

4.18 Petersham Neighbourhood

4.18.1 Aboriginal Cultural Heritage

Petersham is located on the lands of the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River.

Country in Petersham is mainly Ashfield Shale with dark grey to black, sideritic claystone – siltstone and laminated fine-grained sandstone and siltstone. Country here is part of the Cooks River catchment; it does not have natural waterways visible on the surface, however underground water is present. The topography in Petersham is gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes generally <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. The original ecological community present in Petersham is Sydney Turpentine Ironbark Forest. This Country has been used for gathering seasonal resources, travelling pathways, traditionally managing the lands for thousands of generations of Aboriginal Peoples.

Gadigal culture is ongoing and continuing, meaning Country remains important to First Nations Peoples who live on, remain connected to and care for Country. In the 2021 Census, the Australian Bureau of Statistics published that 1.9% of the population of Petersham identified as Aboriginal and/or Torres Strait Islander.

4.18.2 Existing Character

Petersham is a well-established inner-west suburb with a rich architectural and cultural heritage, defined by its Victorian and Federation-era streetscapes, fine-grain urban form, and strong sense of community. The suburb is characterised by a mix of low- to medium-density residential development, with rows of terrace houses, detached *dwelling*s, and some apartment *buildings*, particularly along transport corridors. Its traditional street grid pattern, mature street trees, and *heritage conservation areas* contribute to a cohesive and pedestrian-friendly environment. Petersham is home to a large Portuguese community and the concentration of Portuguese businesses, including bakeries, restaurants, and cultural institutions, primarily along New Canterbury Road contribute to its identity. With proximity to public transport, including Petersham Station and frequent bus services, the area is well-connected to Greater Sydney while maintaining a distinct village atmosphere.

4.18.3 Desired Future Character

Petersham's *desired future character* prioritises the preservation of its architectural heritage while balancing strategic, transit-oriented urban renewal in the local centre and designated precincts.

Protection of low density, single storey built fabric will occur alongside targeted growth directed toward the Petersham local centre and six site-specific precincts (Areas A–F). Stewardship of Petersham's civic and natural assets, including significant open spaces like Petersham Park and Maundrell Park will preserve the "garden suburb" setting of detached homes protect public views and

vistas created by the area's topography, ensuring that densification will respect and maintain the *neighbourhood's* environmental amenity and contributory historical fabric.

Development will be managed to concentrate new housing near transport hubs and minimise the impact of cars on the *public domain*, with active transport enhancements to support increased walking and cycling.

Objectives

- O1. To allow and encourage a greater scale of development within the commercial centre, including the provision of new *dwellings* near local *shops*, services, and public transport
- O2. To ensure that the street *building* frontage of infill development in the commercial centre complements and responds to existing scale, form, materials and character of the area
- O3. To ensure that new development is designed to be subservient to retained portions of *contributory buildings* or infill development to the street *building* front
- O4. Where required, to ensure active commercial fronts to new *buildings* facing onto streets to create a vibrant and safe streetscape
- O5. To build on the eat street and cultural character of the commercial centre
- O6. To ensure that the design of higher density development demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments
- O7. To maintain distinctly single *storey* residential streetscapes that exist within the *neighbourhood*
- O8. To protect the identified heritage values of the *heritage conservation areas* within the *neighbourhood*
- O9. To preserve the *contributory buildings* identified within the *neighbourhood* and encourage their sympathetic alteration or restoration
- O10. To protect groups or runs of *buildings* which retain their original built form including roof forms, original detailing and finishes
- O11. To protect significant streetscapes and/or *public domain* elements within the *neighbourhood* including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns
- O12. To preserve the mixed density residential character of the *neighbourhood*
- O13. To facilitate urban renewal in appropriate locations, allowing substantial change to the streetscape character while resulting in a high-quality *public domain*
- O14. To allow and encourage a greater scale of development and increased residential density on site specific areas to:
 - a) provide new *dwellings* near local *shops*, services, and public transport

- b) meet the market demand
- c) create the opportunity for high access housing choice
- d) support sustainable living
- e) To ensure orderly development on site specific areas

Controls

- C1. Development is to enhance and achieve the *desired future character* of the *neighbourhood* while retaining elements that contribute to that character and meeting all relevant DCP requirements
- C2. Retain the front portion of all *buildings* that make a positive contribution to the streetscape. This may include the main body of the *building* under the primary roof form to a minimum depth of two original rooms from the front façade element

Note: Where *building* façades are required to be retained with new development behind, the new development is to align with existing floor levels and fenestration to the retained façade

- C3. Retain and protect historical shopfronts in the *neighbourhood*, including the row of properties from 57 to 69 Palace Street, Petersham, which form a row of seven shopfronts, including large windows with clear glass and clearly defined entries, and the existing awnings which project from the front elevation over the footpath

4.18.4 Site specific precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.18.1.

- Gordon Street/Trafalgar Street Precinct apply to the land marked as 'A'
- Nelson Place Precinct apply to the land marked as 'B'
- Gordon Street/ Sadlier Crescent Precinct apply to the land marked 'C'
- Chester Street/Livingstone Road Precinct apply to the land marked 'D'
- Crystal Street South apply to the land marked 'E'
- Crystal Street North apply to the land marked 'F'

