

HERITAGE ASSESSMENT

Sydenham to Bankstown Urban Renewal Corridor
Heritage Review – Supplementary Review



Sydenham to Bankstown Urban Renewal Corridor

20 May 2017

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ISSUED	REVIEW	ISSUED BY
4/11/2016	For Comment	Samantha Polkinghorne
8/2/2017	Draft for Review	Samantha Polkinghorne
10/03/2017	Amended Draft for Review	Samantha Polkinghorne
20/05/2017	Final	Samantha Polkinghorne

EXECUTIVE SUMMARY

This report has been prepared to provide additional high level assessment of selected groups of Federation or Inter War dwellings identified in the *Heritage Area Review: Sydenham to Bankstown Urban Renewal Corridor*, dated June 2016, as requiring further investigation.

This report reviewed existing heritage studies and current heritage conservation areas included in the *Marrickville Local Environmental Plan 2011* and the *Canterbury Local Environmental Plan 2012* to understand if the groups were rare, representative or commonplace examples within the relevant former local government area. This review included a physical investigation of the *Ashbury Heritage Conservation Area*.

Based on this review the following recommendations are made as to whether any of the groups should be considered for listing in future Local Environmental Plans as Heritage Conservation Areas.

Recommendations:

This assessment finds that there is no heritage justification for the creation of a Heritage Conservation Area from any of the following groups originally identified in the *Heritage Area Review: Sydenham to Bankstown Urban Renewal Corridor* dated June 2016.

- Group B – Wardell Road, Dulwich Hill
- Group A – Acacia Street, Belmore
- Group A – Warburton Street, Marrickville
- Group A – Cleary Avenue, Belmore.

This assessment further finds that there is heritage justification for the creation of the following Conservation Areas:

- Group A – Ewart Road, Dulwich Hill,

Should further consideration be given to the potential listing of this area, we recommend that a comprehensive study should be undertaken to confirm significance. This would involve undertaking a detailed history of the surrounding suburb, and any relevant historic themes, assessment of the proposed group against the seven-criterion established by the Heritage Council of NSW, public domain fieldwork inspections as well as undertaking a comparative analysis of the type across the local government area.



Samantha Polkinghorne
Associate / Heritage Consultant
NBRSARCHITECTURE.

20/05/2017

CONTENTS

EXECUTIVE SUMMARY.....	3
1.0 INTRODUCTION.....	7
1.1 Methodology.....	7
1.2 Limitations.....	7
1.3 Authorship.....	8
1.4 Sources.....	8
2.0 GROUP A – EWART STREET, DULWICH HILL	9
2.1 Description.....	9
2.2 Information reviewed.....	10
2.3 Recommendation.....	10
3.0 GROUP B – WARDELL ROAD, DULWICH HILL.....	11
3.1 Description.....	11
3.2 Information reviewed.....	11
3.3 Recommendation.....	12
4.0 GROUP A – WARBURTON STREET, MARRICKVILLE	13
4.1 Description.....	13
4.2 Information reviewed.....	13
4.3 Recommendation.....	14
5.0 GROUP A – CLEARY AVENUE, BELMORE.....	15
5.1 Description.....	15
5.2 Information reviewed.....	15
5.3 Recommendation.....	18
6.0 GROUP A – ACACIA STREET, BELMORE	19
6.1 Description.....	19
6.2 Information reviewed.....	20
6.3 Recommendation.....	20
7.0 APPENDIX A – GROUP A - CLEARY AVENUE, BELMORE –IMAGES.....	21
8.0 APPENDIX B – GROUP A - ACACIA STREET, BELMORE –IMAGES	36

LIST OF FIGURES

Figure 1 - Excerpt from Figure 55 of the initial Heritage Review report showing an aerial view of the Group A sites. 9

Figure 2 - Excerpt from Figure 54 of the initial Heritage Review report identifying the site. 9

Figure 3 — Façade of 70 Ewart Street, Dulwich Hill. 9

Figure 4 — Façade of 66 Ewart Street, Dulwich Hill. 9

Figure 5 - Façade of 68 Ewart Street, Dulwich Hill. 9

Figure 6 - 70 Ewart Street, corner view with Wardell Road. 9

Figure 7 - Excerpt from Figure 55 of the initial Heritage Review report showing an aerial view of the Group B sites. 11

Figure 8 - Excerpt from Figure 67 of the initial Heritage Review report identifying the Group B sites. 11

Figure 9 - Federation cottage on the corner of Wardell Road and Riverside Crescent. 11

Figure 10 - Image of cottage that forms part of Group B. 11

Figure 11 - Excerpt from Figure 1 of the initial Heritage Review report showing an aerial view of the Group A sites. 13

Figure 12 - Excerpt from Figure 13 of the initial Heritage Review report identifying the Group A sites. 13

Figure 13 - View of 6-8 Warburton Street, Marrickville. 13

Figure 14 - View of the group from the entry of the adjacent park. 13

Figure 15 - Excerpt from Figure 78 of the initial Heritage Review report showing an aerial view of the Group A sites. 15

Figure 16 - Excerpt from Figure 13 of the initial Heritage Review report identifying the Group A sites. 15

Figure 17 — Looking north along Cleary Street at the Group A buildings. 15

Figure 18 — Detail of a dwelling within Group A. 15

Figure 19 - Hay Street, Ashbury. 16

Figure 20 - Hay Street, Ashbury. 16

Figure 21 - Roslyn Street, Ashurst. 17

Figure 22 - First Street, Ashbury. 17

Figure 23 - Second Street, Ashbury. 17

Figure 24 - Second Street, Ashbury. 17

Figure 25 - Excerpt from Figure 68 of the initial Heritage Review report showing an aerial view of the Group A sites.
..... 19

