 10 January 1907). Halloran's son, Henry Ferdinand Halloran, had surveyed the Starkey Estate and was part of a 'land syndicate' with Solomons, buying, promoting and reselling land ('A land syndicate', Australian Star, 4 September 1906, p.4). He would go on to be one of Sydney's high-profile realtors. We can be confident that the Halloran family did well from the Starkey Estate; their involvement may have extended to Edward Halloran, who specialised in domestic architecture, designing some of the Estate's houses. Examples of houses developed on the Starkey Estate subdivision of 1904 are:

109 Duntroon Street: built in 1908 for John Giblett, who ran a tannery near Melford Street, and lived nearby on the eastern side of Duntroon Street. This house was used as a commercial college from 1911 to about 1948, capitalising on its proximity to the railway station.

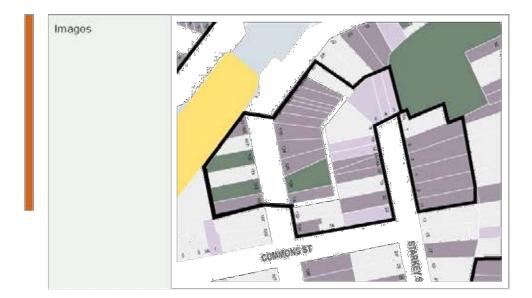
CITY PLAN HERITAGE P/L - HCA CS & SHI: Hurlstone Park - November 2018

³⁰ State Library NSW Canterbury Subdivision Plan No. 360

³¹ Deposited Plan 9053

• 113 Duntroon Street: built in 1905 for provision agent John Wilson Bailey and his wife and named "Glenleith" by its second owner. Hurlstone Park Estate subdivision 1912 (DP 6709) This subdivision included the lots from 26 to 36 Floss Street, on the southern side of Floss Street facing the railway line to the north, most of which were developed in the early 20th century for commercial or retail buildings. Lots 4 to 8 of the subdivision were long and narrow, clearly intended for retail development, where Lots 1 to 3 and 9 and 15 were larger and clearly intended for residential development. However, Lots 4 and 5 were purchased together and later became the site of an Inter-war California Bungalow style house, which still remains on these lots. Lot 6 was developed in 1916 with a pair of shops (Nos. 32-34 Floss Street) and was later subdivided to give each shop a separate title. Lot 7 is the site of the 2-storey commercial building at No. 30 Floss Street. Lot 8 appears to have been purchased with the adjacent lot, and developed for a house, which later had a shopfront and awning built at the front, the building occupying Lot 8 and part of					
the re-subdivided former Lot 9. National Theme: 4. Settlement State Theme: Towns, Suburbs and village Local Theme: Development following opening of railway					
Multiple					
Multiple					
1901					
c. 1930's					
The Starkey Street Heritage Conservation Area consists of predominantly single storey Federation Queen Anne style detached brick houses, many with original slate or terracotta tiled roofs, and Inter war California Bungalow style houses along Starkey Street. Original details remain in many instances, such as front verandahs, original roof forms, face brickwork, narrow driveways with garages to the rear or carports to the side of houses, and original timber-framed windows and timber panelled doors consistent with the periods and styles of the relevant houses.					
Varied					
Varied					
The Heritage Conservation area is to be managed to retain an enhance the heritage values that are set out in the precin Statement of Significance and the character statement. Propose works are to retain the significant form and elements contributory places, to recover Heritage significance (where the is possible) and to provide for infill development (where it can take place) that is consistent with the heritage character of the precinct. Refer to the DCP controls for application requirements					
Statutory instrument. List on a Local Environmental Plan (LEP)					
Assessment of Significance Criteria:					

Criteria a) The area is of historical significance as an area developed between the late 19th to early 20th centuries including: Sections 17 and 19 of Sophia Campbell's original 1876 subdivision of Hurlstone Park; Section 19 (Lots 3 and 4) of William Augustus Starkey's 1879 land purchase, which was later owned by tanner John Giblett; the western component of the 1st Jeffrey's Estate subdivision of 1901, the Starkey Estate subdivision of 1904 and the Hurlstone Park Estate subdivision of 1912. The area is of historical significance for the collection of buildings from the early take-up of those sub-divisions for both residential and commercial use. The precinct is adjacent to the railway station and the mix of commercial and more substantial residential buildings reflects its proximity to transport and services, including the shopfronts and former Savings Bank of NSW at 30 Floss Street. The area is of historical significance for its proximity to potential heritage item 'Worked Quarry Faces' at 76-80 Garnet Street; reflected in the sandstone bases and landscaping incorporated in a number of dwellings along Starkey Street. Criteria b) Not relevant. Criteria c) The area is of aesthetic significance for its wide streets with grass verges and its varying low scale (one and two storey) residential and commercial buildings dating from 1901 to the 1930s. The area is of aesthetic significance for its highly cohesive collection of Inter war Californian bungalow style dwellings at 3 to 11 Starkey Street and 36 Floss Street. It is also of aesthetic significance for its collection of early 20th century commercial buildings which occupy a dominant location adjacent to the railway station and with views toward the central commercial thoroughfare of Crinan Street to the north. Criteria d) Not relevant. Criteria e) Not relevant. Criteria f) Not relevant. Criteria g) The area is representative of Federation Queen Anne style detached brick houses, Inter war period residential buildings and Inter war Californian bungalow style houses Integrity/Intactness The Heritage Conservation Area contains a high proportion of Contributory buildings that demonstrate the early development and the key period/s of significance of the area. Contributory buildings vary from highly intact to buildings with some change or alteration but that which still demonstrate the original character of the area. References Author: Paul Davies Pty Ltd Architects Title: Hurlstone Park Heritage Assessment Study Stage 2 Year: 2017 Studies Author: City Plan Heritage Title: Hurlstone Park Heritage and Urban Design Review Year: 2019 Parcels