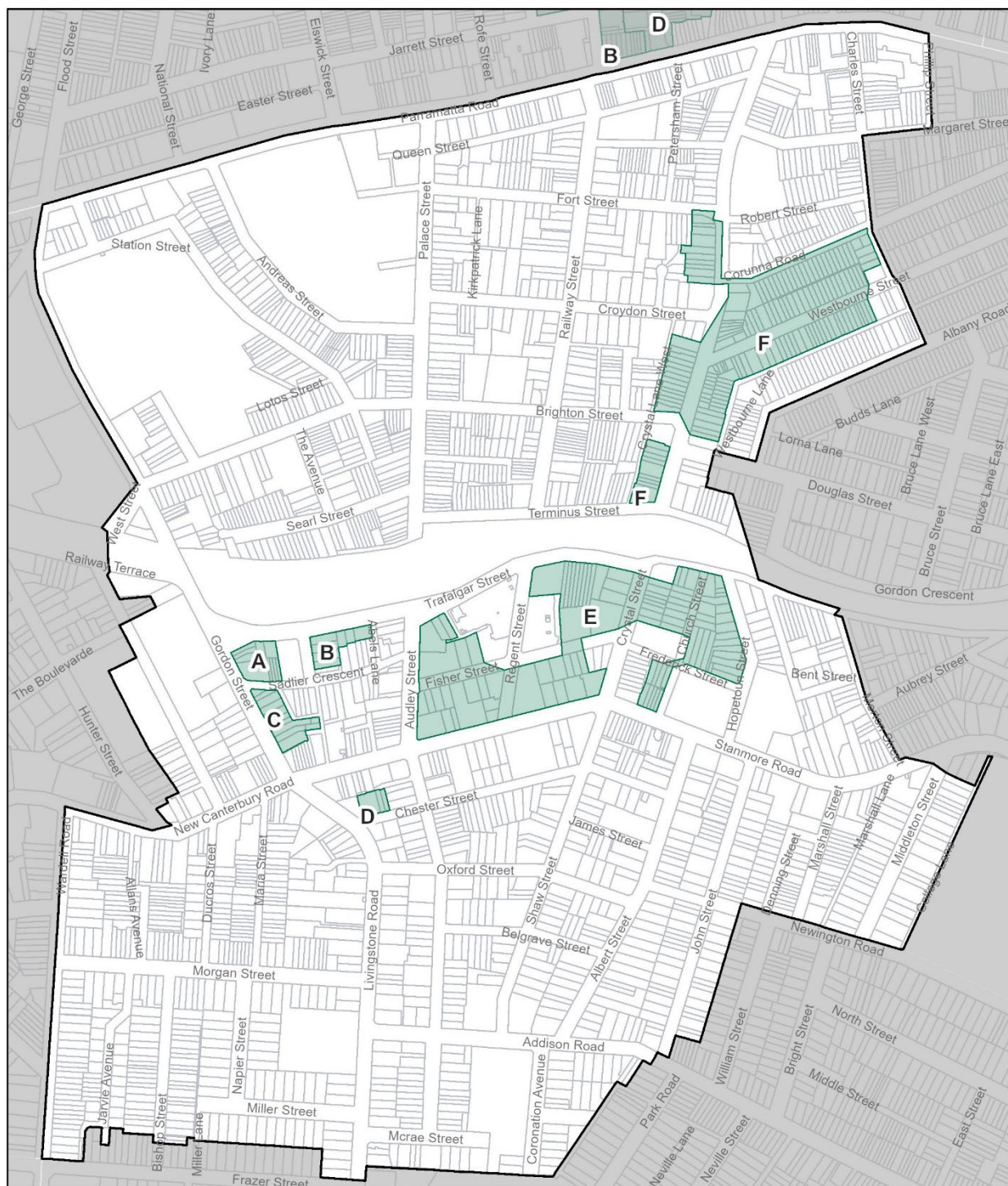


Figure 4.18.1 Petersham Neighbourhood – Site Specific Precincts

4.18.4 (A) Gordon Street / Trafalgar Street Precinct

Objectives

- O15. To ensure built form reinforces a consistent street wall and *active frontage* along Gordon and Trafalgar Streets.
- O16. To provide *building* massing and articulation that reduces bulk and delivers high-quality outcomes.

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- O17. To emphasise the Gordon/Trafalgar corner as a distinctive landmark within the local centre.
- O18. To promote well-designed *setbacks*, depth, separation and *building* orientation that support amenity, solar access, and a fine-grain pedestrian environment.

Controls

- C4. Development is to comply with the location and dimensions specified in Figures 4.18.2 and 4.18.3 with particular regard to:
- a) Lot amalgamation
 - b) Land use
 - c) Maximum number of *storeys*
 - d) Boundary *setbacks*
 - e) *Building* siting, orientation, and depth
 - f) Separation of *buildings*
 - g) Vehicular entries

Note: Dimensions are expressed in metres.

