

4.2 Ashfield Neighbourhood

4.2.1 Aboriginal Cultural Heritage

Ashfield is located on the lands of the Wangal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove towards Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls.

Wangal Country in Ashfield consists of laminate and dark grey siltstone and is part of the higher rainfall zones of the Sydney Metropolitan area. The southeast corner of Ashfield has the highest altitude, where alluvial geology runs down toward Parramatta River. The topography in Ashfield is gently undulating rises on Wianamatta Shale with local relief of 10–30 metres and slopes of <5% to 10%. Rock outcrops are absent. This Country has a mix of saltwater and freshwater that comes from the southern tributary of the Parramatta River through Iron Cove Creek. The original ecological community present in Ashfield is Sydney Turpentine Ironbark Forest. This Country has been used for moving and living seasonally, freshwater resources, food and transport for thousands of generations of Aboriginal Peoples.

Since colonisation, Country here has been impacted and altered; Iron Cove Creek was once a natural *watercourse* with *native vegetation* and wildlife but has since transformed into a stormwater channel. Country is still important for First Nations Peoples and Ashfield is home to the Aboriginal Survival Memorial landmark, dedicated to the survival of Aboriginal Peoples in the Inner West. In the 2021 Census, the Australian Bureau of Statistics published that 1% of the population of Ashfield identified as Aboriginal and/or Torres Strait Islander.

4.2.2 Existing Character

Ashfield is a vibrant and diverse inner-west suburb with a mix of heritage and contemporary development, reflecting its long history as a residential and commercial hub. The suburb is characterised by a combination of low-density Federation and Victorian-era housing, interspersed with medium and high-density residential development, particularly along key transport corridors such as *Liverpool Road* and *Parramatta Road*. Ashfield's town centre, anchored by Ashfield Railway Station and a major bus network, supports transit-oriented development with a concentration of retail, dining, and community services. The area has a strong multicultural identity, evident in its commercial precincts, which feature a mix of Asian eateries, specialty stores, and local businesses. Public open spaces, including Ashfield Park and Pratten Park, provide valuable recreational opportunities.

4.2.3 Desired Future Character

Ashfield's *desired future character* reflects an area undergoing change to enable transit-oriented development. This change will support the growth of the Ashfield town centre and help deliver on the growing housing needs of present and future Inner West residents. Through these changes, new development is enabled around the Ashfield train station and town centre, to provide housing in areas that are served by infrastructure and have high levels of amenity. This new development is to be

responsive to its locality and encourages numerous *public domain* improvements. In addition, the vision of the area supports the renewal of the Parramatta Road Corridor. While enabling change and renewal, the vision also seeks to retain what is historically significant. Ashfield contains 23 *Heritage Conservation Areas* which encapsulates various notable development patterns ranging from the late-1800s till the mid-1900s. Guidance is provided to new development in these areas to ensure it is respectful and responsive to the significance of these areas.

Objectives

- O1. To support the Ashfield town centre.
- O2. To enable housing supply in areas with amenity.
- O3. To support the renewal of the Parramatta Corridor.
- O4. To retain the *heritage significance* of an area when identified.

Controls

- C1. Design development to achieve the *neighbourhood's desired future character*. Retain elements that contribute to existing character and comply with all relevant DCP requirements.

4.2.4 Site Specific Precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.2.1 below.

- Ashfield East apply to the land marked 'A'
- Orpington Precinct apply to the land marked 'B'
- Curt Street Precinct apply to the land marked 'C'
- Northern Spine apply to the land marked 'D'
- Ashfield Centre North apply to the land marked 'E'
- Ashfield Town Centre apply to the land marked 'F'
- Southern Spine apply to the land marked 'G'
- Southern Village apply to the land marked 'H'
- Western Spine apply to the land marked 'I'
- Parramatta Road (Ashfield) apply to the land marked 'J'

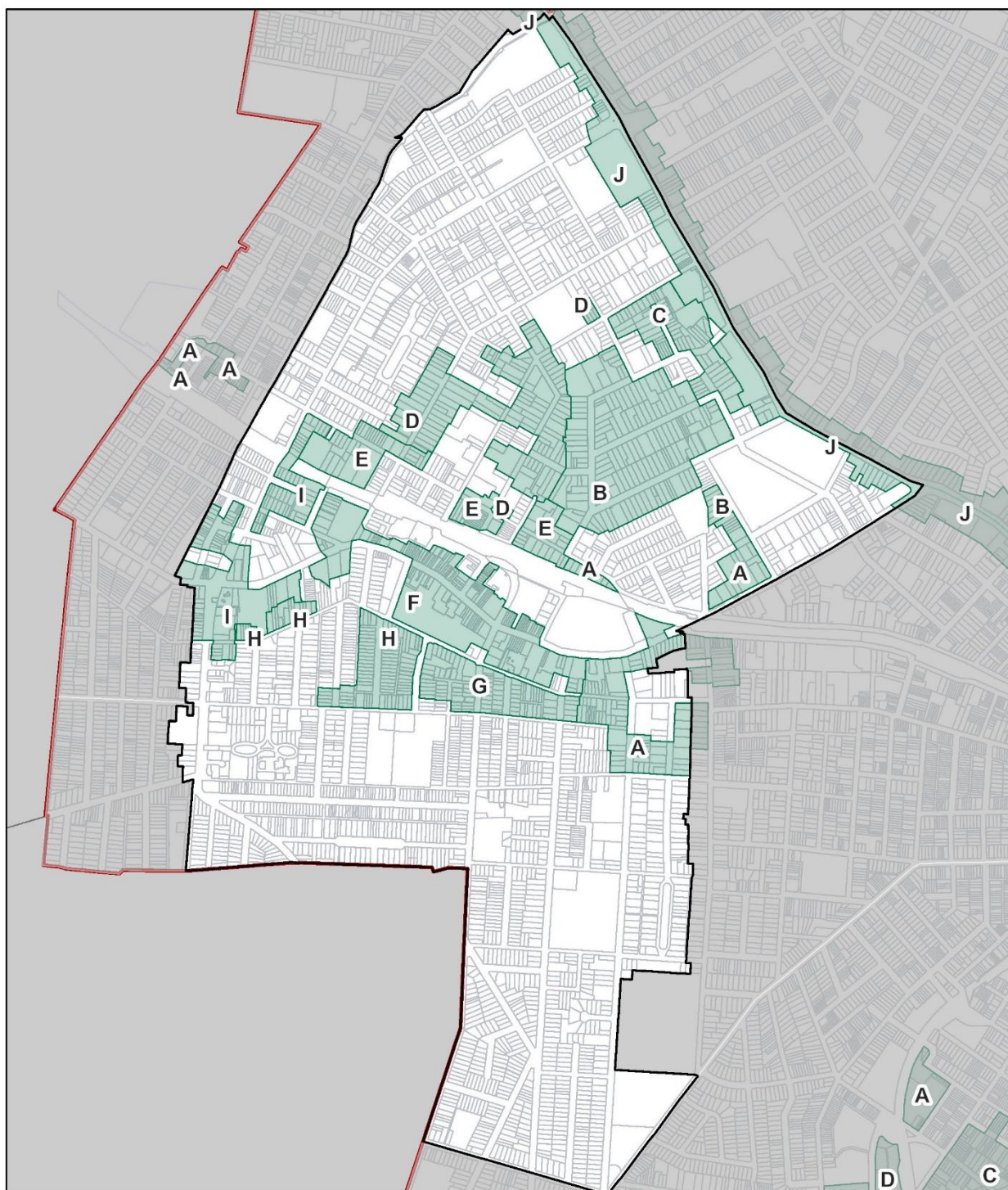


Figure 4.2.1 Ashfield *Neighbourhood* – Site Specific areas

4.2.4 (A) Ashfield East

Objectives

- O5. To ensure new built form responds to the desired future streetscape, including appropriate street wall heights, *setbacks* and view corridors.
- O6. To increase *neighbourhood* connectivity and deliver a high-quality public realm through safe, legible and attractive pedestrian and cycling links.

Inner West Development Control Plan: Part 4 Place Specific Controls

- O7. To provide efficient, safe and well-designed vehicular access for identified sites in a way that complements the pedestrian environment.
- O8. To avoid amenity conflict between Wests Ashfield and the adjacent *school* through sensitive built-form, access and interface design.

Controls

- C2. Retain views of the Croatian Catholic Church façade on Prospect Street by complying with the street wall heights and *setbacks* indicated in the figures for this precinct.
- C3. Provide vehicular access to 124-127 Carlton Crescent and 104 Liverpool Road in accordance with the Table 4.2.1 below

Table 4.2.1 Ashfield East – Vehicular access requirements

Site	Vehicular access requirements
124-127 Carlton Crescent, Ashfield	Provide a right of way leading to Prospect Road at the rear boundary of the sites for vehicular access to 90 Liverpool Road to ensure that it and adjacent sites are capable of redevelopment. This is not required if sites at 90-102 Liverpool Road have prior Development Approval which does not require use of Prospect Road for vehicular access.
104 Liverpool Road, Ashfield	Site layout design is to ensure use of the adjacent Council laneway for vehicles enables both entry and exit to Liverpool Road by providing a wider laneway which aligns with existing traffic lights to the satisfaction of the Transport for NSW.

Inner West Development Control Plan: Part 4 Place Specific Controls

- C4. Deliver a publicly accessible through-site link to Council's satisfaction upon re-development of the sites listed in Table 4.2.2 below and identified in Figure 4.2.2.

Table 4.2.2 Ashfield East Through-site link

Addresses	Through site-link purpose	Dimensions
2 Bruce Street, 24 & 26 Pembroke Street	Active transport link between Wallace Street and Pembroke Street	4.5m minimum width
19-39 Norton Street and 136, 138-140 (South) Liverpool Road, Ashfield	Potential active transport connection	6m minimum width
138-140 (North), 146 Liverpool Road, Ashfield	Potential active transport connection	6m minimum width

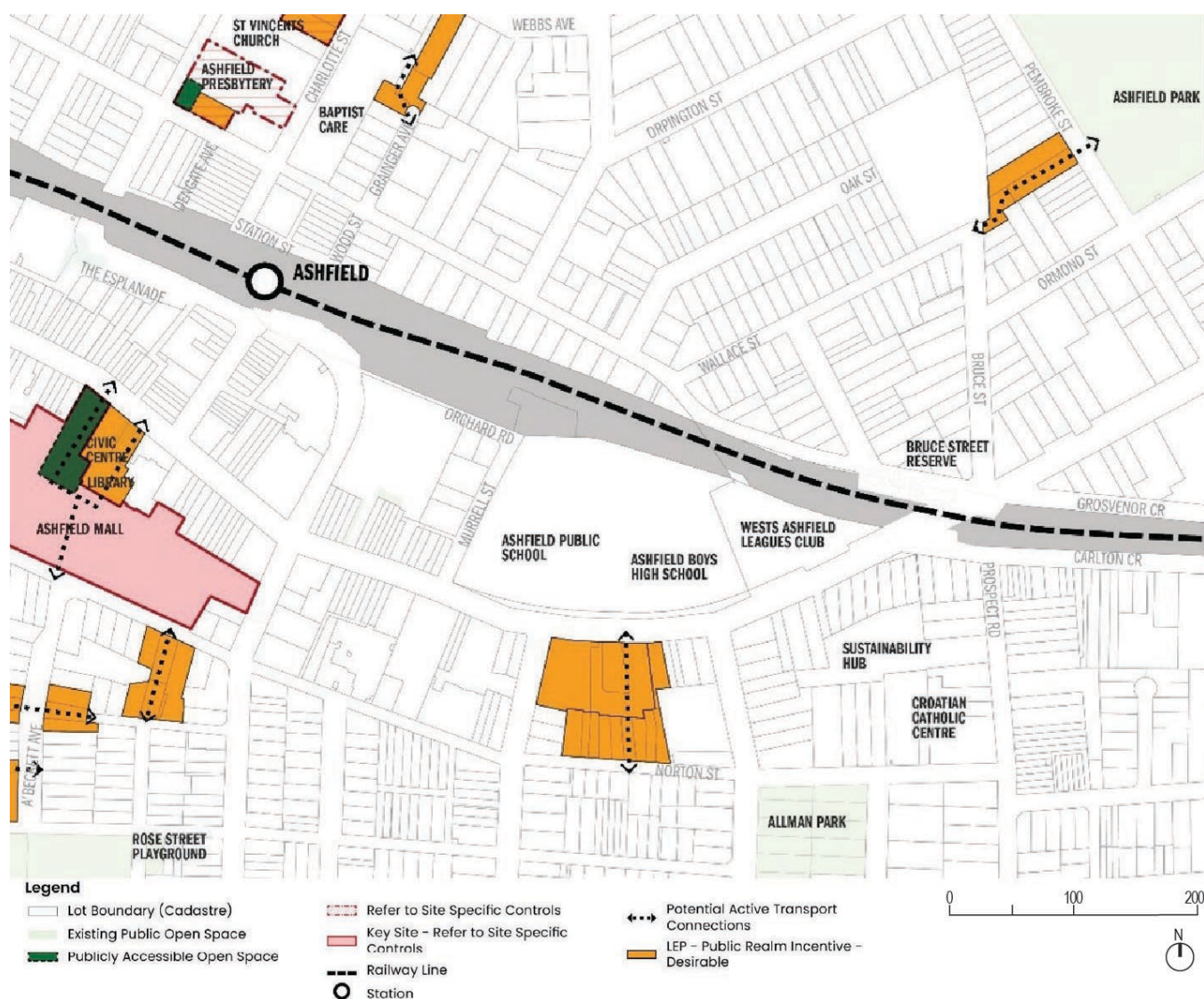


Figure 4.2.2 Ashfield East – Through Site Links

Inner West Development Control Plan: Part 4 Place Specific Controls

C5. Comply with the built form controls set out in Figures 4.2.3 and 4.2.4. In the event of any inconsistencies, the built form controls in this section prevail

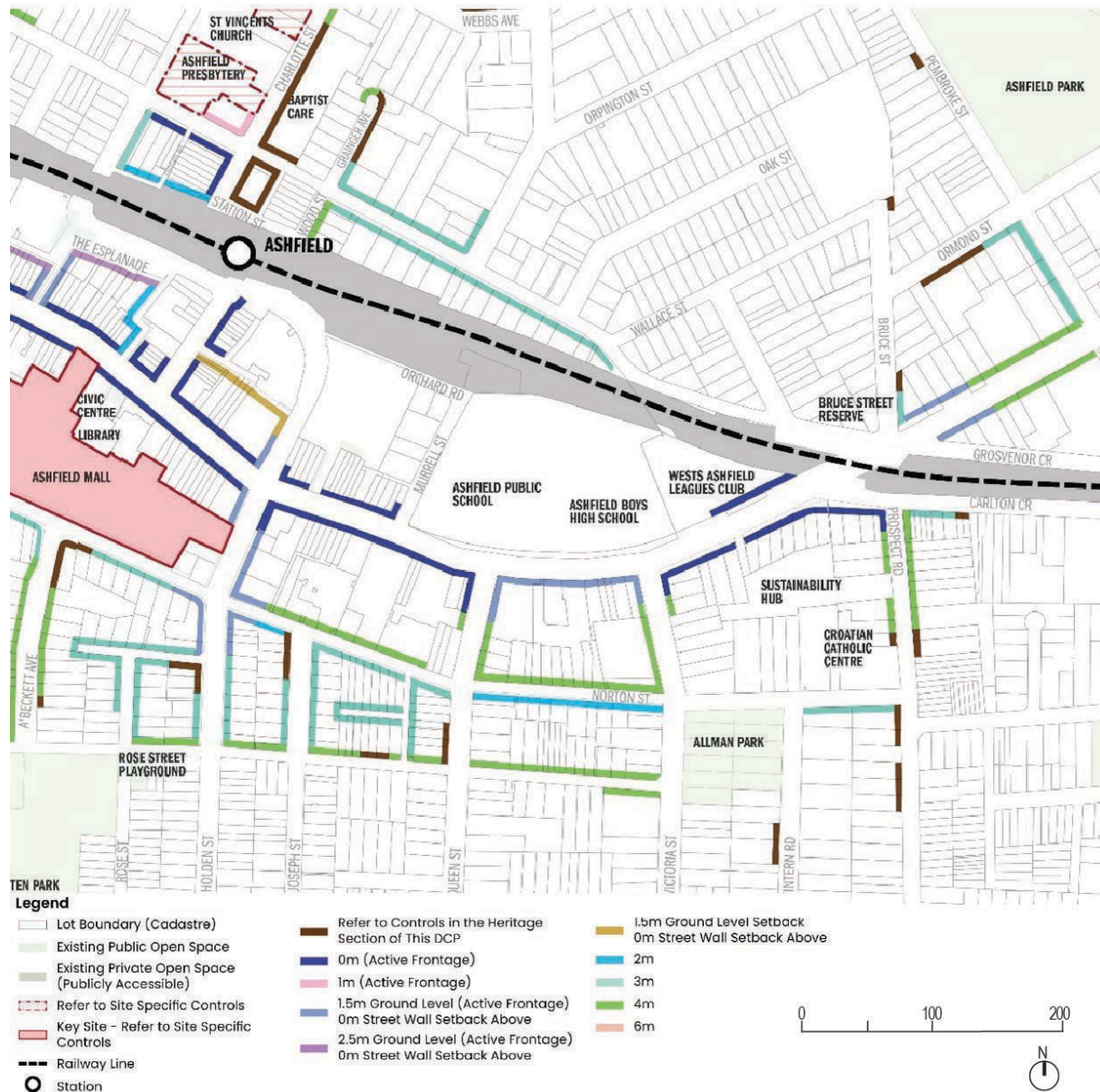


Figure 4.2.3 Ashfield East – *Building Setbacks*

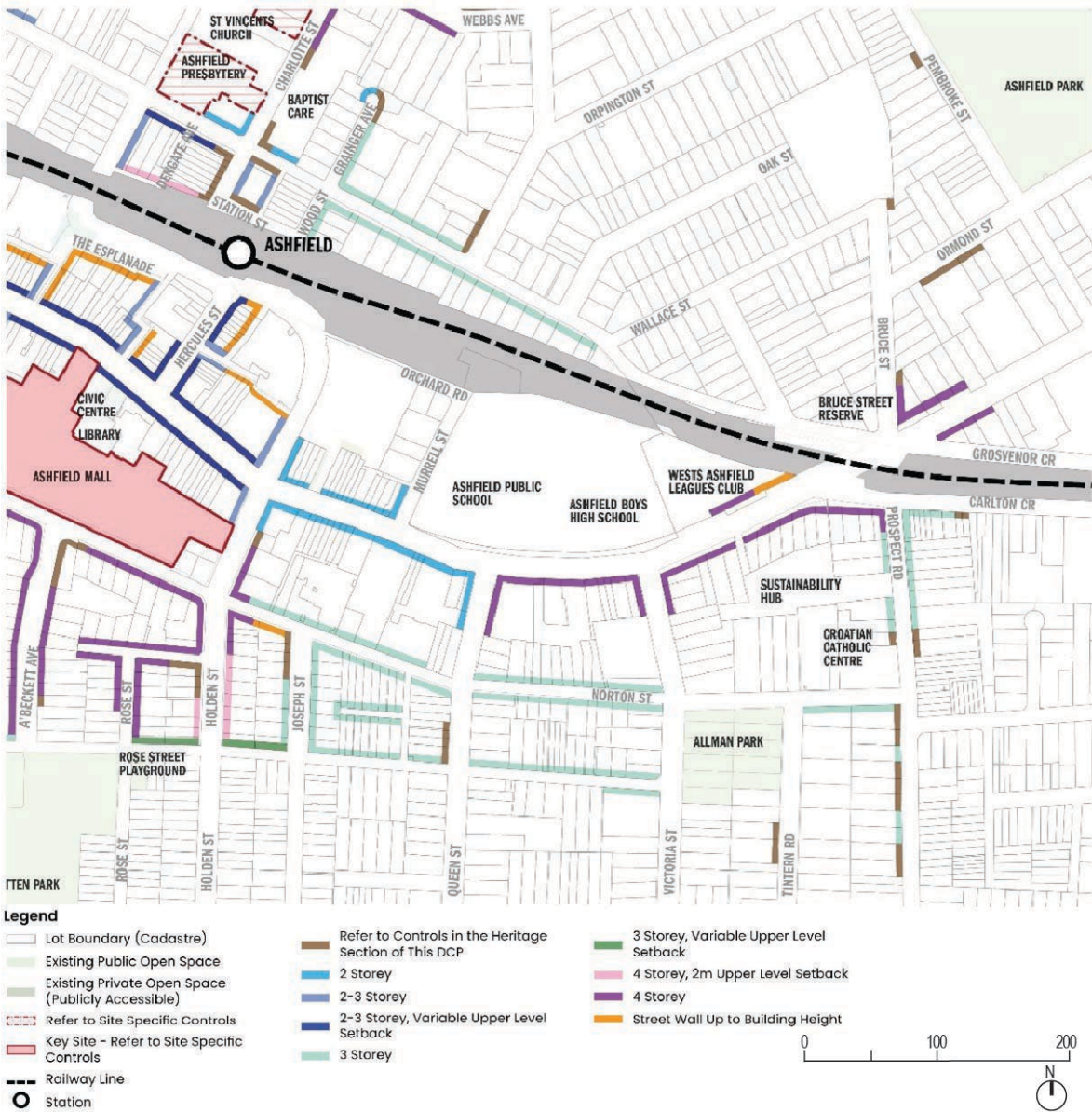


Figure 4.2.4 Ashfield East – Street Wall Heights



Figure 4.2.5 Ashfield East – Elizabeth Street (East of Orpington Street) Section – Cross section location indicated by red line on inset map

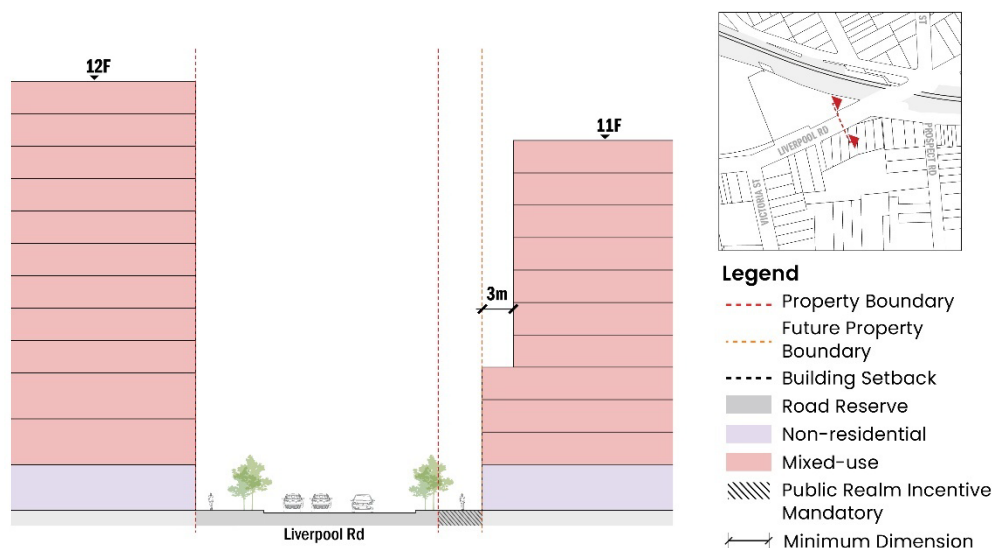


Figure 4.2.6 Ashfield East – Liverpool Road between Prospect Road and Victoria Street Section – Cross section location indicated by red line on inset map

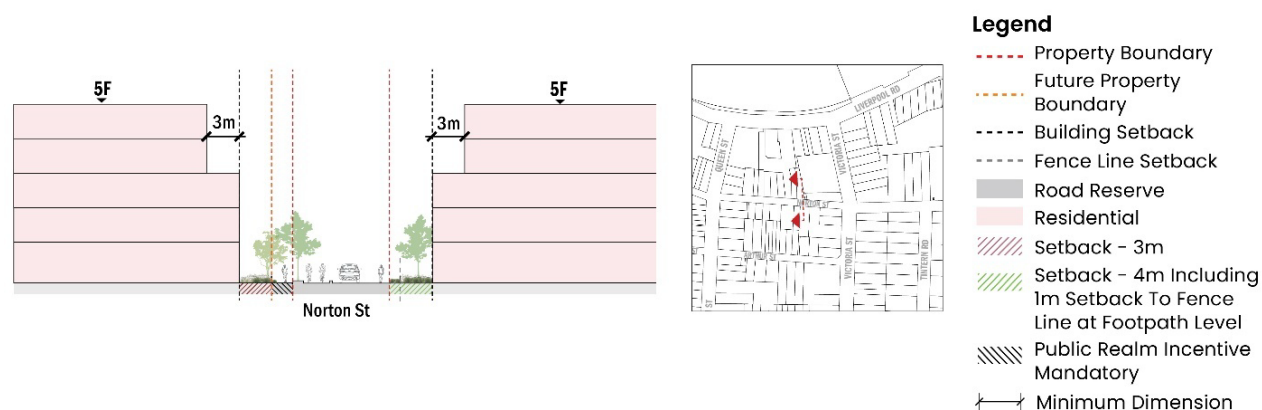


Figure 4.2.7 Ashfield East – Norton Street between Queen and Victoria Streets Section – Cross section location indicated by red line on inset map



Figure 4.2.8 Ashfield East – Arthur Street – Mid-rise interfaces Section – Cross section location indicated by red line on inset map

95–115 Liverpool Road, Ashfield (West's Leagues Club)

- C6. Redevelop the site with a tower built to the property boundary (nil setback) along at least 50% of the Liverpool Road frontage.
- C7. To maintain the streetscape quality along the Liverpool Road verge, keep:
 - a) existing street trees along the Liverpool Road footpath

- b) decorative curved sculptural wall and planting at the north-east corner of the site
landscaping adjacent to the railway line

C8. Set back any part of the *building* that is 6 metres or taller by at least 7.5 metres from the *school* oval.

4.2.4 (B) Orpington

Objectives

- O9. To ensure new built form responds to the desired future streetscape, including appropriate street wall heights and *setbacks*.
- O10. To increase *neighbourhood* connectivity and enhance the public realm through safe, legible and publicly accessible links.

Controls

- C9. Provide publicly accessible through-site links (to Council's satisfaction) when the sites in Table 4.2.3 are redeveloped, as shown in Figure 4.2.9.

Table 4.2.3 Orpington through-site links

Addresses	Purpose	Minimum Width
49-53 Charlotte Street and 22-24 Chandos Street	Active transport link between Charlotte Street and Chandos Street. Partial delivery is acceptable if the site only has one frontage.	4.5m
55-61 Charlotte Street and 26-30 Chandos Street	Active transport link between Charlotte Street and Chandos Street. Partial delivery is acceptable if the site only has one frontage.	4.5m

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.2.9 Orpington precinct map

C10. Comply with the built form controls set out in Figures 4.2.10 and 4.2.11. In the event of any inconsistencies, the built form controls in this section prevail