Figure 26- Excerpt from Figure 77 of the initial Heritage Review report identifying the Group A sites. 19

Figure 27 — Pre WW1 dwelling in Acacia Street..... 19

Figure 28 — An Inter-war dwelling in Acacia Street 19

Figure 29 — Modified example of a Pre WW1 dwelling in Acacia Street..... 19

Figure 30 - Excerpt from the Canterbury LEP 2012 heritage map 006 showing the extent of the Ashbury Heritage Conservation Area. (Source Canterbury LEP 2012)..... 16

1.0 INTRODUCTION

This supplementary review builds on the earlier *Heritage Area Review: Sydenham to Bankstown Urban Renewal Corridor*, prepared by NBRSArchitecture and dated June 2016. In this earlier report, several groups of buildings within the subject study areas were identified as requiring additional assessment to determine if they met the threshold for listing as a heritage conservation area.

This supplementary review looks at a number of groups of buildings identified in the report, and nominated by the NSW Department of Planning, as requiring further clarification as to their potential heritage value as individual Heritage Conservation Areas. During the preparation of this report comment was sought from the relevant LGA heritage advisors and their feedback considered.

This review has been carried out as a desktop study using available heritage studies, inventory listing sheets and existing heritage conservation areas for each local government area. Following the review, it was evident that the existing heritage studies formed the basis for existing conservation areas, with the exception of a Planning Proposal put forward by Marrickville Council in 2015 which appears not to have been implemented yet.

The groups that are the subject of this report include the following:

- Group A + B – Ewart and Wardell Road, Dulwich Hill;
- Group A - Warburton Street, Marrickville;
- Group A - Cleary Avenue, Belmore; and
- Group A - Acacia Street, Belmore.

1.1 METHODOLOGY

The brief for this report was to undertake a high level comparative analysis of the architectural characteristics of the buildings which make up each group against existing heritage items and conservation areas to understand whether they are rare, representative or commonplace within each local government area.

This assessment has generally been carried out as a desktop study of available heritage studies, inventory listing sheets and existing heritage conservation areas for each local government area. A physical review of the *Ashbury Heritage Conservation Area* was also undertaken where insufficient comparative information was contained in the existing heritage studies. The study area was limited to each of the former (pre-amalgamation) local government boundaries.

Where it was determined that similar or better examples of each dwelling type had been retained and protected within an existing heritage conservation area, then no further review was carried out.

This review builds on the earlier *Heritage Area Review: Sydenham to Bankstown Urban Renewal Corridor*, prepared by NBRS and dated June 2016, and, where appropriate, information has been taken from this earlier document and included here for clarity.

No research was carried out into individual sites or associations, and as such the assessment is based on the architectural characteristics of the buildings.

1.2 LIMITATIONS

The documentary assessment contained in this report is based on those heritage studies and individual site reports provided by each local government authority. The reports provided historic background and the basis for the conservation areas that were subsequently included in the relevant LEPs. The reports did not provide information specific to all the study areas that could be utilised in the analysis. Where sites have been identified in any of these previous reports, it has been noted.

A physical review of the *Ashbury Heritage Conservation Area* was undertaken where insufficient comparative information was provided in the existing heritage studies for the nominated groups within the former Canterbury Local Government Area.

No additional documentary research has been carried out as part of this study.

All the reports reviewed have been provided by each local government area. The documents reviewed are listed below in Section 1.4.

1.3 AUTHORSHIP

This report has been prepared by Samantha Polkinghorne, Associate/Senior Heritage Consultant, of NBRSArchitecture.

1.4 SOURCES

The following documents have been provided for review by the relevant council authority to form the basis of this supplementary review.

1. **Peer Review and HCA 7 & 11 – Paul Davies and Tanner**
 - 1.1 Heritage Peer Review Report Final – Roy Lumby, Tanner Architects (2)
 - 1.2 Final Report – Review of HCA Boundaries – Paul Davies, November 2011
2. **Paul Davies 2015**
 - 2.1 Marrickville Southern Area Heritage Review Report (2)
 - 2.2 Marrickville South Report Attachments (1)
 - 2.3 Final Report Marrickville Contributory Building Assessment, Paul Davies Pty Ltd, April 2015
3. **NBRS+ Partners 2015**
 - 3.1 Heritage Assessment Final 17 Railway Street NBRS & Partners
 - 3.2 Heritage Assessment Final 16 -22 Hastings Street Marrickville
 - 3.3 Heritage Assessment Final – Camden Street NBRS & Partners May
4. **Marrickville Heritage Study – Tropman & Tropman Architects 2001**
 - 4.1 36140.03 Marrickville Heritage Study – Review 2001 – Volume 2
 - 4.2 36138.03 Marrickville Heritage Study – Review 2001 – Appendices
5. **Marrickville Heritage Planning Proposal 2015**
 - 5.1 Warburton Street Letter
 - 5.2 Marrickville heritage LEP – Council report attachment 2
 - 5.3 Marrickville Council_21-10-2015_ Planning Proposal_Marrickville
 - 5.4 Marrickville Council – summary of recent heritage investigations
 - 5.5 103247.16 Submission – Heritage list – 2-12 Warburton Street Marrickville
6. **Marrickville Heritage Study** - February 1986, Fox & Associates Architects/Planners.
7. **Canterbury Heritage Study Review** – November 2006

2.0 GROUP A – EWART STREET, DULWICH HILL

2.1 DESCRIPTION

The group comprises three, Inter-war two storey apartment blocks addressing Ewart Street, they are similar in form and character and can be clearly understood as a group. The buildings have retained their external form and a high degree of their external finishes, including face brickwork and steel windows.