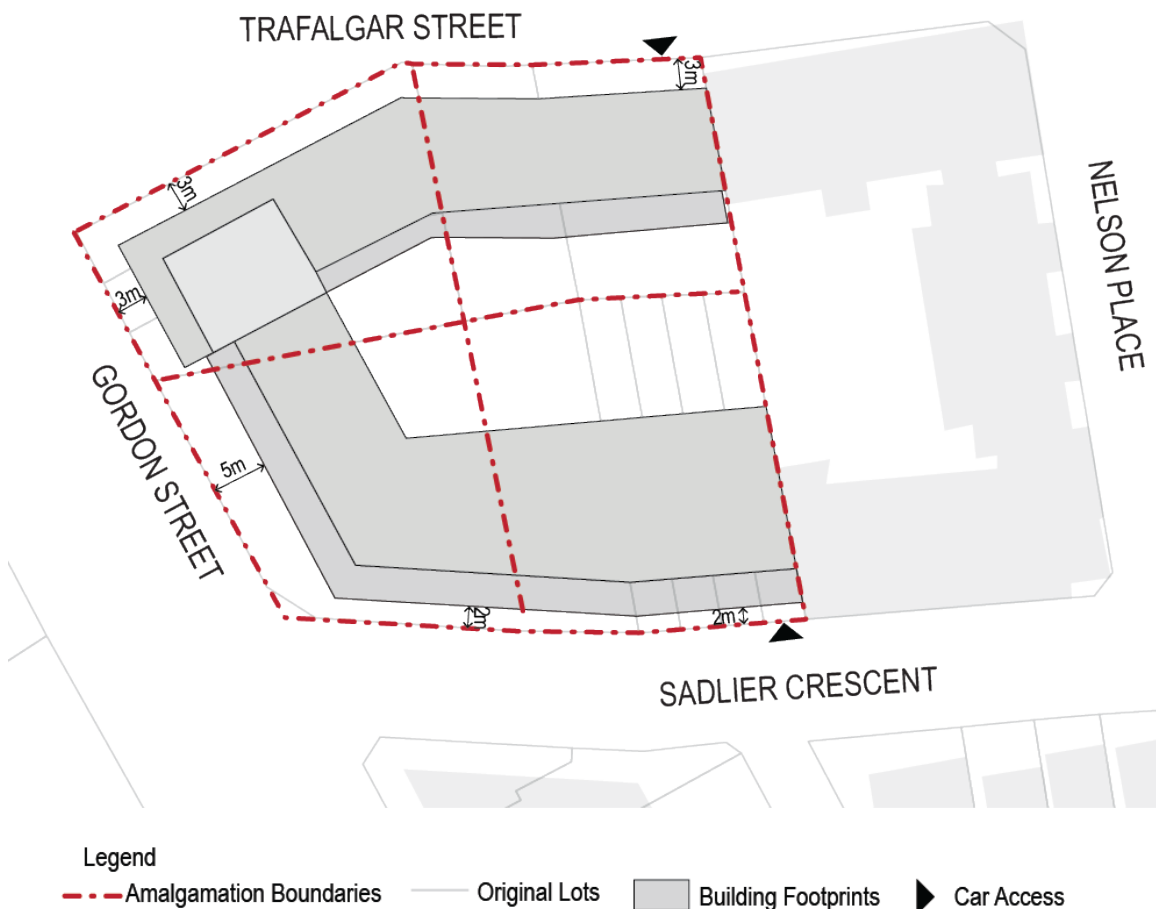


Figure 4.18.2 Amalgamation Plan Diagram- *Building setbacks*

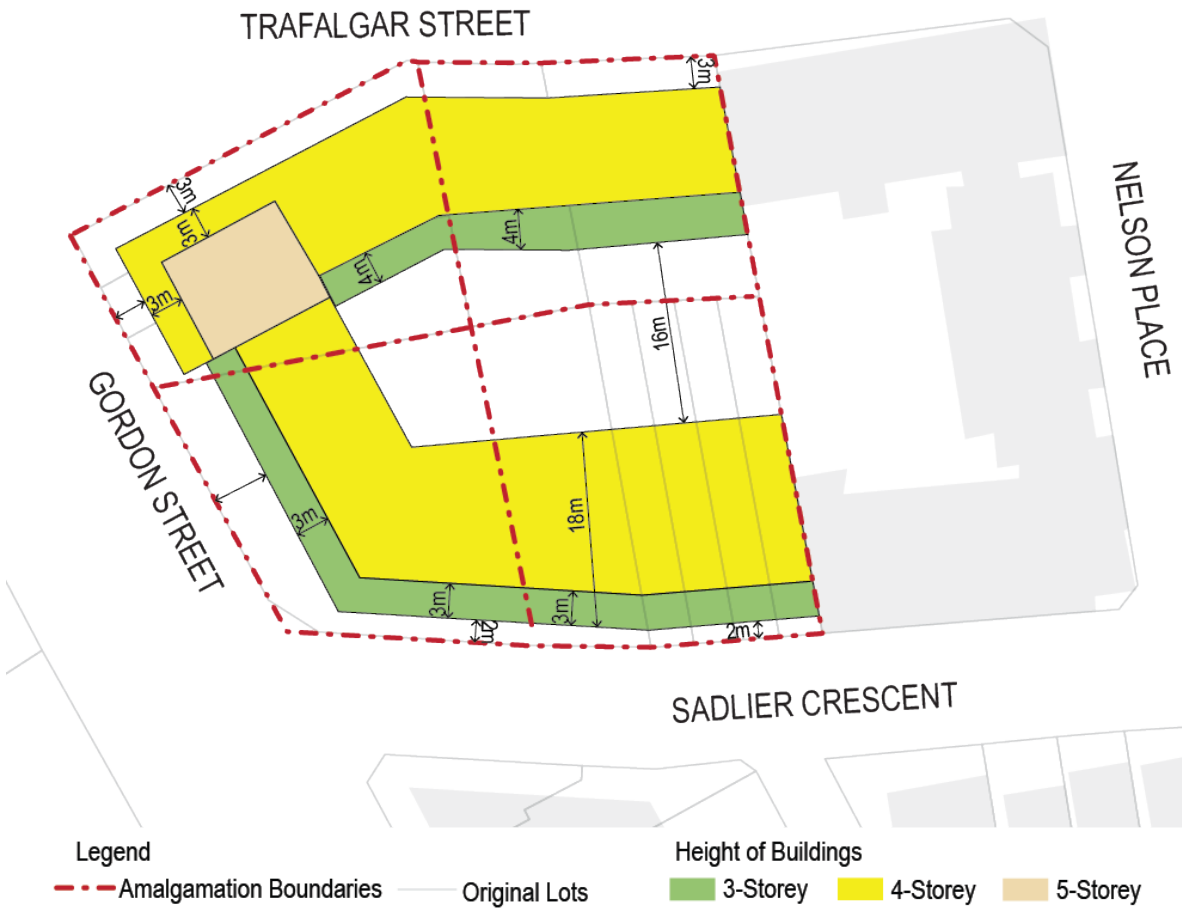


Figure 4.18.3 Amalgamation Diagram – Height of Building and setbacks

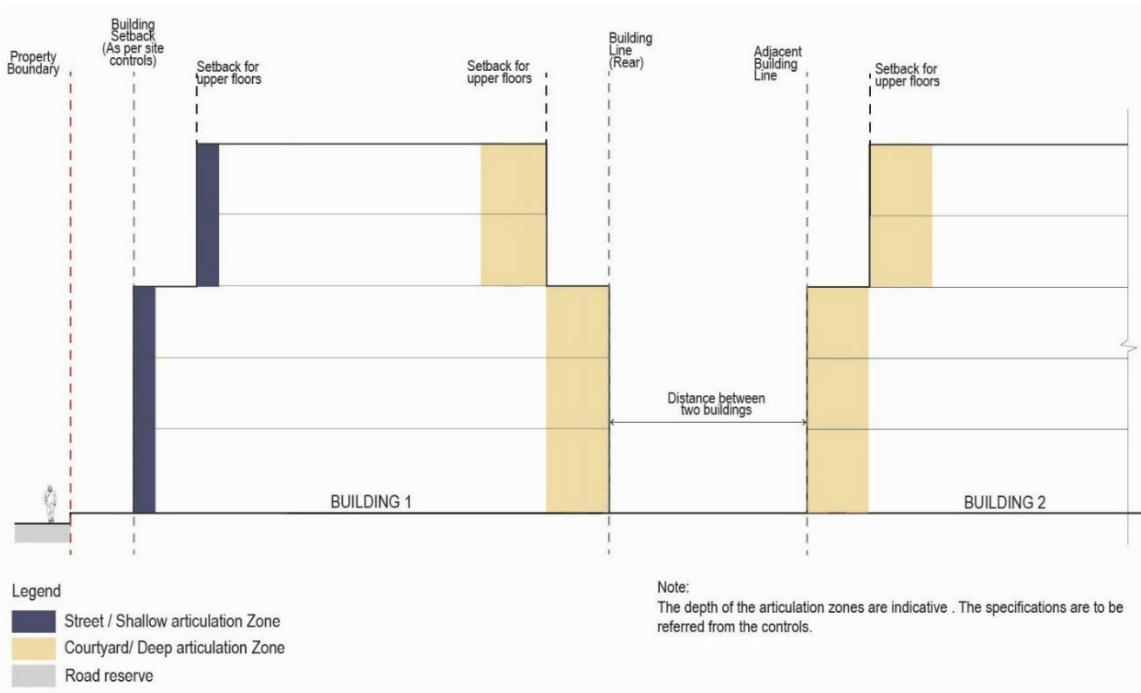


Figure 4.18.4 Articulation zones section diagram

C5. The setbacks for upper floor levels and roof of proposed buildings apply to open pergolas

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- C6. Design the *building* envelope to predominantly express a street-fronting *building* edge, with shallow articulations adding visual richness where a street/shallow *articulation zone* is indicated in Figures 4.18.2 and 4.18.3
- C7. The *building* envelope may include deep articulations to the *building* form to break up the massing of the *building* where a courtyard/deep *articulation zone* is indicated in Figures 4.18.2 and 4.18.3

Note: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency

- C8. Development is to incorporate landmark features on the corner of Gordon Street and Trafalgar Street

4.18.4 (B) Nelson Place Precinct

Objectives

- O19. To facilitate development that is consistent with the *desired future character* for the Petersham Neighbourhood.
- O20. To reinforce a continuous, human-scaled street edge that contributes to a high-amenity and pedestrian-focused *public domain*.
- O21. To manage *building height*, *setbacks*, and articulation to reduce visual bulk and achieve a well-proportioned built form.
- O22. To ensure *building* orientation, separation, and envelope design provide adequate solar access, privacy, daylight, and outlook for both new and existing development.
- O23. To achieve functional development patterns through appropriate lot amalgamation, *building* depth, and carefully located vehicular access points.

Controls

- C9. Development is to comply with the location and dimensions specified in Figures 4.18.5 and 4.18.6 particularly in terms of:
 - a) Lot amalgamation
 - b) Land use
 - c) Maximum number of *storeys*
 - d) Boundary *setbacks*
 - e) *Building* siting, orientation, and depth
 - f) Separation of *buildings*
 - g) Vehicular entries

Note: Dimensions are expressed in metres.