Inner West Development Control Plan: Part 4 Place Specific Controls

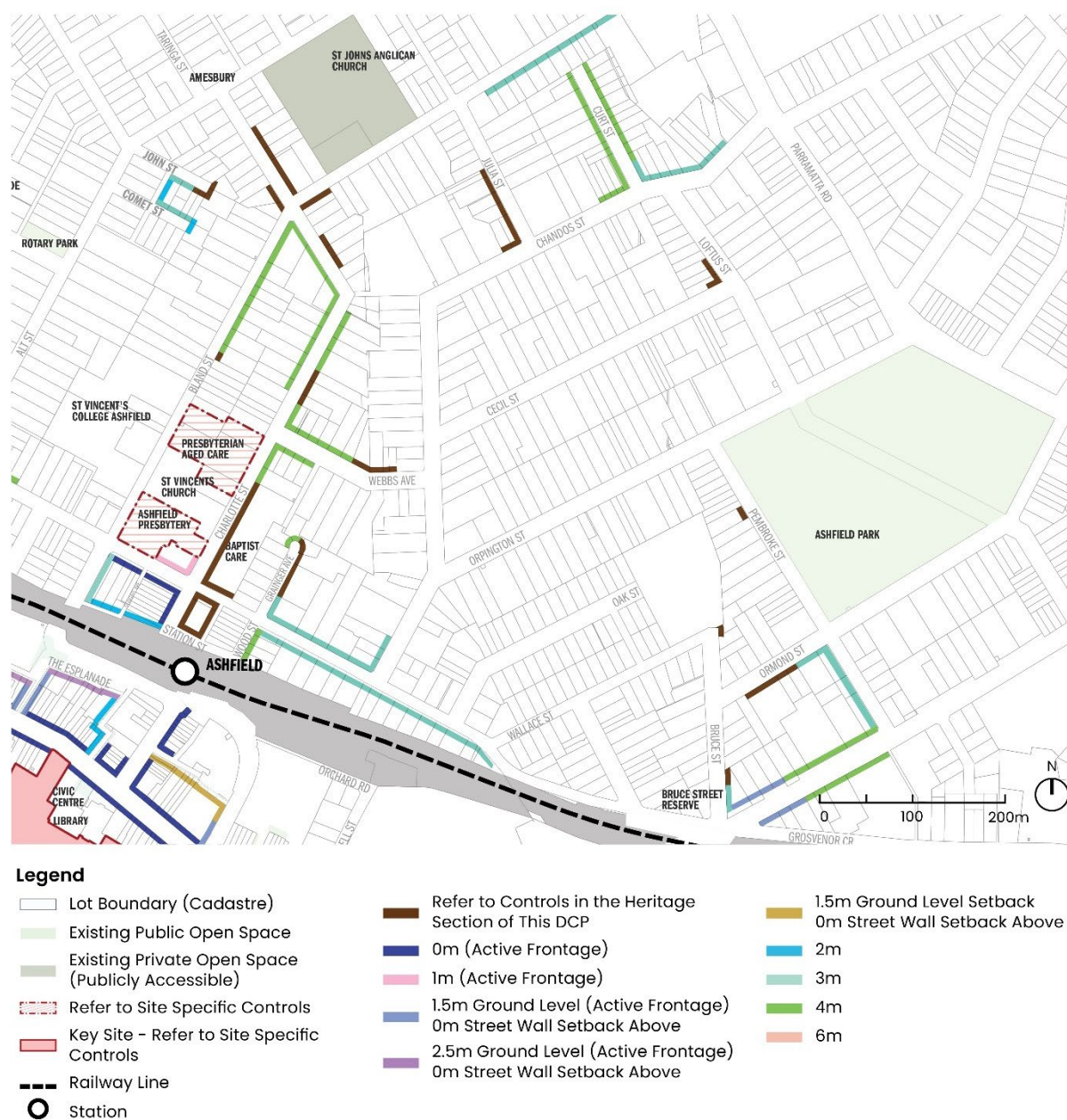


Figure 4.2.10 Orpington – *Building Setbacks*

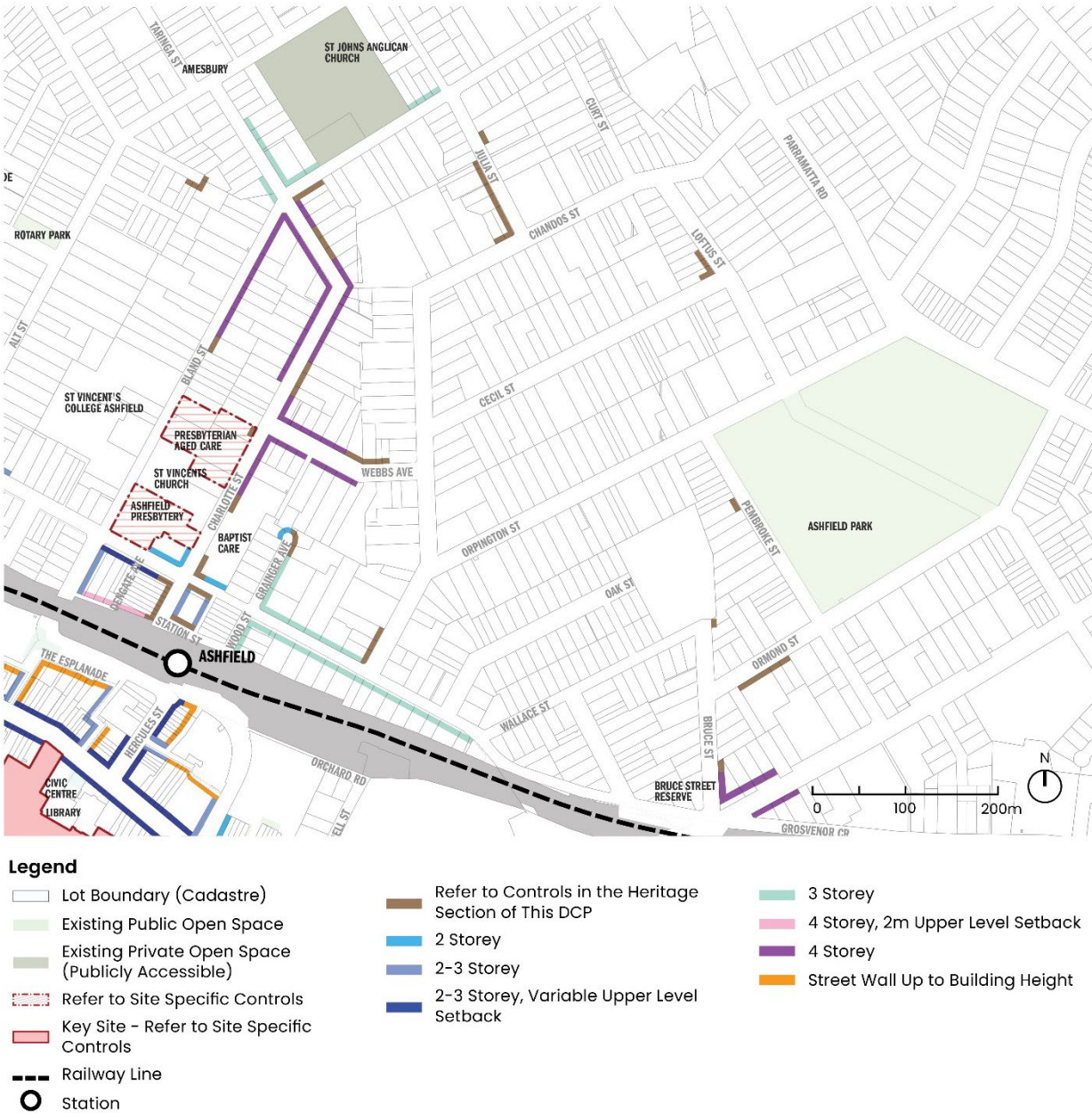


Figure 4.2.11 Orpington – Street Wall Heights

The following two sections are indicative of the built form

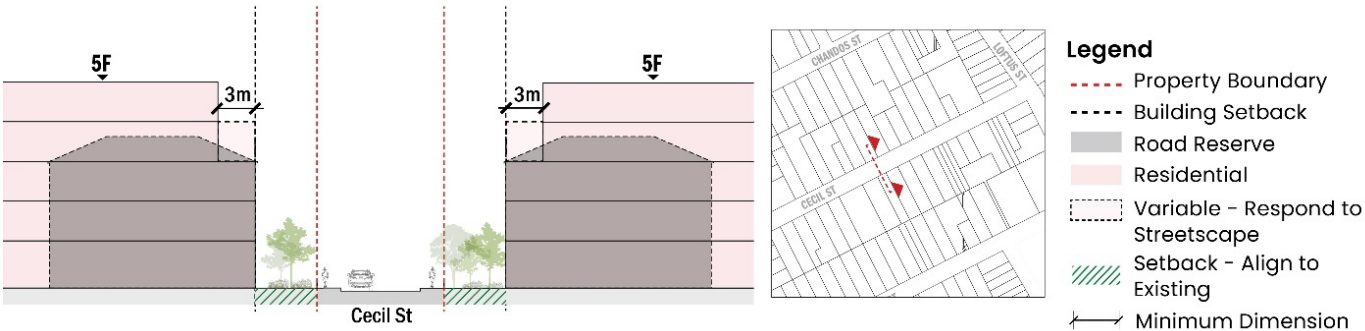


Figure 4.2.12 Section through Cecil Street – Cross section location indicated by red line on inset map

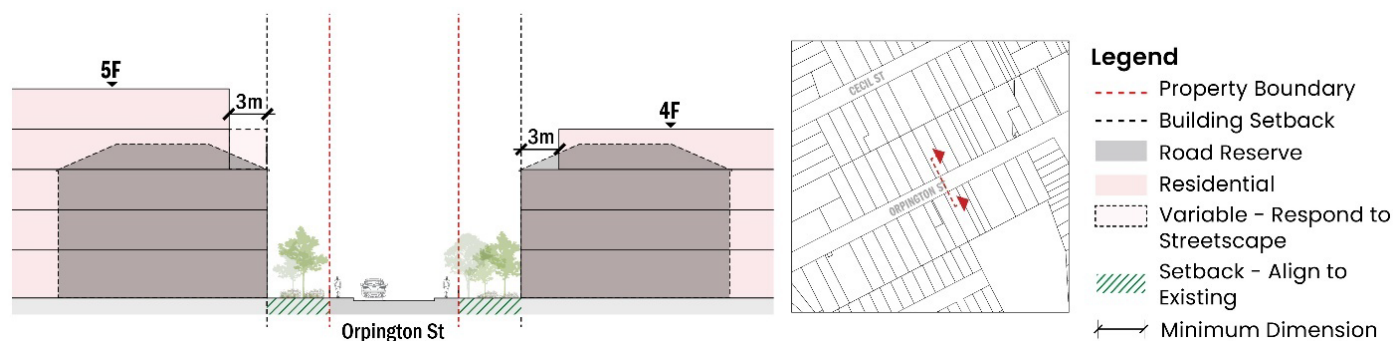


Figure 4.2.13 Section through Orpington Street – Cross section location indicated by red line on inset map

4.2.4 (C) Curtis Street

Objectives

- O11. To ensure new built form responds to the desired future streetscape, including appropriate street wall heights and setbacks.
- O12. To increase *neighbourhood* connectivity and enhance the public realm through safe, legible and publicly accessible links.

Controls

- C11. Provide a publicly accessible through-site link (to Council's satisfaction) when the site in Table 4.2.4 is redeveloped, as shown in Figure 4.2.14.

Table 4.2.4 Parramatta Road Through-site link

Address	Purpose	Minimum width
111-115 Bland Street	Active transport link between Bland Street and Curt Street.	6m

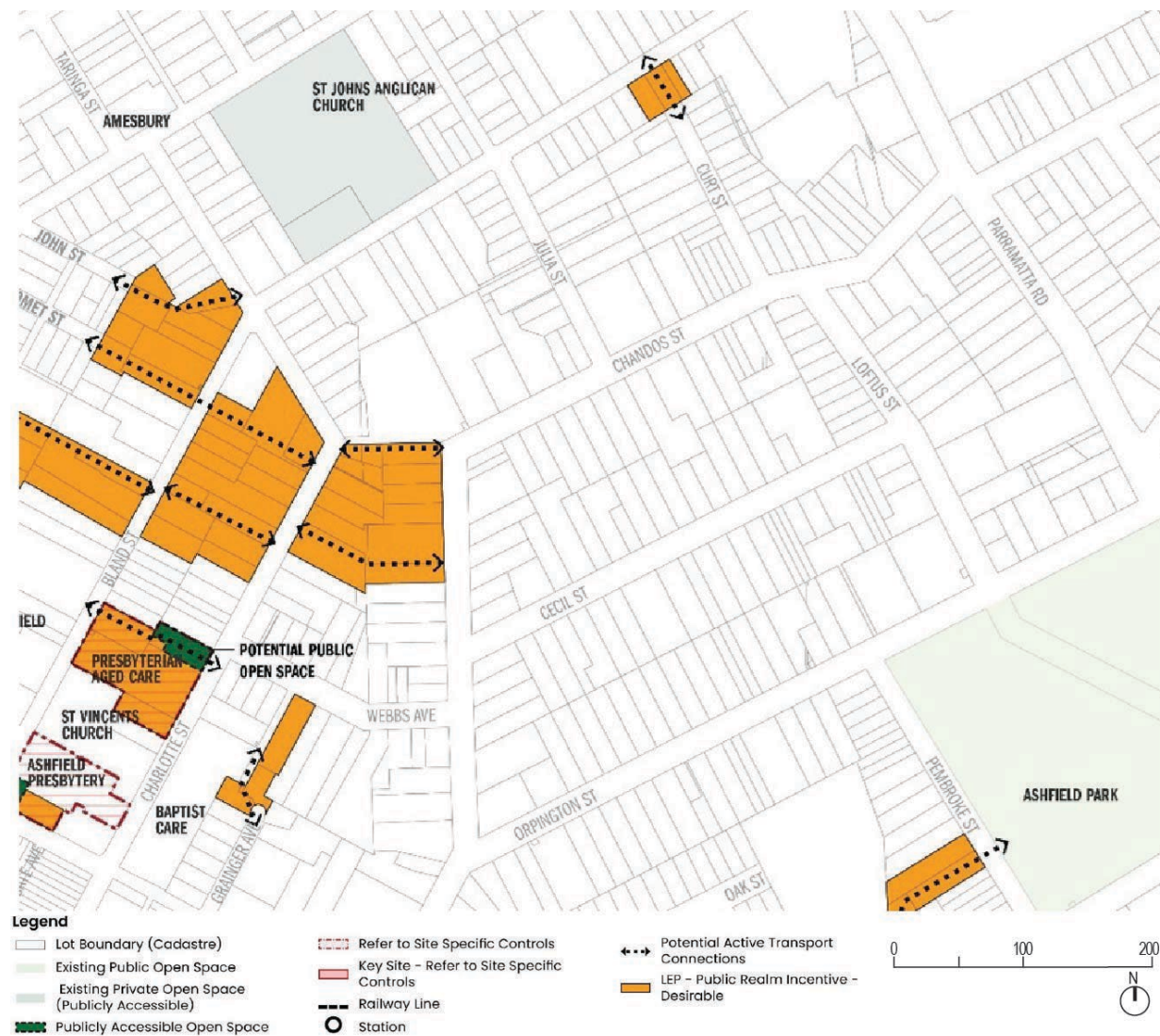


Figure 4.2.14 Curt Street sub-precinct map

- C12. Comply with the built form controls set out in Figures 4.2.15 and 4.2.16. In the event of any inconsistencies, the built form controls in this section prevail

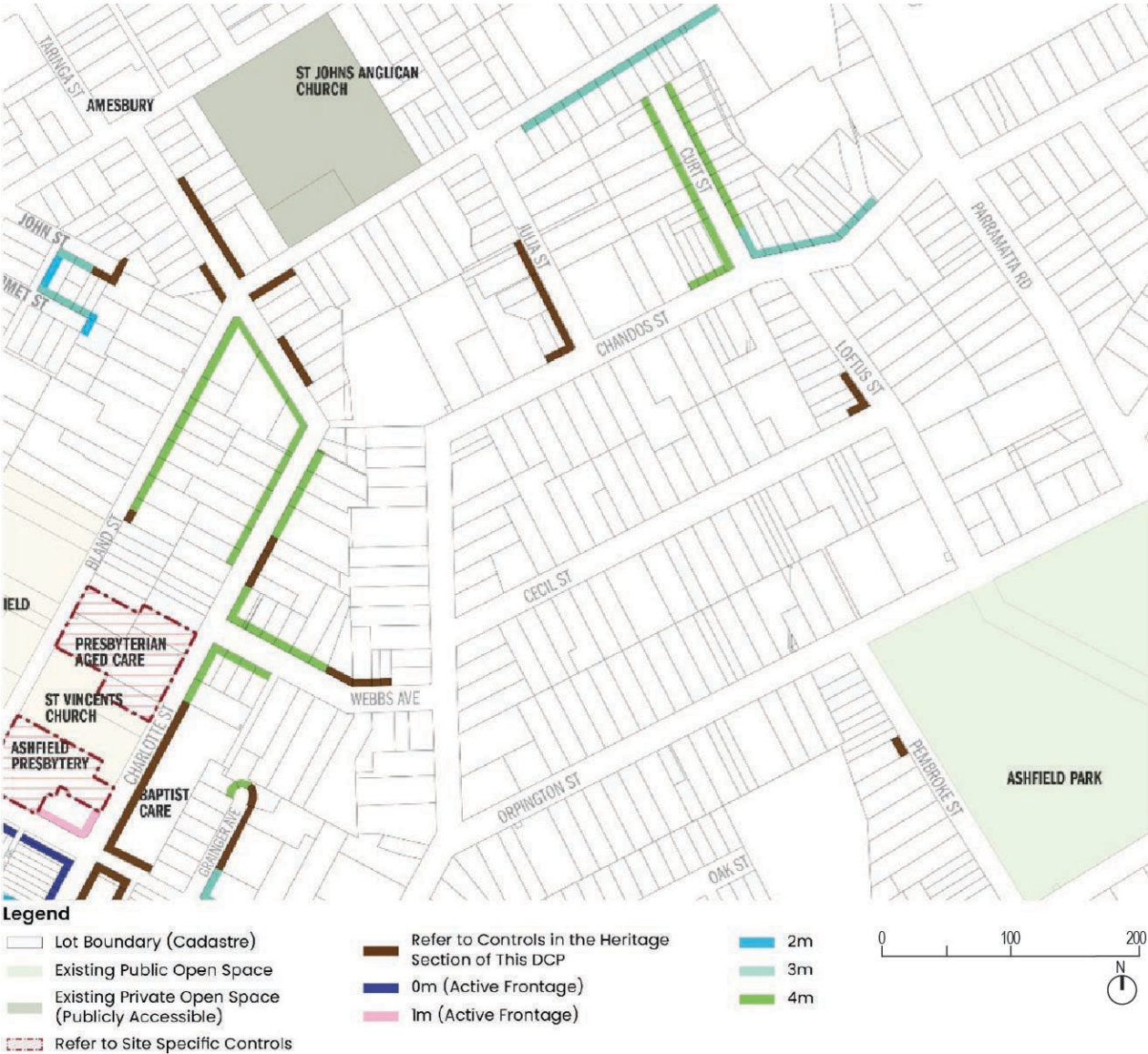


Figure 4.2.15 Curt Street Precinct – *Building Setbacks*

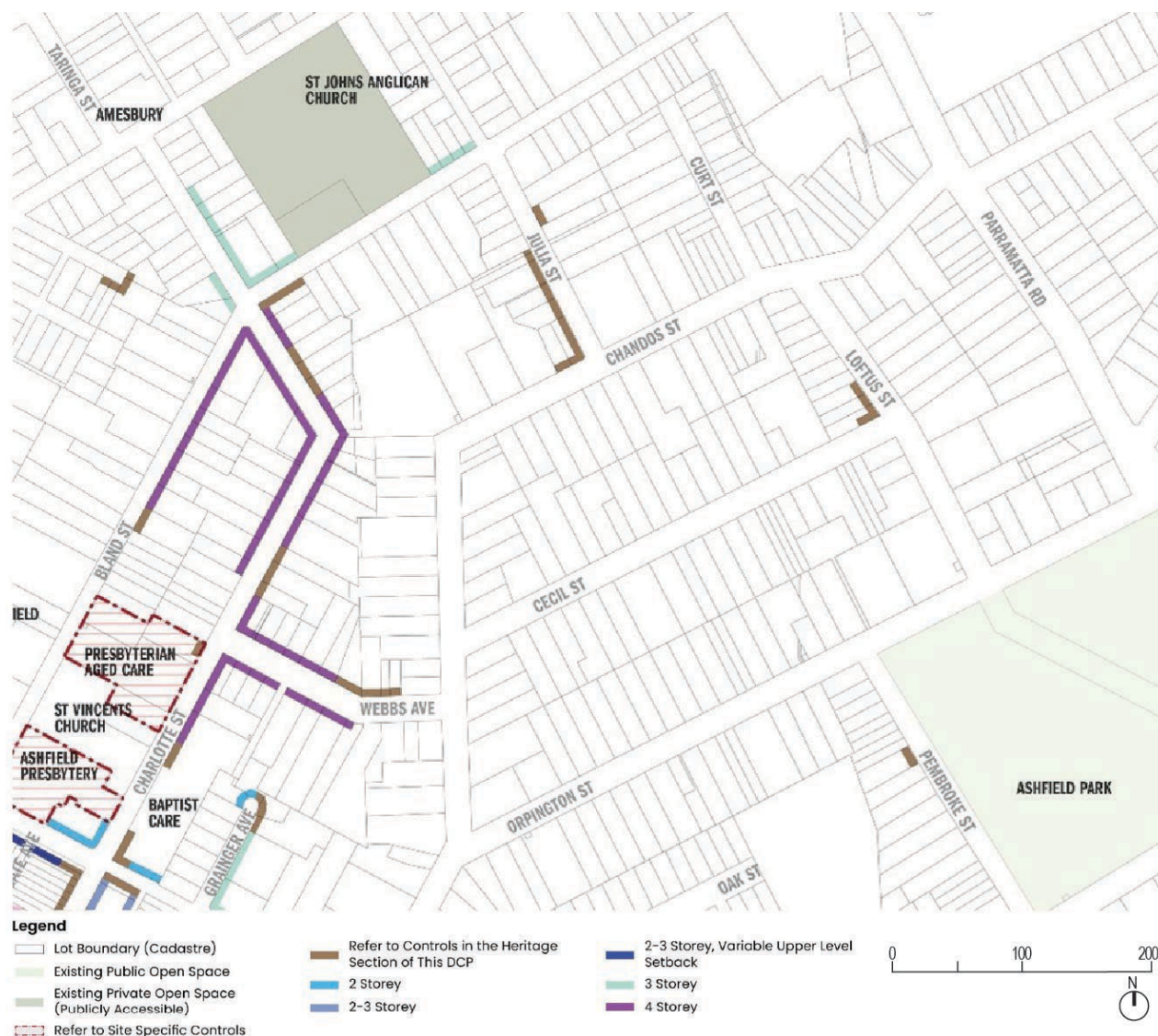


Figure 4.2.16 Curt Street Precinct – Street Wall Heights

4.2.4 (D) Northern Spine

Objectives

- O13. To ensure the new built form responds appropriately to the desired future streetscape.
- O14. To retain views of St Vincent's Church spire from the *public domain* in Bland Street.
- O15. To improve *neighbourhood* connectivity and the public realm, including new publicly accessible open space at 40 Charlotte Street, Ashfield.

Controls

- C13. Align development fronting Bland Street with the Presbytery and preserve the view line to the St Vincent's Church spire when seen from the south within the *public domain* along Bland Street
- C14. Provide publicly accessible through-site links when redeveloping the properties listed in Table 4.2.5, as shown in Figure 4.2.17, to Council's satisfaction.

Table 4.2.5 Northern Spine Through-site links

Inner West Development Control Plan: Part 4 Place Specific Controls

Addresses	Purpose	Minimum width
45-49 Alt Street and 28A, 30-32 Bland Street	Active transport link between Alt Street and Bland Street. <i>Partial delivery is acceptable if the site only has one frontage.</i>	4.5m
9, 10A Comet Street and 48-52 Bland Street	Active transport link between Comet Street and Bland Street	4.5m
1, 2A John Street, 54, 56, 56A Bland Street and 76 Charlotte Street	Active transport link between John Street and Bland Street	4.5m
37-57 Bland Street and 56-62 Charlotte Street	Active transport link between Bland Street and Charlotte Street. <i>Partial delivery is acceptable if the site only has one frontage.</i>	6m
59-65 Bland Street and 64-68 Charlotte Street	Active transport link between Bland Street and Charlotte Street.	6m
49-53 Charlotte Street and 22-24 Chandos Street	Active transport link between Charlotte Street and Chandos Street. <i>Partial delivery is acceptable if the site only has one frontage.</i>	4.5m
55-61 Charlotte Street and 26-30 Chandos Street	Active transport link between Charlotte Street and Chandos Street. <i>Partial delivery is acceptable if the site only has one frontage.</i>	4.5m
14-16 Grainger Avenue and 16 Webbs Avenue	Active transport link between Grainger Avenue and Webbs Avenue	6m

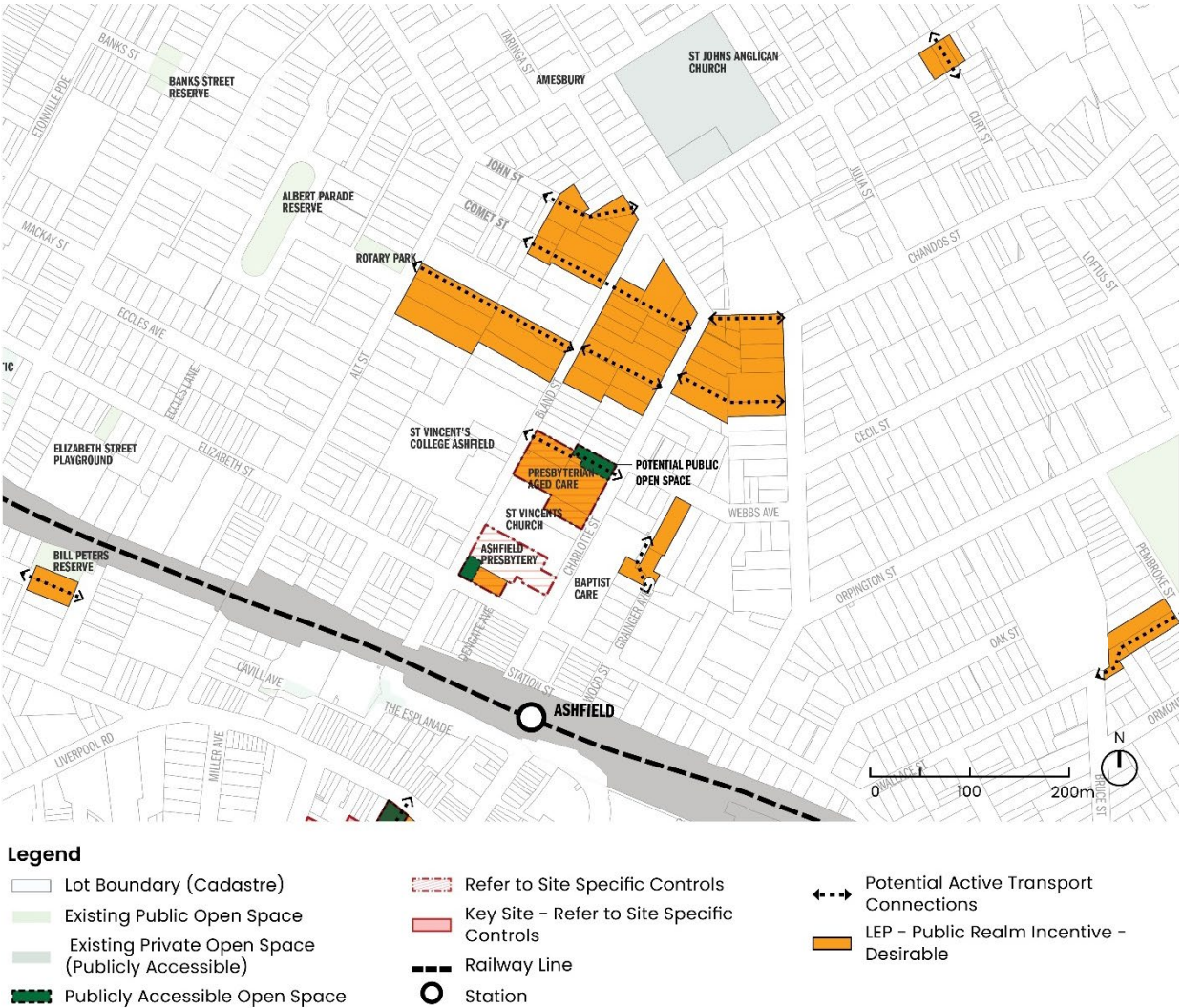


Figure 4.2.17 Northern Spine Preferred location of active transport connections and publicly accessible open space

C15. Comply with the built form controls set out in Figures 4.2.18 and 4.2.19. In the event of any inconsistencies, the built form controls in this section prevail

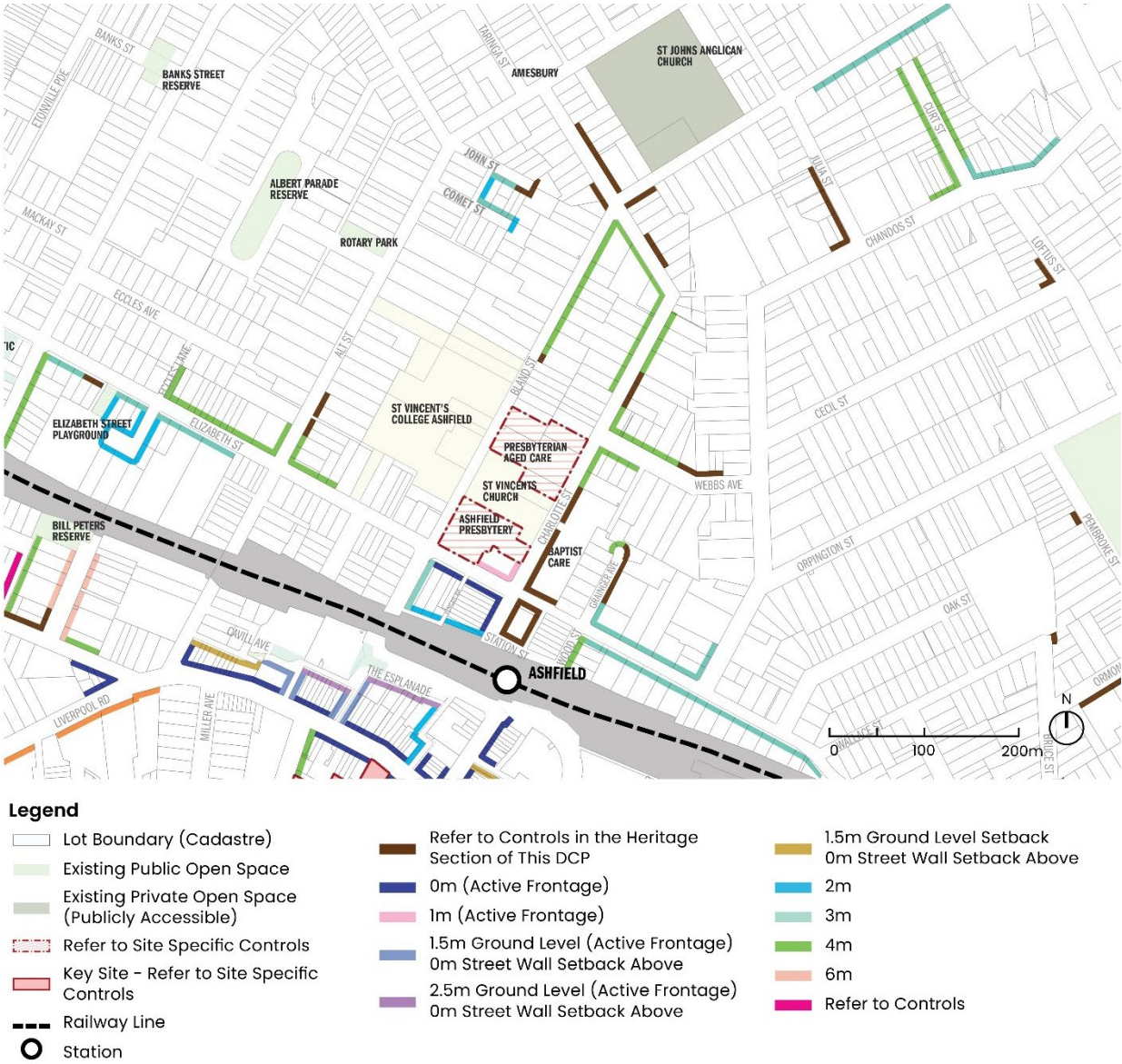


Figure 4.2.18 Northern Spine – *Building Setbacks*

Inner West Development Control Plan: Part 4 Place Specific Controls

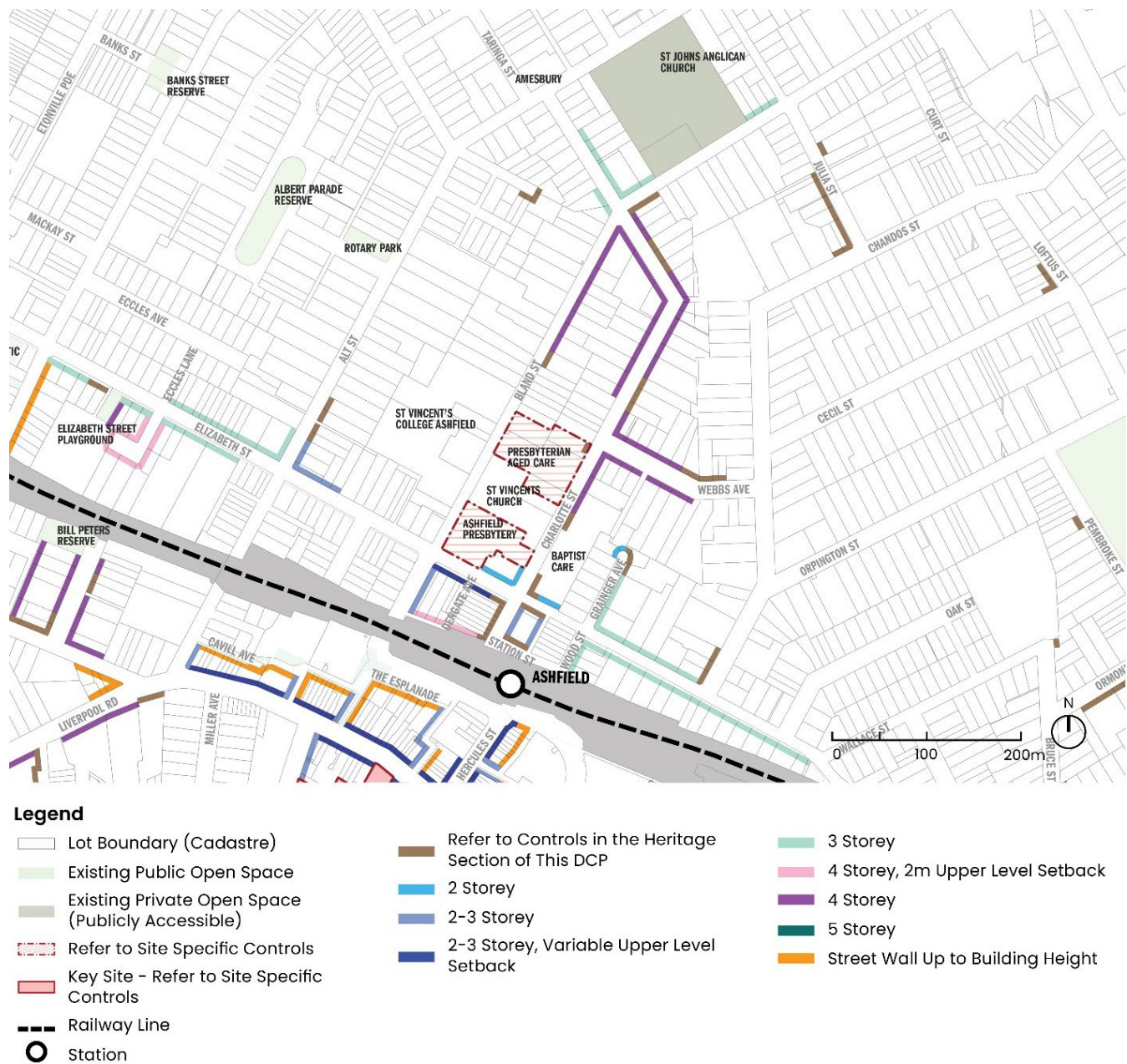


Figure 4.2.19 Northern Spine – Street Wall Heights

The following three sections are indicative of the built form

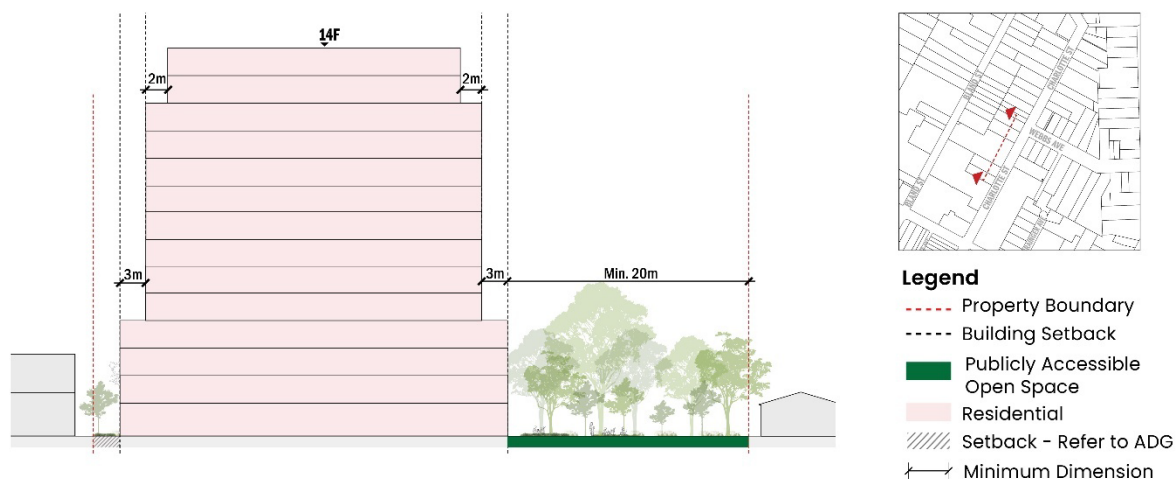


Figure 4.2.20 Northern Spine – 40 Charlotte Street Section – Cross section location indicated by red line on inset map

