

4.7 Croydon Neighbourhood

4.7.1 Indigenous Cultural Heritage

Croydon 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 toward Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls.

Wangal Country in Croydon consists of sandy, silty clay topsoil over residual clay. The area sits within the catchment of the Cooks River, with the landforms influenced by streams and tributaries associated with this system. This Country holds saltwater and freshwater that comes from the southern tributary of the Parramatta River through Iron Cove Creek. The topography in Croydon generally slopes downwards towards the south-east. The local topography is characterised by low rolling hills and broad, rounded crests. The original ecological community present in Croydon is Sydney Turpentine Ironbark Forest. Wangal Country has been utilised by Aboriginal Peoples moving with the seasons, land management, hunting, fishing and resource gathering for thousands of generations of people. Colonisation brought western farming practices which encompassed the area of Croydon, these severely altered the landscape and natural patterns of Country.

Country remains important to First Nations Peoples, with Croydon today proving the location for Indigenous music at Ngarukuruwala which is utilised by the singing group Wangatunga Strong Women's Group. In the 2021 Census, the Australian Bureau of Statistics published that 0.4% of the population of Croydon identified as Aboriginal and/or Torres Strait Islander.

4.7.2 Existing Character

Croydon is a well-established suburb at the western boundary of Inner West Council, bordered by Burwood Council, Iron Cove Creek, and Milton Street. It features a predominantly low-density residential pattern with heritage streetscapes, tree-lined *roads*, and a strong sense of community. The suburb's architectural identity is defined by Federation and Interwar-era homes, with some medium-density housing along Liverpool Road and *residential flat buildings* near Edwin Street North.

Croydon's central railway station and major *roads*, including Croydon Road and Liverpool Road, support transit-oriented development, enhancing connectivity while preserving its historic village atmosphere. Edwin Street North serves as a local commercial hub within the Edwin Street Heritage Conservation Area, featuring Victorian Italianate and Federation Arts and Crafts *buildings* alongside *shops*, cafes, and services. Presbyterian Ladies' College is a key educational institution with extensive facilities.

Green spaces such as Centenary Park and Wests Sports Club provide major recreational amenities, while smaller reserves and playgrounds contribute to local liveability. Streetscapes vary, with wider *roads* like Ivanhoe Road and Edwin Street South accommodating street tree planting. The area's rich heritage is reflected in nine *Heritage Conservation Areas*, with significant development periods spanning from the 1800s to the 1940s.

4.7.3 Desired Future Character

The future character of Croydon is defined by its consistent architectural quality and scale. Residential areas will remain distinctly single storey, characterised by the restoration of *contributory buildings* and the protection of original roof forms and detailing. The commercial heart will be a predominantly, two-storey streetscape where new infill complements the established rhythm and materiality of the village.

Objectives

- O1. To facilitate urban renewal in appropriate locations, allowing change to the existing streetscape character while resulting in a high-quality *public domain* and supporting sustainable living.
- O2. To ensure that the street *building* frontage of infill development in the commercial centre complements the siting (location and orientation), scale, form (height, massing, and *setback*), proportion (height to width and solid to void), rhythm, pattern, detail, material, colour, texture, style, and general character in the design of the existing predominantly traditional two storey commercial streetscape, without being imitative.
- O3. To protect the identified heritage values of the *heritage conservation areas* within the *neighbourhood*.
- O4. To maintain distinctly single storey residential streetscapes that exist within the *neighbourhood*.
- O5. To preserve the *contributory buildings* identified within the *neighbourhood* and encourage their sympathetic alteration or restoration.
- O6. To protect groups or runs of buildings which retain their original built form including roof forms, original detailing and finishes.
- O7. To protect significant streetscapes and/or *public domain* elements within the *neighbourhood* including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns.

Controls

- C1. Development, including land uses and urban design is to enhance and achieve the *desired future character* of the *neighbourhood* while retaining elements that contribute to that character and meeting all relevant DCP requirements.

4.7.4 Site Specific Precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.7.1 below.

- Croydon Village apply to the land marked 'A'

The objectives and controls for the following site specific precincts are found elsewhere in this DCP:

- Parramatta Road Precinct (Site Specific Area J in Figure 4.7.1) – Part 4.2.4 – Ashfield Neighbourhood