Figure 4.18.5 Amalgamation Plan Diagram – *Building site Setbacks*



Figure 4.18.6 Amalgamation diagram – *Height of Building and Setbacks*

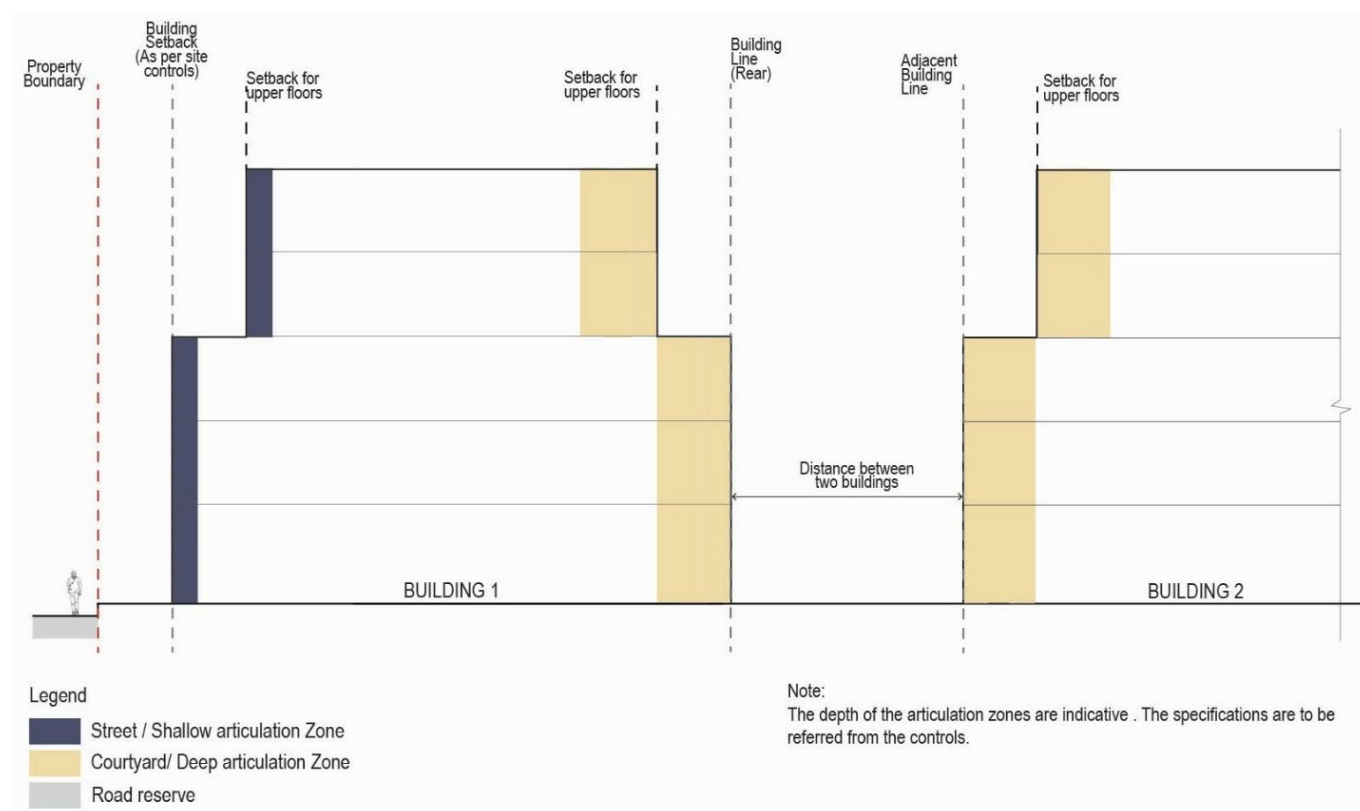


Figure 4.18.7 *Articulation zone* Section Diagram

- C10. The *setbacks* for upper floor levels and roof of proposed *buildings* apply to any open pergolas
- C11. Design the *building* envelope to predominantly express a street-fronting *building* edge, with shallow articulations adding visual richness where a street/shallow *articulation zone* is indicated in Figures 4.18.6 and 4.18.7
- C12. The *building* envelope may include deep articulations to the building form to break up the massing of the *building* where a courtyard/deep *articulation zone* is indicated in Figure 4.18.7

Note: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency

4.18.4 (C) Gordon Street/Sadlier Crescent Precinct

Objectives

- O24. To facilitate development that is consistent with the *desired future character* for the Petersham Neighbourhood.
- O25. To reinforce a continuous, human-scaled street edge supported by active commercial frontages that contribute to a safe, vibrant and high-amenity *public domain*.
- O26. To manage *building height*, *setbacks* and articulation to deliver a well-proportioned built form and reduce the visual bulk of larger *buildings*.
- O27. To ensure *building* orientation, depth and separation support adequate solar access, privacy, daylight and outlook for both new and existing development.

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O28. To achieve functional and viable development patterns through appropriate lot amalgamation, *building* layout, and sensitively located vehicular access points.

Controls

C13. Development is to comply with the location and dimensions specified in Figures 4.18.8 and 4.18.9 particularly in terms of:

- a) Lot amalgamation
- b) Land use
- c) Maximum number of *storeys*
- d) Boundary *setbacks*
- e) *Building* siting, orientation, and depth
- f) Separation of *buildings*
- g) Vehicular entries
- h) Active commercial frontage

Note: Dimensions are expressed in metres.