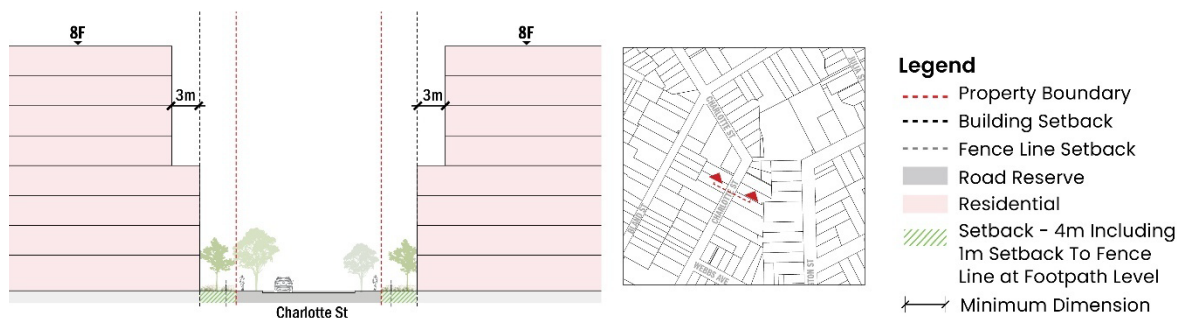


Figure 4.2.21 Northern Spine – Charlotte Street north of Webb's Avenue Section – Cross section location indicated by red line on inset map

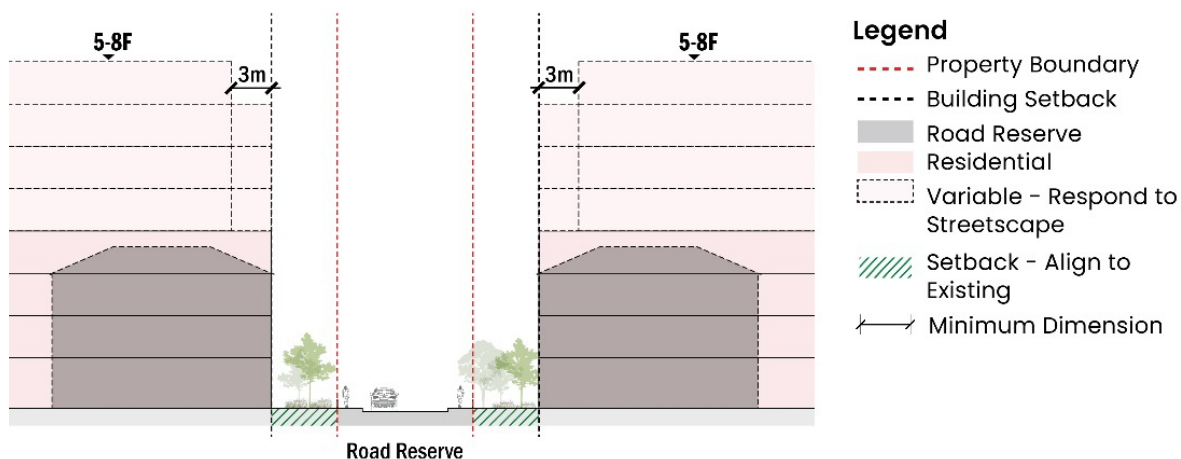


Figure 4.2.22 Northern Spine – Development in R3 zones Section – Cross section location indicated by red line on inset map

40 Charlotte Street

C16. Design redevelopment of 40 Charlotte Street in accordance with Figure 4.2.23.

Inner West Development Control Plan: Part 4 Place Specific Controls

- C17. Redevelopment of the site is to retain the visual link to the St Vincent Church spire from the *public domain* on Bland Street.
- C18. Provide publicly accessible open space of at least 1,250 m² with a minimum frontage of 20 m to Charlotte Street, consistent with Figure 4.2.23.
- C19. Provide a publicly accessible through-site link between Charlotte Street and Bland Street that:
- is at least 6 m wide, and
 - connects directly between Charlotte Street and the new publicly accessible open space shown in Figure 4.2.23



Figure 4.2.23 40 Charlotte Street indicative built form

4.2.4 (E) Ashfield Centre North

Objectives

Inner West Development Control Plan: Part 4 Place Specific Controls

- O16. To ensure the new built form responds appropriately to the desired future streetscape.
- O17. To ensure *building heights* and built form respond to the narrow width of Elizabeth Street and provides a consistent street wall height.
- O18. To improve amenity and create much needed open space in Ashfield North.

Controls

- C20. Comply with the built form control set out in Table 4.2.6 and Figures 4.2.25 and 4.2.26. In the event of any inconsistencies, the built form controls in this section prevail.

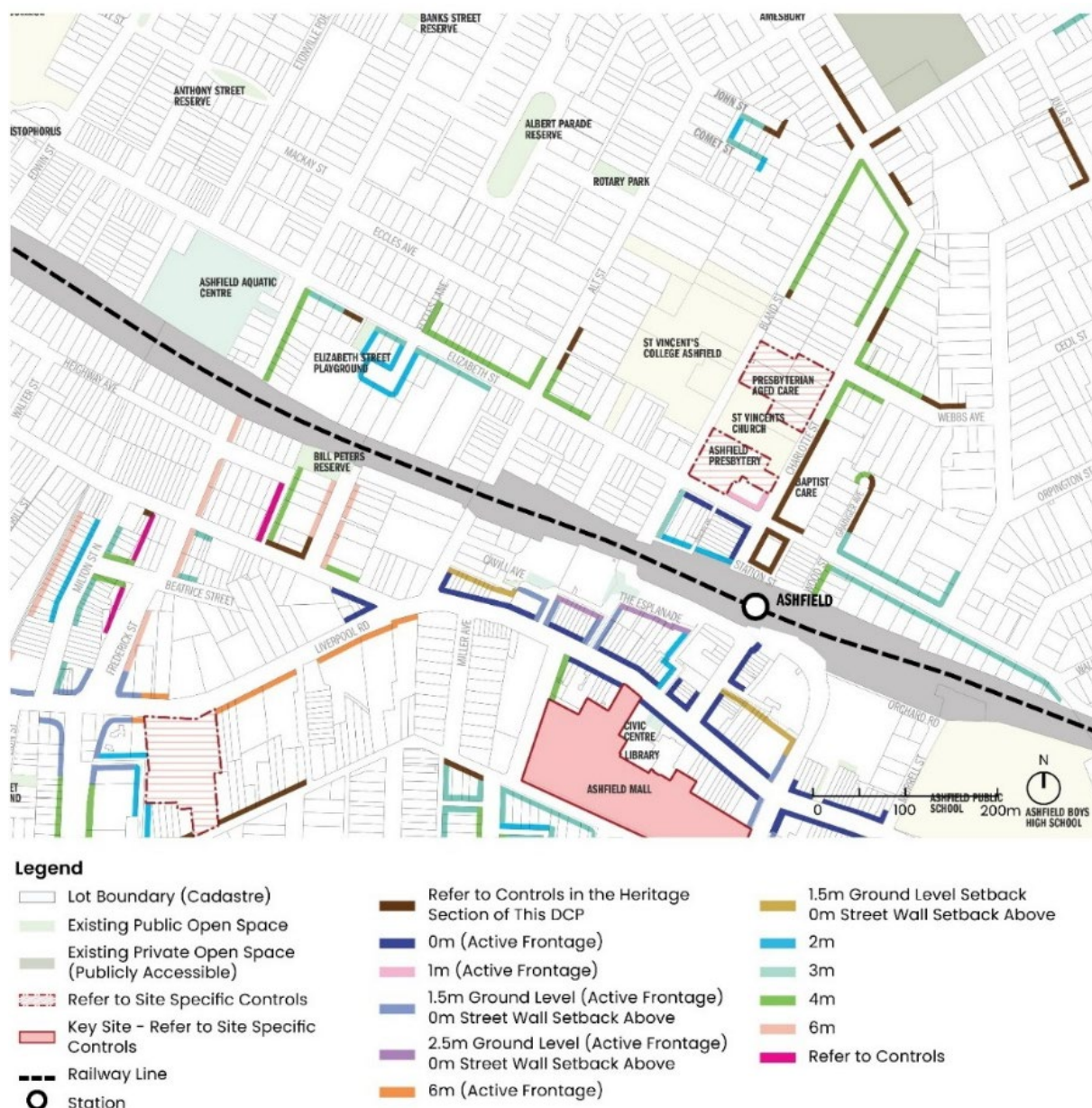


Figure 4.2.24 Ashfield Centre North – *Building Setbacks*

Inner West Development Control Plan: Part 4 Place Specific Controls

Table 4.2.6 Built Form Controls – Ashfield Centre North

Built form control	Control for buildings on Elizabeth Street frontages
Street wall length	Max length of 35m, but 55m where active street frontages are provided
Top level setbacks	The two upper floors of <i>buildings</i> over 7 storeys are to be <i>setback</i> by a further 2m. Only the top floor are to be <i>setback</i> for an 8 storey <i>building</i>
	Where upper level setbacks are variable in Figure 4.2.26
Upper level setbacks for <i>buildings</i> up to 12 storeys	3m <i>setback</i> from street wall A further 2m <i>setback</i> for the top two levels over 7 storeys
Upper level setbacks for <i>buildings</i> up to 12 storeys or greater	6m <i>setback</i> from street wall

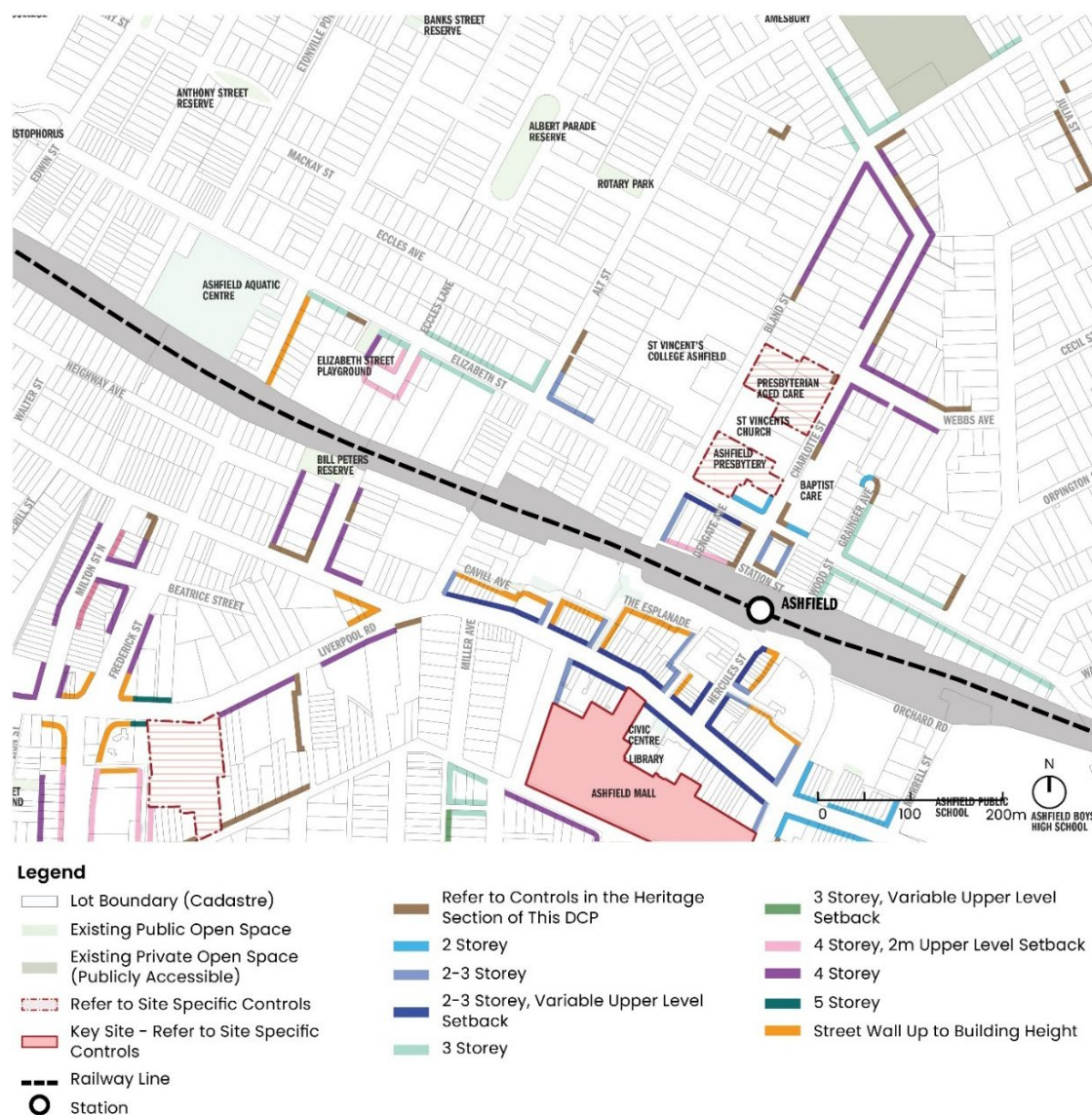


Figure 4.2.25 Ashfield Centre North – Street Wall Heights

The following sections are indicative of the built form

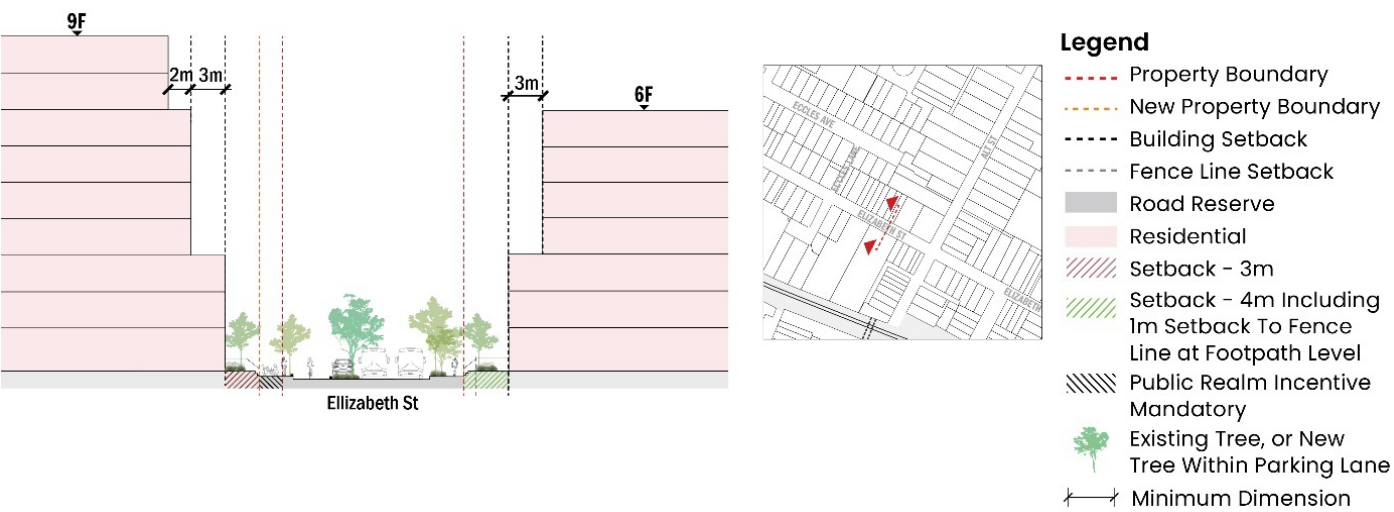


Figure 4.2.26 Ashfield Centre North – Elizabeth Street Section (West of Alt Street) – Cross section location indicated by red line on inset map



Figure 4.2.27 Ashfield Centre North – Elizabeth Street Section (West of Alt Street) – Cross section location indicated by red line on inset map

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.2.28 Ashfield Centre North – Elizabeth Street Section (Bland to Charlotte Street) – Cross section location indicated by red line on inset map



Figure 4.2.29 Ashfield Centre North – Elizabeth Street Section (Bland to Charlotte Street) – Cross section location indicated by red line on inset map

7 Bland Street, Ashfield – Site Specific Controls

C21. When 7 Bland Street is redeveloped, provide publicly accessible green open space with:

Inner West Development Control Plan: Part 4 Place Specific Controls

- a) a minimum area of 280 sqm, and
 - b) a minimum 20 m frontage to Bland Street,
- as shown in Figure 4.2.31.



Figure 4.2.30 7 Bland Street indicative built form

4.2.4 (F) Ashfield Town Centre

Objectives

O19. To ensure development:

- a) provides sufficient employment generating floor space
- b) does not create unacceptable traffic impacts on local streets
- c) maintains high levels of amenity for nearby residents
- d) creates opportunities for additional public space

O20. To ensure *building height* and built form:

- a) Support renewal of the Ashfield Town Centre with new housing and commercial uses

Inner West Development Control Plan: Part 4 Place Specific Controls

- b) Reinforce the *desired future character* of key streets
 - c) Define strong arrival points along Norton Street, Holden Street and Liverpool Road
- C22. To maintain consistent street and tower *setbacks* and appropriate height transitions that:
- a) Complement existing development
 - b) Minimise visual bulk and overshadowing
 - c) Preserve the traditional *shop-top* street character
 - d) Create attractive, pedestrian-friendly streets
 - e) Provide space for *landscaping* and street trees.
 - f) Ensure a gradual stepping of scale between main streets and local streets
- C23. To improve *neighbourhood* connectivity and deliver a high-quality public realm by:
- a) Enhancing pedestrian and cycling links
 - b) Providing safe, accessible movement routes
 - c) Creating public spaces that are welcoming, functional and well-designed
- C24. To enhance the environmental and visual quality of the Town Centre by:
- a) Improving streetscape design and presentation
 - b) Increasing tree canopy and planting
 - c) Supporting biodiversity and urban cooling
 - d) Contributing to improved air quality
- C25. To support redevelopment of Ashfield Mall that:
- a) Strengthens the identity of the Ashfield Town Centre
 - b) Improves connections to Norton Street, A'Beckett Avenue and Pratten Park
 - c) Supports economic growth and employment
 - d) Provides a mix of uses that enhance activity
 - e) Delivers new publicly accessible links through the site
 - f) Creates a central public plaza integrated with Council's civic facilities
- C26. To provide safe, efficient and well-designed movement and access for 2–6 Cavill Avenue by:
- a) Retaining key pedestrian connections, including the link between Bill Peters Reserve and Cavill Avenue
 - b) Maintaining appropriate vehicle access from Thomas Street and Cavill Avenue

Controls

- C27. Comply with the built form controls in Table 4.2.7 and Figures 4.2.32 and 4.2.33. If there is any inconsistency, the controls in this section prevail.

Table 4.2.7 Built Form Controls – Ashfield Town Centre

Liverpool Road, Holden Street and Hercules Street	
Street wall length	- Provide a minimum 35 m continuous façade above the street wall height. - Limit any continuous ground-floor street wall to 55 m, then introduce articulation of 6 m (width) × 4 m (depth).
Upper level setbacks (buildings up to 11 storeys)	- Set upper levels 6 m behind the street wall. - Recess the top two floors a further 3 m.
Upper level setbacks (buildings over 11 storeys)	Set the entire tower 9 m behind the street wall.
Markham Avenue, Chessell Lane, Fox Lane and The Esplanade	
Ground floor front colonnades	You may provide colonnades where you deliver a minimum 3 m ground-floor setback and the colonnade wraps the corner.

Note: Figure 4.23.32 inclusive illustrate this control.

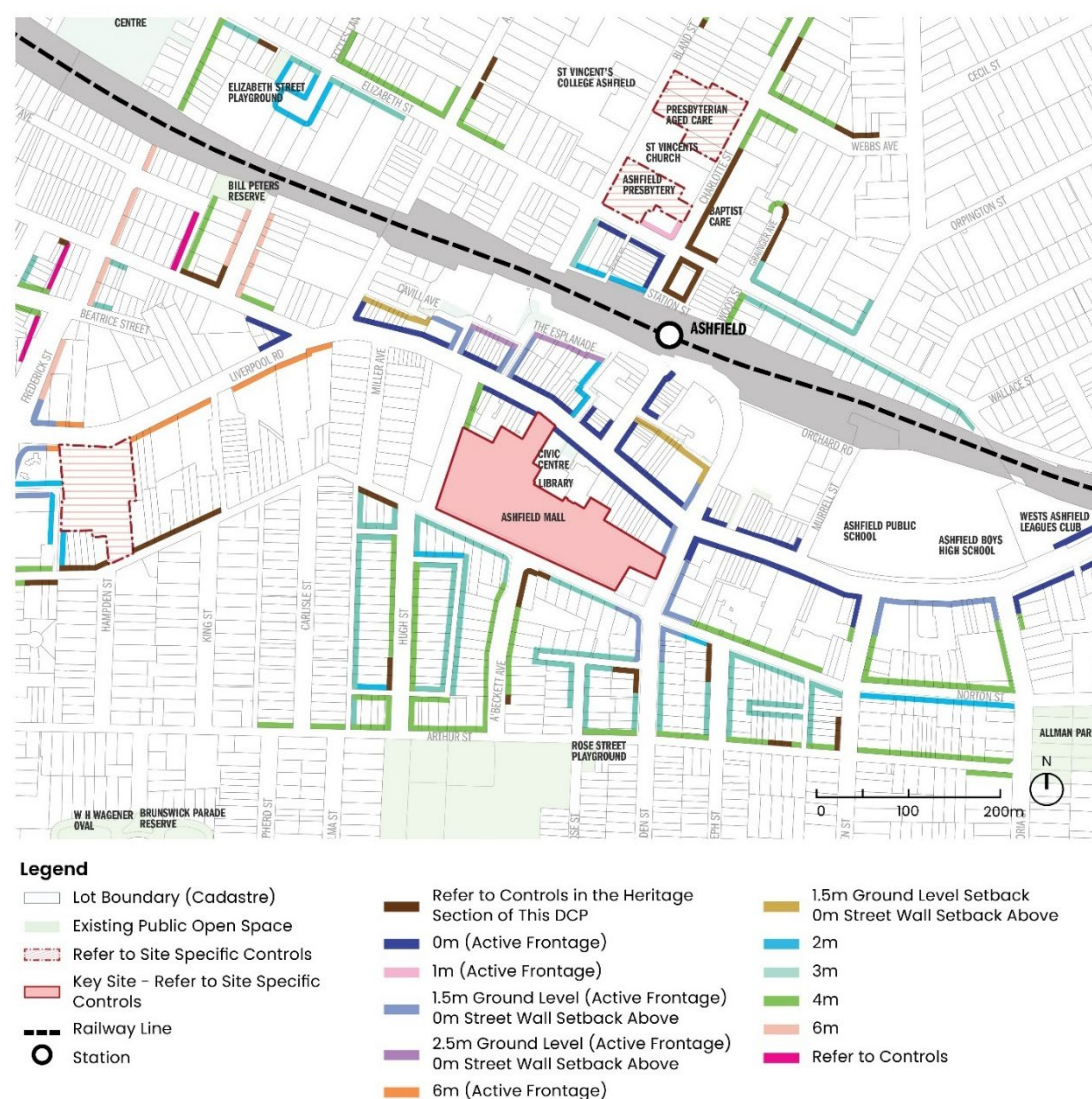


Figure 4.2.31 Ashfield Town Centre – Building Setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls

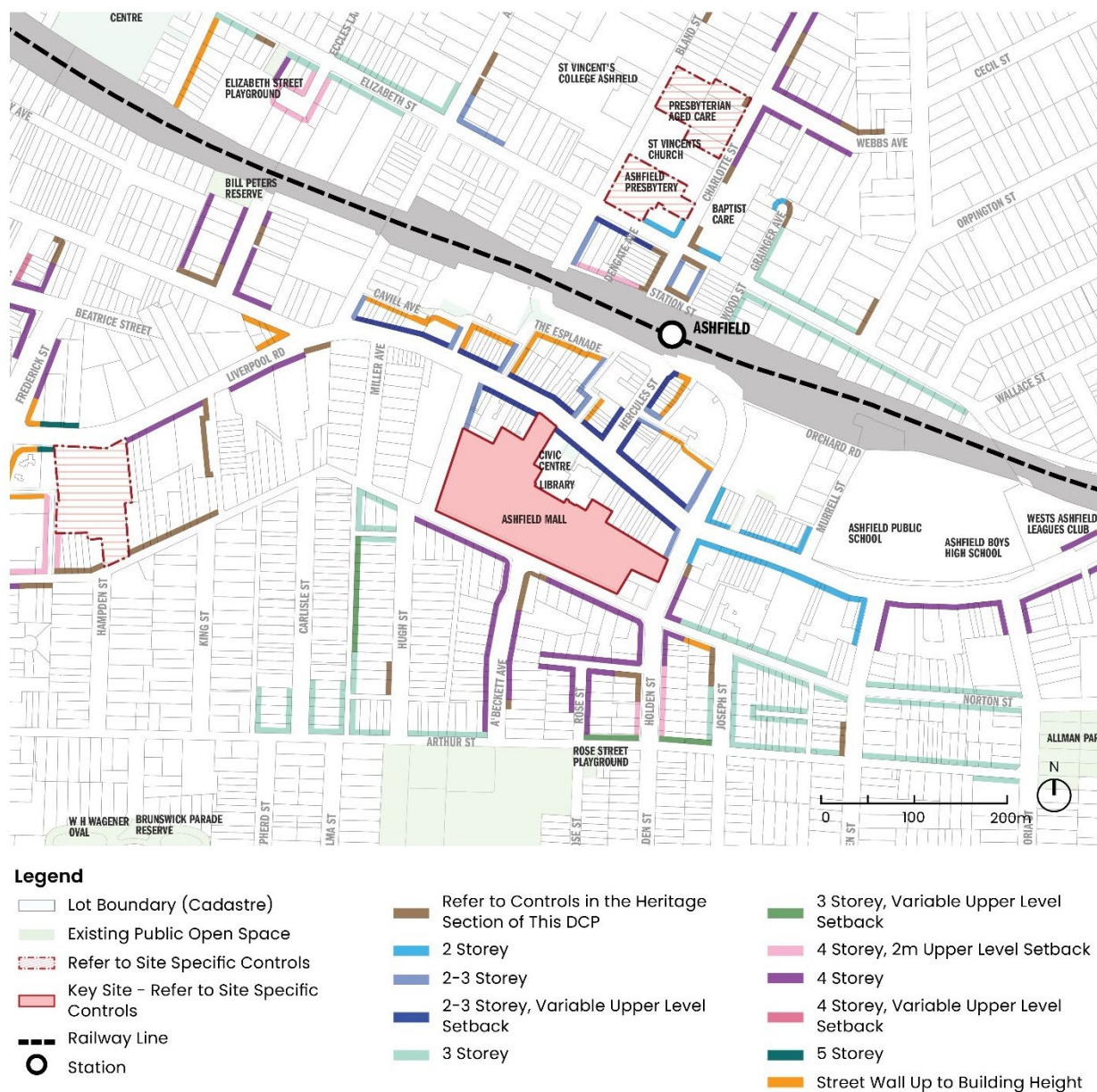


Figure 4.2.32 Ashfield Town Centre – Street Wall Heights



Figure 4.2.33 Ashfield Town Centre – Norton Street Section (17 Storeys)

Note: Cross section location indicated by red line on inset map



Figure 4.2.34 Ashfield Town Centre – Norton Street Section (22 Storeys)

