



# HERITAGE IMPACT STATEMENT

Demolition of existing shed and swimming pool and construction of a secondary dwelling with attached garage in rear yard of site.

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## ADDRESS -

76 King Street, Ashbury  
(Lot 43 DP 11261)

## DATE -

January 2021

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## TABLE OF CONTENTS

<b>1</b>	<b>PURPOSE OF THIS REPORT .....</b>	<b>4</b>
<b>2</b>	<b>THE SITE AND ITS CONTEXT.....</b>	<b>4</b>
<b>3</b>	<b>PROPOSED DEVELOPMENT IN DETAIL .....</b>	<b>5</b>
<b>4</b>	<b>ASSESSMENT OF SIGNIFICANCE .....</b>	<b>5</b>
4.1	Existing Statutory Heritage Listings.....	5
4.2	Existing Non-Statutory Heritage Listings.....	6
4.3	Heritage Listings in the Vicinity of the Site .....	6
4.4	Assessment of Significance.....	6
4.5	Statement of Significance.....	6
<b>5</b>	<b>ASSESSMENT OF HERITAGE IMPACT .....</b>	<b>7</b>
5.1	Impact of Work under NSW Heritage Office Criteria.....	7
5.2	Non-Statutory Development Standards.....	8
<b>6</b>	<b>CONCLUSION .....</b>	<b>10</b>

## REPORT

### 1 PURPOSE OF THIS REPORT

This Heritage Impact Statement has been prepared to accompany a development application for alterations and additions to an existing dwelling on land at 76 King Street, Ashbury.

This Heritage Impact Statement complies with heritage principles established by ICOMOS Australia in *The Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter)*, 1999. The procedure for assessing heritage significance is based upon guidelines contained in the NSW Heritage Manual update, *Assessing Heritage Significance* (Heritage Council of NSW, 2001). An assessment is also undertaken in respect to applicable statutory and non-statutory planning instruments.

### 2 THE SITE AND ITS CONTEXT

The subject site legally defined as Lot 43 in DP 11261 (76 King Street, Ashbury) is situated within zone R2 'Low Density Residential', pursuant to the Canterbury Local Environmental Plan 2012.

The site is located on the western side of King Street between the intersections of Second Street (north) and First Street (south). The site is rectangular with a width of 12.19m and depth of 42.67m, yielding a site area of 520.1m<sup>2</sup> (by title). In respect to topography the site experiences a fall of approximately 700mm from the street (15.72AHD) down towards the rear boundary (14.95AHD).

Situated on site is a single storey dwelling which provides a face brick finish to external walls and pitched tile roof with light weight addition and timber deck also noted to the rear. Side vehicular access is provided adjacent to the southern boundary with shed and inground swimming pool located adjacent to the rear boundary. The site provides scattered planting with a mature Callistemon within the rear yard and adjacent to the southern boundary with tree forward within the Council verge.

Surrounding development is characteristic of the low-density zoning and comprised of detached dwelling houses of single and two storey construction, varying in terms of age and style.

Pursuant to schedule 5 of the Canterbury Local Environmental Plan 2012 the site is located within the Ashbury Conservation Area.