Figure 4.18.8 Amalgamation Plan Diagram – *Building site Setbacks*

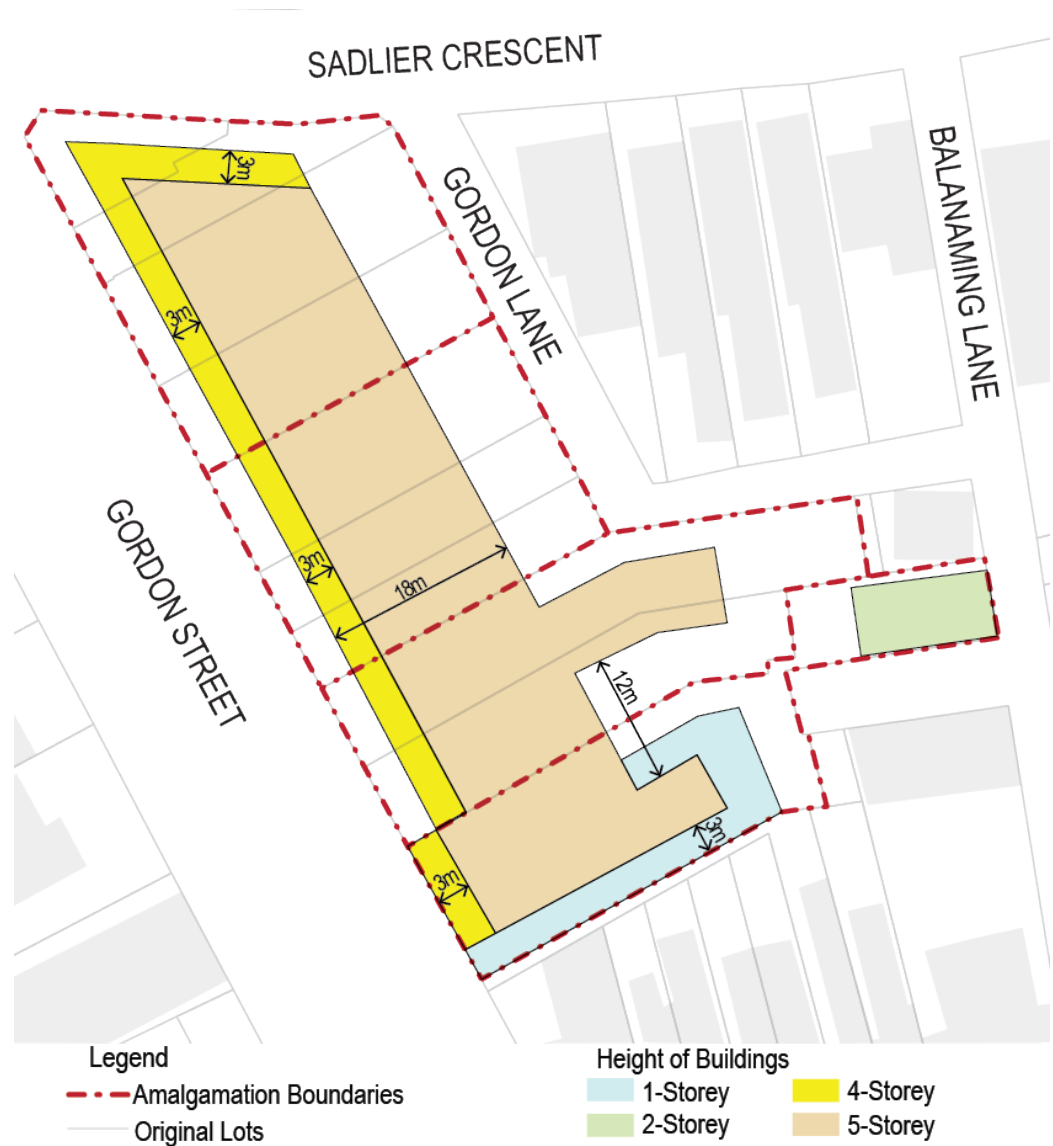


Figure 4.18.9 Amalgamation Diagram – *Height of Building and setbacks*

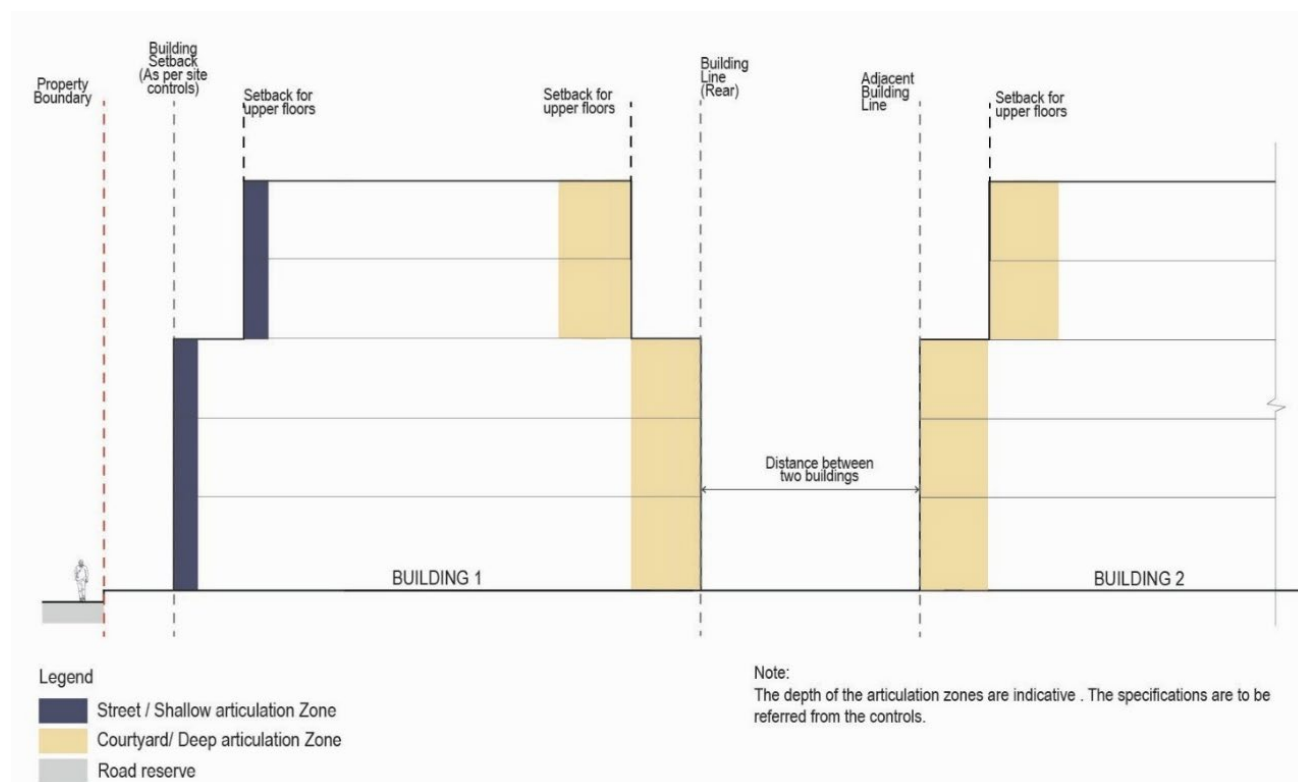


Figure 4.18.10 *Articulation zones* Section Diagram

- C14. The *setbacks* for upper floor levels and roof of proposed *buildings* apply to any open pergolas
- C15. Design the *building* envelope to predominantly express a street-fronting *building* edge, with shallow articulations adding visual richness where a street/shallow *articulation zone* is indicated in Figure 4.18.10
- C16. The *building* envelope may include deep articulations to the *building* form to break up the massing of the *building* where a courtyard/deep *articulation zone* is indicated in Figures 4.18.10

Note: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency.

4.18.4 (D) Chester Street/Livingston Road Precinct

Objectives

- O29. To facilitate development that is consistent with the *desired future character* for the Petersham Neighbourhood.
- O30. To reinforce a continuous and human-scaled street frontage that contributes to a safe, comfortable and high-amenity *public domain* along Chester Street and Livingstone Road.
- O31. To manage *building height*, *setbacks* and articulation to achieve a well-proportioned built form and reduce the visual bulk of new development.
- O32. To ensure *building* orientation, depth and separation support adequate solar access, daylight, privacy and outlook for both new and existing development.

Inner West Development Control Plan: Part 4 Place Specific Controls

O33. To achieve functional development patterns through appropriate lot amalgamation, *building* layout and sensitively located vehicular access points, consistent with the intended envelope controls in the associated Lewisham diagrams.

Controls

C17. Development is to comply with the location and dimensions specified in Figures 4.18.11 and 4.18.12 particularly in terms of:

- a) Lot amalgamation
- b) Land use
- c) Maximum number of *storeys*
- d) Boundary *setbacks*
- e) *Building* siting, orientation, and depth
- f) Separation of *buildings*
- g) Vehicular entries

Note: Dimensions are expressed in metres.