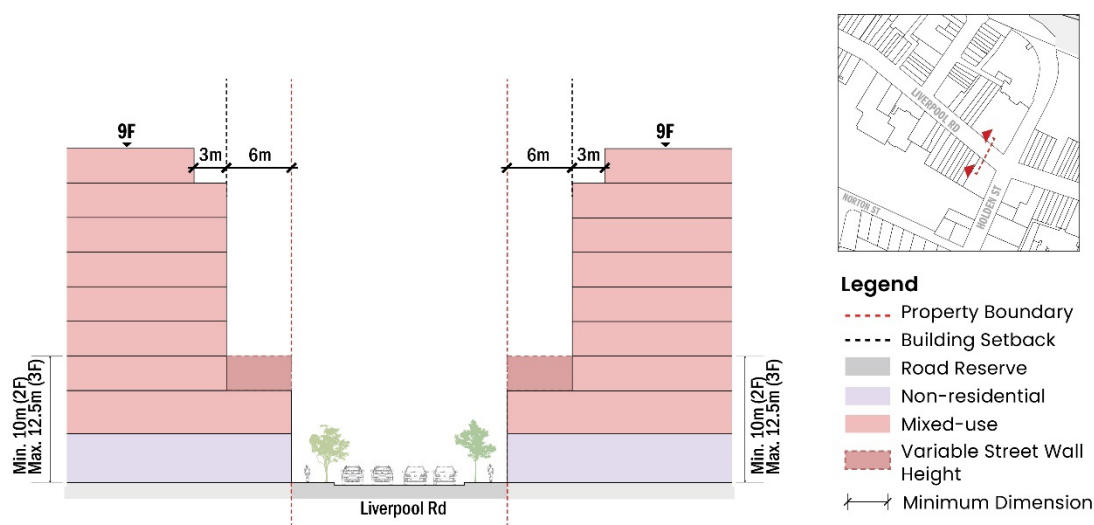
Note: Cross section location indicated by red line on inset map

Inner West Development Control Plan: Part 4 Place Specific Controls

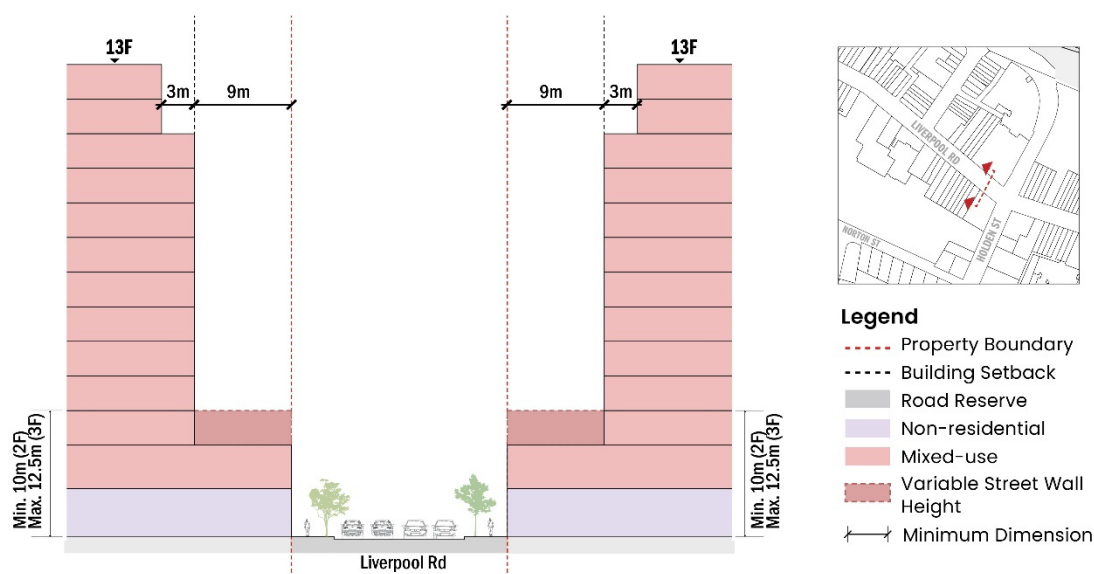


Figure 4.2.35 Ashfield Town Centre – Chessell Lane Section

Note: Cross section location indicated by red line on inset map



LIVERPOOL ROAD SECTION (BUILDING HEIGHT UP TO 9F)



LIVERPOOL ROAD SECTION (BUILDING HEIGHT > 9F)

Figure 4.2.36 Ashfield Town Centre – Liverpool Road sections

Inner West Development Control Plan: Part 4 Place Specific Controls

C28. Provide a publicly accessible through-site link on redevelopment of the following sites as shown in Figure 4.2.38, with a minimum width of 6 m for active transport access:

- 158 Liverpool Road, Ashfield
- 258-260 Liverpool Road
- 41-43 Norton

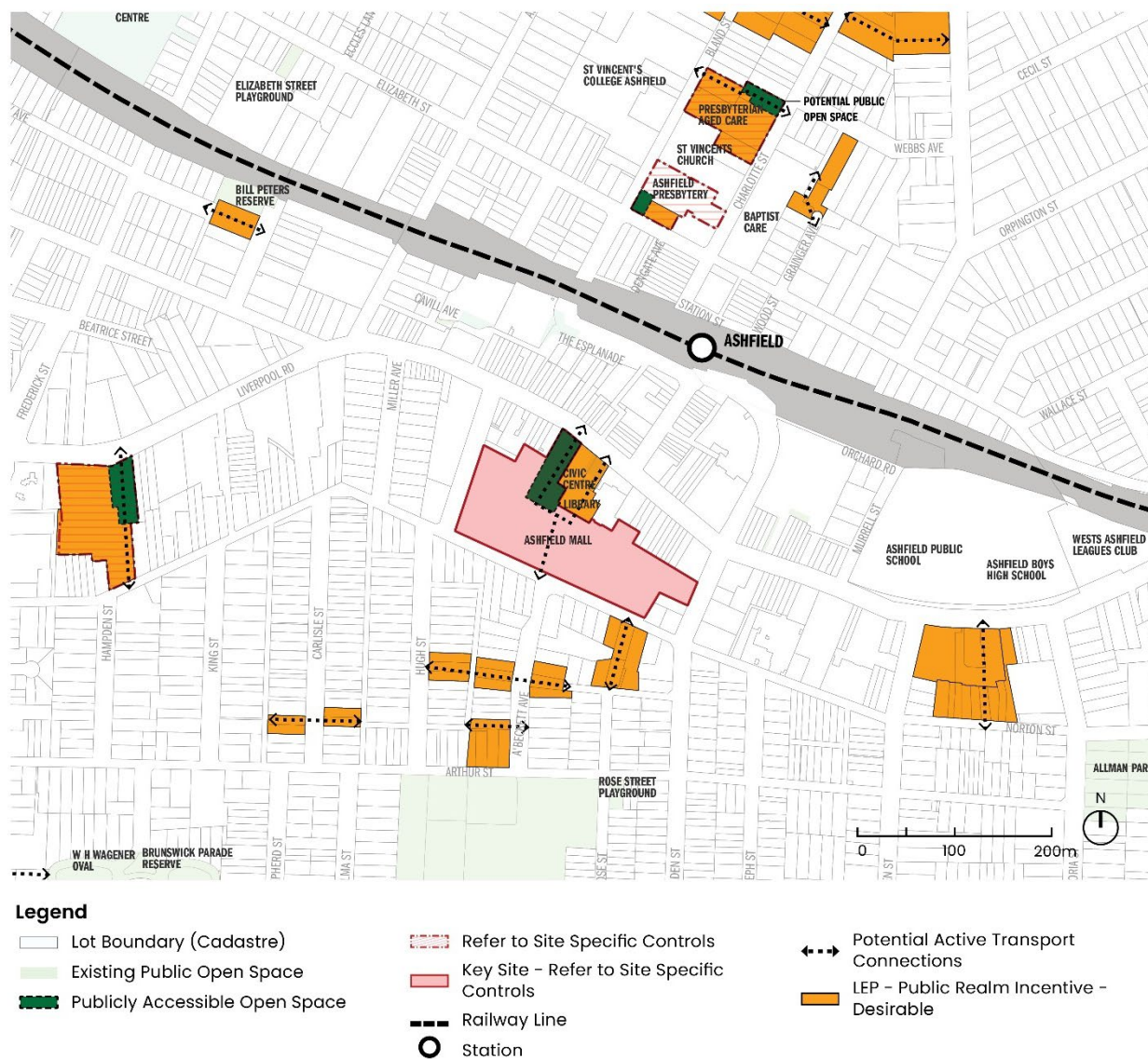


Figure 4.2.37 Ashfield Town Centre – Preferred Location of Through-Site Links

Ashfield Mall

C29. Deliver the following public benefits consistent with Figure 4.2.39 when redeveloping Ashfield Mall:

- Strengthen connections to Norton Street and Pratten Park with open-air links from Liverpool Road to Norton Street and Holden Street.
- Demonstrate that taller built form can be achieved on consolidated lots to the south.
- Provide a public plaza fronting Liverpool Road with a minimum area of 2,000 sqm and minimum width of 20 m, to Council's satisfaction.

Inner West Development Control Plan: Part 4 Place Specific Controls

- d) Ensure the public plaza receives direct sunlight to at least 50% of its area for a minimum of 2 hours between 9:00 am and 3:00 pm on 21 June.
- e) Provide one main through-site link, minimum 9 m wide, open to the sky, accessible 24/7 to all abilities, connecting civic services, Liverpool Road and Norton Street, and onward to A'Beckett Avenue and Pratten Park.
- f) Retain existing vehicular access and rights-of-way to adjoining properties from Holden Street and Knox Street (minimum 7 m wide) and improve public access and amenity, including footpaths.
- g) Improve amenity on Norton Street by acquiring a 4 m reservation along the southern boundary for *public domain* upgrades.
- h) Minimise the visual and functional impact of parking areas and vehicle ingress/egress, particularly along Norton Street.

C30. Provide upper-level setbacks along the Norton Street frontage as follows:

- a) *Buildings up to 17 storeys: setback upper levels 6 m.*
- b) *Buildings higher than 17 storeys: provide a minimum 9 m upper-level setback.*

Refer to Figures 4.2.39 for the required *building form*.



Figure 4.2.38 Ashfield Mall – Detailed Plan

2-6 Cavill Avenue, Ashfield

- C31. Provide *landscaping* and *setbacks* in the locations shown in Figure 4.2.40 in any redevelopment of 2-6 Cavill Avenue, Ashfield in accordance with Table 4.2.8.

Table 4.2.8 *Landscaping* requirements for 2-6 Cavill Avenue, Ashfield

Location	Requirement	Minimum dimensions
Cavill Avenue & Liverpool Road frontages (Area A)	Provide a garden setting with deep soil and <i>setbacks</i> to support large trees and a widened footpath.	Deep soil/ <i>setback</i> width: ≥ 5 m.
Cavill Avenue frontage	Plant additional trees	To match the height and scale of retained trees
Thomas Street frontage (Area B)	Provide a garden setting with deep soil and <i>setbacks</i> to support large trees and a widened footpath.	Deep soil/ <i>setback</i> width: ≥ 5 m.
The Avenue Street interface (Area C)	Plant screening trees to protect privacy to adjoining properties.	Deep soil width: ≥ 3 m.
Northern boundary (adjoining 8 Cavill Avenue) (Area D)	Provide privacy planting for adjacent apartments at 8 Cavill Avenue.	Deep soil width: ≥ 3 m

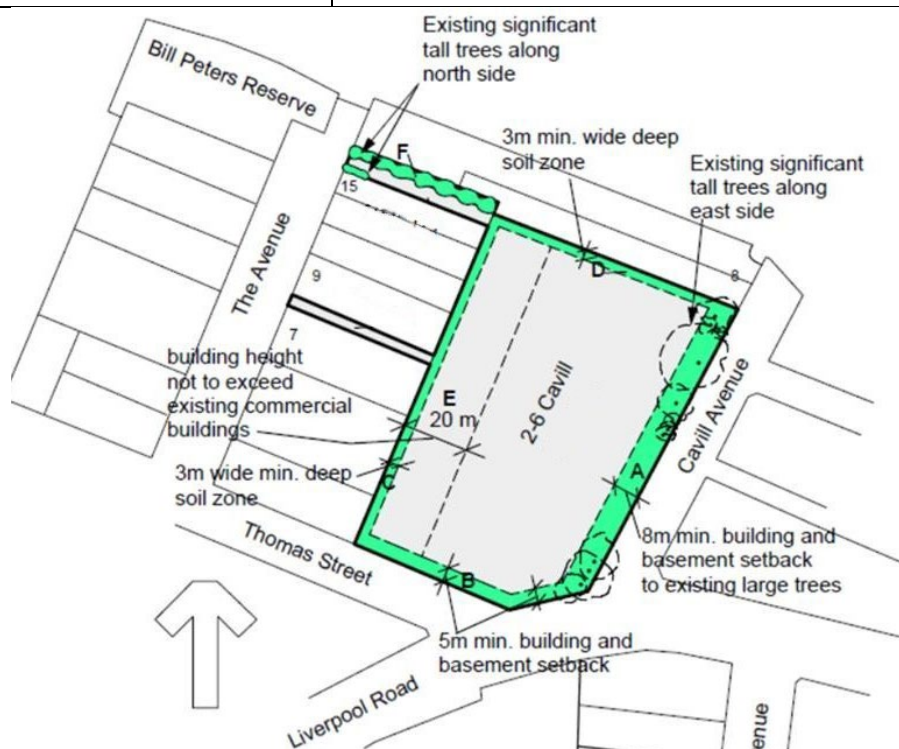


Figure 4.2.39 Cavill Avenue – *setback* and *landscaping*

- C32. Retain large trees along Cavill Avenue (Area 'A' in Figure 4.2.40) by:

Inner West Development Control Plan: Part 4 Place Specific Controls

- a) Setting the *building* (including any *basement*) back at least 8 m from the Cavill Avenue boundary
 - b) Setting back the *buildings* at least 6 m from either side of each trunk
- C33. Any *buildings* along the northern portion of the land adjacent 8 Cavill Avenue of the site is to ensure that any driveway or carparking area along the northern part of the site has noise mitigation measures to reduce noise impacts for apartments at 8 Cavill Avenue including use of noise attenuating walls
- C34. Provide pedestrian pathway links between Thomas Street and Cavill Avenue and register a public easement on title to secure public access.
- C35. Locate vehicle entry and exit primarily on Cavill Avenue and Thomas Street, consistent with the servicing arrangements of the previously approved commercial use at 2–6 Cavill Avenue.
- C36. Waste collection is to occur on the property not from a public place such as the footpath or street. Screen all waste storage areas from public view. Create an easement to enable Council trucks to enter the site for collection and provide an indemnity to Council.
- C37. Mitigate noise from driveways and car parking along the northern portion of the site adjoining 8 Cavill Avenue (e.g. noise-attenuating walls) to protect residential amenity.

4.2.4 (G) Southern Spine

Objectives

- O21. To ensure new development contributes positively to the desired future streetscape.
- O22. To improve *neighbourhood* connectivity and enhance the *public domain*.

Provisions

- C38. Provide publicly accessible through-site links on redevelopment of the sites identified in Table 4.2.9 below and shown in Figure 4.2.41.

Table 4.2.9 Southern Spine Through-site link

Addresses	Purpose	Minimum Width
15-19 A'Beckett Avenue	Active Transport link between Rose Street and A'Beckett Avenue	6m
48-52 Norton St and 1, 3 and 3A Rose St, Ashfield	Active Transport link between Norton Street and Rose Street	4.5m

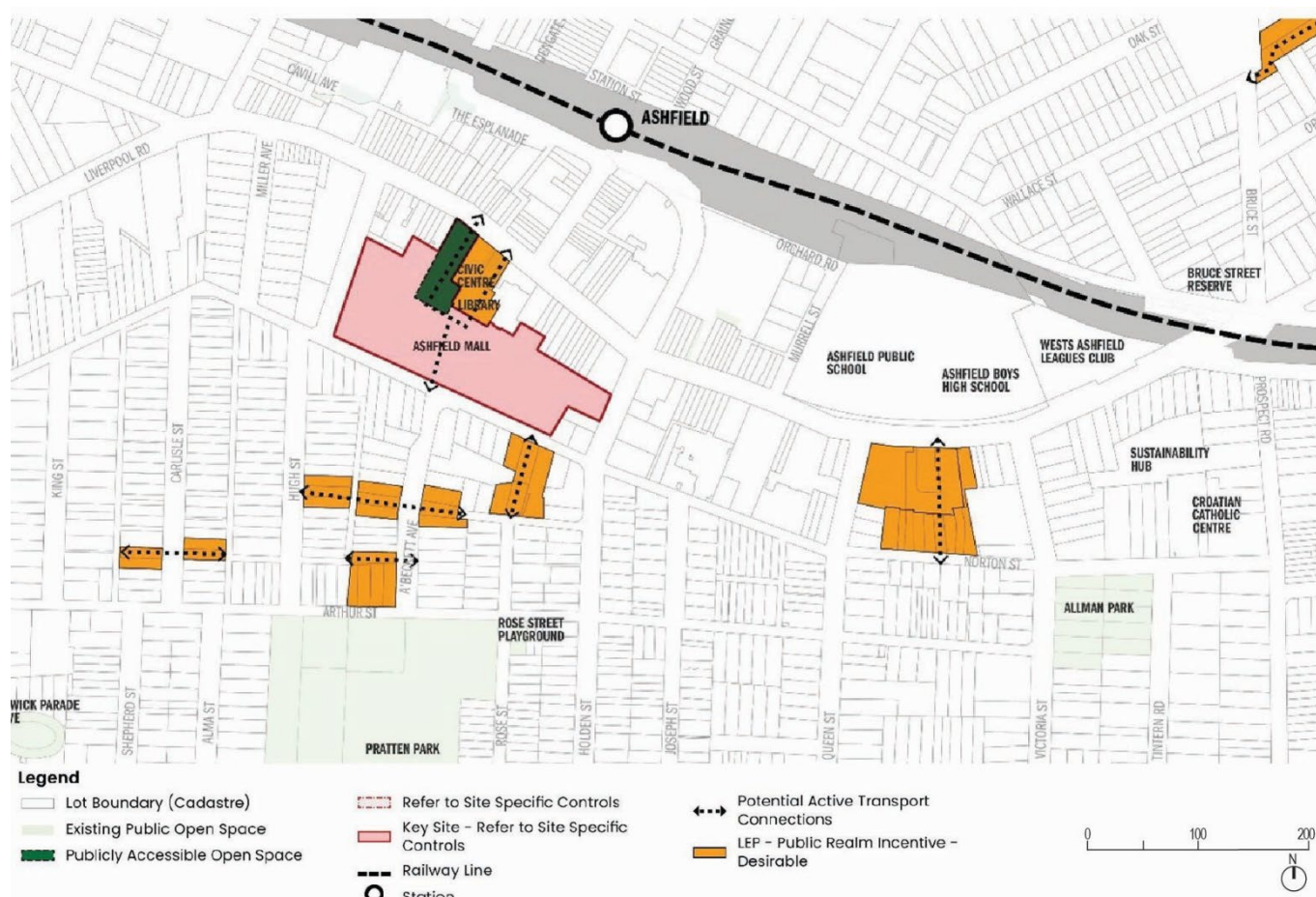


Figure 4.2.40 Southern Spine – Location of Through Site Links

C39. Comply with the built form controls in Table 4.2.10 and Figures 4.2.42 and 4.2.43. If no *setback* is specified in this section, *setbacks* are determined following standards controls in Part 3 relevant to the type of development. Where inconsistencies occur, the controls in this section prevail.

Table 4.2.10 Built Form Controls in Holden Street

Built Form Element	Control
Street Wall – Ground Floor	Provide a continuous ground floor street wall up to 55 m in length, then incorporate a 6 m (width) × 4 m (depth) articulation break.
Street Wall – Upper Levels	Provide a continuous façade for a minimum length of 35 m above the street wall height.

Note: Provide additional articulation or *setback* transitions in the vicinity of heritage – see Part 2.12 – Heritage for details.

Note: For 19–21 Holden Street, Ashfield, the ground floor is to be set back 1.5 m while the first to fourth floors are built to the property boundary.

Note: Figures 4.2.44–4.2.46 illustrate indicative built-form outcomes for:

- Norton Street
- Holden Street

Inner West Development Control Plan: Part 4 Place Specific Controls

- Arthur Street – High Density Interface
- Arthur Street – Mid Density Interface

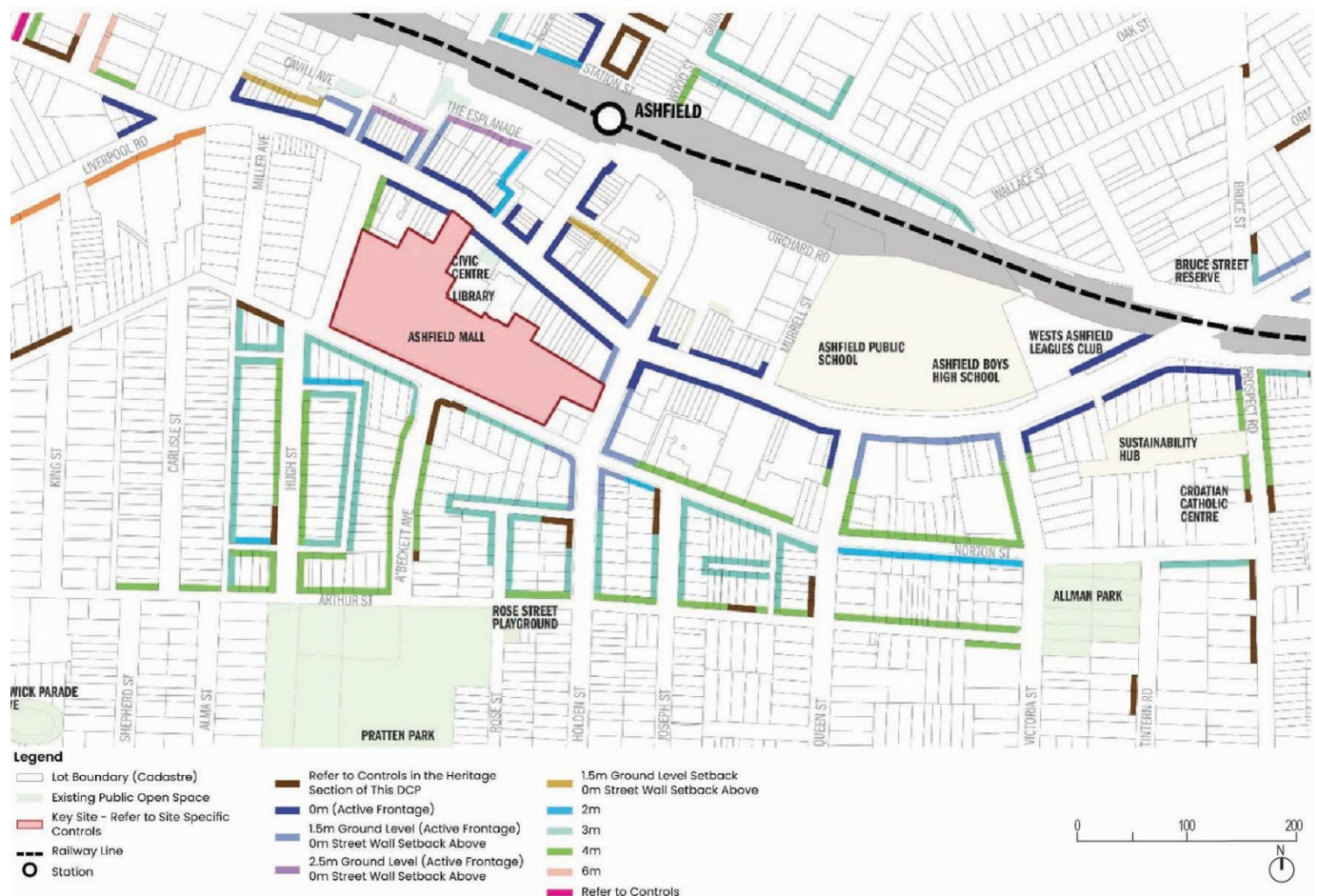


Figure 4.2.41 Southern Spine – Street Wall Heights

Inner West Development Control Plan: Part 4 Place Specific Controls

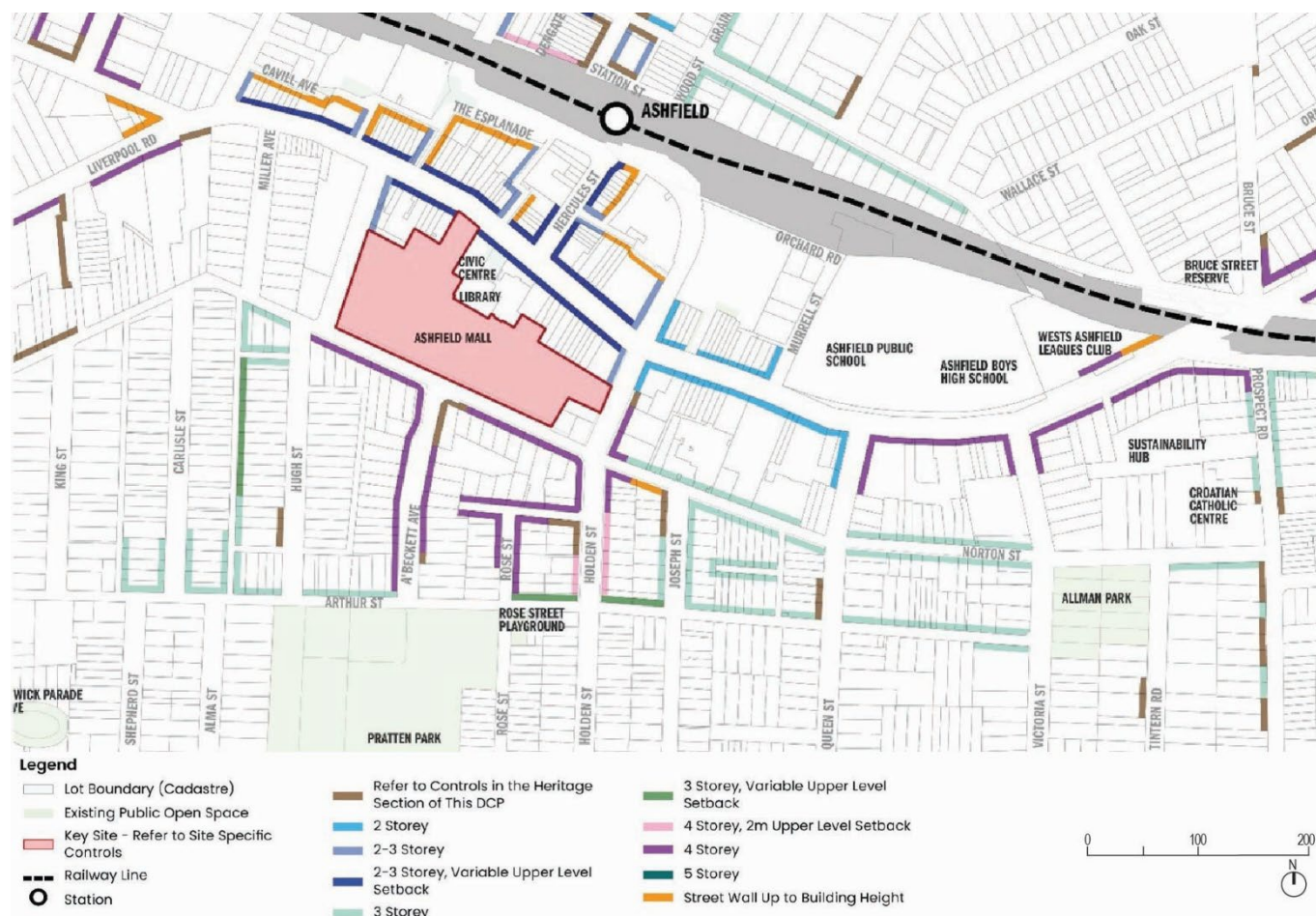


Figure 4.2.42 Southern Spine – *Building Setbacks*

The following sections are indicative of the built form



Figure 4.2.43 Southern Spine – Norton Street Section – Cross section location indicated by red line on inset map

Inner West Development Control Plan: Part 4 Place Specific Controls

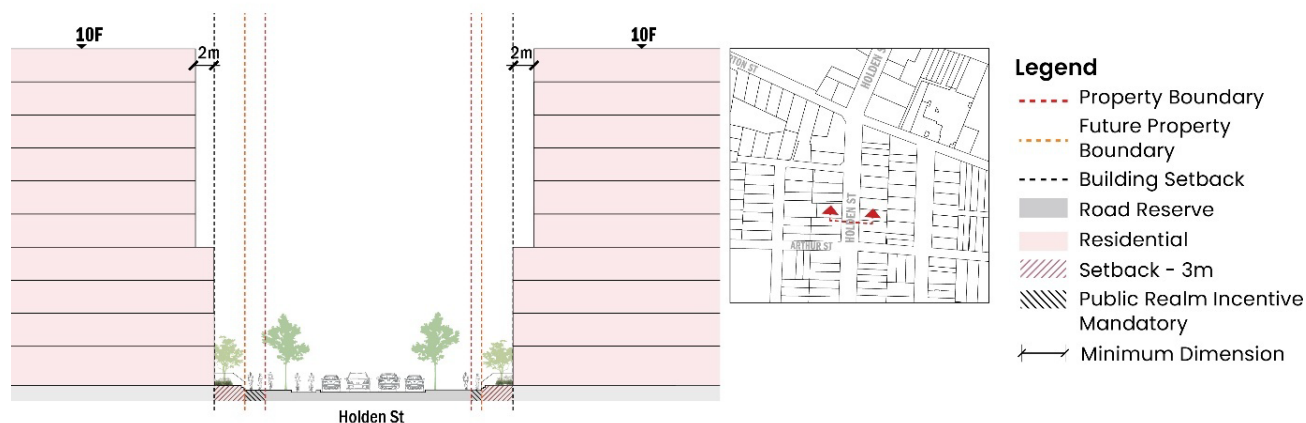


Figure 4.2.44 Southern Spine – Holden Street Section – Cross section location indicated by red line on inset map



Figure 4.2.45 Southern Spine – Arthur Street – Mid Density Interface – Cross section location indicated by red line on inset map

4.2.4 (H) Southern Village

Objectives

- O23. To ensure new built form contributes positively to the desired future streetscape, including appropriate height, scale, *setbacks* and street wall articulation.
- O24. To improve *neighbourhood* connectivity and the public realm through safe, legible and publicly accessible pedestrian and cycling links.

Controls

- C40. Provide publicly accessible through-site links (to Council's satisfaction) when the sites in Table 4.2.11 are redeveloped, as shown in Figure 4.2.47.