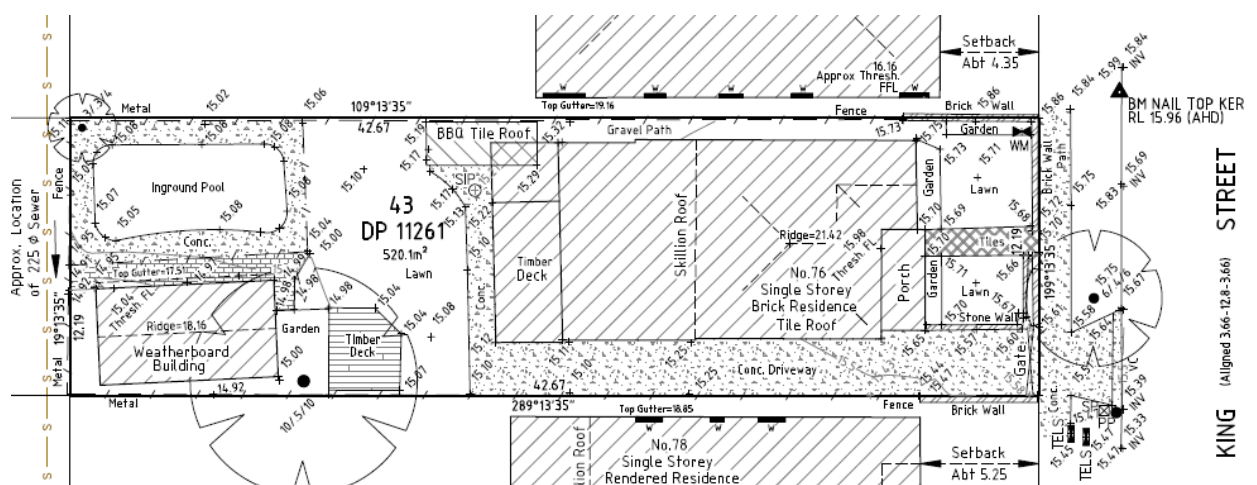


Figure 1 - Subject Site (source - Burton and Field)



### 3 PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks Council's consent for the following works:

- Demolition of existing shed and swimming pool within the rear yard of the site.
- Construction of a detached secondary dwelling with attached garage. Specifically, the structure comprises two (2) bedrooms, bathroom, laundry, open planned kitchen, dining and living room with garage incorporated to the southern elevation. With respect to finishes the structure provides rendered EPS to external walls with a traditional pitched tiled roof form.

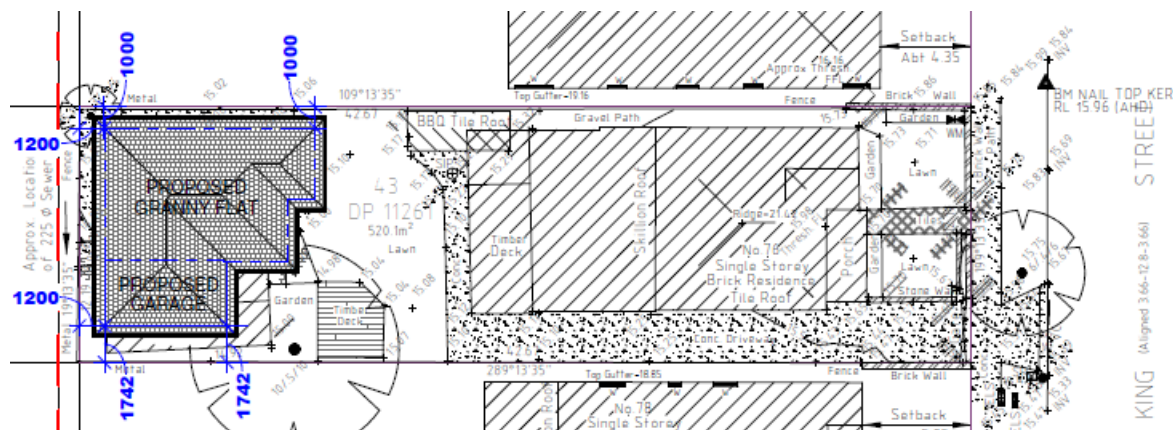


Figure 2 - Site Plan (source - RESCON Builders)