Figure 1- Excerpt from Figure 55 of the initial Heritage Review report showing an aerial view of the Group A sites.

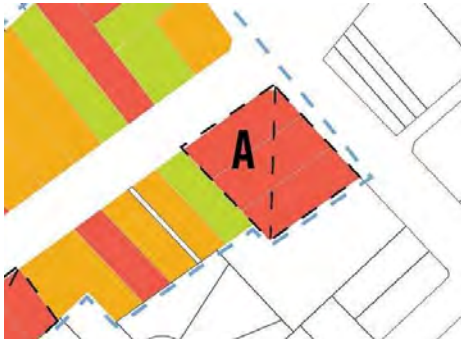


Figure 2 - Excerpt from Figure 54 of the initial Heritage Review report identifying the site.



Figure 3 – Façade of 70 Ewart Street, Dulwich Hill.



Figure 4 – Façade of 66 Ewart Street, Dulwich Hill.



Figure 5 - Façade of 68 Ewart Street, Dulwich Hill.



Figure 6 - 70 Ewart Street, corner view with Wardell Road.

2.2 INFORMATION REVIEWED

The following information was reviewed to evaluate the potential of the Group for listing as an individual conservation area:

- *Marrickville Heritage Study Review 2001* for Marrickville Council dated September 2000 (Review of Conservation Areas and Items)
- *Marrickville Southern Area Heritage Review Report*
- *Planning Proposal to Amend Marrickville Local Environmental Plan (MLEP) 2011*
- *Marrickville DCP 2011, Part 8 Heritage – including individual Heritage Conservation Areas.*

Comment:

This group of buildings has previously been recommended for individual heritage listing in a Planning Proposal prepared by Marrickville Council and dated 13 October 2015. Whether these properties meet the criteria for individual heritage listing is not the subject of this report.

2.3 RECOMMENDATION

Based on a review of the information above, it is recommended that the group of buildings that make up Group A – Corner of Wardell and Ewart Street, Dulwich Hill, shown in Figure 54 of the *Heritage Area Review – Sydenham to Bankstown Urban Renewal Corridor* is identified as a Heritage Conservation Area for the following reasons:

- That the three, two storey, Inter War apartment buildings form a cohesive group in terms of architectural form, detailing and style.
- That these early examples of a walk-up apartment building, a building type that is now common in the immediate vicinity, contributes to understanding the development of the building type.
- That there are no other comparable examples of similar building types in the area.

3.0 GROUP B – WARDELL ROAD, DULWICH HILL

3.1 DESCRIPTION

A group of Federation dwellings of varied condition which have retained a high degree of their original form and detailing. Some of the dwellings have been modified, with one of the group in particularly poor condition.



Figure 7 - Excerpt from Figure 55 of the initial Heritage Review report showing an aerial view of the Group B sites.



Figure 8 - Excerpt from Figure 67 of the initial Heritage Review report identifying the Group B sites.



Figure 9 - Federation cottage on the corner of Wardell Road and Riverside Crescent.



Figure 10 - Image of cottage that forms part of Group B.

3.2 INFORMATION REVIEWED

The following information was reviewed to evaluate the potential of the Group for listing as an individual conservation area:

- *Marrickville Heritage Study Review 2001* for Marrickville Council dated September 2000 (Review of Conservation Areas and Items)
- The subject group lies within the study area referred to as 'Area 2'
- *Marrickville Southern Area Heritage Review Report*
- *Marrickville DCP 2011, Part 8 Heritage – including individual Heritage Conservation Areas.*

3.3 RECOMMENDATION

Based on a review of the information above, it is recommended that the group of buildings identified as Group B - Wardell Road in Section 9.3 of the *Heritage Area Review – Sydenham to Bankstown Urban Renewal Corridor* are not identified as a Heritage Conservation Area for the following reasons:

- That the characteristics identified in the Group A – Wardell Road, Dulwich Hill, sites are better represented elsewhere, including, but not limited to, the *South Dulwich Hill, Annandale Farm* and *Norwood Park Estate Heritage Conservation Areas*.

The building type is better represented in terms of number of examples and condition of fabric. The conservation areas noted above also encompass larger footprints, thereby allowing the building type to be appreciated as part of an appropriate streetscape setting.

- That the role of Wardell Road as a major traffic thoroughfare substantially diminishes the setting of the buildings.

4.0 GROUP A – WARBURTON STREET, MARRICKVILLE

4.1 DESCRIPTION

Three pairs of semi-detached Federation dwellings, set above Warburton Street.



Figure 11 - Excerpt from Figure 1 of the initial Heritage Review report showing an aerial view of the Group A sites.



Figure 12 - Excerpt from Figure 13 of the initial Heritage Review report identifying the Group A sites.



Figure 13 - View of 6-8 Warburton Street, Marrickville



Figure 14 - View of the group from the entry of the adjacent park.