Table 4.2.11 Southern Village Through-site link

Addresses	Purpose	Minimum Width
12-16 A'Beckett Avenue	Active transport link between A'Beckett Avenue and laneway off Hugh Street	6m
14, 16 and 16A Hugh Street	Active transport link between A'Beckett Avenue and Hugh Street	6m

Legend	
	Areas of Change
	Potential Active Transport Connection

Inner West Development Control Plan: Part 4 Place Specific Controls

Addresses	Purpose	Minimum Width
35-41 Arthur Street and 2 A'Beckett Avenue	Active transport link between A'Beckett Avenue and Hugh Street	6m
52 Carlisle Street	Active transport link between Carlisle Street and Hugh Street	6m
43-45 Carlisle Street	Active transport link between Carlisle Street and Hugh Street	6m

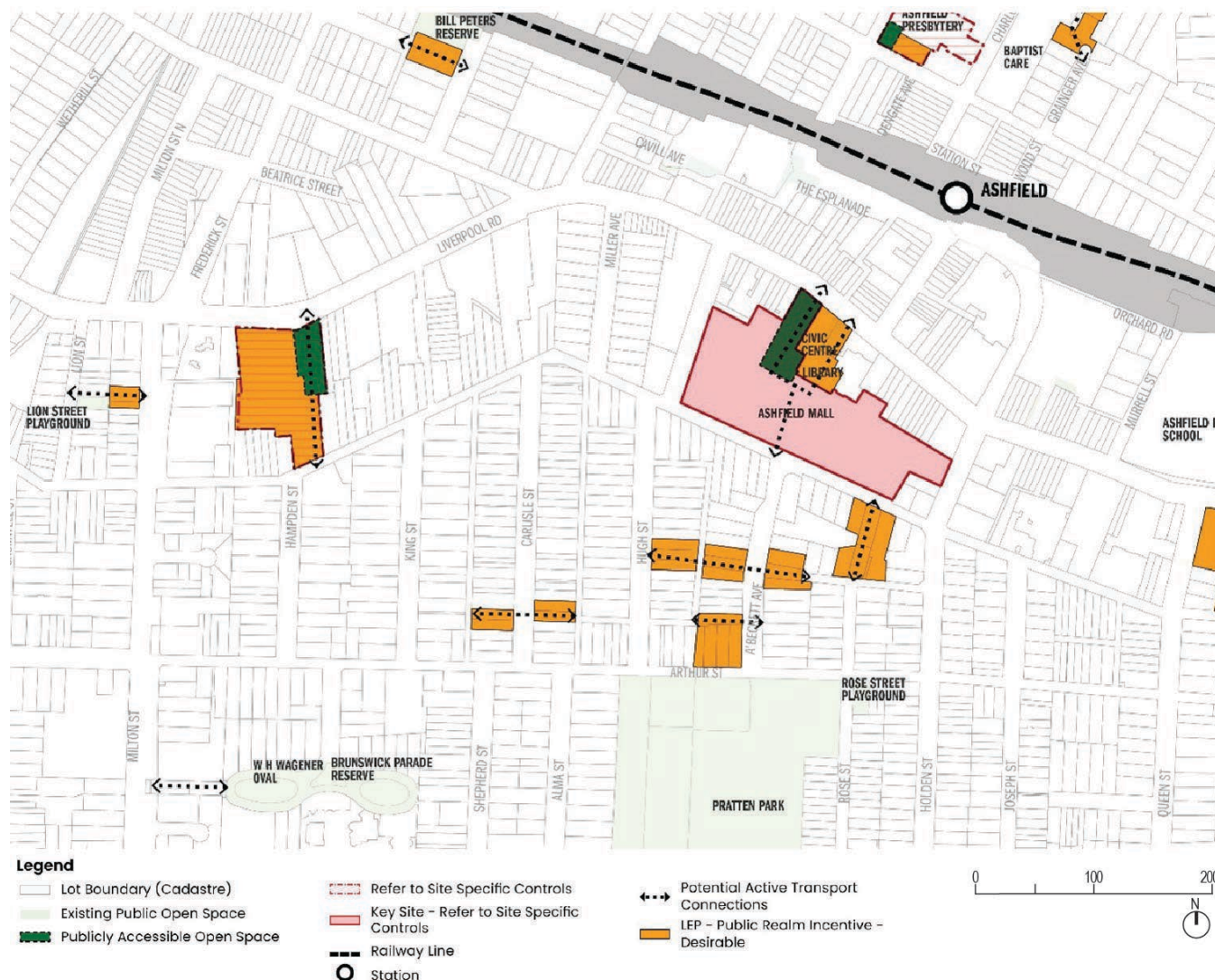


Figure 4.2.46 Southern Village sub-precinct map

- C41. Comply with the built form controls set out in Figures 4.2.48 and 4.2.49. In the event of any inconsistencies, the built form controls in this section prevail.

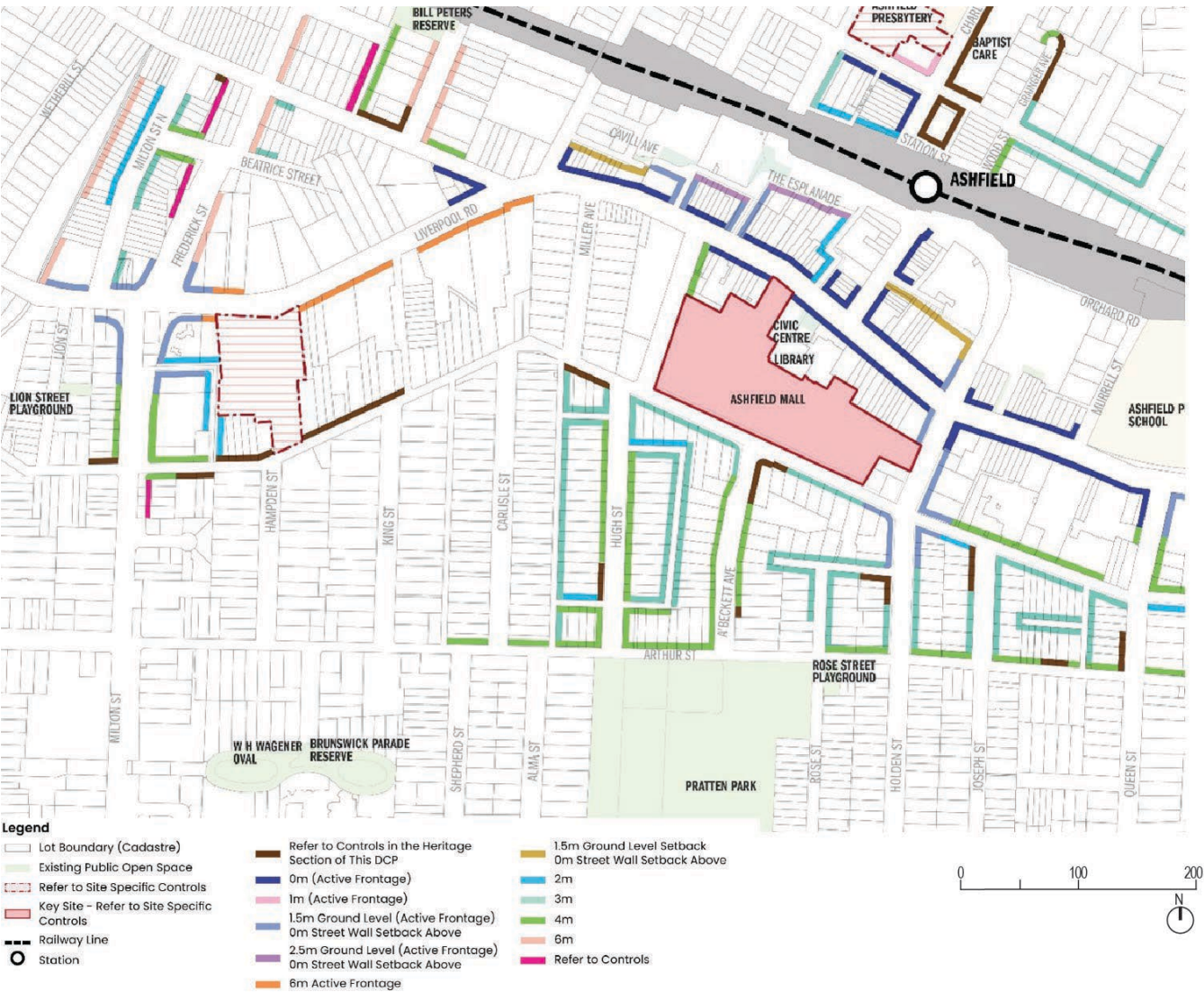


Figure 4.2.47 Southern Village – Building Setbacks

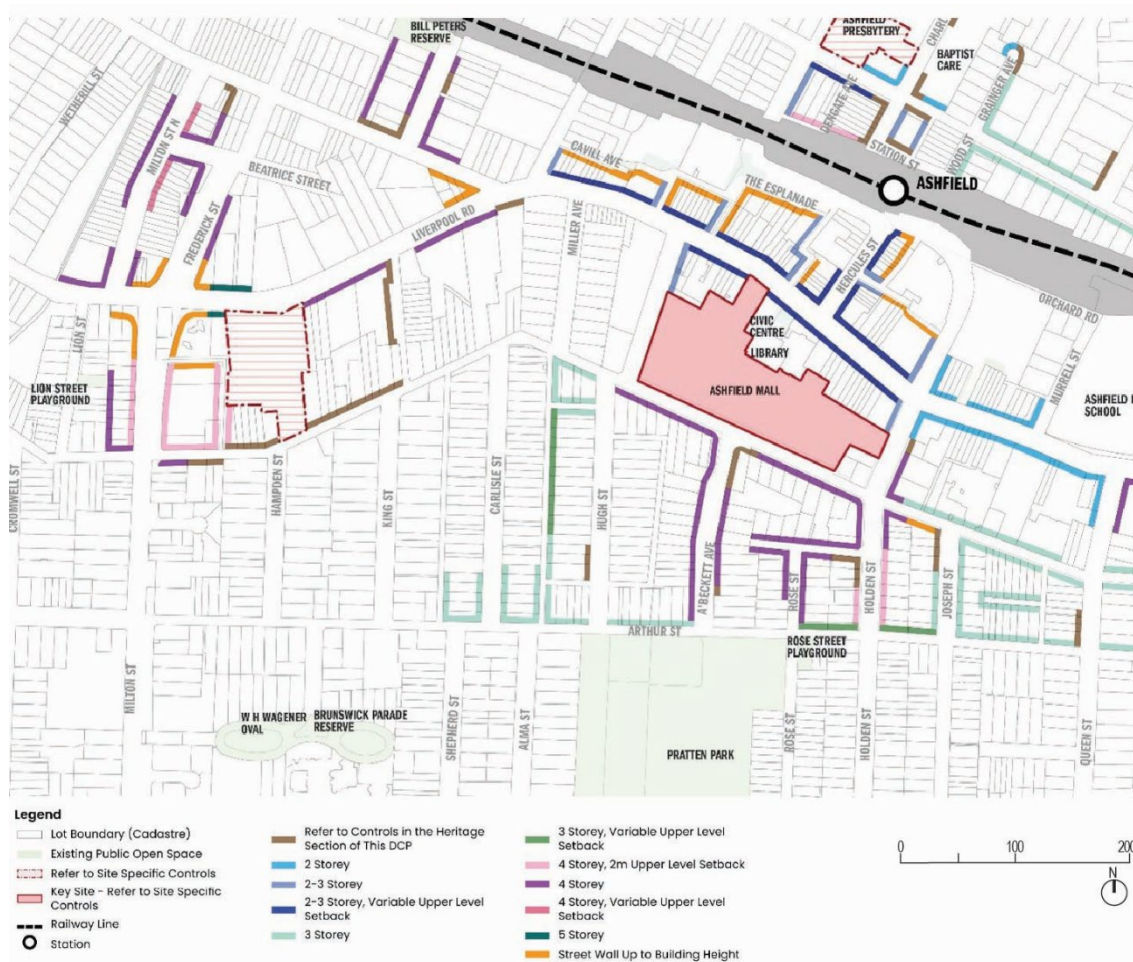


Figure 4.2.48 Southern Village – Street Wall Height

The following section is indicative of the built form



Figure 4.2.49 Southern Village – Arthur Street Section – Mid Rise Interface – Cross section location indicated by red line on inset map

Note: Figure 4.2.50 is indicative only and assists in understanding built-form massing and street interface.

4.2.4 (i) Western Spine

Objectives

Inner West Development Control Plan: Part 4 Place Specific Controls

- O25. To ensure the new built form responds appropriately to the desired future streetscape
- O26. To encourage redevelopment at the Elizabeth Street and Frederick Street intersection that improves the interface and accommodates future *road* widening.
- O27. To increase *neighbourhood* connectivity and enhance the public realm.
- O28. To improve amenity and provide a publicly accessible pedestrian connection through the Ashfield RSL site to the wider area.

Controls

- C42. Provide *setbacks* for the properties highlighted in Figure 4.2.51 in accordance with Table 4.2.12.

Table 4.2.12 *Building setbacks* for certain Frederick Street and Heighway Avenue properties

Affected street	Control
Frederick Street	Provide a 3 m <i>setback</i> from the new land reservation boundary (final boundary to be confirmed by Transport for NSW based on future <i>road</i> lanes).
Heighway Avenue	Widen the laneway to at least 7 m and provide a 3 m <i>setback</i> from the laneway.

- C43. Provide publicly accessible through-site links (to Council's satisfaction) when the sites in Table 4.2.13 are redeveloped, as shown in Figure 4.2.52.

Table 4.2.13 Western Spine Through-site link

Addresses	Purpose	Minimum Width
43-45 Milton Street	Active transport link between Lion Street and Milton Street <i>Partial delivery is acceptable if the site only has one frontage.</i>	6m
14-16 The Avenue	Active transport link between Heighway Avenue and The Avenue	6m

Note: FSR and HOB incentives are available to developments that provide identified public realm enhancements. Please see Section 2.1 Incentives above.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.2.50 Western Spine sub-precinct map

C44. Comply with built form controls set out in Figures 4.2.52 and 4.2.53. In the event of any inconsistencies, the built form controls in this section prevail

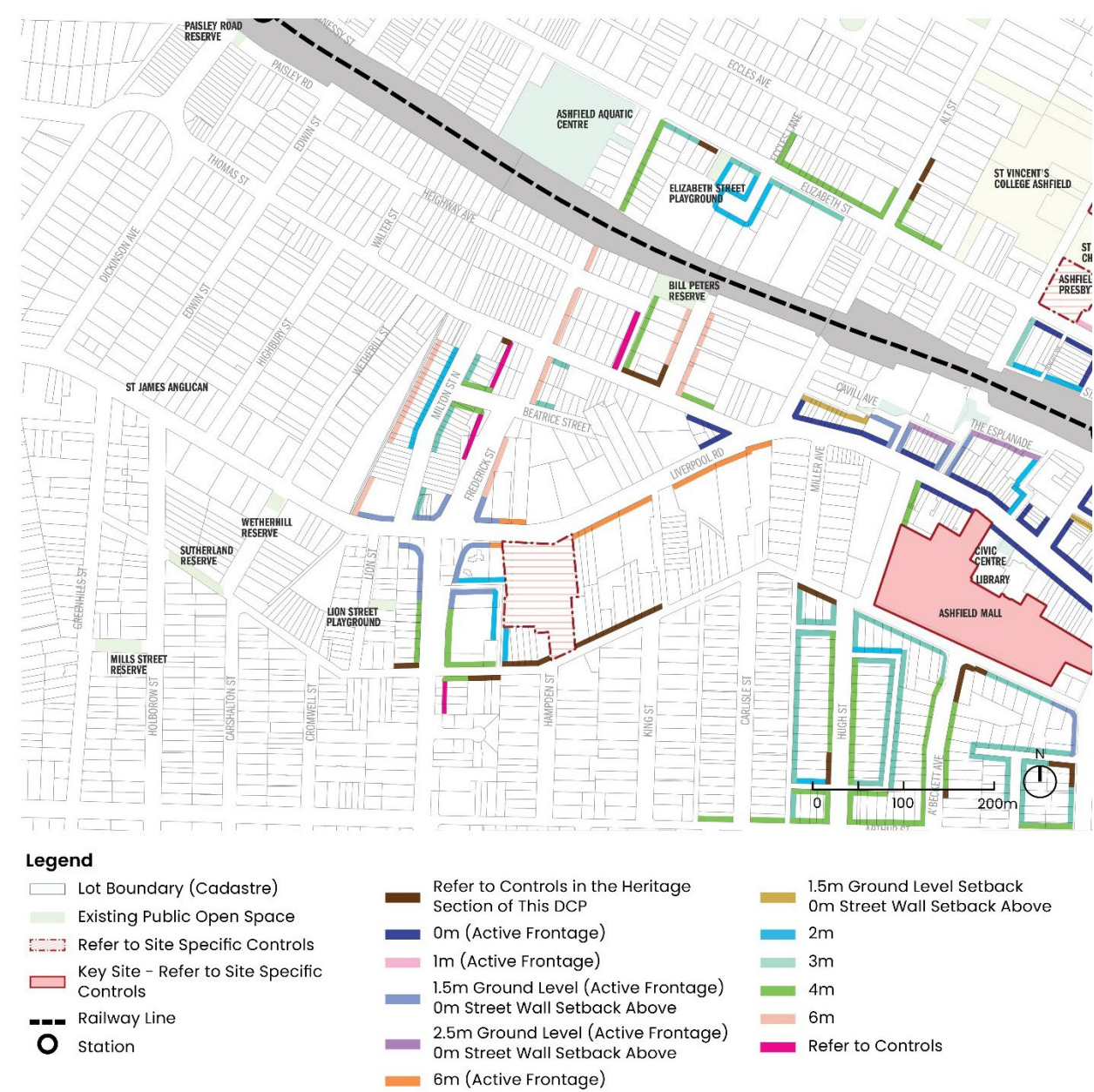


Figure 4.2.51 Western Spine – *Building Setbacks*

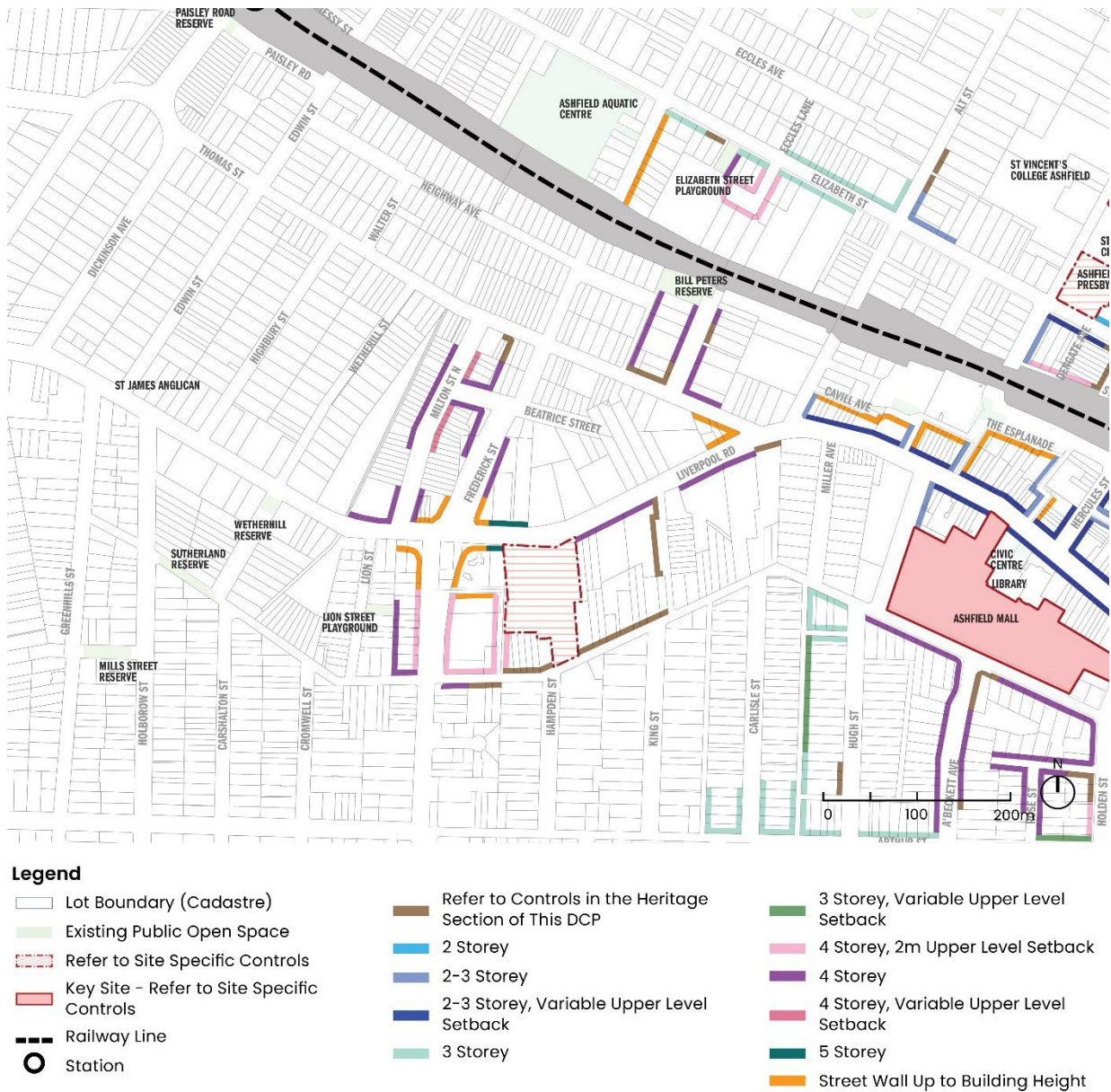


Figure 4.2.52 Western Spine – Street Wall Heights

The following sections are indicative of the built form

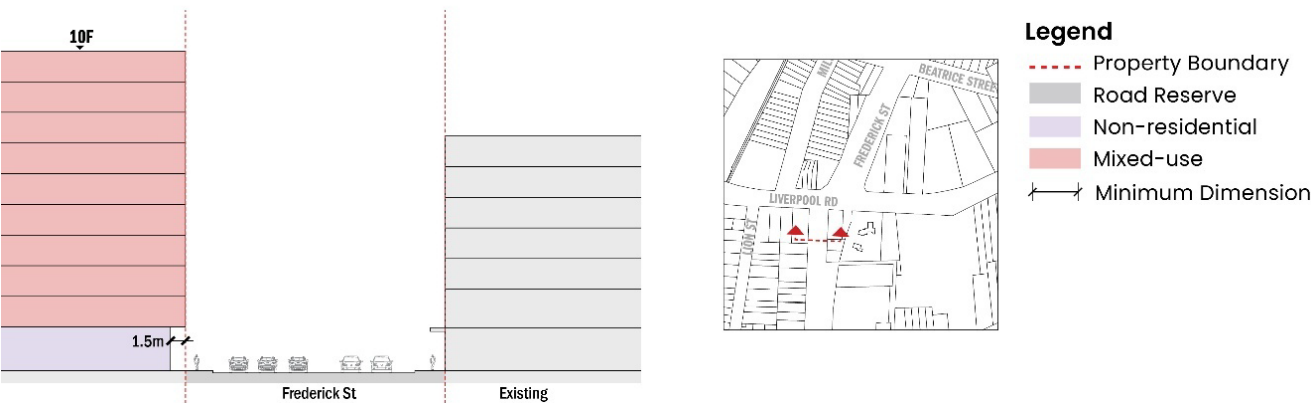


Figure 4.2.53 Western Spine – Section through Frederick Street/Milton Street – Cross section location indicated by red line on inset map

Inner West Development Control Plan: Part 4 Place Specific Controls

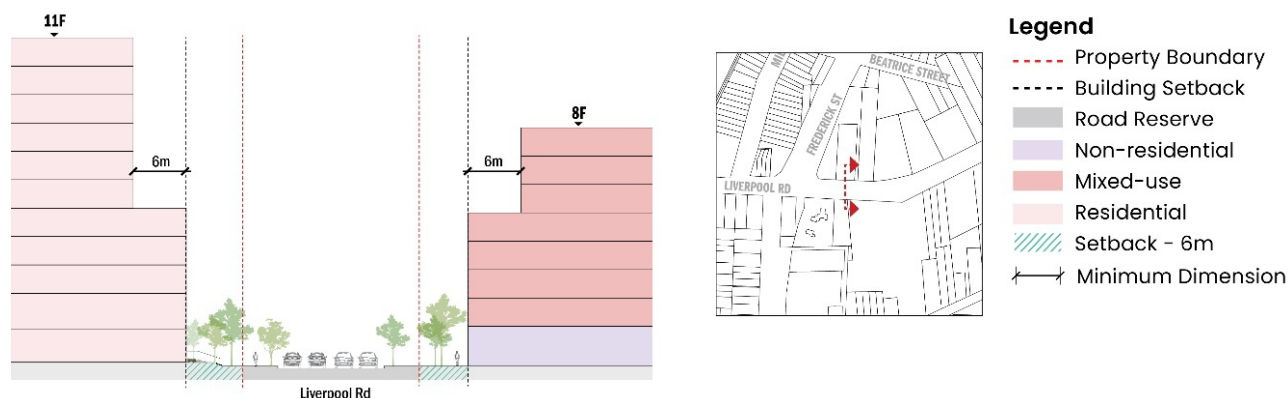


Figure 4.2.54 Western Spine – Section through Liverpool Road – Cross section location indicated by red line on inset map

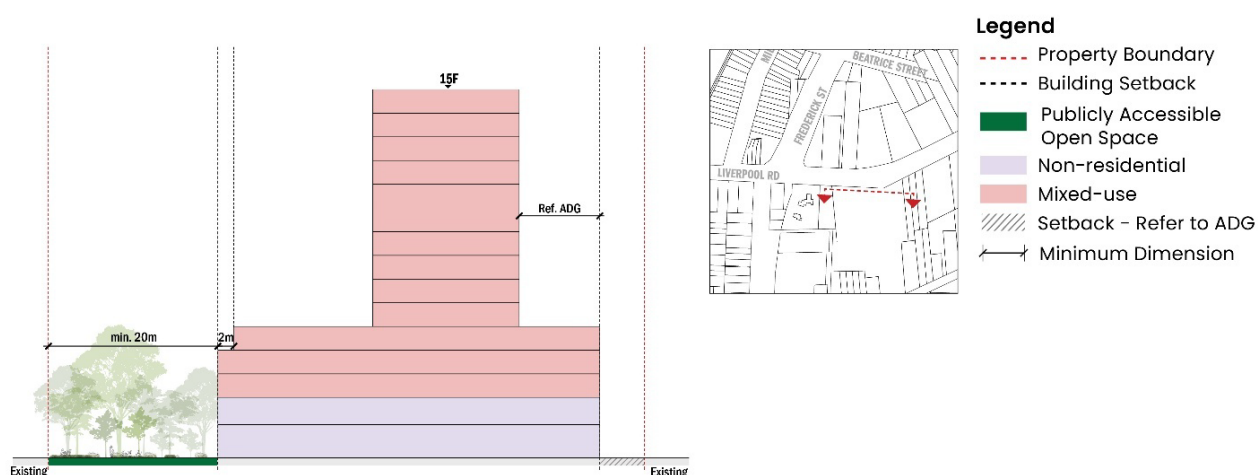


Figure 4.2.55 Western Spine – Section through Frederick Street/ Milton Street – Cross section location indicated by red line on inset map

374 Liverpool Road (Ashfield RSL)

C45. Redevelop 374 Liverpool Road to include:

- a) A publicly accessibly open space with:
 - i. a minimum area of 1,250 m², and
 - ii. a minimum 20 m frontage to Liverpool Road
- b) A publicly accessible through-site link connecting Liverpool Road to Norton Street with a minimum width of 6m. The link is to connect through the 1,250sqm of new open space on site.

C46. Comply with the built form controls in Table 4.2.14 and Figure 4.2.57. Where inconsistencies occur, the built form controls in this section prevail.

Table 4.2.14 Built form controls – 374 Liverpool Road

Built form controls

Inner West Development Control Plan: Part 4 Place Specific Controls

Height	Provide a taller <i>building</i> /tower along Liverpool Road and transition <i>building height</i> down towards the southern edge of the site.
Street Wall height	Podium height is 5 storeys along Liverpool Road. The tower must be set back 5 m from the podium.
Front setbacks	6 m from Liverpool Road; 3 m from Norton Street.
Side setback	5 m from the publicly accessible open space and the through-site link.



Figure 4.2.56 374 Liverpool Road indicative built form

4.2.4 (J) Parramatta Road (Ashfield) Precinct

Objectives

- O29. To revitalise the corridor with employment-generating development that leverages proximity to the CBD and public transport.
- O30. To deliver high-quality urban design and a cohesive built form through consistent street walls, *setbacks* and *active frontages*.
- O31. To improve pedestrian and cycling amenity, *public domain* quality, and green links including the GreenWay.
- O32. To ensure site access, servicing and traffic are safe and efficient and do not harm neighbouring residential amenity, and to minimise driveway crossings to Parramatta Road.
- O33. To protect and enhance *heritage items*, conservation areas and *contributory buildings*, and to reinforce prominent corners.
- O34. To provide landscaped edges and rear landscape buffers to homes, avoid front fencing that reduces streetscape quality, and create a consistent planting theme along the corridor.
- O35. To ensure *signage* is integrated, legible and not visually dominant, including reducing the number of large and/or freestanding billboard signs in the corridor.
- O36. To support environmental sustainability and architectural quality in new development.
- O37. To provide opportunities for new public spaces and pedestrian connections along and adjoining Parramatta Road

Controls

Public domain

- C47. New development adjacent to Ashfield Park, Hawthorne Canal, Dobroyd Canal and Explorer Park is to:
 - a) Provide a positive interface with the public space
 - b) Be of high visual and design quality as viewed from the public space
- C48. Enhance the key pedestrian and cycle routes shown in Figure 4.2.58.

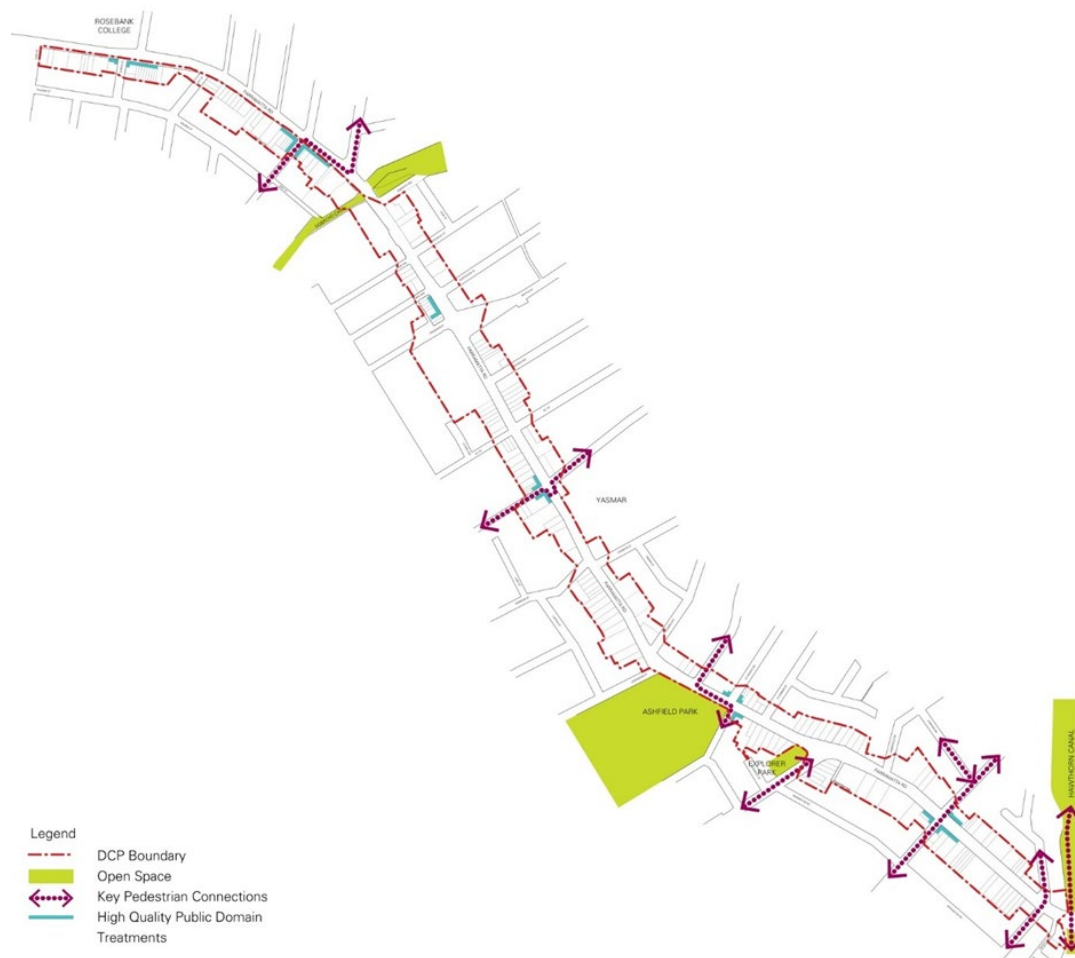


Figure 4.2.57 *Public domain* elements along Parramatta Road

C49. Where a side-road closure (full or partial) is proposed, provide a pocket park/shared space with seating, landscaping and a continuous Parramatta Road footpath edge.