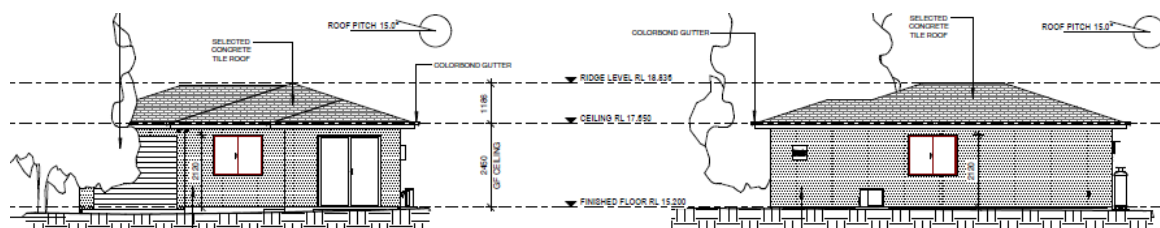


Figure 3 - Eastern (front) and Northern (side) elevation (source - RESCON Builders)

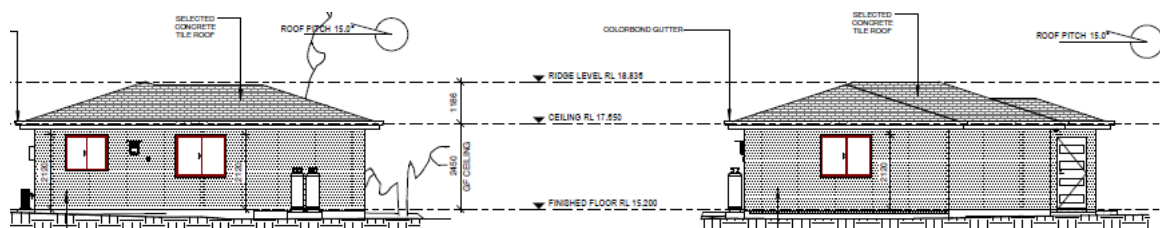


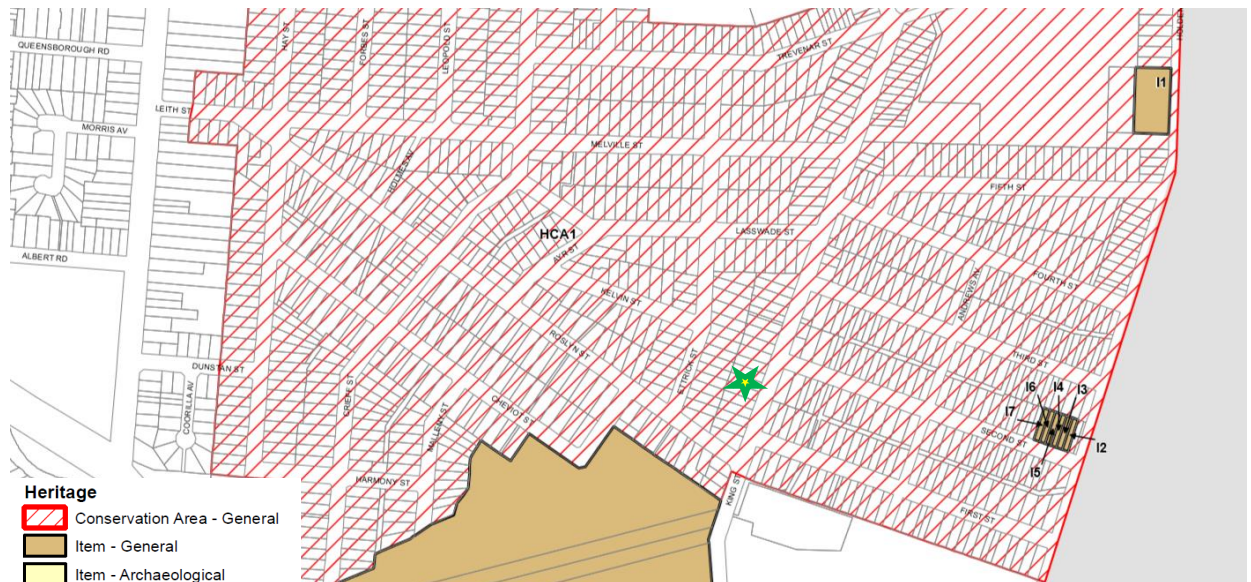
Figure 4 - Western (rear) and Southern (side) elevation (source - RESCON Builders)