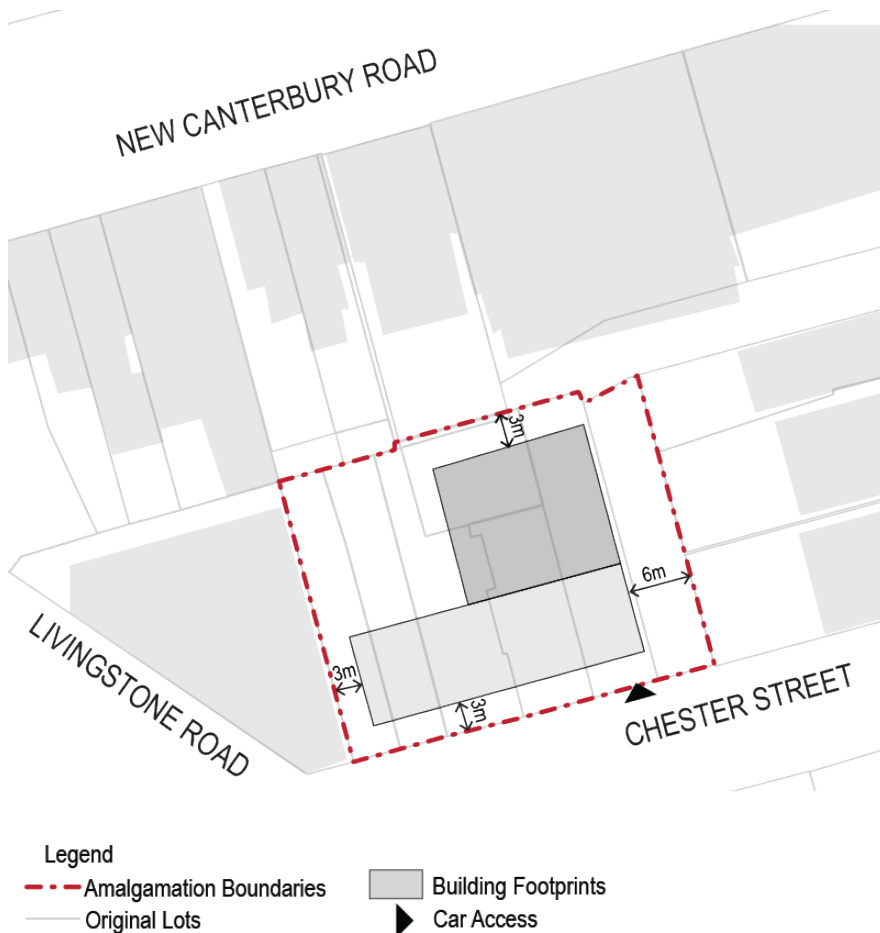


Figure 4.18.11 Amalgamation Plan Diagram – *Building site Setbacks*



Figure 4.18.12 Amalgamation Diagram – *Height of Building and Setbacks*

- C18. The setbacks for upper floor levels and roof of proposed *buildings* apply to any open pergolas
- C19. Design the *building* envelope to predominantly express a street-fronting *building* edge, with shallow articulations adding visual richness where a street/shallow *articulation zone* is indicated in Figure 4.18.13

Note: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency

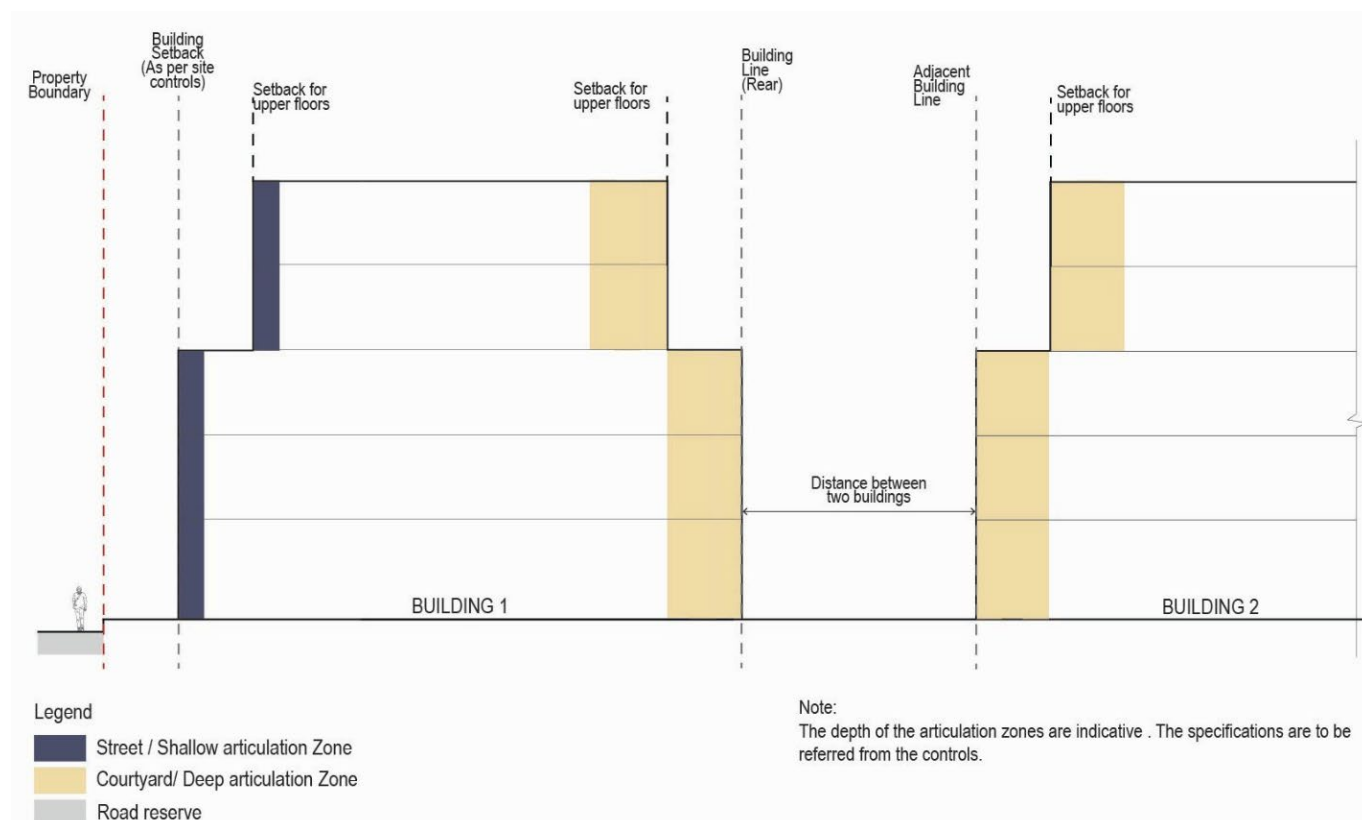


Figure 4.18.13 *Articulation zones sections diagram*

4.18.4 (E) Crystal Street South

Objectives

O34. To establish a consistent and cohesive streetscape that maintains a human-scale built form

Controls

C20. In EI Local Centre and MUI Mixed Use Zones the street wall height is to be 3 storeys

4.18.4 (F) Crystal Street North

Objectives

O35. To establish a consistent and cohesive streetscape that maintains a human-scale built form

Controls

C21. In EI Local Centre and MUI Mixed Use Zones the street wall height is to be 3 storeys. This control does not apply to any lots located within the Parramatta Road Commercial Precinct Heritage Conservation Area (C36)

4.18.5 Heritage

The objectives and controls for:

- Hordern Avenue *Heritage Conservation Area* apply to the land listed as C75

Inner West Development Control Plan: Part 4 Place Specific Controls

- Morgan Street *Heritage Conservation Area* apply to the land listed as C77
- Petersham Commercial Precinct *Heritage Conservation Area* apply to the land listed as C78
- Petersham North *Heritage Conservation Area* apply to the land listed as C79
- Petersham South (Norwood Estate) *Heritage Conservation Area* apply to the land listed as C80
- Railway Street (Petersham) *Heritage Conservation Area* apply to the land listed as C81
- Rathlin Estate *Heritage Conservation Area* apply to the land listed as C82

The objectives and controls for the following *Heritage Conservation Area* are found elsewhere in this DCP.