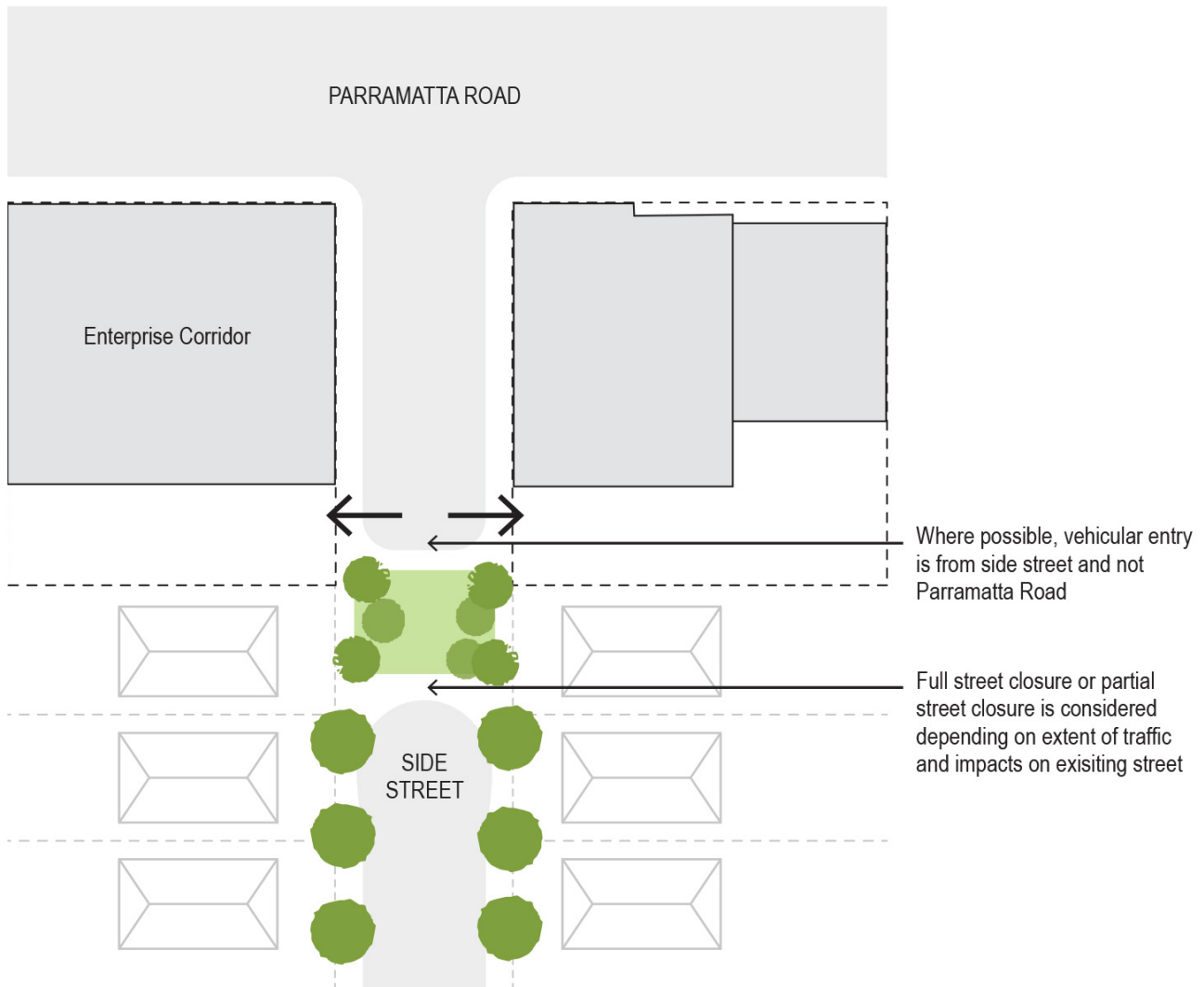


Figure 4.2.58 Example of potential side street closure

- C50. Incorporate public art in new public spaces or plazas.
- C51. Underground overhead utilities along frontages; where not feasible, replace with aerial bundled cable.
- C52. On redevelopment, upgrade the Parramatta Road footpath to full verge width; deliver premium paving at the locations in Figure 4.2.58 to Council's specification.
- C53. New development immediately adjacent to the Greenway is to positively respond and enhance the Greenway

Subdivision and site amalgamation

- C54. Provide a minimum 25 m site frontage to Parramatta Road. Council may vary this for corner sites with side-street access, rear-lane access, or where heritage lots cannot be amalgamated.
- C55. Design frontage and site layout to:
 - a) minimise driveways to Parramatta Road,
 - b) provide safe and legible access,
 - c) accommodate service vehicles, and
 - d) support on-site visitor parking.

C56. Amalgamate narrow or fragmented sites to enable viable development.

C57. Subdivision is to:

- a) Create lots of sufficient size and frontage to accommodate a range of business, retail and service uses consistent with the role of the Parramatta Road Enterprise Corridor
- b) Minimise vehicle access points along Parramatta Road
- c) Not create battle-axe lots
- d) Avoid isolating small lots with limited development potential due to inadequate size and/or frontage

Building siting and design

C58. The Parramatta Road frontage of new development is to be designed to:

- a) be oriented towards the street
- b) engage with the street with high proportion of glazing;
- c) minimise the extent of driveways and service entries;
- d) include high quality materials and finishes;
- e) have a minimum floor to ceiling height of 3.3m for ground floor space;
- f) provide ground floor uses generally at the same level as the footpath to ensure equitable paths of accessible travel; and
- g) utilise appropriate architectural design features such as awnings, louvres roofs etc to provide architectural interest and for energy efficiency where relevant.

C59. Apply frontage types, *setback* principles and *setback* planes in Figures 4.2.59 – 4.2.66. Use Frontage Type 1 (0 m) and Type 2 (0–3 m variable) as mapped, and the correct sectioned *setback* plane for LEP heights (10 m / 15 m) or sites with rear lanes.

C60. A larger front *setback* (than defined at Figures 4.2.60 to 4.2.63) may be approved where it provides for a *building* pedestrian entry point, plaza space or the like. The front *setback* area is to be designed to:

- a) avoid ambiguous external spaces with poor pedestrian amenity and security;
- b) contribute to and enhance the *public domain* and streetscape; and
- c) provide areas of deep soil planting to allow tree planting to soften the appearance of long *building* frontages.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.2.59 Frontages and *setbacks* plan (Area 1)



Figure 4.2.60 Frontages and *setbacks* plan (Area 2)

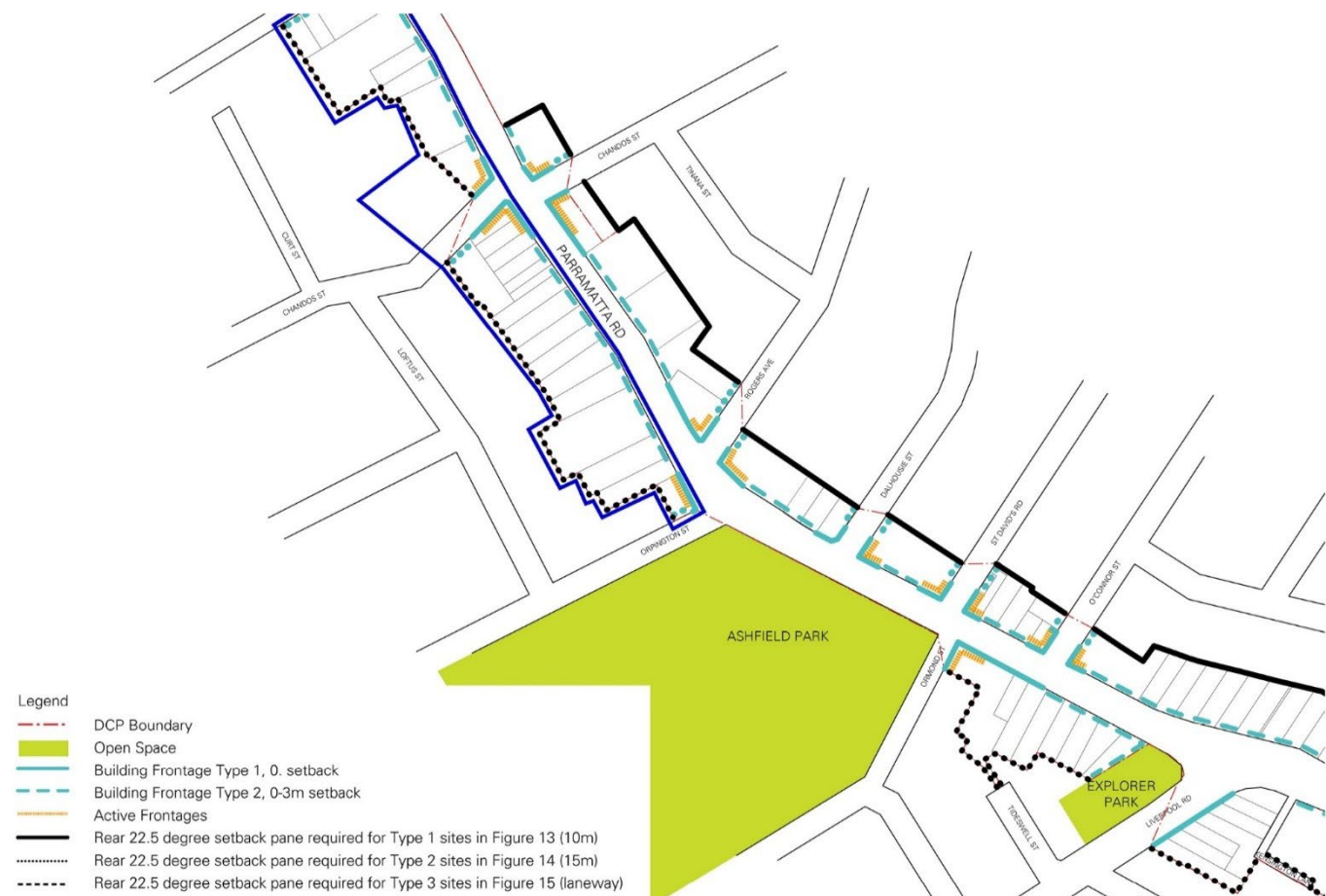
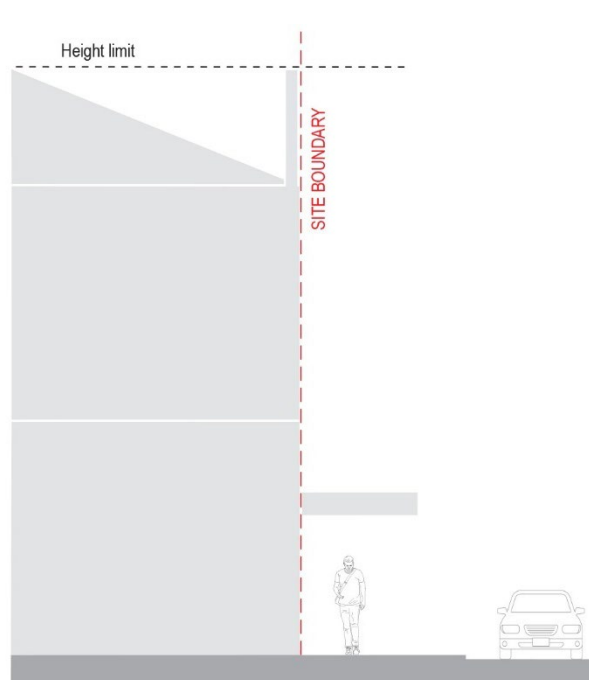


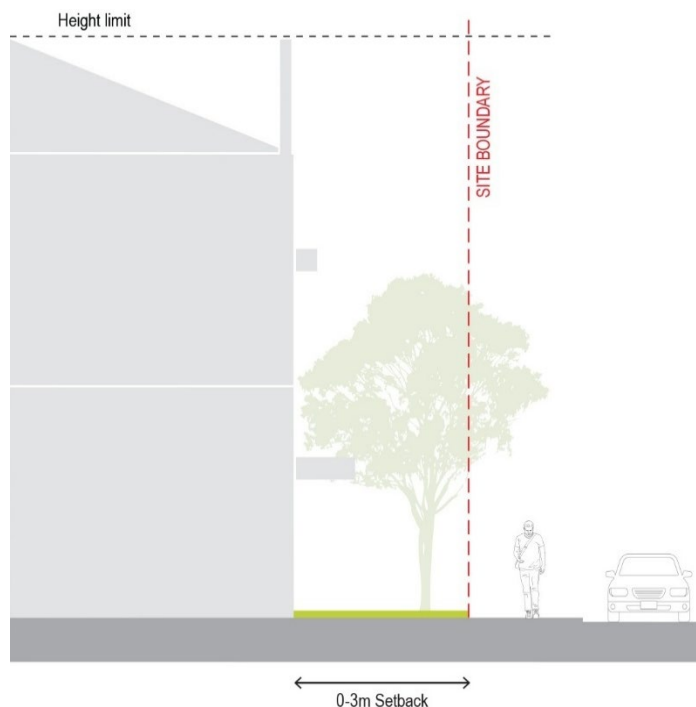
Figure 4.2.61 Frontages and setbacks plan (Area 3)



Figure 4.2.62 Frontages and setbacks plan (Area 4 South)



Frontage Type 1 (0m setback)



Frontage Type 2 (variable 0-3m setback)

Figure 4.2.63 Frontage *setback* types

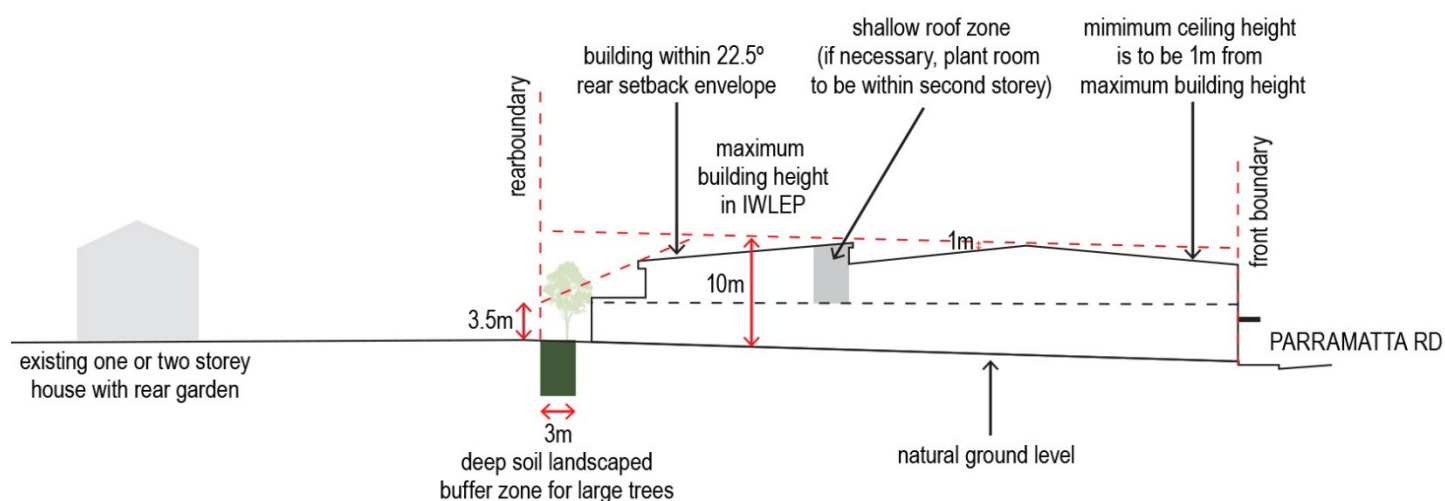


Figure 4.2.64 *Building setback* plane type 1 for sites where the maximum height is 10m in the LEP map

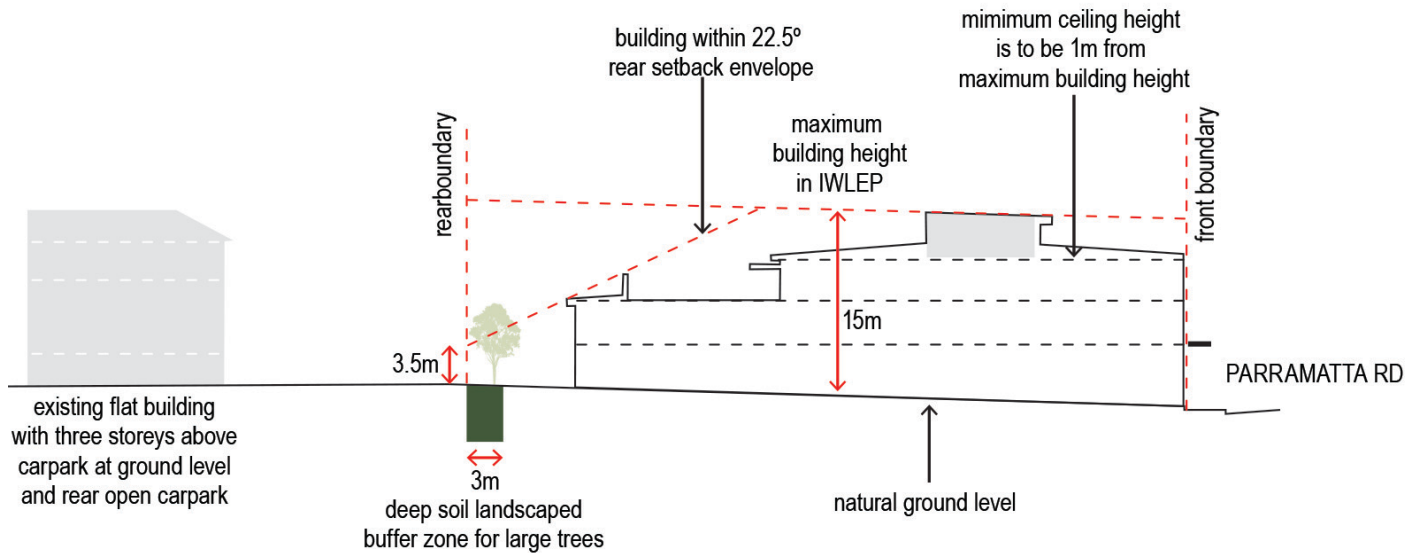


Figure 4.2.65 *Building setback plane type 2* for sites where the maximum height is 15m in the LEP map

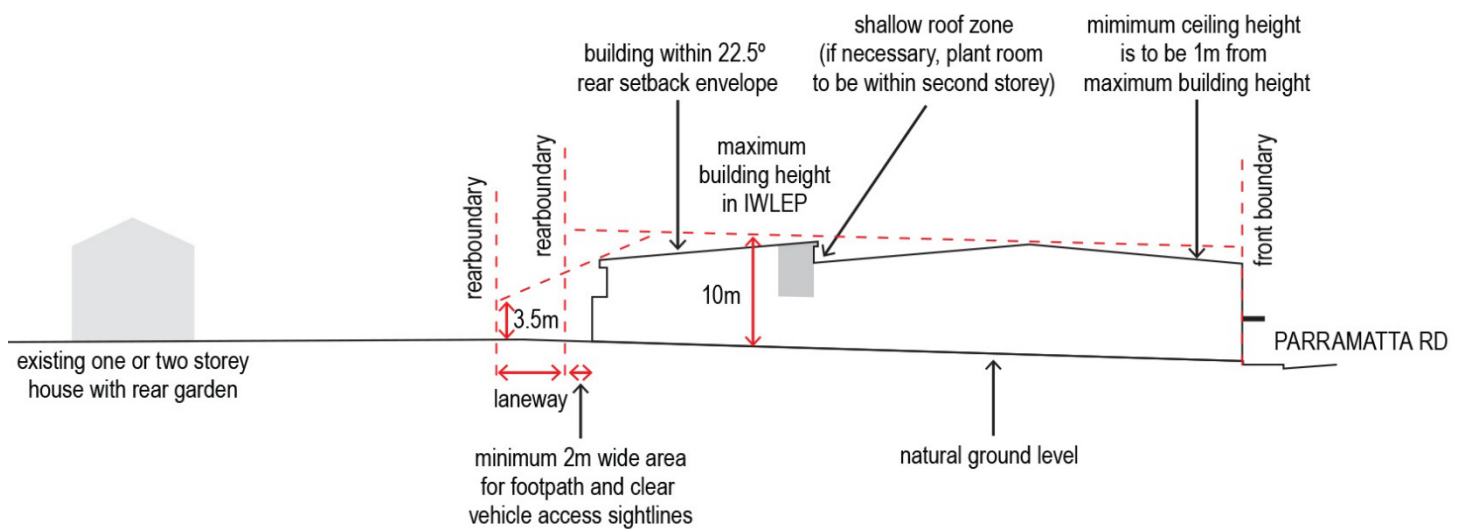


Figure 4.2.66 *Building setback plane type 3* for sites which have rear laneways (figure 15)

C61. Secondary/side street frontages are to:

- reinforce the visual prominence of the street corner with the corner component of the *building* built to the street
- provide a transitional *setback* that responds to the established *setback* of adjoining properties within the secondary street; and
- avoid long, unvaried facades.

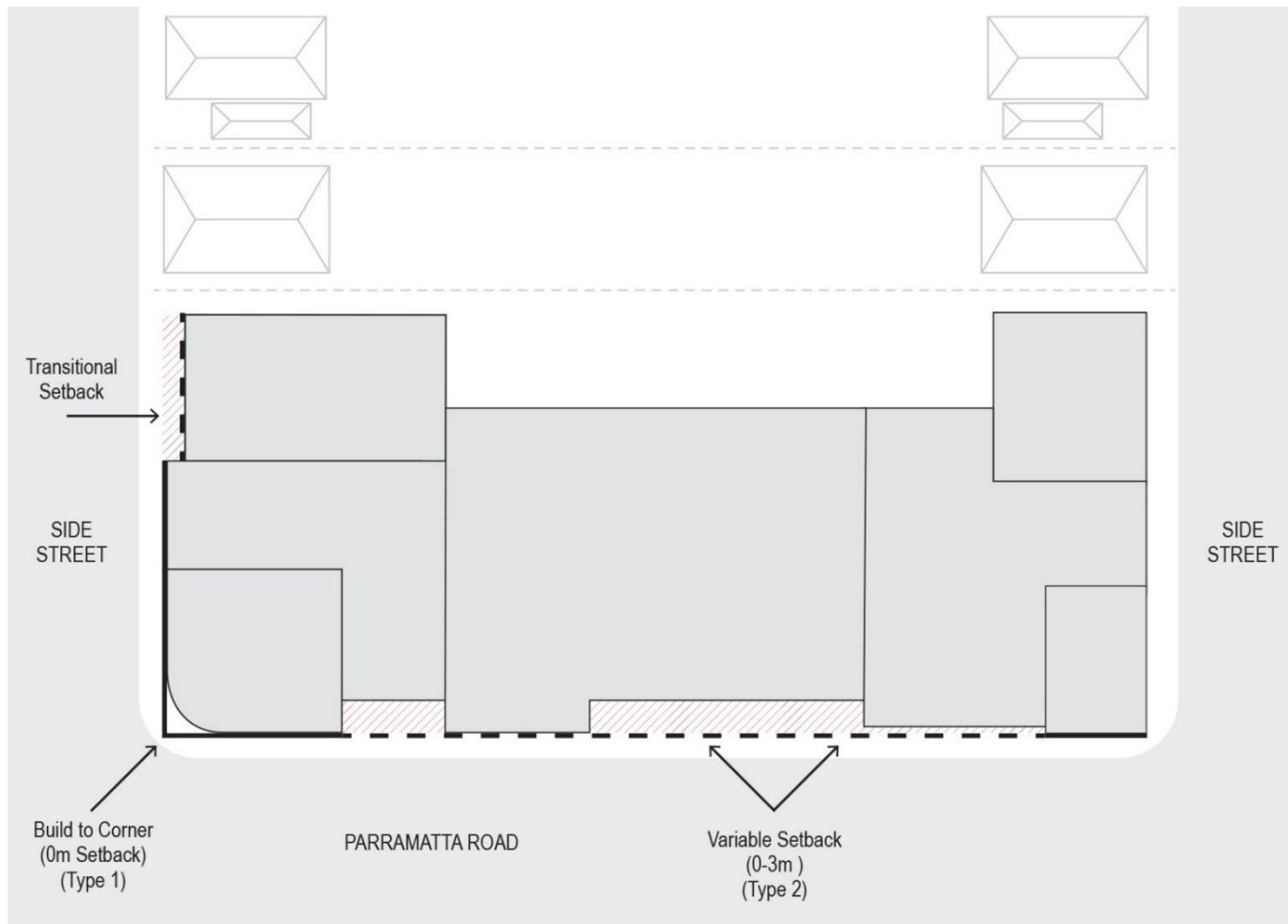


Figure 4.2.67 *Building setback principles*

- C62. Provide *active frontages* where mapped (Figures 4.2.60 to 4.2.63); on wide frontages not mapped, ensure sufficient active edges for surveillance and vibrancy.
- C63. Address canals/open space with shopfronts, consider terraces, and provide night lighting to improve safety.
- C64. Where *buildings* are set back, include tree planting to reduce perceived bulk while coordinating with services.
- C65. Zero side *setbacks* are permitted except at interfaces with existing residential development. In those locations, determine *setbacks* on merit to protect amenity.
- C66. New development is to be consistent with the rear *setback* type where required on the maps at 4.2.60 to 4.2.67. A larger side *setback* and/or stepped *building* form may be required in some cases in order to provide the required solar access to adjoining residential properties.
- C67. Avoid large blank street façades unless integral to a high-quality, logical design response; finish with high-quality materials.
- C68. External roller shutters on Parramatta Road frontages are not permitted. Use internal security grilles only.
- C69. Mass *buildings* towards Parramatta Road and away from residential at the rear. Upper levels should generally align with the Parramatta Road *setback* rather than stepping back.
- C70. Articulate façades with awnings, cornices, eaves, parapets, skillion roof forms and similar features.

Inner West Development Control Plan: Part 4 Place Specific Controls

- C71. Locate and screen plant, services and telecommunications equipment to minimise visibility from streets and *public domain*.
- C72. The design of car sales showrooms is to:
- a) display most vehicles within enclosed *buildings*
 - b) address the street with legible glazed display
 - c) store vehicles behind the *building line*.
- C73. Corner *buildings*, or *buildings* fronting a side street off Parramatta Road, that adjoin a *heritage conservation area* are to be *setback* 3m from the secondary street (or side street off Parramatta Road) to provide a transition to the front *setbacks* of the adjoining conservation area. The *setbacks* along the side streets are to be landscaped to transition into the landscaped nature of the conservation areas.
- C74. *Buildings* on corner sites with an interface to neighbouring dwellings in a side street are to incorporate architectural cues that ensure the architectural composition is sympathetic to those dwellings. Architectural cues are façade elements that visually respond to another *building*, such as aligning *building* parts or using proportions that are in sympathy with neighbouring *building* elements.

Residential interface

- C75. Locate noise sources away from homes; soundproof mechanical plant/vents and site to minimise impacts.
- C76. Council may limit trading/servicing hours to protect residential amenity.
- C77. Design external lighting to avoid light spill to homes and not conflict with *road* safety.
- C78. Where servicing or access runs along a residential boundary, provide an acoustic wall to protect amenity.

Awning and pedestrian shelter

- C79. Provide awnings where *active frontages* or 0 m *setbacks* to Parramatta Road are required.
- C80. Design awnings to:
- a) Give appropriate weather protection to pedestrians
 - b) Align with the height of any adjoining awnings, typically between 3m and 4m above the footpath level
 - c) Be at least 2.5m wide
 - d) Accommodate existing or proposed street trees
 - e) Ensure appropriate clearance from the traffic lanes (typically 600mm from the kerb edge)
- C81. Ensure awnings fit the scale and architecture of the host and neighbouring *buildings* and wrap corners on corner sites.

Landscape and fencing

- C82. Finish front/side *setbacks* with a mix of hard and soft *landscaping*.
- C83. Provide simple, low planting that preserves sightlines, plus feature trees scaled to context and services (avoid palms).
- C84. Where sites directly adjoin residential (no laneway), provide a rear landscape zone ≥ 3 m wide with screening that maintains solar access to residential properties. This area is not to be used for driveways, storage or parking.

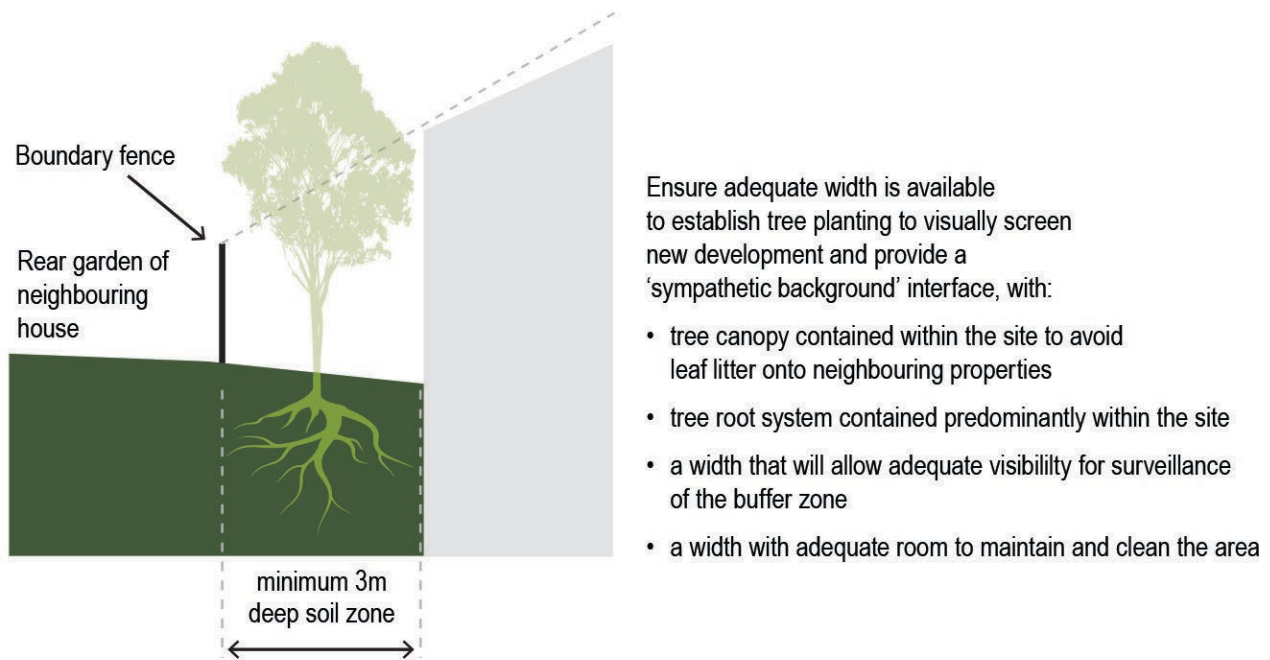


Figure 4.2.68 Typical rear *setback* landscape zone

- C85. Front fencing to Parramatta Road visible from the *public domain* is only permitted where a clear safety/security case is made.
- C86. Where fencing is proposed forward of the *building line*, it is to be:
- a) a maximum height of 1.8 m
 - b) a steel palisade style fence
 - c) black in colour (i.e. black PVC, powder coated or the like)
 - d) set back at least 0.5 m from the street frontage with low *landscaping* provided in front
- C87. Any gates are to be consistent and complementary with the adjacent fencing styles and be designed to open inwards.