### 4 ASSESSMENT OF SIGNIFICANCE

#### 4.1 Existing Statutory Heritage Listings

##### Canterbury Local Environmental Plan 2012

Pursuant to schedule 5 of the Canterbury Local Environmental Plan 2012 (CLEP 2012) the site is located within the Ashbury Conservation Area (HCA1), of local significance. Extract of the heritage map is provided below:



**Figure 5 - Extract of CLEP 2012 Heritage Map**

## 4.2 Existing Non-Statutory Heritage Listings

The site is not affected by any non-statutory heritage listings.

## 4.3 Heritage Listings in the Vicinity of the Site

As is demonstrated in figure 5 above, there are no heritage items in the immediate vicinity of the site.

## 4.4 Assessment of Significance

A detached federation dwelling house occupies the site. The principal component of the dwelling under the main roof form appears to retain much of its original fabric. The dwelling does not constitute listing and rather its significance comprises its contribution to the character of the streetscape.

## 4.5 Statement of Significance

The Statement of Significance of the Ashbury Conservation Area as outlined within Chapter B8.4 of the Canterbury Development Control Plan 2012 (CDCP 2012) is as follows:

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

*Ashbury is experiencing significant development pressures, particularly by residents seeking to expand and/or adapt older houses to meet modern living requirements, or to build replacement houses. Some developments have been out of place with the special character of this area. At the same time there has also been a demonstrable move towards adapting and restoring existing houses in a sympathetic manner.*

*Elements of Ashbury's character include:*

- *Street and subdivision pattern of small to medium sized, predominantly rectangular shaped allotments reflecting each phase of early twentieth century subdivision.*

- *Generally consistent built form, mostly comprising single storey detached houses in Federation, California Bungalow, and other Inter-War housing styles.*
- *Predominance of California Bungalow type houses resulting in many street façades composed of the following architectural elements:*
  - *Double or triple fronted gables facing the street;*
  - *Semi-enclosed front porch or veranda;*
  - *Bay windows;*
  - *Asymmetrical façade composition; and*
  - *Architectural expression of the base (rendered brick or roughly hewn stone base course), middle (face brick) and top (battening and barge boards).*
- *Houses in a landscaped setting. Gardens have extensive shrub and tree planting with low garden walls and fences and are generally well maintained.*
- *Extensive street tree planting often typical of the Federation and Inter-War period.*

## 5 ASSESSMENT OF HERITAGE IMPACT

### 5.1 Impact of Work under NSW Heritage Office Criteria

The impact of the proposed works has been assessed in respect to the is discussed with reference to five (5) questions raised by the NSW Heritage Office publication, *Statements of Heritage Impact (2002)*, in respect to 'minor additions':

*a) How is the impact of the addition on the heritage significance of the item to be minimised?*

**Comment** - The proposed development relates to the removal of an existing weatherboard shed and swimming pool and construction of a new detached structure in the rear yard, thus the setting, form and fabric of the primary dwelling is not altered or comprised in anyway and ensures that its contribution to the conservation area is retained.

*b) Can the additional area be located within an existing structure? If not, why not?*

**Comment** - Proposed works relate to the construction of a detached building.

*c) Will the additions tend to visually dominate the heritage item?*

**Comment** - As detailed above, the proposed structure is detached from the primary dwelling, suitably separated and located within the rear yard and thus will not visually dominate.

*d) Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

**Comment** - No.

*e) Are the additions sympathetic to the heritage item?*

**Comment** - The additions are sympathetic to the item by virtue of the following:

- The proposed structure is detached and works will not alter the form or fabric of the primary dwelling that fronts King Street, thus not interfering with the legibility of the building and subsequently its setting within the conservation area.
- Materials and finishes are considered respectful of established materials, textures and colours.