4.2 INFORMATION REVIEWED

The following information was reviewed to evaluate the potential of the Group for listing as an individual conservation area:

- *Marrickville Heritage Study Review 2001* for Marrickville Council dated September 2000 (Review of Conservation Areas and Items)
 - The subject group lies within the study area referred to as 'Area 3'
- *Marrickville Southern Area Heritage Review Report*
- *Planning Proposal to Amend Marrickville Local Environmental Plan (MLEP) 2011*
- *Marrickville DCP 2011, Part 8 Heritage – including individual Heritage Conservation Areas.*
- *Heritage Assessment 2-12 Warburton Street Marrickville*, dated 6th September 2016, prepared by Heritage Solutions

Comment:

This group of buildings has previously been recommended for individual heritage listing in a Planning Proposal prepared by Marrickville Council and dated 13 October 2015. Whether these properties meet the criteria for individual heritage listing is not the subject of this report.

Regarding the report prepared by Heritage Solutions; clearly this report was written to strongly object to the potential listing of the group made up of numbers 2-12 Warburton Street, Marrickville; it should be noted that a great deal of the data contained in it does contribute to understanding the integrity of the buildings.

Comment was also sought from Council's Heritage Advisor, who, with a more detailed knowledge of the range of building types within the local government area, is of the opinion that better examples of Federation semidetached dwellings are available within the Council area.

4.3 RECOMMENDATION

Based on a review of the information above, it is recommended that the group of buildings identified as Group A Warburton Street, Marrickville in Section 4.3 of the *Heritage Area Review – Sydenham to Bankstown Urban Renewal Corridor* is not identified as a Heritage Conservation Area for the following reasons:

- The buildings read as a group, and clearly display architectural characteristics typical of the Federation period, however the integrity of the external fabric has been modified such that they no longer present as intact examples of the type.
- We understand that other examples of Federation era residential dwellings of this style remain within the Local Government Area which have retained a higher degree of integrity.

5.0 GROUP A – CLEARY AVENUE, BELMORE

5.1 DESCRIPTION

A group of Inter War style dwellings that have generally retained their original form and characteristic details. Several of the houses have been modified and are in varying conditions ranging from good to poor, however they have retained their ability to be read as a group.



Figure 15 - Excerpt from Figure 78 of the initial Heritage Review report showing an aerial view of the Group A sites

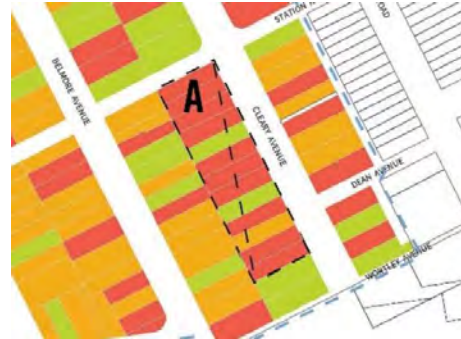


Figure 16 - Excerpt from Figure 13 of the initial Heritage Review report identifying the Group A sites.



Figure 17 — Looking north along Cleary Street at the Group A buildings



Figure 18 — Detail of a dwelling within Group A

5.2 INFORMATION REVIEWED

The following information was reviewed to evaluate the potential of the Group for listing as an individual conservation area:

- Canterbury Heritage Study Review – November 2006
- Canterbury Local Environmental Plan 2012 – Heritage Map 006 – identifying the *Ashbury Heritage Conservation Area*
- Physical review of the *Ashbury Heritage Conservation Area*
- Physical review of the surrounding area for 1 km
- Comment from Council's Heritage Advisor

Comment

The aesthetic characteristics identified in Group A – Cleary Street, Belmore, do interpret the architectural style, scale and form of single storey, residential dwellings, designed in the Inter War style, however alternative examples identified within the *Ashbury Conservation Area* provide the same opportunity with more variations and in a more sympathetic setting. Appendix A provides images of each of the subject properties within this Grouping.

Ashbury Conservation Area

The following description of the Conservation Area has been taken from Part 6.5A of the Canterbury DCP.

Part 6.5A Ashbury Heritage Conservation Area

Ashbury is a predominantly residential area that was largely developed between 1912 and 1940, with most development occurred during the Inter-War period and particularly during the building boom of the 1920's. Ashbury developed as part of the overall suburban expansion of Sydney that occurred along train lines and main roads.

The area has a consistent subdivision pattern, building form and streetscape, largely because its development occurred over a relatively short period of time. A high standard of design and residential amenity was also achieved, and housing in this area has become increasingly sought after.



Figure 19 - Excerpt from the Canterbury LEP 2012 heritage map 006 showing the extent of the Ashbury Heritage Conservation Area. (Source Canterbury LEP 2012)

The following images provide a representation of similar styled dwellings in the Ashbury Heritage Conservation Area, properties that are already protected under the Canterbury LEP 2012.



Figure 20 - Hay Street, Ashbury



Figure 21 - Hay Street, Ashbury



Figure 22 - Roslyn Street, Ashurst



Figure 23 - First Street, Ashbury



Figure 24 - Second Street, Ashbury



Figure 25 - Second Street, Ashbury

War Services Homes Scheme

As part of the original study a number of sites within the study area were identified as forming part of the War Services Home Scheme. These properties however had been substantially modified from their original form and did not read as a group, as such did not merit further consideration. The following brief history provides some back ground to the scheme. It should be noted that none of the properties identified in either the Cleary Road or Acacia Street groups are identified as being developed under the scheme.