- Parramatta Road Commercial Precinct HCA (C36) – Part 4.21 – Stanmore *Neighbourhood*

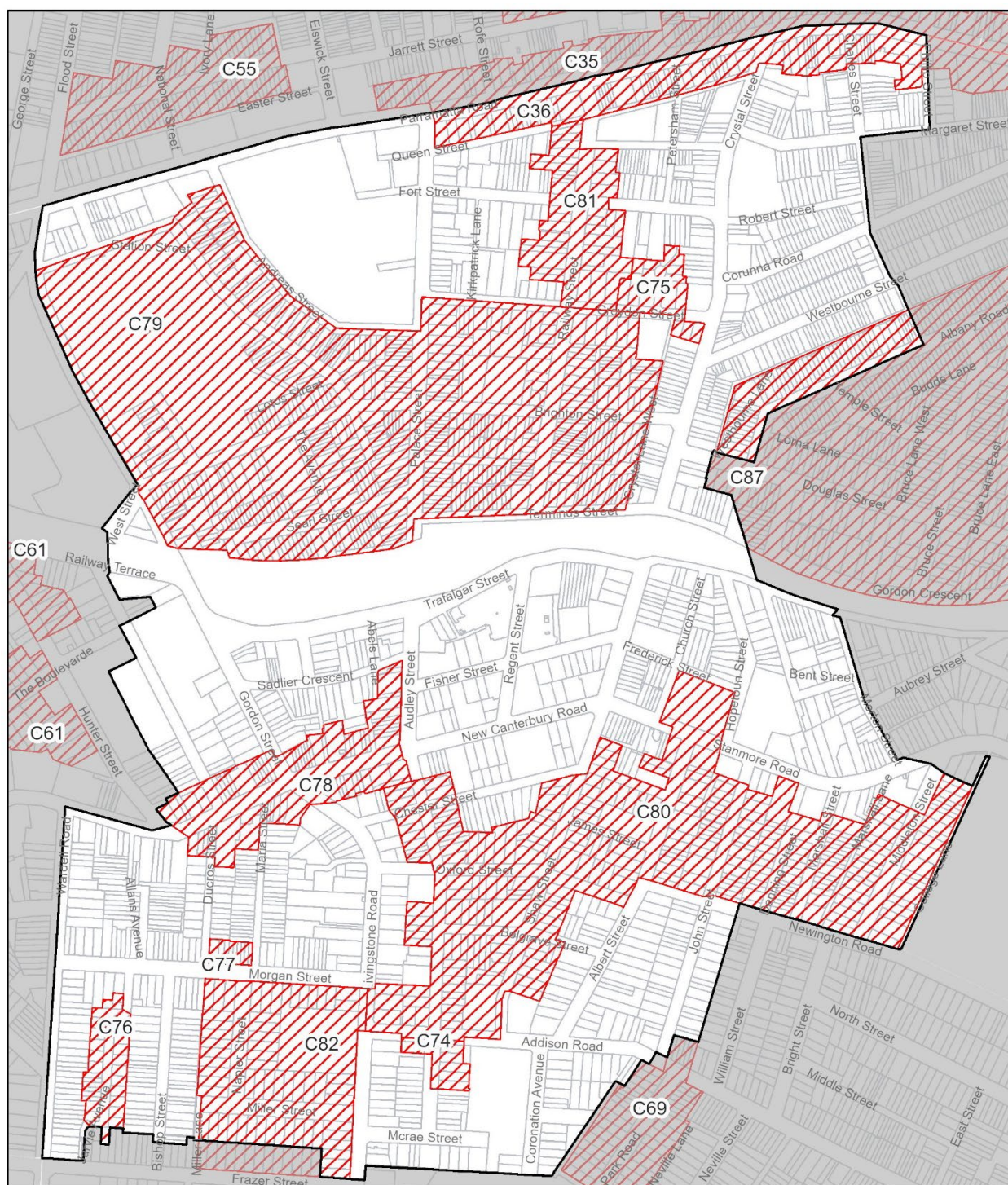


Figure 4.18.14 Petersham *Neighbourhood – Heritage Conservation Areas*

4.18.5 (C75) Horden Avenue Heritage Conservation Area

Hordern Avenue is important to the local area for its highly intact and cohesive Inter-War streetscape, achieved through consistent forms, materials, and detailing. It demonstrates the principles of infill development during the Inter-War period and is a rare example of small-scale speculative development by a single builder.

Key Features:

- Intact Inter-War streetscape with strong cohesion of built form and materials

Inner West Development Control Plan: Part 4 Place Specific Controls

- Group of Inter-War semi-detached bungalows and *residential flat buildings* with high-quality design, featuring:
- Decorative monochrome and polychrome brickwork
- Flattened-arched lintels to door openings
- Arched headers to recessed porch entries
- Soldier-header brick courses above windows
- Architectural styles include Inter-War Art Deco and Georgian Revival, with hipped roofs and tall, narrow brick chimneys.
- Symmetrical design at Hordern Avenue entry and consistent style, scale, roofscape, and façade configuration with wide frontages
- Minimal *setbacks* with side driveways to rear *garages*, limited garden space
- Low solid brick fencing matching *buildings* with decorative detailing
- Subdivision pattern of a narrow central *road* flanked by shallow lots, reflecting speculative development
- *Public domain* elements include street names set into the footpath

Objectives

O36. To facilitate development that is consistent with the statement of significance and controls for Hordern Avenue Heritage Conservation Area

Controls

C22. Retain the following elements that define the *heritage significance*:

- a) All pre-1946 *buildings*
- b) The prominent roof form, particularly the long, low roof forms at the entrance to, and within, Hordern Avenue
- c) Timber framed casement windows set in groups (mainly pairs of double hung sashes):
- d) General lack of car parking infrastructure forward of the *building* line
- e) Street names set into footpath
- f) Provision for driveways to parking/*garages* at rear of lots

4.18.5 (C77) Morgan Street Heritage Conservation Area

The Morgan Street Heritage Conservation Area is of local *heritage significance* as part of the 1890 Alexander Estate subdivision, representing residential development from 1890 to 1904. It demonstrates the historical pattern of modest Federation-style terraces built as rental housing and retains a cohesive streetscape with a distinctive cul-de-sac layout. The area has historical association with builder Alexander Ducros, who constructed several terraces between 1900 and 1904, and includes an unusual cottage with an 'L'-shaped footprint that adds variety to the precinct.

Key Features:

Inner West Development Control Plan: Part 4 Place Specific Controls

- Subdivision dating from 1890, part of the Alexander Estate
- Historical association with builder Alexander Ducros
- Consistent group of modest Federation-style terraces built between 1900 and 1904
- Distinctive cul-de-sac subdivision pattern
- Intact gabled roofscape contributing to visual cohesion
- Separate cottage with unusual 'L'-shaped footprint projecting towards the street

Objectives

O37. To facilitate development that is consistent with the Statement of Significance and controls for Morgan Street Heritage Conservation Area

Controls

C23. Retain the following elements that define the *heritage significance*:

- a) All pre-1905 *buildings*
- b) Separate cottage demonstrating unusual built form being an L shape footprint with wing projecting towards street
- c) Lack of car parking infrastructure

4.18.5 (C78) Petersham Commercial Heritage Conservation Area

The Petersham Commercial Precinct Heritage Conservation Area is of local *heritage significance* as a major suburban shopping precinct that evolved over more than 70 years following the arrival of the rail line in the mid-19th century. It demonstrates the historical development of retailing in Sydney's Inner West and continues to serve as a cultural and commercial focal point for the community.