## 5.2 Non-Statutory Development Standards

### Canterbury Development Control Plan 2012

The proposed development is affected by provisions of the Canterbury Development Control Plan 2012 (CDCP). Compliance of the proposal with prescriptive standards of the CDCP which relate to heritage is outlined below:

<i>Clause</i>	<i>Proposed</i>	<i>Compliance</i>
<b>B8 Heritage</b>		
<b>B8.3 Design Principles</b>		
<b>B8.3.1 Alterations and Additions</b>		
<p><b>C1</b> Alterations to an item of heritage significance are to comply with the following design principles:</p> <p>(a) Retain or make minimal change to those elements that make a significant contribution to the heritage significance of the item;</p> <p>(b) Adapt or make greater change to those elements that detract from or contribute little to the heritage significance of an item;</p> <p>(c) Match external materials and finishes to the materials and finishes of the significant fabric of the item, or to similar item of the same period and style; and</p>	Proposed development relates to the demolition of a detached clad garage and swimming pool and construction of a new detached structure within the rear yard. The structures that are to be removed are not considered to have any significance with works not altering the existing dwelling on site.	✓
<b>B8.3.2 Materials and Finishes</b>		
<p><b>C1</b> Conserve materials and finishes that comprise the significant fabric of the item.</p> <p><b>C2</b> Use authentic materials and finishes that match, or are similar to, the materials and finishes of the significant fabric of the item or similar items of the same period and style.</p>	As detailed above, no works are proposed to the existing dwelling though in this regard the form and finishes of the proposed structure remain respectful.	✓
<b>B8.3.3 Parking (Garages and Carports)</b>		
<b>C1</b> Conserve original or early garages that contribute to the heritage significance of a place.	Garage / shed to be demolished is an old clad structure adjacent to the rear boundary and carries no significance.	✓
<b>C2</b> Do not place carports and garages in front setback area.	Located within rear yard.	✓
<b>C3</b> Use detached garages and place to the side or rear of significant buildings.	Located to rear.	✓
<b>C4</b> Use detached or attached carports and place to the side or rear of significant buildings.	Located to rear.	✓
<b>C5</b> Provide a separate roof to attached carports and attach below the ground floor eaves level of the significant building.	Proposed structure is detached.	✓
<p><b>C6</b> Comply with the following principles in the design of garages and carports:</p> <p>(a) Locate garages and carports so that they do not visually dominate the significant building and are subservient to it;</p> <p>(b) Use authentic materials and finishes that either match those of the significant building at the place or that were typical of similar buildings of same period and style; and</p>	Secondary dwelling and garage are located within the rear yard and adjacent to rear boundary with form and finish considered to complement that of the existing dwelling on site.	✓



(c) Respond to the proportions and architectural detail of the significant building but in a simplified manner befitting a secondary structure.		
<b>B8.3.4 Landscaping and Fences</b> <b>C1</b> Retain landscape elements that contribute to the significance of an item, especially early or original plantings. <b>C2</b> Where early or original plantings cannot be retained due to age or disease, replace with same or similar plant species.	Proposed development does not involve the removal of any early significant planting (it is noted that the mature Callistemon adjacent to the southern boundary is to be retained) with suitable landscaped area.	✓
<b>B8.3.6 Demolition</b> <b>C1</b> Development applications that propose the complete or substantial demolition of a heritage item or structure within a heritage conservation area will be refused unless applicant can demonstrate the following to the satisfaction of Council: (a) The item does not contribute to the heritage significance of the local area; and/or (b) The item is in such poor condition that the amount of significant fabric that requires replacing would result in the place losing its heritage significance.	As previously detailed, the existing clad garage to the rear of the site is to be demolished. Noting its positioning on site and condition it provides no contribution towards the setting or significance of the conservation area.	✓
<b>B8.4 Ashbury Heritage Conservation Area</b>		
<b>B8.4.2 Location</b> <b>C1</b> A Streetscape Character Analysis is to be submitted as part of any development application for: (a) New dwellings; and (b) Alterations to the front elevation and/or a second storey addition to existing dwellings.	Noting nature of works of which are contained within the rear yard a streetscape character analysis is not required in this instance.	✓
<b>B8.4.3 Building Height</b> <b>C1</b> The maximum height is identified in the LEP Height of Buildings Map and is 8.5m. A maximum of two (2) storeys applies to the Ashbury area. <b>C6</b> On sites where the land slopes downhill away from the street, use the slope of the land and place floors at a lower level to minimise building bulk. <b>C7</b> The maximum height of fill is 300mm above existing ground level, at any point. <b>C8</b> A foundation area of up to 1m in height is acceptable.	3.78m / Single storey  Site is relatively level.  < 300mm  < 1m	✓  ✓  ✓  ✓
<b>B8.4.11 Driveways, Garages and Carports</b> <b>C1</b> The location of the existing driveway is to be reinstated into the design of all new houses - except if it departs from the predominant pattern of the street and is located anywhere other than within the side setback. <b>C2</b> A maximum of one driveway crossing per building allotment or property is to be provided. <b>C4</b> Garages and carports are to be located at the side or rear of the house. <b>C5</b> Basement garages and stacked car spaces not permitted.	Existing crossing is not altered.  One (1)  Located to the rear.  Not proposed.	✓  ✓  ✓  ✓