The first War Service Home in Australia was completed in September 1919 in the Canterbury Municipality at 32 Kennedy Avenue, Belmore for Driver and Mrs Baxter. In February 1920, the Commonwealth War Service Homes Commission announced that it had tenders in hand for the erection of 250 houses. Of that number, 125 were to be built on the Towers Estate, Belmore; some of these were officially handed over in April. By the end of 1921, the War Service Homes Commission ceased to be a construction authority, but continued to finance construction by local builders. For instance, the Co-Operative Estate Ltd erected up to 79 homes for solders at Belmore. The exact number of war service homes built in the Municipality is not known, but large areas of land, including estates at Belmore and along the Bankstown Railway Line were financed by the Commission.

Previous research by the Local Studies Librarian at Canterbury shows there is one War Service Home in Oxford St (number 26) and two in Cleary Street (numbers 1 and 2). According to a quick search of the 1926 valuation books (the earliest in our collection), there were homes in Acacia, Brande and Myall Streets marked as War Service Homes (WSH). The Valuation Book does list one in Leylands Parade owned by Judah Henry Solomon and most likely number 55. ¹

¹ Sourced from section 10.2 of the HERITAGE AREA REVIEW: SYDENHAM TO BANKSTOWN URBAN RENEWAL CORRIDOR dated June 2016.

5.3 RECOMMENDATION

Based on a high-level review of the documentary information above and a physical review of the surrounding area and the *Ashbury Heritage Conservation Area*, it is recommended that the group of buildings identified as Group A in Section 11.3 of the *Heritage Area Review – Sydenham to Bankstown Urban Renewal Corridor* is not identified as a local Heritage Conservation Area for the following reasons:

- That whilst the aesthetic characteristics identified in Group A – Cleary Street, Belmore, provide an opportunity to interpret the architectural style, scale and form of single storey, residential dwellings, designed in the Inter War style, alternative examples identified within the *Ashbury Conservation Area* provide the same opportunity in a more sympathetic setting. That is, the wider conservation area supports an understanding of the character and scale of the suburban neighbourhood within which the dwellings were originally located.
- Examples can be found in Hay Street, Roslyn Street, First and Second Street, Ashbury, as demonstrated in Figure 20 through Figure 25.

6.0 GROUP A – ACACIA STREET, BELMORE

6.1 DESCRIPTION

The group of free standing residential buildings that comprise Group A include Inter war dwellings on the eastern side of Acacia Street, Belmore. Several of the dwellings have been modified to varying degrees, however generally the original form can still be interpreted.



Figure 26 - Excerpt from Figure 68 of the initial Heritage Review report showing an aerial view of the Group A sites.

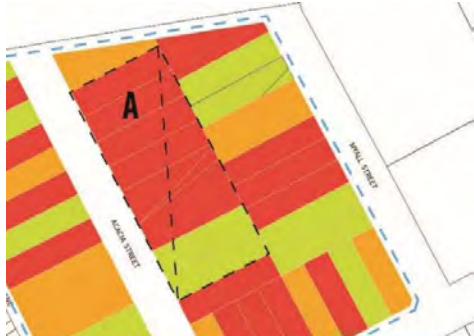


Figure 27- Excerpt from Figure 77 of the initial Heritage Review report identifying the Group A sites.



Figure 28 – Pre WW1 dwelling in Acacia Street



Figure 29 – An Inter-war dwelling in Acacia Street



Figure 30 – Modified example of a Pre WW1 dwelling in Acacia Street

6.2 INFORMATION REVIEWED

The following information was reviewed to evaluate the potential of the Group for listing as an individual conservation area:

- *Canterbury Heritage Study Review*, dated November 2006 and prepared by City Plan Heritage
- *Canterbury Local Environmental Plan 2012*, Schedule 5 – Environmental heritage
- *Canterbury Development Control Plan 2012*, Part 6.5A *Ashbury Heritage Conservation Area*
- Google Streetview
- Physical review of the *Ashbury Heritage Conservation Area*
- Physical review of the surrounding area for 1 km
- Comment from Council's Heritage Advisor

Comment

The aesthetic characteristics identified in Group A – Acacia Street, Belmore, do interpret the architectural style, scale and form of single storey, residential dwellings designed in the Inter War style however alternative examples identified within the *Ashbury Conservation Area* provide the same opportunity with more variations and in a more sympathetic setting. Appendix B provides images of each of the subject properties within this Grouping.

6.3 RECOMMENDATION

Based on a review of the information above and a physical review of the Ashbury Conservation Area, it is recommended that the group of buildings identified as Group A in Section 10.3 of the *Heritage Area Review – Sydenham to Bankstown Urban Renewal Corridor* is not identified as a Heritage Conservation Area for the following reason:

- The group of dwellings identified in Group A have been sufficiently modified in terms of their finishes and external modifications to diminish their value as a group where there are more intact examples elsewhere. Alternative examples identified within the *Ashbury Conservation Area* provide the same opportunity to interpret these Inter War style dwellings in a more appropriate and wider setting. Appendix B provides images of each of the subject properties within the Grouping.
- That the characteristics identified in the Group A – Acacia Street, Belmore, sites are better represented in a more sympathetic setting in the *Ashbury Heritage Conservation Area*.

The building type is better represented in terms of number of examples, condition of fabric and sympathetic setting. The *Ashbury Heritage Conservation Area* also encompasses a large footprint which includes several streets, thereby allowing the building type to be appreciated as part of a streetscape rather than an isolated group.