Parking, services and access

- C88. Parking and loading areas are to be located underground or at-grade, either at the rear of a site or along the side of the allotment (see Figure 4.2.70). All parking areas are to be located behind the front *building line* and, where relevant, the secondary frontage *building line*.

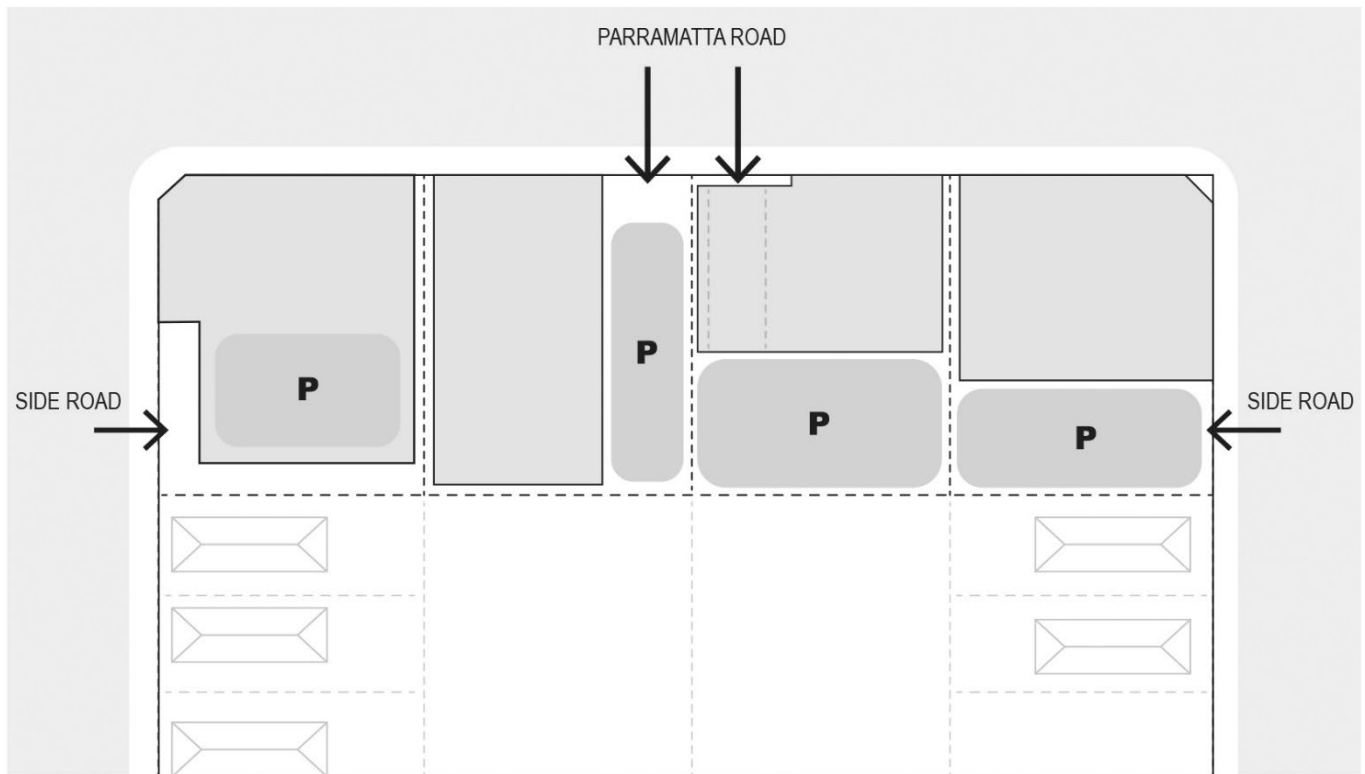


Figure 4.2.69 Site access and parking location principles

- C89. No parking or loading areas are permitted between the *building* and the Parramatta Road frontage.
- C90. Make customer parking easy to find and use to encourage their use by visitors and reduce reliance of parking on local streets.
- C91. Screen/landscape at-grade parking so it is not dominant in the streetscape.
- C92. Where servicing of the site requires the use of large vehicles (for example for waste collection or deliveries), or the proposed *building* is of sufficient size that it may require the use of large vehicles in the future, sufficient manoeuvring space is to be provided to allow vehicles to enter and exit the site in a forward direction.
- C93. Limit to one vehicle access point per site where practicable.
- C94. Existing rear lanes are to be utilised and extended where possible. The provision or creation of new laneways (public or private) is encouraged.

Signage

- C95. *Signage* is generally to be in the form of flush wall mounted signs. Flush wall signs are to be designed and located in accordance with the following principles:
 - a) be compatible in scale and integrate with the architectural design of the *building*
 - b) be limited to one primary sign per street frontage so as to minimise visual clutter
 - c) generally comprise expressed lettering rather than painted *signage*
 - d) relate to the proportions of the *building* on which it is to be located
 - e) be generally placed on solid parapets or horizontal panels and spandrel panels below/above windows

Inner West Development Control Plan: Part 4 Place Specific Controls

- f) generally not cover fenestration or to detract from the architectural quality of the *building* design
- g) not permitted to extend above the parapet or roofline of a *building*
- h) use colours and finishes that are integrated with the design and materiality of the *building*

C96. Pylon signs to be located and designed in accordance with the following provisions

- a) finished in high quality materials that are integrated with the architecture of the *building*
- b) substantially not visible from adjoining residential streets
- c) located in a manner that is consistent with other pylon signs in close proximity

C97. Bunting and inflatable objects are not permitted as permanent fixtures and are only permitted on a temporary basis.

C98. Illumination (including cabling) of signs is to be concealed, integral with the sign, or provided by means of carefully designed and located remote or spot lighting

Environmental management

C99. Use water-efficient fixtures and appliances where applicable.

C100. The design of north-facing *building* facades are to consider options to manage summer heat loads and incorporate appropriate design response, including:

- adjustable louvres to glazing
- awnings over ground level facades
- double glazing

Dobroyd Canal interface

C101. New development at the Council site on the western corner of 542-554 Parramatta Road and 321 Parramatta Road is to be designed to have a *building* interface which will address any future Pedestrian Trail adjacent to Dobroyd canal. In order to provide surveillance of this area, this is to include:

- a) use of *active frontages*
- b) appropriate locations for windows
- c) potential use of ground level terrace areas
- d) night-time lighting

4.2.5 Heritage

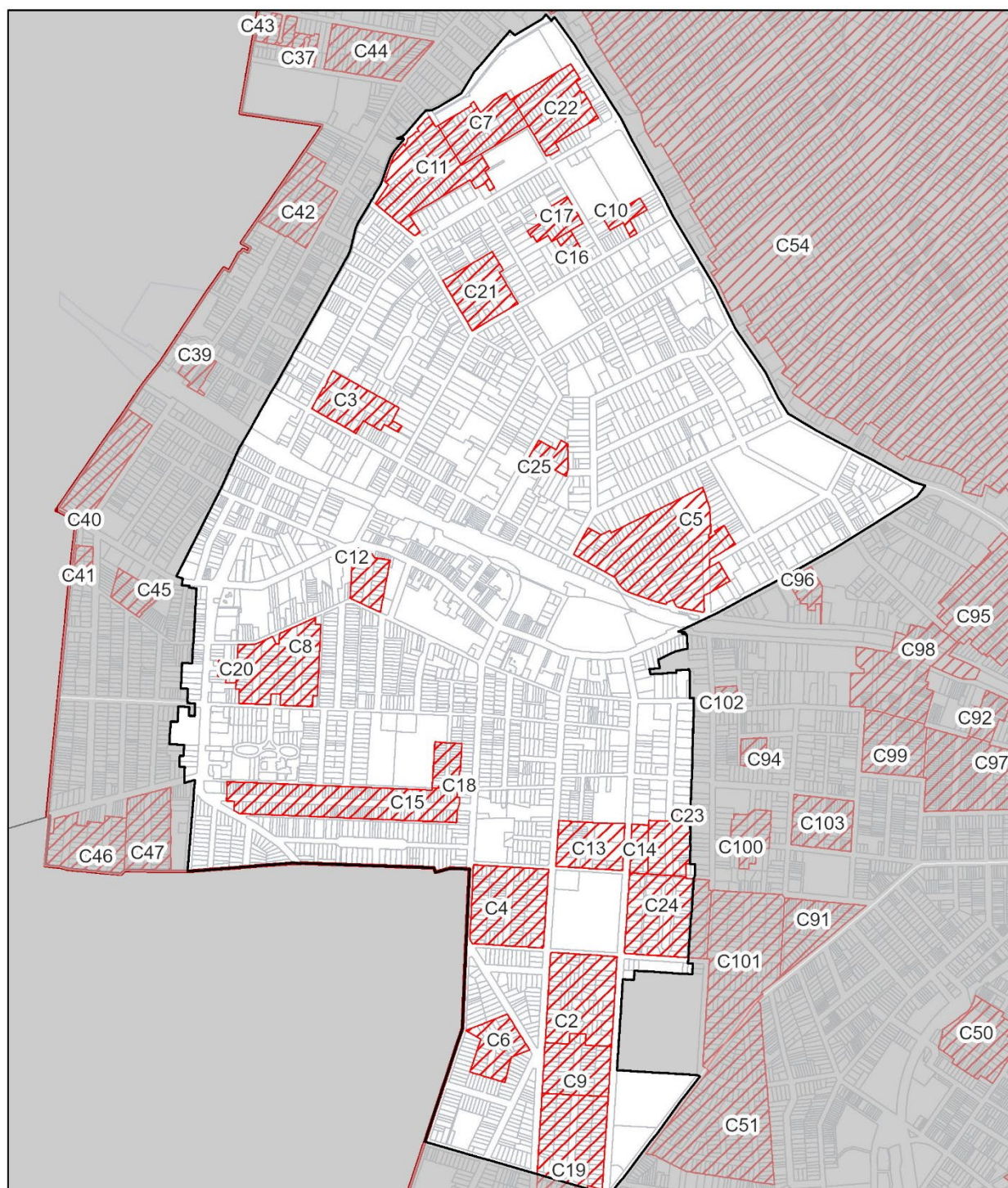


Figure 4.2.70 Ashfield Neighbourhood – Heritage Conservation Areas

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.2.71.

- Ambleside and Holwood *Heritage Conservation Area* apply to the land listed as C2
- Eccles Estate *Heritage Conservation Area* apply to the land listed as C3
- Farleigh Estate *Heritage Conservation Area* apply to the land listed as C4
- Federal-Fyle *Heritage Conservation Area* apply to the land listed as C5

Inner West Development Control Plan: Part 4 Place Specific Controls

- Goodwin Avenue *Heritage Conservation Area* apply to the land listed as C6
- Hammond Park Estate *Heritage Conservation Area* apply to the land listed as C7
- Hampden Street and King Street *Heritage Conservation Area* apply to the land listed as C8
- Harland Estate *Heritage Conservation Area* apply to the land listed as C9
- Ilford Avenue *Heritage Conservation Area* apply to the land listed as C10
- Lucy Street *Heritage Conservation Area* apply to the land listed as C11
- Miller Avenue *Heritage Conservation Area* apply to the land listed as C12
- Mountjoy Estate *Heritage Conservation Area* apply to the land listed as C13
- Murrell Estate *Heritage Conservation Area* apply to the land listed as C14
- Park Avenue *Heritage Conservation Area* apply to the land listed as C15
- Rectory Estate *Heritage Conservation Area* apply to the land listed as C16
- Richmond Estate *Heritage Conservation Area* apply to the land listed as C17
- Rose Street *Heritage Conservation Area* apply to the land listed as C18
- Service Avenue *Heritage Conservation Area* apply to the land listed as C19
- Somerville Avenue *Heritage Conservation Area* apply to the land listed as C20
- Taringa Estate *Heritage Conservation Area* apply to the land listed as C21
- The Ranch *Heritage Conservation Area* apply to the land listed as C22
- Tintern Road *Heritage Conservation Area* apply to the land listed as C23
- Victoria Square *Heritage Conservation Area* apply to the land listed as C24

4.2.5 (C2) Ambleside and Holwood Heritage Conservation Area

The Ambleside and Holwood *Heritage Conservation Area* is of local *heritage significance* for its historical association with the development of late Victorian “Gentleman’s villas” in the 1880s by John Balfour Clement Miles and its later subdivision for Federation and Inter-war housing. The area demonstrates the evolution of residential development from large villa estates to distinctive 1920s detached housing estates.

Key Features:

- Original late Victorian villas developed in the 1880s, including “Ambleside” (160 Queen Street) and the former “Holwood”
- Subdivision of villa estates for Federation period housing in Queen Street and Inter-war housing in Yeo Avenue and Holwood Avenue
- Distinctive 1920s detached housing estates featuring Inter-war California Bungalows (brick, single storey)
- Range of architectural styles from 1880 to the 1940s including:
 - Victorian Italianate
 - Victorian Filigree
 - Victorian Free Gothic (160 Queen Street)

Inner West Development Control Plan: Part 4 Place Specific Controls

- Federation Queen Anne
- Inter-war California Bungalow
- Inter-war Old English (159 Victoria Street, corner Holwood Avenue)
- Cohesive streetscapes combining large garden settings for Victorian villas and later brick detached housing

Objectives

O38. To facilitate development that is consistent with the statement of significance and controls for Ambleside and Holwood *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C102. The core period of *heritage significance* for Ambleside and Holwood HCA is 1880 to 1940s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Distinctive late 1920s cul-de-sac subdivision pattern of Holwood Avenue
- b) Distinctive L-shape of Yeo Street subdivision of 1925
- c) Relatively wide street widths in Victoria Street and Queen Street
- d) Dense vegetation in large front gardens to heritage listed sites in Victoria Street contributing to the streetscape
- e) Palm plantings in street verge in Victoria Street
- f) Narrow street width and complete lack of street verge planting in Seaview Street
- g) Predominantly inter-war period residential streetscapes of detached single *storey* brick Inter-war California bungalow style housing in Yeo Street and Holwood Avenue
- h) Mix of predominantly single *storey* detached brick Federation Queen Anne and Inter-war California Bungalow style housing in Queen Street and Victoria Street interspersed with large 2-*storey* late Victorian detached houses on large sites
- i) Varying architectural styles from late Victorian period styles (Victorian Italianate, Victorian Filigree), Federation Queen Anne, Inter-war California bungalow, 1930s bungalows, occasional 2-*storey* inter-war period houses (for example 139 and 159 Victoria Street)
- j) Predominantly original roof forms, hipped and gabled clad in unglazed terracotta tiles for Federation and Inter-war period housing
- k) Front verandahs appropriate to house styles and periods
- l) Original front fence styles – Cast iron palisade for Victorian period houses, low brick or low brick with timber picket for Federation and Inter-war period housing
- m) Consistent housing *setbacks* for Federation and Inter-war period houses

- n) Large 2-storey rendered brick Victorian period villas on large garden sites contrasting with the surrounding predominantly single storey brick detached houses of Federation and Inter-war periods

C103. Avoid actions that compromise *heritage significance*, including:

- a) Changes to materials such as replacing original veranda joinery
- b) Cement rendering of brick Federation and Inter-war period houses
- c) Large first floor additions visible from the street to previously single storey

4.2.5 (C3) Eccles Estate Heritage Conservation Area

The Eccles Avenue Ashfield *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1917 subdivision and subsequent development of Ashfield during the 1920s. It retains a highly cohesive streetscape of early 20th-century housing and demonstrates the evolution of suburban residential design in this period.

Key Features:

- 1917 subdivision with housing predominantly from the 1920s through to the 1940s
- Historical association with John Eccles and his sons
- Consistent streetscape of single-storey detached brick *dwelling*s including:
 - Federation Queen Anne
 - Inter-war California Bungalows
 - 1940s bungalows
- Uniform use of materials such as brick walls and terracotta or slate tiled roofs
- Consistent *setbacks* allowing for small front gardens, contributing to cohesive character

Objectives

O39. To facilitate development that is consistent with the statement of significance and controls for Eccles Estate *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C104. The core period of *heritage significance* for Eccles Estate HCA is 1917 to 1940s. Any *buildings* or significant elements of *building fabric* from this or any earlier period are to be retained and maintained. This includes:

- a) Subdivision pattern
- b) Pre-1943 street tree plantings of brush box within the street carriageway
- c) Single storey detached scale of housing
- d) Consistent front fencing of low brick, timber picket or combinations of these

4.2.5 (C4) Farleigh Estate Heritage Conservation Area

The Farleigh Estate *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1881 subdivision and subsequent development phases. Initially developed with scattered Victorian houses, including prominent two-storey Victorian Italianate villas along Queen Street, the area later evolved through further subdivision after 1911 with predominantly single-storey Federation and Inter-war housing. It demonstrates the layered history of suburban development in Ashfield.

Key Features:

- 1881 subdivision with later re-subdivision after 1911
- Prominent two-storey Victorian Italianate villas along Queen Street (Nos. 81, 85, 95 and 101), several designed by architect A.L. Elphinstone Junior
- Historical association with architect A.L. Elphinstone Junior
- Wide streets and varied allotment sizes, with larger lots generally reflecting Victorian development
- Varied *setbacks* allowing for front gardens, illustrating different development periods from 1881 to the 1930s
- Range of housing types including:
 - Victorian Italianate villas
 - Victorian Filigree style houses (notably at the north-western end of Farleigh Street)
 - Federation Queen Anne houses
 - Inter-war California Bungalows
 - Weatherboard cottages and small Victorian to Federation detached and semi-detached houses
- Queen Street streetscape dominated by four large Victorian Italianate villas interspersed with later housing

Objectives

O40. To facilitate development that is consistent with the statement of significance and controls for Farleigh Estate *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C105. The core period of *heritage significance* for Farleigh Estate HCA is 1881 to 1930s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Pre-1943 brush box street tree planting within the *road* carriageway in Farleigh Street
- b) Relatively wide carriageway in Farleigh Street

- c) Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles
- d) Some Victorian Filigree one and two storey houses, *semi-detached and detached* (group of Victorian Filigree style 2 storey houses at 5–9 Farleigh Street, pair of Victorian semis at 15–17 Farleigh Street, house at 93 Queen Street)
- e) Victorian Italianate style freestanding 2-storey villas on large sites (101 Queen Street, 95, 85, and 81 Queen Street)
- f) Single storey detached weatherboard cottages (examples 120 and 122 Holden Street, 11 Farleigh Street)
- g) Original details such as:
 - i. Front verandahs or balconies with original detailing
 - ii. Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of *building*), and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - iv. Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - v. Rendered brickwork or weatherboard walls (Victorian period)
 - vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
 - vii. Original front fences – timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

4.2.5 (C5) Federal-Fyle Heritage Conservation Area

The Federal-Fyle *Heritage Conservation Area* is of local *heritage significance* for its historical association with subdivisions after 1879 and its layered development through the Federation and Inter-war periods. The area reflects the application of *building* covenants to ensure higher quality housing and demonstrates the evolution of suburban residential design in the Inner West.

Key Features:

- Development commencing after 1879 with major phases during the Federation and Inter-war periods
- Evidence of *building* covenants influencing higher quality housing outcomes
- Varied streetscapes within the development period 1879–1940s
- Predominantly detached single-storey houses in:
 - Victorian Filigree
 - Federation Queen Anne

Inner West Development Control Plan: Part 4 Place Specific Controls

- Inter-war California Bungalow
- Additional housing types including:
 - Federation period semi-detached and detached weatherboard houses
 - One two-storey Inter-war Art Deco style flat *building*
- Early 20th-century street tree plantings of brush box in Oak Street and Federal Avenue enhancing aesthetic appeal

Objectives

O41. To facilitate development that is consistent with the statement of significance and controls for Federal-Fyle *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

- C106. The core period of *heritage significance* for Federal-Fyle HCA is 1879 to 1940s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:
- a) Pre-1943 brush box street tree plantings in the *road* carriageway in Oak Street and Federal Avenue
 - b) Relatively wide carriageway in Oak Street, Federal Avenue, Bruce Street
 - c) Narrower *road* carriageway in Wallace Street
 - d) Predominantly detached face brick single *storey* housing in Federation Queen Anne and Inter-war California bungalow styles
 - e) Some 1920s-1930s brick single *storey* bungalows
 - f) Some Federation Queen Anne and Inter-war period semi-detached pairs of housing
 - g) Inter-war Art Deco style 2-storey brick flat *buildings*
 - h) A few detached Victorian period masonry houses
 - i) A few single *storey* detached weatherboard houses circa 1890-1910
 - j) Original details such as:
 - i. Front verandahs or balconies with original detailing
 - ii. Original roof forms with original cladding of slate, corrugated steel (Victorian period) or slate, unglazed terracotta tile or corrugated steel (Federation period), or unglazed terracotta tile (Inter-war period) and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - iv. Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - v. Rendered brickwork or weatherboard walls (Victorian period)

- vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- vii. Original front fences – timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast-iron palisade fences for Victorian period houses

4.2.5 (C6) Goodwin Avenue Heritage Conservation Area

The Goodwin Avenue *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1918 subdivision and its uniform development as a complete estate. It reflects the influence of earlier subdivision boundaries in its distinctive street alignment and demonstrates the cohesive character of early Inter-war residential design in Ashfield.

- Key Features:
- 1918 subdivision reflecting earlier boundaries, creating the kink in Goodwin Avenue's alignment
- Uniform development of the subdivision between 1918 and 1922 by local builder H.W.R. Newman, who designed and built all but three houses
- Consistent streetscape of detached single-storey brick houses in the Inter-war California Bungalow style
- Wide grassed verges and pre-1943 street tree plantings of brush box trees contributing to aesthetic significance

Objectives

O42. To facilitate development that is consistent with the statement of significance and controls for Goodwin Avenue *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C107. The core period of *heritage significance* for Goodwin Avenue HCA is 1918 to 1920s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Pre-1943 street tree planting of brush box trees on grass verges in Goodwin Avenue
- b) Relatively wide carriageway with grass verges in Goodwin Street
- c) Kink in Goodwin Avenue street alignment resulting from historical subdivision boundaries
- d) Detached single storey face brick Inter-war California bungalow style houses
- e) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of unglazed terracotta
 - iii. Gable ends facing the street with original roughcast stucco, timber shingles or imitation half-timbered finishes (or a combination of these)

- iv. Original timber-framed windows and timber panelled doors consistent with the period and style of houses
- f) Original front fences – low brick or timber picket
- g) Medium height (approx. 1.2m) hedges along front property boundaries

4.2.5 (C7) Hammond Park Estate Heritage Conservation Area

The Hammond Park Estate *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1925 subdivision of the Ashfield Park Estate and its cohesive streetscape of Inter-war housing. It demonstrates early 20th-century suburban planning principles through its distinctive subdivision pattern, uniform housing design, and landscaped *public domain* elements.

Key Features:

- 1925 subdivision of the Ashfield Park Estate with narrow streets and rectangular allotments
- Uniform development of detached single-storey brick houses in Inter-war California Bungalow style, built between 1925 and the 1940s
- Original architectural details including:
 - Front verandahs with decorative detailing
 - Gabled and hipped roof forms with unglazed terracotta tiles and original chimneys
 - Gable ends facing the street with timber shingles, roughcast stucco or imitation half-timbering
 - Face brickwork walls and timber-framed windows and doors
- Original front fences including timber picket and low brick walls
- Pre-1943 street tree plantings of brush box and wide grassed verges contributing to aesthetic character
- Some 1930s and 1940s houses adding to the area's visual cohesion

Objectives

O43. To facilitate development that is consistent with the statement of significance and controls for Hammond Park *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C108. The core period of *heritage significance* for Hammond Park HCA is 1925 to 1940s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Relatively narrow carriageways in Henry, Knocklayde, and Lucy Streets, unusual for a 1925 subdivision
- b) Predominantly detached brick single storey housing in Inter-war California bungalow style

- c) Some detached 1930s or 1940s houses
- d) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original gabled and hipped roof forms with original cladding of unglazed terracotta and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)
 - iv. Face brickwork walls (Inter-war period brickwork)
 - v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
 - vi. Original front fences – timber picket, low brick, for Inter-war period to 1940s houses.

4.2.5 (C8) Hampden Street and King Street Heritage Conservation Area

Hampden Street and King Street *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1876 subdivision and 1914 re-subdivision, which created a cohesive residential precinct. It demonstrates the evolution of architectural styles from the Victorian period through to the Inter-war era and reflects the aesthetic qualities of wide, tree-lined streets with grassed verges.

Key Features:

- Original subdivision in 1876 and re-subdivision in 1914, resulting in a consistent built form.
- Architectural style is predominantly:
 - Victorian Filigree style single-storey cottages
 - Detached single-storey Federation Queen Anne and Inter-war California Bungalow style houses
 - Semi-detached Federation Queen Anne style single-storey pairs
 - 2-storey brick Inter-war Art Deco style *residential flat buildings*
- Wide grassed verges and mature street tree plantings contributing to the area's aesthetic significance.

Objectives

O44. To facilitate development that is consistent with the statement of significance and controls for Hampden Street and King Street *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C109. The core period of *heritage significance* for Hampden Street and King Street HCA is 1870s to 1940s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Varied rectangular allotment sizes
- b) Pre-1943 street tree planting (brush box) in the street carriageways in both Hampden Street and King Street
- c) Relatively wide carriageways in both Hampden Street and King Street
- d) Grassed verges in both Hampden Street and King Street
- e) A mix of detached brick single storey Federation Queen Anne and Inter-war California bungalow style houses
- f) Federation Queen Anne style detached 2-storey brick villa (example 7 King Street)
- g) Federation Queen Anne style brick single storey semi-detached houses (examples 17-19 Hampden Street, 20-22 King Street)
- h) Inter-war period brick 2-storey *residential flat buildings* (examples 6A, 8 and 10 Hampden Street, 11-17 King Street, 23-29 King Street, 32 & 34 King Street)
- i) Victorian Italianate style freestanding 2-storey villa on a large site (12 Hampden Street, built 1885)
- j) Single storey detached Victorian cottages (examples 31 King Street, 30 King Street)
- k) Original details such as:
 - i. Front verandahs or balconies with original detailing
 - ii. Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of *building*), and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - iv. Face brickwork (Federation, Inter-war periods)
 - v. Rendered brickwork (Victorian period)
 - vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses and *residential flat buildings*
- l) Original front fences – timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

4.2.5 (C9) Harland Estate Heritage Conservation Area

The Harland Estate *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1882 subdivision and its extended development period through to the 1960s. It demonstrates the evolution of residential architecture in Sydney's Inner West, with housing styles from

Inner West Development Control Plan: Part 4 Place Specific Controls

the Victorian, Federation, Inter-war, and post-war periods contributing to its historic and aesthetic values. The area retains a cohesive character through the detached nature and predominantly single-storey scale of its houses, complemented by the distinctive cul-de-sac created by the 1965 subdivision at the northern end of Service Avenue.

Key Features:

- Subdivision pattern originating in 1882, with later re-subdivision in 1965 creating a cul-de-sac at Service Avenue's northern end.
- Simple Victorian cottages reflecting early development.
- Federation Queen Anne style houses contributing to Federation-era character.
- Inter-war California Bungalows as a dominant style of the 1920s and 1930s.
- A single 2-storey Inter-war Old English style house (heritage listed at 185 Victoria Street).
- Post-war infill including three houses from the 1965 subdivision and a 1960s house at 24 Service Avenue.

Objectives

O45. To facilitate development that is consistent with the statement of significance and controls for Harland Estate *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C110. The core period of *heritage significance* for Harland Estate HCA is 1882 to 1960s. Any *buildings* or significant elements of *building fabric* from this or any earlier period are to be retained and maintained. This includes:

- a) Wide grassed verges in Service Avenue and on eastern side of Queen Street
- b) Pre-1943 palm plantings on the western side of Victoria Street
- c) Relatively wide carriageways in Victoria Street, Queen Street
- d) Narrow carriageways in Harland Street, Service Avenue
- e) Late 20th century street tree plantings in Service Avenue, eastern side of Queen Street
- f) Cul-dec-sac at the northern end of Service Avenue
- g) Mix of predominantly detached face brick single storey Victorian, Federation Queen Anne and Inter-war California bungalow style houses, the majority of houses being Federation Queen Anne or Inter-war California bungalow style detached brick houses
- h) Single storey late Victorian period weatherboard cottage (22 Service Avenue)
- i) Two storey detached brick Inter-war Old English style house (heritage listed, 185 Victoria Street, corner Harland Street)
- j) Federation Queen Anne style single storey semi-detached brick houses

- k) Three 1960s single storey brick houses 1A, 2A and 2B Service Avenue (part of a 1965 subdivision at the northern end of Service Avenue)
- l) 1960s house on the corner at 24 Service Avenue
- m) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of *building*), and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - iv. Face brickwork walls (Federation, Inter-war periods)
 - v. Texture brick walls (1960s houses)
 - vi. Rendered brickwork or weatherboard walls (Victorian period)
 - vii. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- n) Original front fences – timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets for Victorian period houses; low brick for 1960s houses

4.2.5 (C10) Ilford Avenue Heritage Conservation Area

The Ilford Avenue *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1937 Inter-war subdivision, originally part of the Ashfield Park Estate and later associated with the Ashfield Infant's Homelands. It demonstrates the planning ideals of the Inter-war period through its distinctive cul-de-sac layout and cohesive streetscape. The area is aesthetically significant for its wide grassed verges, original Brush Box street tree plantings, and consistent development of detached single-storey brick houses in the Inter-war California Bungalow style.

Key Features:

- 1937 Inter-war subdivision forming a distinctive cul-de-sac pattern.
- Historical association with Ashfield Park Estate and Ashfield Infant's Homelands.
- Wide grassed verges and original Brush Box street tree plantings contributing to streetscape character.
- Cohesive development of detached single-storey brick houses in the Inter-war California Bungalow style.