<b>C6</b> Garages and carports, including garages within the building envelope, are to be located a minimum of 1m behind the predominant building line.	Located to rear of site.	✓
<b>C7</b> The height (to the eaves) of garages and carports, that are not internal to the house, is to be below the ground level eaves line of the dwelling.	Detached and suitably separated.	✓
<b>C8</b> Carports visible from the street are to have two or more sides open and are not to have solid doors.	Not proposed.	✓
<b>C9</b> Single garages are acceptable within the building envelope provided that the maximum width of the garage is 3m, or no more than 30% of the building width.	Garage element is single width and measures approximately 3m.	✓
<b>C10</b> Garages that are visible from the street are to use panel lift garage doors, which have less visual impact than roller doors, and are to be painted in sympathetic colours.	Garage is not readily visible.	✓
<b>C11</b> The roof pitch and form of detached garages and carports should complement that of the dwelling.	Low (15 degree) pitched tile roof form is considered acceptable.	✓
<b>C12</b> Preferred materials for garages include darker coloured face brick for walls and piers, timber posts for carports, and tiles or lightweight materials such as corrugated sheeting for roofs. Excessive period detailing should be avoided.	External finishes are to complement that of the original dwelling.	✓
<b>B8.4.13 Open Space and Landscaping</b>		
<b>C1</b> A minimum 35% of the site area, at natural ground level, is to be maintained for open space.	> 35%	✓
<b>C2</b> A minimum 25% of the site area is to be maintained as soft landscaping.	21.1% which remains compliant with general provisions of the DCP. In this regard landscaped area within the front yard of the site is not altered.	Acceptable
<b>B8.4.14 Outbuildings</b>		
<b>C1</b> Locate outbuildings only to the rear or attached to the rear or side of the house.	Proposed structure within rear yard.	✓
<b>C2</b> The maximum floor to ceiling height of outbuildings is 3.0m, and one storey.	2.45m and single storey.	✓
<b>C3</b> Roof form of outbuilding is to be minimised to reduce bulk.	Low 15-degree pitch incorporated.	✓

## 6 CONCLUSION

The application seeks Councils consent for the demolition of an existing detached garage and construction of a new secondary dwelling with attached garage on a site within the Ashbury Conservation Area pursuant to Schedule 5 of the Canterbury Local Environmental Plan 2012.

In respect to the conservation of heritage, the original dwelling on site is not to be altered in any way with works contained within the rear yard and not readily apparent from the primary street frontage of the site. Further, the proposed structure is considered to provide a suitable separation from the original dwelling, form and finish to ensure that the setting of the site within the conservation area is not compromised.

Accordingly, the proposal is deemed to have a minimal impact on the significance and character of the conservation area, and as such is considered consistent with best practice in heritage conservation.