20 May 2017

7.0 APPENDIX A – GROUP A - CLEARY AVENUE, BELMORE –IMAGES

Cleary Avenue, Belmore - Streetscape



<p>Description</p>	<p>Cleary Avenue, Belmore, features a group of Interwar dwellings which have retained their character, with the exception of later addition extensions and the addition of services to the exterior.</p>
<p>Modifications</p>	<p>Some dwellings along Cleary Avenue have been modified and include extensions at the rear, new garden fences and services along the side elevations.</p>

4 Cleary Avenue, Belmore



Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Front façade has been heavily modified; • Carport and new paving; • Fibre cement sheeting lean to extension at the rear; • Gable end detail has been concealed by timber panels; • Awning along the east façade has been removed. •

6 Cleary Avenue, Belmore



Southeast elevation



North elevation

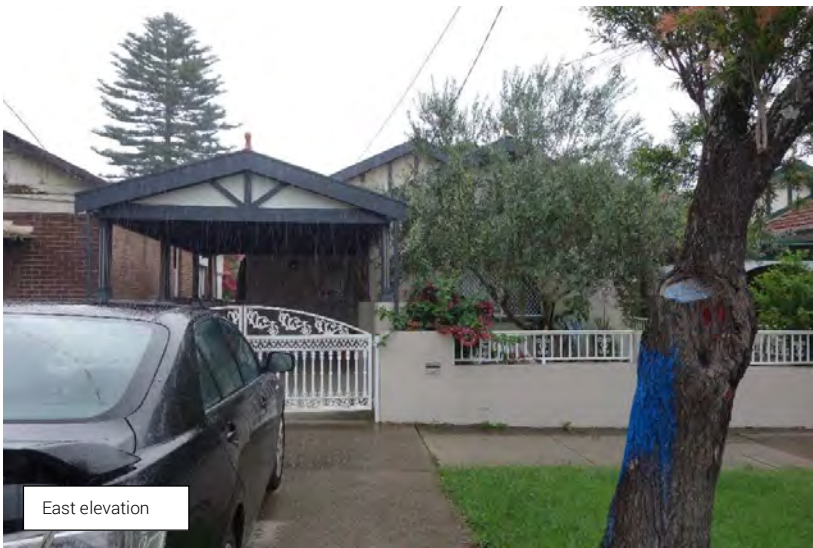
Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Air-con units along the east and north elevation. • Paving of the front garden.

8 Cleary Avenue, Belmore



<p>Description</p>	<p>Dwelling located on the western side of Cleary Avenue. Front façade faces east. This building is in poor condition.</p>
<p>Modifications</p>	<p>---</p>

10 Cleary Avenue, Belmore



East elevation



Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Lean to fibre cement sheeting extension at the rear; • Carport; • Front façade has been heavily modified; • Windows along the east elevation have been replaced.

12 Cleary Avenue, Belmore



East elevation



Northeast elevation

Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Garden wall has been removed and replaced with hedging; • Air-con unit along the north elevation; • Weatherboard extension at the rear; • Awning has been replaced along the east elevation.

14 Cleary Avenue, Belmore



Northeast elevation



South elevation

<p>Description</p>	<p>Dwelling located on the western side of Cleary Avenue. Front façade faces east.</p>
<p>Modifications</p>	<ul style="list-style-type: none"> • Infilled window along the south elevation; • Fibre cement sheeting lean to extension at the rear; • Awnings along the north and east elevation have been replaced; • Gable end details have been concealed by timber panels.

16 Cleary Avenue, Belmore



East elevation



Southeast elevation

Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Weatherboard extension at the rear; • Window along south elevation has been replaced; • Glass panes along the east elevation have been replaced; • Garden wall along the east boundary has been replaced by a metal fence.

18 Cleary Avenue, Belmore



East elevation



South east elevation

Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Fibre cement sheeting at the rear; • Awning along the east elevation has been replaced; • Garden wall along the east boundary has been replaced by a metal fence; • New brick work along the east elevation.

20 Cleary Avenue, Belmore



<p>Description</p>	<p>Dwelling located on the western side of Cleary Avenue. Front façade faces east.</p>
<p>Modifications</p>	<ul style="list-style-type: none"> • Window panes have been replaced along the east elevation; • Garden wall has been modified; • New paving

22 Cleary Avenue, Belmore



<p>Description</p>	<p>Dwelling located on the western side of Cleary Avenue. Front façade faces east.</p>
<p>Modifications</p>	<ul style="list-style-type: none"> • Dwelling has been heavily modified. • Air-con units along the south elevation; • Garden wall has been replaced

24 Cleary Avenue, Belmore



Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Brick extension at the rear; • New brickwork along the east elevation; • Garden wall has been modified; • Air-con unit along the north elevation.

26 Cleary Avenue, Belmore



Southeast elevation



Northeast elevation

Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • New brickwork along the east elevation; • Fibre cement sheeting extension at the rear; • Garden wall has been replaced