Objectives

O46. To facilitate development that is consistent with the statement of significance and controls for Ilford Avenue *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

- CIII. The core period of *heritage significance* for Ilford Avenue HCA is 1937 to 1940s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:
- a) Pre-1943 street tree planting of Brush box in Ilford Avenue
 - b) Wide grassed verges in Ilford Avenue
 - c) Relatively narrow carriageway in Ilford Avenue
 - d) Detached face brick single storey housing Inter-war California bungalow style housing
 - e) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of unglazed terracotta tiles
 - iii. Gable ends facing the street with roughcast stucco or imitation half-timbered finishes
 - iv. Face brickwork walls
 - v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
 - vi. Original front fences – timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast-iron palisade fences for Victorian period houses

4.2.5 (CII) Lucy Street Heritage Conservation Area

The Lucy Street *Heritage Conservation Area* is of local *heritage significance* for its historical association with a series of subdivisions commencing with the Alexandra Crescents Subdivision of 1877, followed by further subdivisions in 1878, 1880 and later. The area demonstrates a long development period extending from the late Victorian era into the Inter-war period, reflected in its varied housing styles and subdivision patterns. The alignment of Lucy Street retains evidence of the early alignment of Iron Cove Creek, now a stormwater channel, contributing to its historic character.

The area is aesthetically significant for its diverse collection of late Victorian, Federation, and Inter-war period houses, with differing *setbacks* that illustrate the incremental nature of subdivision and development.

Key Features:

- Subdivision history commencing in 1877 and continuing through the early 20th century.
- Street alignment reflecting the former course of Iron Cove Creek.
- Varied housing styles including:
 - Late Victorian cottages
 - Federation-era houses

Inner West Development Control Plan: Part 4 Place Specific Controls

- Inter-war period *dwelling*s
- Differing *setbacks* and lot sizes reflecting multiple subdivision phases.

Objectives

O47. To facilitate development that is consistent with the statement of significance and controls for Lucy Street *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

- C112. The core period of *heritage significance* for Lucy Street HCA is 1877 to 1930s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:
- a) Narrow footpaths reflecting Victorian period subdivision pattern
 - b) The kink in Lucy Street appears to have been influenced by the original alignment of Iron Cove Creek (now a stormwater channel)
 - c) Varied housing *setbacks*, though usually allowing for small front gardens (example Nos. 12, 24, 16 & 16A Lucy Street have large front gardens)
 - d) Predominantly detached face brick single *storey* housing
 - e) A mix of Victorian, Federation and Inter-war styles of housing. Victorian period houses include 37 Lucy Street
 - f) Some weatherboard houses
 - g) One 2-*storey* Victorian Filigree style terrace house (23 Lucy Street)
 - h) Single *storey* circa 1870s terrace house group at 74-76 Church Street (originally a matching pair, No. 76 has been extended to the west since 1943)
 - i) Original details such as:
 - i. Front verandahs or balconies with original detailing
 - ii. Original roof forms with original cladding of slate, unglazed terracotta, or corrugated steel (depending on period and style of *building*), and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - iv. Face brickwork or weatherboard walls (Federation, Inter-war periods)
 - v. Rendered brickwork or weatherboard walls (Victorian period)
 - vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

- vii. Original front fences – timber picket fences for Victorian period houses; timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses

4.2.5 (C12) Miller Avenue Heritage Conservation Area

The Miller Avenue *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1906 subdivision developed by local Ashfield speculative builders Harry and Robert Ray between 1906 and 1910. It demonstrates early 20th-century suburban development patterns and the influence of speculative builders in shaping Ashfield's residential character.

The area is aesthetically significant for its wide street with grassed verges, pre-1943 Brush Box street trees planted in the carriageway, and its consistent streetscape of single-storey Federation Queen Anne style detached and semi-detached brick houses with small front gardens and narrow side driveways.

Key Features:

- 1906 subdivision developed by Harry and Robert Ray between 1906–1910.
- Wide street with grassed verges and pre-1943 Brush Box street tree plantings.
- Consistent streetscape of Federation Queen Anne style houses, including:
- Detached and semi-detached single-storey brick *dwelling*s.
- Small front gardens and narrow side driveways.

Objectives

O48. To facilitate development that is consistent with the Statement of Significance and controls for the Miller Avenue *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C113. The core period of *heritage significance* for Miller Avenue HCA is 1906 to 1910s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. These include:

- a) Pre-1943 street tree planting of Brush box within carriageway in Miller Avenue
- b) Relatively wide carriageway in Miller Avenue
- c) Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- d) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys

- iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
- iv. Face brickwork (Federation period)
- v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- e) Original front fences – timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- f) Narrow driveways with *garages* to the rear or *carports* to the side of houses

4.2.5 (C13) Mountjoy Estate Heritage Conservation Area

This *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1930s subdivision of the grounds of the Victorian villa “Mount Joy” (constructed 1865, *heritage item*) at 85 Victoria Street, Ashfield. It retains historical links to builders and architects of the period, including Thomas Crombie McAvoy and Francis P. Ryan. The area is aesthetically significant for its cohesive streetscapes of 1930s and 1940s housing unified by scale, materials, and garden settings, and is considered rare as a subdivision of a Victorian villa’s grounds where the original villa survives.

Key Features:

- Subdivision of “Mount Joy” grounds in the 1930s.
- Detached and semi-detached single-storey dark brick houses from the 1930s–1940s.
- Hipped terracotta tiled roofs, small front gardens, and narrow side driveways.
- Wide grassed verge on the eastern side of Victoria Street.
- Pre-1943 street tree plantings of Canary Island date palms.
- Historical associations with builder Thomas Crombie McAvoy and architect Francis P. Ryan.
- Rare example of a Victorian villa subdivision retaining the original villa

Objectives

O49. To facilitate development that is consistent with the statement of significance and controls for Mountjoy Estate *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP.

Applicants are to address both the general heritage controls and the locality-specific controls below

C114. The core period of *heritage significance* for Mountjoy Estate HCA is 1865 (Mountjoy) and 1930s to 1940s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Relatively narrow street carriageway in William Street, with grassed verge on western side and very wide grassed verge on the eastern side adjacent to the Masonic *Hospital* and “Mountjoy”

Inner West Development Control Plan: Part 4 Place Specific Controls

- b) Wide street carriageway in Victoria Street with grassed verges and pre-1943 street tree planting of Canary Island date palms
- c) Wide street carriageway in Queen Street with grassed verges
- d) Narrow street carriageway in Clissold Street with narrow footpaths reflecting Victorian period layout
- e) Extensive *landscaping* in the garden of “Mountjoy” at 85 Victoria Street Ashfield
- f) Detached and semi-detached dark face brick single storey 1930s housing
- g) Original details such as:
 - i. Recessed front verandahs with original detailing
 - ii. Original hipped roof forms with original cladding of terracotta tiles
 - iii. Dark brickwork with detailing including tapestry brick panels
 - iv. Original timber-framed windows and timber panelled doors consistent with the period and style of houses
 - v. Original front fences – low brick to match houses

C115. Narrow driveways with *garages* to the rear or *carports* to the side of houses

4.2.5 (C14) Murrell Estate Heritage Conservation Area

The Murrell Estate *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1891 subdivision and its role in illustrating the pattern of subdivision and re-subdivision that shaped Ashfield from the late 19th to early 20th century. It is aesthetically significant for its distinctive Victoria Street streetscape, defined by a wide palm-lined roadway and contrasting architectural forms that reflect different development phases.

Key Features:

- Wide palm-lined streetscape contributing to visual cohesion.
- Large allotments supporting substantial Victorian and Federation houses.
- Presence of two-storey Inter-war Art Deco *residential flat buildings* adding architectural diversity.
- Strong relationship with adjoining *Heritage Conservation Areas*, creating a consistent historic precinct.

Objectives

O50. To facilitate development that is consistent with the statement of significance and controls for Murrell Estate *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C116. The core period of *heritage significance* for Murrell Estate HCA is 1891 to 1930s. Any *buildings* or significant elements of *building fabric* from this or any earlier period are to be retained and maintained. This includes:

- a) Pre-1943 street tree planting of Canary Island date palms within carriageway in Victoria Street
- b) Relatively wide carriageway in Victoria Street with grassed verge on the eastern side
- c) Mix of:
 - i. Detached stuccoed brick one and two storey Victorian villas on large garden sites
 - ii. Detached face brick single storey Federation Queen Anne style housing on large garden sites
- d) 2-storey Inter-war Art Deco style face brick *residential flat buildings*
- e) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - iv. Face brickwork (Federation period); dark face brickwork (Inter-war period)
 - v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses and *residential flat buildings*
- f) Original front fences – timber picket, low brick, brick & timber picket for Federation and Inter-war period *buildings*; timber picket or cast iron palisade for Victorian period houses
- g) Narrow driveways with *garages* to the rear of houses

4.2.5 (C15) Park Avenue Heritage Conservation Area

The Park Avenue *Heritage Conservation Area* is of local *heritage significance* for its historical association with the distinctive 1882 subdivision pattern, featuring an east–west oriented main street and rear laneways that reflect late 19th-century planning principles. It is aesthetically significant for its cohesive streetscape created by wide grassed verges, pre-1943 Brush Box street tree plantings, and a varied mix of housing styles spanning from the Victorian era to the Inter-war period.

Key Features:

- Subdivision pattern with Park Avenue as the main street and rear laneways (Park Lane and Palace Lane) providing service access.
- Wide street with pre-1943 Brush Box trees planted in the carriageway.
- Mix of housing types and styles, including:

Inner West Development Control Plan: Part 4 Place Specific Controls

- One- and two-storey detached, semi-detached, and terrace houses from 1882 to the 1930s.
 - Two-storey Inter-war *residential flat buildings*.
- Narrow allotments with small front gardens contributing to streetscape character.
- Visual consistency arising from subdivision layout and street tree planting.

Objectives

O51. To facilitate development that is consistent with the statement of significance and controls for Park Avenue *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

- C117. The core period of *heritage significance* for Park Avenue HCA is 1882 to 1930s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:
- a) Pre-1943 street tree planting of Brush box within carriageway in Park Avenue
 - b) Relatively wide carriageway in Park Avenue
 - c) Grassed verges in Park Avenue
 - d) Distinctive subdivision pattern with laneways to north and south of Park Avenue, narrow rectangular allotments with some variation in size.
 - e) Houses *setback* to allow small front gardens (exception *shop* at 111 Park Avenue built to street alignment)
 - f) Mixed detached, semi-detached, and terrace housing with narrow street frontages, one and two *storeys*, Victorian, Federation and Inter-war periods
 - g) Victorian and Federation period weatherboard cottages
 - h) Two *storey* Inter-war period *residential flat buildings*
 - i) Early shopfronts
 - j) Original details such as:
 - i. Front verandahs with original detailing including, for Victorian period housing, separate corrugated iron verandah or balcony roofs
 - ii. Original roof forms with original cladding of slate or corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period) or unglazed terracotta tiles (Inter-war period) and original chimneys.

Note: weatherboard cottages originally had corrugated iron roofs.

- iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)

- iv. Stuccoed brickwork or weatherboard (Victorian period); Face brickwork (Federation, Inter-war periods)
- v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- k) Original front fences – timber picket (Victorian period), timber picket, brick & timber picket for Federation and low brick for Inter-war period houses and flat *buildings*
- l) *Garages, carports, or carspaces* to the rear accessed off rear laneways

4.2.5 (C16) Rectory Estate Heritage Conservation Area

The Rectory Estate *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1925 subdivision of the grounds of the former St Johns Anglican Church rectory (built in 1880, now 94 Alt Street). The area retains the original rectory as a *heritage item* and demonstrates Inter-war suburban development patterns. It is aesthetically significant for its cohesive streetscape of Inter-war California Bungalow style houses arranged around a narrow entry that widens at the north-western end, framed by two prominent heritage-listed *buildings*.

Key Features:

- 1925 subdivision of the former St Johns Anglican Church rectory grounds.
- Original 1880 rectory at 94 Alt Street retained as a *heritage item*.
- Historical associations with local builders Ernest Wakely (subdivision) and Raymond Bowcock (St Johns Flats, 1936).
- Narrow entry from Alt Street flanked by larger-scale heritage-listed *buildings* (former rectory and St Johns Flats).
- Streetscape of five allotments developed with detached single-storey Inter-war California Bungalow style houses (1925–1939).
- Consistent period and architectural style creating a unified character.

Objectives

O52. To facilitate development that is consistent with the statement of significance and controls for Rectory Estate *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C118. The core period of *heritage significance* for Rectory Estate HCA is 1880 (former Rectory at 94 Alt Street) and 1925 to 1939. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Modern street tree planting within carriageway in Rectory Avenue
- b) Irregular width carriageway in Rectory Avenue, narrow at the entry from Alt Street, widening out at the western end

- c) Cul-de-sac nature of Rectory Avenue, with roughly rectangular allotments in the subdivision
- d) Detached face brick single storey Inter-war California bungalow style houses
- e) 3-storey Inter-war *residential flat building* (St Johns Flats) at 98 Alt Street (north-east corner of Alt Street and Rectory Avenue), built in 1936, and the 1880 former St Johns Anglican Church Rectory at 94 Alt Street (south-west corner Alt Street and Rectory Avenue), are larger scale *buildings* that define the entry to Rectory Avenue from Alt Street, with the remainder of the street (5 allotments) being developed with single storey detached houses. Both corner *buildings* are heritage listed.
- f) Original Inter-war period details (except to the two corner *heritage items*) such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of unglazed terracotta tiles
 - iii. Gable ends facing the street with original timber shingled and/or imitation half-timbered finishes
 - iv. Dark face brickwork
 - v. Original timber-framed casement windows and timber panelled doors consistent with the period and Inter-war California Bungalow style of houses
- g) Original front fences – low brick for Inter-war period houses

4.2.5 (C17) Richmond Avenue Heritage Conservation Area

The Richmond Avenue *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1927 subdivision, developed over a short period between 1927 and 1930. It is aesthetically significant for its cohesive streetscape of detached single-storey brick houses in the Inter-war California Bungalow style, representing a typical late 1920s housing subdivision.

Key Features:

- 1927 subdivision developed rapidly between 1927–1930.
- Consistent streetscape of detached single-storey brick houses.
- Inter-war California Bungalow architectural style throughout the precinct.
- Representative example of late 1920s suburban housing development.

Objectives

O53. To facilitate development that is consistent with the statement of significance and controls for Richmond Avenue *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C119. The core period of *heritage significance* for Richmond Avenue HCA is 1927 to 1930 and 1960s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Cul-de-sac nature of Richmond Avenue
- b) Irregular street width of Richmond Avenue – wider at north-eastern end where street is entered from Henry Street, narrow at the south-western end – and gentle slope up from Henry Street towards the south-western end of Richmond Avenue
- c) Modern street tree plantings on narrow grassed verges in Richmond Avenue and Henry Street
- d) Elements that contribute to the consistency of the streetscape (visible from the *public domain*):
- e) Detached dark face brick single storey Inter-war California bungalow style housing
- f) Original details such as:
 - i. Front verandahs with original detailing (sometimes with flat verandah roofs, sometimes beneath street facing gable ends)
 - ii. Original roof forms with original cladding of unglazed terracotta tiles or slate
 - iii. Gable ends facing the street with original timber shingled, and/or imitation half-timbered finishes
 - iv. Dark face brickwork, sometimes with upper third of wall surface rough cast stuccoed
 - v. Original timber-framed casement windows and timber panelled doors consistent with the periods and styles of houses
 - vi. Bay windows with leadlight casements to some house facades.
- g) 1960s infill *buildings* at Nos. 9, 11 & 12 Richmond Avenue

Note these allotments not built on in 1943, have been subdivided off the rear of properties fronting Church Street, and are not part of the original Bryan Estate/Richmond Avenue subdivision.

- h) Original front fences – low brick, often with pipe rails, for Inter-war period houses
- i) Narrow driveways with *garages* to the rear or *carports* to the side of houses

4.2.5 (C18) Rose Street Heritage Conservation Area

The Rose Street *Heritage Conservation Area* is of local *heritage significance* for its historical association with the subdivision of the estate of the 19th-century villa “Ellalong,” developed for rental between 1914 and the 1920s by local builders Wheelwright and Alderson. The area demonstrates early 20th-century suburban development patterns and retains strong historical links to these prominent builders.

Inner West Development Control Plan: Part 4 Place Specific Controls

It is aesthetically significant for its cohesive group of detached and semi-detached single-storey houses in Federation and Inter-war styles, unified by consistent detailing and construction within a short timeframe.

Key Features

- Subdivision of the former “Ellalong” estate for rental housing (1914–1920s).
- Historical association with local builders Wheelwright and Alderson.
- Detached and semi-detached single-storey houses in Federation and Inter-war styles.
- Consistency of detailing and materials reflecting construction by the same builders.
- Cohesive streetscape created by development within a short period.

Objectives

O54. To facilitate development that is consistent with the statement of significance and controls for Rose Street *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C120. The core period of *heritage significance* for Rose Street HCA is 1914 to 1920s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Subdivision pattern of rectangular allotments of varying sizes, no rear laneways, with Pratten Park behind and to the north of allotments on the western side
- b) Narrow street carriageway in Rose Street, no grass verges, modern street plantings of native shrubs within concrete footpaths either side of street carriageway
- c) Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles
- d) Original details such as:
 - i. Front verandahs with original detailing to detached houses and to one house in each semi-detached pair
 - ii. Side verandahs with original detailing to one house in each semi-detached pair
 - iii. Original roof forms, hipped and gabled, with original cladding of slate or unglazed terracotta tiles and original chimneys
 - iv. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - v. Face brickwork (Federation, Inter-war periods)
 - vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

- e) Original front fences – timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- f) Narrow driveways with *garages* to *carports* to the side of houses

4.2.5 (C19) Service Avenue Heritage Conservation Area

The Service Avenue *Heritage Conservation Area* is of local *heritage significance* for its historical association with a series of subdivisions from around 1900, with housing developed from the Federation period into the Inter-war era. It is aesthetically significant for its cohesive streetscapes of predominantly face brick, single-storey detached houses in Federation Queen Anne and Inter-war California Bungalow styles, unified by original detailing and garden settings.

Key Features:

- Subdivision history dating from circa 1900, including Jeffrey's Estate, Woolford Estate, Smith's Subdivision, and Beechwood (1903).
- Streetscape elements:
 - Pre-1943 street tree plantings and grassed verges in Service Avenue and adjoining streets.
 - Narrow carriageway in Service Avenue; wider carriageways in Queen and Hanks Streets.
 - Gentle slope along Service Avenue and pocket park at southern end of Victoria Street.
- Housing characteristics:
 - Detached face brick single-storey houses in Federation Queen Anne and Inter-war California Bungalow styles.
 - Semi-detached Inter-war California Bungalow pair (Nos. 40–42 Service Avenue).
 - Original details including verandahs, roof forms with slate or terracotta tiles, chimneys, timber-framed windows, and timber-panelled doors.
 - Original front fences: timber picket, low brick, or brick and timber picket.
 - Narrow driveways with *garages* to the rear or *carports* to the side.

Objectives

O55. To facilitate development that is consistent with the statement of significance and controls for Service Avenue *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C121. The core period of *heritage significance* for Service Avenue HCA is 1903 to 1930s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Pre-1943 street tree planting of on grass verges in Service Avenue, western side of Victoria Street
- b) Pre-1943 grass verges in Queen Street, Hanks Street

- c) Relatively wide carriageway in Queen Street, Hanks Street
- d) Relatively narrow carriageway in Service Avenue
- e) Gentle slope down in Service Avenue from Hanks Street and then up again towards the north
- f) Victoria Street cut off at the southern end post-1943 (probably circa 1970s) with creation of a pocket park.
- g) Disappearance of pre-1943 palm tree plantings in carriageway of Victoria Street at the southern end and replacement with more recent street plantings on grass verges
- h) Detached face brick single *storey* housing Federation Queen Anne style and Inter-war California bungalow style housing, some with roughcast stucco to upper portions of walls
- i) Federation period detached weatherboard single *storey* housing (example 2 Hanks Street)
- j) Nos. 40-42 Service Avenue are an Inter-war California Bungalow style semi-detached pair
- k) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)
 - iv. Face brickwork (Federation, Inter war periods) except for one weatherboard house
 - v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- l) Original front fences – timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- m) Narrow driveways with *garages* to the rear or *carports* to the side of houses

4.2.5 (C20) Somerville Avenue Heritage Conservation Area

The Somerville Avenue *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1937 subdivision, developed rapidly in 1940. It is aesthetically significant for its distinctive cul-de-sac layout and cohesive streetscape of single-*storey* brick detached and semi-detached houses, framed by two-*storey residential flat buildings* at the entry from Milton Road. The streetscape and *buildings* remain remarkably intact, as confirmed by the 1943 NSW Land & Property Information aerial photograph.

Key Features:

- 1937 subdivision developed in a single year (1940).
- Distinctive cul-de-sac subdivision pattern.

Inner West Development Control Plan: Part 4 Place Specific Controls

- Streetscape of single-storey brick detached and semi-detached houses from 1940.
- Two-storey residential flat buildings defining the entry to Somerville Avenue.
- High level of intactness consistent with 1943 aerial imagery.

Objectives

O56. To facilitate development that is consistent with the statement of significance and controls for Somerville Avenue *Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C122. The core period of *heritage significance* for Somerville Avenue HCA is 1937 to 1940. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Relatively narrow carriageway in Somerville Avenue
- b) Narrow concrete footpaths (no grass verges) in Somerville Avenue
- c) Cul-de-sac subdivision pattern
- d) Detached and semi-detached brick single storey housing with hipped terracotta tiled roofs and simple detailing reflecting the 1940s construction date
- e) Original details such as:
 - i. Dark brick walls
 - ii. Timber framed windows in groups
 - iii. Hipped terracotta tiled roofs
 - iv. Short brick chimneys
- f) Original front fences – low brick
- g) Carports to the side of houses

4.2.5 (C21) Taringa Estate Heritage Conservation Area

The Taringa Estate *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1880 subdivision created around the Victorian villa “Taringa” (built 1865–1888). It retains strong links to prominent figures including Alderman Muir (original owner), architect and surveyor Ferdinand Reuss (designer of the subdivision), George Baker Walker (developer of properties at Nos. 21–29 Taringa Street), and renowned engineer Norman Selfe (developer of “Amesbury” at 78 Alt Street).

The area is aesthetically significant for its collection of Victorian houses—many heritage-listed—including “Taringa” (4 Taringa Street), “Amesbury” (78 Alt Street), and “Wynella” (76 Alt Street), alongside later Federation and Inter-war development illustrating the long evolution of the precinct. It is locally

rare as an 1880 subdivision developed around a Victorian villa where the original house remains despite subsequent subdivision and re-subdivision.

Key Features

- 1880 subdivision designed by Ferdinand Reuss around the Victorian villa “Taringa.”
- Heritage-listed Victorian houses including “Taringa,” “Amesbury,” “Wynella,” and Nos. 21–29 Taringa Street.
- Later Federation and Inter-war houses reflecting incremental development through to the 1930s.
- Historical associations with Alderman Muir, George Baker Walker, and Norman Selfe.
- Rare example of a Victorian villa subdivision retaining the original house.

Objectives

O57. To facilitate development that is consistent with the statement of significance and controls for Taringa Estate *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C123. The core period of *heritage significance* for Taringa Estate HCA is 1865 to 1930s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Relatively wide street carriageways in Taringa Street, John Street, Alt Street
- b) Narrow footpaths without grassed verges or with narrow grassed verges in Taringa Street, John Street, Alt Street
- c) Late 20th century pocket park at southern end of Taringa Street (between 76 and 78 Alt Street)
- d) Elements that contribute to the consistency of the streetscape (visible from the *public domain*):
- e) One and two storey rendered brick Victorian period houses, detached except for semi-detached pairs at 23–25 and 27–29 Taringa Street
- f) Detached face brick single storey housing Federation Queen Anne style, Inter-war California bungalow styles, 1930s and 1930s
- g) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of slate (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (1920s to 1940s) and original chimneys

- iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)
 - iv. Rendered brickwork (Victorian period)
 - v. Face brickwork (Federation period to 1940s)
 - vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- h) Original front fences – timber picket, low brick, brick & timber picket for Federation and Inter-war period houses

4.2.5 (C22) The Ranch Heritage Conservation Area

The Ranch *Heritage Conservation Area* is of local *heritage significance* for its historical association with the 1923 subdivision of the earlier Victorian estate “Ashfield Vale House,” also known as “The Ranch.” The subdivision reflects early 20th-century suburban planning and commemorates Sir Earle Christmas Page (1880–1961), a prominent politician and surgeon, through its street naming.

The area is aesthetically significant for its wide streets and regular subdivision pattern, developed with detached single-storey Inter-war California Bungalow style houses and a single two-storey Inter-war Art Deco *residential flat building*, illustrating the discrete historical period of its development.

Key Features:

- 1923 subdivision of the former Victorian estate “Ashfield Vale House” (The Ranch).
- Streets named in honour of Sir Earle Christmas Page.
- Wide streets and regular allotment pattern.
- Detached single-storey Inter-war California Bungalow style houses.
- One two-storey Inter-war Art Deco *residential flat building*.
- Cohesive streetscape reflecting a single historical development phase.

Objectives

O58. To facilitate development that is consistent with the statement of significance and controls for The Ranch *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C124. The core period of *heritage significance* for The Ranch HCA is 1923 to 1930s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Relatively wide street carriageways
- b) Subdivision pattern of regular rectilinear allotments

- c) Elements that contribute to the consistency of the streetscape (visible from the *public domain*):
- d) Detached face brick single storey housing Inter-war California bungalow style
- e) 2-storey Inter War Art Deco *residential flat building* (30 Page Avenue)
- f) Narrow driveways with *garages* to the rear or *carports* to the side of houses
- g) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of unglazed terracotta tiles
 - iii. Gable ends facing the street with imitation half-timbered and timber shingled finishes
 - iv. Face brickwork walls
 - v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
 - vi. Original front fences – low brick in brickwork to match the house

4.2.5 (C23) Tintern Road Heritage Conservation Area

The *Tintern Road Heritage Conservation Area* is of local *heritage significance* for its association with late 19th- and early 20th-century subdivision, comprising Murrell's Estate on the western side and Wilshire's land on the eastern side. It contains a high proportion of individually listed *heritage items* with strong links to prominent local figures, including Nos. 31 and 33 *Tintern Road* associated with William E. Robson (solicitor, parliamentarian, and Mayor of Ashfield in 1902).

Key Features:

- Wide carriageway with continuous Brush Box street tree plantings and grassed verges
- Large garden lots with generous *setbacks* and landscaped frontages
- Substantial detached dwellings with consistent single- and two-storey massing within garden settings
- Retention of original materials and detailing typical of the period such as face brick, timber windows, tiled roofs, and a high proportion of individually listed *heritage items*

Objectives

O59. To facilitate development that is consistent with the statement of significance and controls for *Tintern Road Heritage Conservation Area*

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C125. The core period of *heritage significance* for *Tintern Road HCA* is 1891 to 1940s. Any *buildings* or significant elements of *building fabric* from this or any earlier period are to be retained and maintained. This includes:

Inner West Development Control Plan: Part 4 Place Specific Controls

- a) Pre-1943 street tree planting of Brush box within carriageway in *Tintern Road*
- b) Relatively wide carriageway in *Tintern Road*
- c) Grassed verges in *Tintern Road*
- d) Detached face brick single storey housing Federation Queen Anne and Federation Arts & Crafts style houses (34 *Tintern Road*) and Inter-war California bungalow styles (50-52 *Tintern Road*, Inter-war period semi-detached residences, and 33A *Tintern Road*)
- e) 36, 38 and 48 *Tintern Road* are, respectively interesting 1940s-1950s houses: Nos. 36 and 48 Inter-war Functionalist style, and 38 Inter-war Old English with Inter-war Functionalist influences, which add to the character of the area.
- f) Original details such as:
 - i. Front verandahs with original detailing
 - ii. Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys
 - iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
 - iv. Face brickwork (Federation, Inter-war periods and 1940s)
 - v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

C126. Original front fences – timber picket, low brick, brick & timber picket for Federation and low brick for Inter-war period and 1940s houses

- a) Narrow driveways with *garages* to the rear or *carports* to the side of houses

4.2.5 (C8) Hampden Street and King Street Heritage Conservation Area

Victoria Square *Heritage Conservation Area* is of local *heritage significance* for its 1876 model subdivision with a central reserve, large allotments, and laneways, illustrating late 19th-century planning ideals. It retains original Victorian houses alongside later Federation and Inter-war development and is rare as an intact example of an upmarket Victorian subdivision.

Key Features:

- 1876 subdivision pattern with central reserve, laneways, and generous allotments
- Fourteen Victorian houses complemented by Federation and Inter-war dwellings
- Wide streets and landscaped reserve contributing to aesthetic character
- Historical associations with prominent residents and architects
- Rare survival of original subdivision concept

Objectives

O60. To facilitate development that is consistent with the statement of significance and controls for Victoria Square *Heritage Conservation Area*.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP.

Applicants are to address both the general heritage controls and the locality-specific controls below

C127. The core period of *heritage significance* for Victoria Square HCA is 1876 to 1940s. Any *buildings* or significant elements of *building* fabric from this or any earlier period are to be retained and maintained. This includes:

- a) Distinctive subdivision pattern with central reserve, large rectangular allotments and rear laneways
- b) The central reserve includes remnant *native vegetation* and 1889 plantings donated by the Royal Botanic Gardens. Management of the central reserve was taken over by Council in 1889
- c) Rear lane access to stables and coach houses (later *garages*).
- d) Wide carriageway in Victoria Square, with grassed verges and Canary Island date palms (*Phoenix canariensis*) plantings at edge of carriageway
- e) Relatively narrow carriageways in Clissold Street, Prospect Road and Seaview Street with narrow grassed verges
- f) Ficus plantings on grass verges one side of Seaview Street
- g) Narrow north-south rear laneways
- h) East-west pedestrian laneways
- i) Detached rendered brick Victorian period and face brick (Federation, Inter-war periods) one and two *storey* housing in Victorian Filigree, Victorian Italianate, Victorian Rustic Gothic, Victorian Regency, Victorian Georgian, Federation Queen Anne, Inter-war California Bungalow and Inter-war Mediterranean styles within garden settings
- j) Variety of detached houses from modest single *storey* to substantial two *storey* houses
- k) The substantial late 19th century houses within the area include houses attributed to well known architects of the period (some of these heritage listed), such as: 83 Prospect Road (a Victorian Filigree style villa) and 85 Prospect Road (a Victorian Regency style villa), both built in 1877 to designs by architect Thomas Rowe; 118 & 120 Victoria Street, a pair of Victorian Italianate style villas designed by architect Alexander Leckie Elpinstone Junior; and
- l) Inter-war Art Deco style *residential flat buildings* (examples the 2-*storey* flats at 122 Victoria Street and 136 Victoria Street)
- m) Original details such as:
 - i. Front verandahs with original detailing

Inner West Development Control Plan: Part 4 Place Specific Controls

- ii. Original roof forms with original cladding of slate or corrugated steel (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (Inter war period); and original chimneys
- iii. Gable ends facing the street with original detailing: decorative timber barge boards (Victorian period); timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period Inter-war period)
- iv. Face brickwork (Federation period, Inter-war period except for Inter-war Mediterranean style houses)
- v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- n) Original front fences – cast iron palisade, timber picket (Victorian period); timber picket, low brick, brick & timber picket for Federation and Inter-war period houses
- o) *Garages* to the rear of houses