Key Features:

- Development spanning mid-19th century to early 20th century, reflecting major phases of suburban retailing
- Federation Freestyle retail group at 65–77 New Canterbury Road, an exemplar of its style
- Undulating alignment of New Canterbury Road, creating evolving views and vistas
- Consistent parapeted street wall with finely worked detailing, forming a strong skyline
- Surviving 1920s hanging ball white-way lights under awnings, a distinctive unifying element
- Narrow shopfronts and intact first-floor facades demonstrating the traditional suburban shopping strip typology
- Streetscape cohesion maintained through regular shopfront spacing and curved alignment of façades
- Cultural association as Sydney's 'Little Portugal', providing food, entertainment, and community identity

Objectives

O38. To facilitate development that is consistent with the statement of significance and controls for Petersham Commercial Precinct Heritage Conservation Area

Controls

C24. Retain the following elements that define the *heritage significance*:

- a) Commercial character demonstrated through the single and two storey 19th century and Federation period retail typologies
- b) Street tree plantings work with footway dining areas in Audley Street
- c) Intricate 'skyline' views above early decorative parapets
- d) Retail *shops* accessed directly from the footpath with no *setbacks* or arcades

4.18.5 (C79) Petersham North Heritage Conservation Area

The Petersham North Heritage Conservation Area is of local *heritage significance* as an area developed from the 1848 Petersham Estate subdivision, the 1854 Sydenham Estate subdivision, and subsequent subdivisions into the early 20th century. It reflects the layered history of subdivision and residential development in the Inner West and demonstrates the evolution of Petersham from an early estate to an urban cultural landscape.

Key Features:

- Evidence of layered subdivision history from 1848 through early 20th century.
- Range of high-style and modest *dwelling*s representing different phases of development.
- Street and subdivision patterns showing increased density and reduced *building* scale over time.
- Socio-topographic stratification: substantial villas on higher terrain, modest housing on lower terrain.
- Representative examples of Victorian villas, terraces, Federation and Inter-War houses.
- Sandstone kerbing and street names inset in red cement at corners.
- Focal points provided by public open spaces such as Petersham Park and Brighton Street Park.
- Historical association with Percy Hordern, member of the Hordern retail dynasty.

Objectives

O39. To facilitate development that is consistent with the statement of significance and controls for Petersham North Heritage Conservation Area

Controls

C25. Retain the following elements that define the *heritage significance*:

- a) All pre-1921 *buildings*
- b) Garden plantings in front of *dwelling*s

- c) Garden settings of detached *dwelling*s
- d) Lack of car parking infrastructure
- e) Petersham Park (including layout, plantings and infrastructure)
- f) Brighton Street Park
- g) Street tree plantings
- h) Street names set into footpath
- i) Central placement of development within lot

4.18.5 (C80) Petersham South (Norwood Estate) Heritage Conservation Area

The Petersham South (Norwood Estate) Heritage Conservation Area is of local *heritage significance* as an area developed from the 1854 Norwood Estate subdivision and an extension to George Johnston's Annandale Farm. It demonstrates the historical process of speculative development and re-subdivision, resulting in a diverse range of housing from the late 19th century through to the mid-20th century.

Key Features:

- Evidence of re-subdivision of earlier villa allotments into smaller residential lots
- Rich variety of built forms from Victorian Gentlemen's villas to modest workers' terraces, cottages, bungalows, and two-storey houses
- High-quality examples of architectural styles and typologies spanning 1863 to 1940
- Rare adaptation of built form to topography, including sandstone terracing and tiered retaining walls along Middleton Street
- Socio-topographic stratification: substantial villas on higher terrain, modest terraces on lower terrain, with later infill evident
- Consistent groups and runs of terraces demonstrating cohesive form, scale, rhythm, and materials
- High-quality detailing to front elevations of intact houses and terraces, with simplification of scale and detailing toward the rear

Objectives

O40. To facilitate development that is consistent with the statement of significance and controls for Petersham South (Norwood Estate) Heritage Conservation Area

Controls

C26. Retain the following elements that define the *heritage significance*:

- a) All pre-1941 *buildings*
- b) Garden plantings in front of *dwelling*s
- c) Garden settings of detached *dwelling*s

- d) Lack of car parking infrastructure visible from the street
- e) Street tree plantings
- f) Marr Playground and Maundrell Park, including mature vegetation and civic improvements
- g) Street names set into footpath

4.18.5 (C81) Railway Street (Petersham) Heritage Conservation Area

The Railway Street (Petersham) Heritage Conservation Area is of local *heritage significance* as it demonstrates the evolutionary pattern of residential development in the Inner West between 1854 and 1940. The area reflects the history of subdivision and development in the former Petersham Municipality and contains a diverse range of high-quality architectural styles, including rare examples within the Inner West.

Key Features:

- Evidence of development from 1854 to 1940, reflecting the evolution of the Inner West
- Range of terraces and 19th/early 20th century built forms, including good examples of architectural periods and typologies
- Presence of rare architectural styles in the Inner West, such as Spanish Mission and high-style Federation
- Residential streetscape qualities and land use patterns maintained despite proximity to Parramatta Road corridor
- Diversity of bespoke homes built within a short period, contrasting with the speculative nature of other development in the area

Objectives

- O41. To facilitate development that is consistent with the statement of significance and controls for Railway Street (Petersham) Heritage Conservation Area

Controls

C27. Retain the following elements that define the *heritage significance*:

- a) All pre-1941 *buildings*
- b) Garden plantings in front of *dwellings*
- c) Garden settings of detached *dwellings*
- d) Lack of car parking infrastructure
- e) Street tree plantings
- f) Street names set into footpath

4.16.5 (C82) Rathlin Estate Heritage Conservation Area

The Rathlin Estate Heritage Conservation Area is significant as the final subdivision of the historic Rathlin Estate, once part of the Petersham Estate and later the Salvation Army's training college. It reflects the early suburban ideal through detached Federation houses on wide lots with side driveways. The area is valued for its cohesive streetscape of Federation bungalows, consistent subdivision pattern, roof forms, garden spaces, and *public domain* features such as sandstone kerbing and street tree planting.

Key Features:

- Subdivision pattern expressing the early suburban ideal
- Detached Federation and Inter-War Californian bungalows on wide lots
- Consistent *setbacks* allowing small front gardens
- Low-density streetscape with wide streets, verges, and single-storey houses
- Cohesive built form, scale, rhythm, and materials
- High-quality detailing to front elevations, roof forms, and finishes appropriate to the period
- Low face-brick fences (not rendered or painted)
- Street tree plantings of camellias and eucalypts
- Sandstone kerbing and other civic improvement elements
- Street views terminating at Marrickville Park

Objectives

O42. To facilitate development that is consistent with the statement of significance and controls for Rathlin Estate Heritage Conservation Area.

Controls

C28. Retain the following elements that define the *heritage significance*:

- a) All pre-1920 *buildings*
- b) Garden plantings in front of *dwellings*
- c) Lack of car parking accessed from the primary street frontage
- d) Street tree planting
- e) Sandstone block kerbing
- f) Single storey character