28 Cleary Avenue, Belmore



Southeast elevation

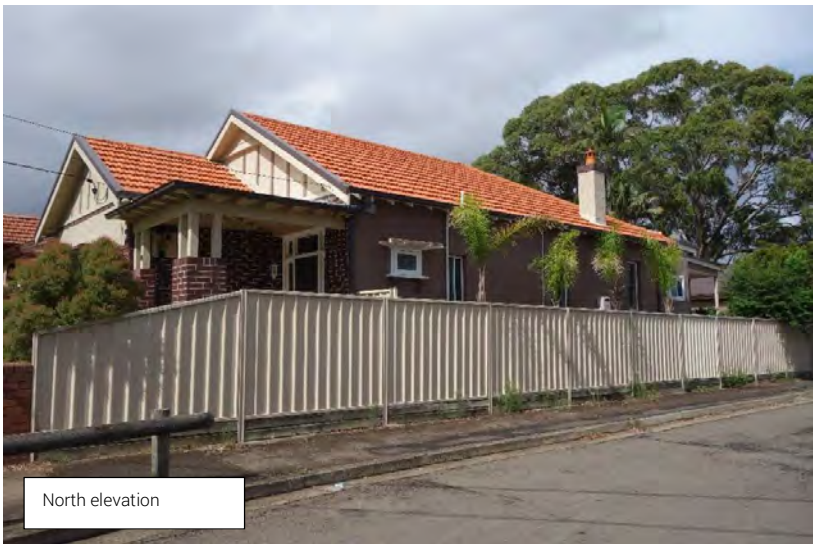


Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Window along the south elevation has been replaced; • Awning along the east elevation has been replaced; • Fibre cement sheeting extension at the rear.

30 Cleary Avenue, Belmore



East elevation



North elevation

Description	Dwelling located on the western side of Cleary Avenue. Front façade faces east.
Modifications	<ul style="list-style-type: none"> • Brickwork along the north elevation has been rendered over; • New windows along the north elevation.

8.0 APPENDIX B – GROUP A - ACACIA STREET, BELMORE –IMAGES

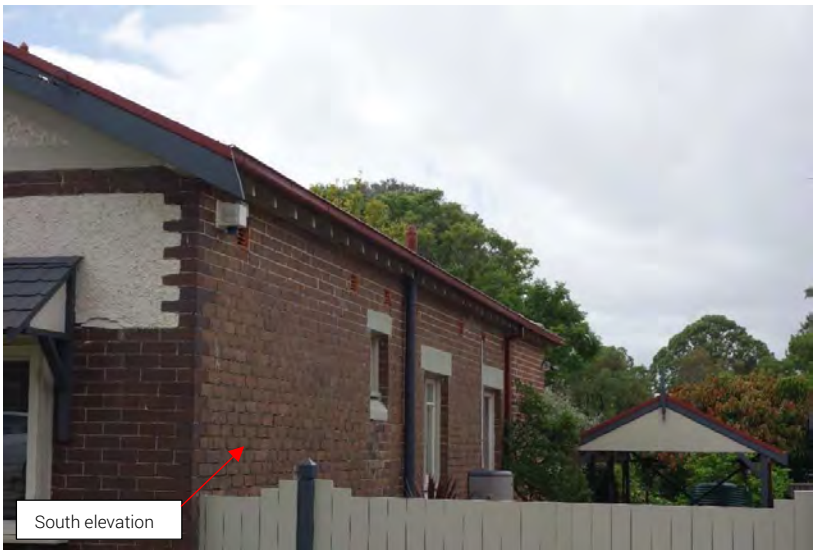
<p>Acacia Street, Belmore - Streetscape</p>	
	
<p>Description</p>	<p>Acacia Street features a group of Interwar dwellings which have retained their character, with the exception of later addition extensions and the addition of services to the exterior.</p>
<p>Modifications</p>	<p>Some dwellings along Acacia Street have been modified and include extensions at the rear, new garden fences and services along the side elevations.</p>

3 Acacia Street, Belmore



Location	Dwelling is located on the northwestern end of Acacia Street. Front façade faces east.
Modifications	<ul style="list-style-type: none">• Fibre cement sheeting lean to extension at the rear.

4 Acacia Street, Belmore



Location	Dwelling located on the eastern side of Acacia Street, front façade faces west.
Modifications	<ul style="list-style-type: none"> • Original window panes of the casement windows have been replaced along the front façade; • New brick extension at the rear • Carport and new paving to the south; • Air-conditioning unit on the north façade; • New timber picket fence.

5 Acacia Street, Belmore



Southeast elevation



Northeast elevation

Location	Dwelling located on the western side of Acacia Street, front façade faces east.
Modifications	<ul style="list-style-type: none"> • Front facing façade window panes have been replaced; • Addition of air-con units on the north and south elevations; • Brick extension at the rear.

6 Acacia Street, Belmore & 6A Acacia Street, Belmore



West elevation



Southwest elevation

Location	Dwelling located on the eastern side of Acacia Street. Front façade faces west.
Modifications	<ul style="list-style-type: none"> • Original window panes of the casement windows have been replaced along the front façade; • Gabled end detail has been replaced; • Addition of a garage at the rear for 6A Acacia Street, including new paving along the path and driveway; • The front garden wall has been removed;