Attachment F – Further submission issues

Submission issue	Officer comment		
How was Paul Davies Pty Ltd engaged to carry out the Heritage Assessment, was this through a tender process or was he just assigned by Council?	The procurement process for this work was undertaken in accordance with Council guidelines at the time including a panel of Council staff. The City Plan review was independently prepared and is considered to provide a further layer of objectivity and rigour to this process.		
The current Heritage Adviser has also worked for Paul Davies in the past. Is there not a conflict of interest awarding this work to Paul Davies?			
Concern that without sufficient growth the Metro project may not occur in Hurlstone Park.	There has been no indication that this is the case, and the approved EIS for the Metro line includes a station at Hurlstone Park.		
The commercial strip in Hurlstone Park is dormant with many ground floor premises used as residences. The buildings require a considerable amount of upkeep and	The economic viability of the town centre in Hurlstone Park is an issue that goes beyond heritage controls.		
are not appealing for businesses to occupy. The lack of growth and opportunity will restrict development.	It is something that will be addressed through the detailed planning of the precincts that will occur in the Sydenham to Bankstown corridor work.		
	Many centres that have retained their heritage character have become attractive for businesses and visitors.		
The Interim Heritage Order (IHO) process provides no notice to owners and there was no threat of harm to properties	An IHO was made in 2016 covering 49 properties in Hurlstone Park that were initially identified as potential heritage items. At the time there was demolition of houses in Hurlstone Park occurring in anticipation of the heritage study outcomes. As such it was necessary to make the IHOs without prior consultation to prevent the possibility of further demolitions. The Heritage Act allows Council to do this. Property owners were advised after the IHOs were made.		
The listing process has been rubber stamped / Council is rushing to complete the process	Council has undertaken a peer review of the heritage aspects of the submissions to ensure that issues raised are fully assessed. The proposed re-exhibition demonstrates Council is not rushing to complete the process, and is focused on delivering heritage controls that have been well informed by community consultation.		
Heritage listing has a detrimental impact on property values and creates a financial burden of upkeep	The issue of financial impact is commonly raised in implementing heritage listings, often without evidence.		

	The NSW Office of Environment and Heritage website states to the contrary that there is growing evidence to support the view that heritage listing has a positive impact on property values.
	Local listing of a heritage item also does not force owners to upkeep their properties. Council has also implemented a Heritage Grant Fund to financially assist owners to restore and repair heritage listed properties.
Heritage controls are onerous in nature	Heritage listing does not prevent development taking place, but it does need to be in keeping with the character of the property involved and identified heritage values.
	Council assists owners with a free heritage advisory service available to those seeking to make changes to heritage listed properties and HCAs.
	Council's Heritage Incentives Policy also allows for the waiving of development application fees for heritage items.
The heritage grant fund is inadequate	The heritage grant fund covering the whole Canterbury-Bankstown Council area commenced the first round of funding in February 2019 offering funding up to \$5,000. The operation of the fund will be reviewed after this funding round to assess adequacy.
There was a lack of information and clarity provided by Council staff during the exhibition	The comments will be taken into consideration in any further consultation should the amended planning proposal be endorsed by Council.
The proposed amendment in zoning and height controls is arbitrary, and not based on the Paul Davies work. Has Council prepared an urban design study / built form testing for changes to the LEP and DCP?	The exhibited planning proposal sought rezoning of land included within the draft HCAs located in the R3 Medium Density Housing and R4 High Density Housing zones to R2 Low Density Residential.
	The reasoning behind this change was the R3 and R4 zones allowed uses that are considered incompatible with the prevailing single dwelling character of the HCAs – such as residential flat buildings and multi dwelling housing. The R2 zone prohibited such uses.
	While this amendment has not been subject to an urban design study or built form testing it is considered that the proposed change to these zones is reasonably justified on planning and land use grounds, and should continue to remain in the revised planning proposal.

2.			

It is noted that there are no changes proposed to height controls and floor space ratio for the bulk of the land involved.

Proposed changes in height only applied to the B2 zones. The implications of this

The public exhibition of the planning proposal is invalid because the Council advertisement does not specifically state whether the proposal to reduce height in the B2 zone is in the LEP or DCP.

have been addressed in the review and commented on in this report. This was undertaken on the basis of an urban design study and built form testing.

The Council notice clearly advises it is the Planning Proposal that is seeking to amend the building height in the B2 zone. The Planning Proposal itself states the proposed change in height will occur through a LEP amendment. The exhibition

The reduction in maximum building height from 14 metres to 11 metres could represent a loss of value to owners of 25-30%. Who will be liable for this loss if a class action is taken?

The claims of a loss of value from the height reduction in the town centre have not been substantiated. The centre is constrained because of its small allotments in single ownerships, and there has been very little development in the centre in recent times.

material is accurate and does not invalidate the exhibition.

Supports the first draft of the Sydenham to Bankstown Corridor plans which proposed multi level development of the owner's property, as part of an objection to being located within a HCA.

While such a designation occurred in the first draft of Sydenham to Bankstown Corridor work, the second draft did not identify this property for proposed multi level development but instead recognised the HCA.

Purchased property shortly before listing was proposed, would not have purchased if this was known.

This comment indicates the difficulty of providing specific advice about studies before they are have formal status.

The Planning Certificate process does not require Council to provide this type of information.