7 Acacia Street, Belmore



Southeast elevation



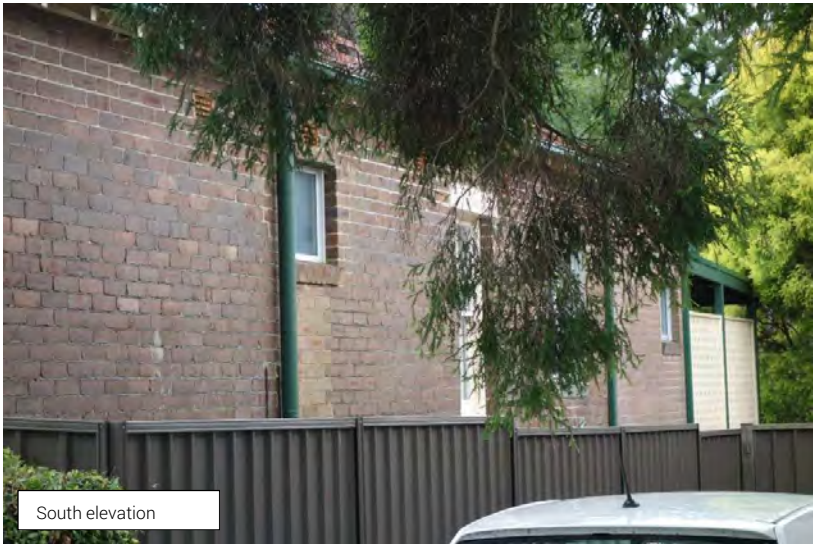
Northeast elevation

Location	Dwelling located on the western side of Acacia Street, front façade faces east.
Modifications	<ul style="list-style-type: none"> • East facing façade window panes have been replaced with clear glass. • Addition of a driveway and new paving; • Outbuilding at the rear.

8 Acacia Street, Belmore



Northwest elevation



South elevation

Location	Dwelling is located on the eastern side of Acacia Street, Front façade faces west.
Modifications	<ul style="list-style-type: none"> • Recent modifications to the front façade include brickwork and gable end detail; • Window openings have been infilled on the south facade • Later addition garage and driveway along the north elevation

10 Acacia Street, Belmore



Northwest elevation



North elevation

Location	Dwelling is located on the eastern side of Acacia Street. Front façade faces west.
Modifications	<ul style="list-style-type: none"> • Brick extension at the rear, as seen along the north façade; • Addition of a garage along the northern portion of the dwelling; • The front garden wall has been removed;

11A Acacia Street, Belmore



Southeast elevation



Northeast elevation

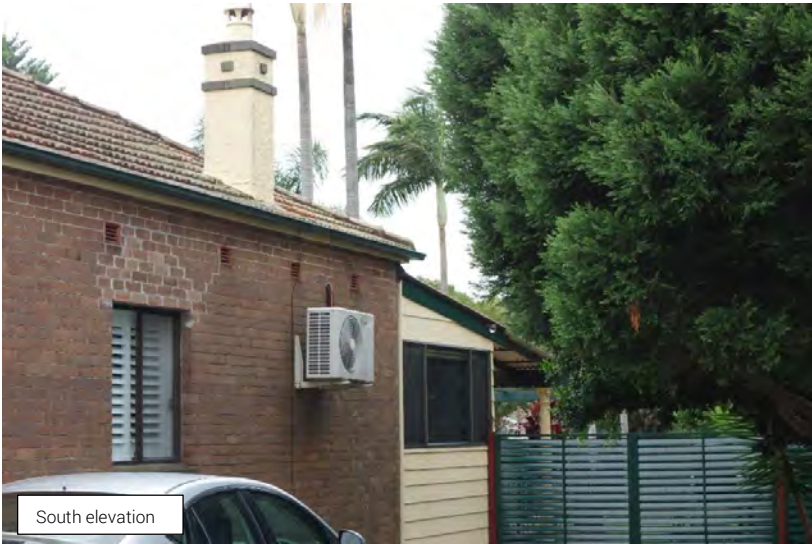
Location

Dwelling located on the western side of Acacia Street, front façade faces east.

Modifications

- New glass panes along the east façade facing Acacia Street;
- Air-con unit along the north and south elevations;
- Brick extension at the rear,

12 Acacia Street, Belmore



Location	Dwelling is located on the eastern side of Acacia Street, front façade faces west.
Modifications	<ul style="list-style-type: none"> • Weatherboard extension at the rear; • Modified brick work and new windows along the south façade; • Air-con unit along the south elevation; • Glass panes along the west elevation have been replaced; • Front yard modifications include removal of garden wall and modified front path.

14 Acacia Street, Belmore



Northwest elevation



West elevation

Location	Dwelling located on the eastern side of Acacia Street, front façade faces west
Modifications	<ul style="list-style-type: none"> • Front garden wall has been removed, and pathway has been repaved; • Driveway addition along the northern end of the site; • Fibre cement sheeting lean-to extension at the rear; • Chimney has been replaced/modified; • Air-con unit on the roof of the later extension at the rear; • Awnings along the west and north elevation has been replaced.

16 Acacia Street, Belmore




Location

Dwelling located on the eastern side of Acacia Street, front façade faces west.

Modifications

- Gable end detail has along the west elevation has been replaced/covered by timber panels;
- Windows along the west and north elevation have been replaced;
- Driveway extension along the northern side of the site;
- Fibre cement sheeting extension seen at the rear.

18 Acacia Street, Belmore	
	 <p>West elevation</p>
Location	Dwelling located on the eastern side of Acacia Street, front façade faces west.
Modifications	<ul style="list-style-type: none"> • Gable end detail along the west elevation has been replaced/covered by timber panels; • Windows have been replaced; • Additional brickwork along the north and south portion of the dwelling; • Brickwork is recent.

20 Acacia Street, Belmore	
	 <p>West elevation</p>
Location	Dwelling located on the eastern side of Acacia Street, front façade faces west.
Modifications	<ul style="list-style-type: none"> • Windows have been replaced; • Front garden wall has been removed.

21 Acacia Street, Belmore



East elevation



North elevation

Location	Dwelling located on the western side of Acacia Street, front façade faces east.
Modifications	<ul style="list-style-type: none">• Brick extension and verandah at the rear;• Modified gabled end detail;• Addition of a driveway and paving.

End.