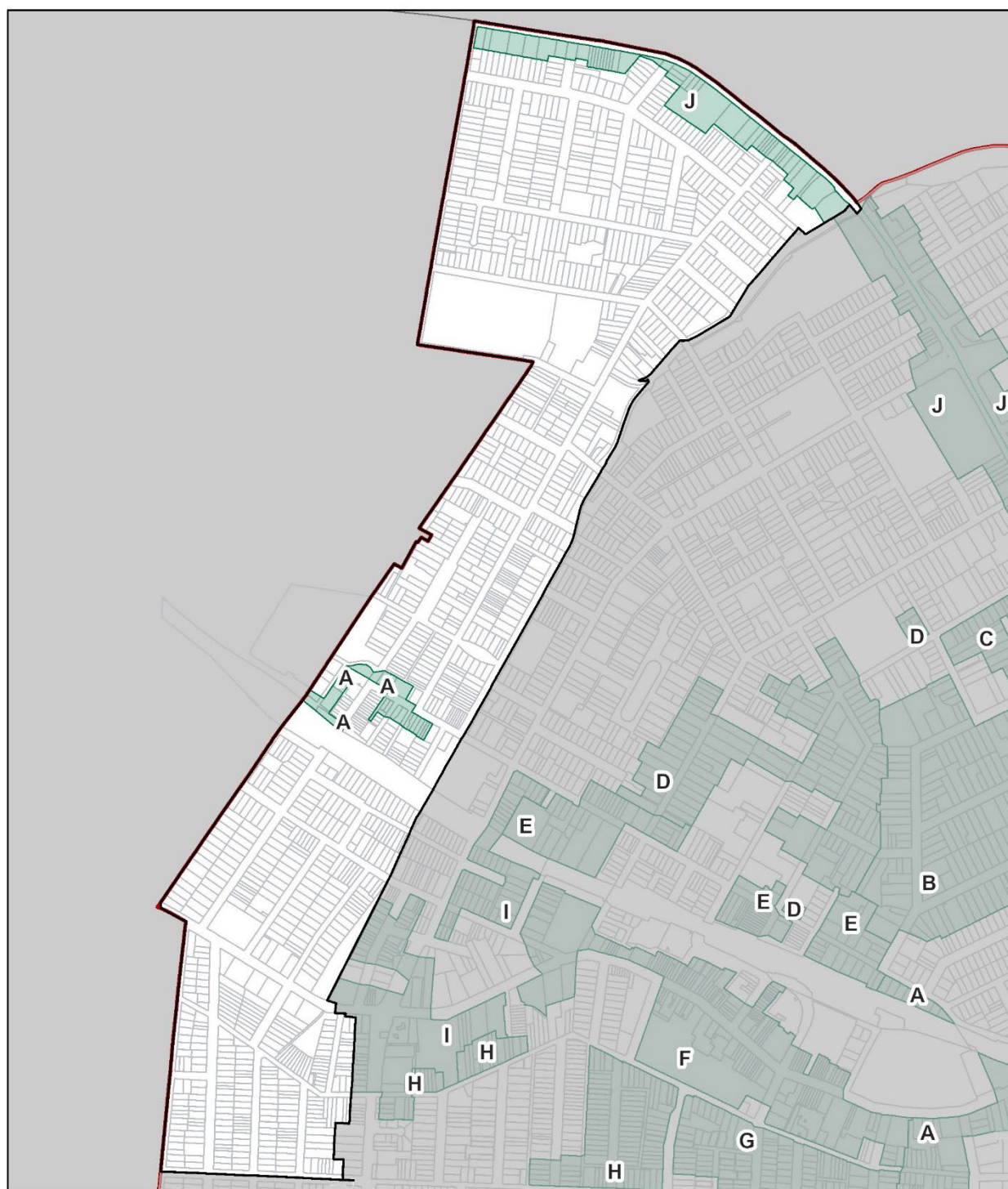


Figure 4.7.1. Croydon Neighbourhood – Site Specific Precincts

4.7.4 (A) Croydon Village Precinct

Objectives

- O8. To maintain and enhance the existing character and identity of Croydon Village precinct and promote business activity, including after hour activities such as restaurants and cafes.
- O9. To retain identified heritage values and ensure that new development within the precinct is of a design, scale, finish, and height including parapet and façade heights which complements development within C39 – Edwin Street HCA.

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- O10. To improve safety through good design and provision of adequate lighting and active shopfronts.
- O11. To specify the minimum amount of ground level commercial areas required in order to have areas have sufficient area for the operation of retail or business premises and promote activation of street frontages for pedestrian safety.
- O12. To encourage retention or reconstruction of awnings characteristic of the Urban Village.

Controls

Ground level commercial floor space

- C2. Provide ground level space for *commercial premises* with a minimum gross floor area of 60 sqm or 50 percent of the site area, whichever is greater.

Street alignment and frontage

- C3. Align new *buildings* or additions with the predominant street alignment and adjoining *buildings*.
- C4. Maintain a continuous street frontage without *setbacks* at ground level or upper *storeys*.

Built form

- C5. Refer to Figure 4.7.2 for built form above ground level and:
 - a) Locate *buildings* to define the street space
 - b) Maximise separation from adjoining residential properties to protect amenity
 - c) Position windows and balconies to enable street surveillance
- C6. Provide deep soil areas for tall tree planting on sites shown in Figure 4.7.2 to create screening and buffer zones for neighbouring properties.
- C7. Step down *building* scale at the rear of sites opposite or next to R2 Low Density Residential areas. Include rear deep soil buffer areas as shown in Figures 4.7.3 and 4.7.4.
- C8. Design rear development and laneway interfaces to provide surveillance from apartments and entry lobbies.



Figure 4.7.2. Required placement of upper levels of new buildings and landscape buffers

Building facades

- C9. Design new development to reflect historic *building* typology.
- Incorporate elements such as roofs, parapets, balconies, window patterns, façade proportions, and detailing
 - Take architectural cues from adjacent original *buildings* where relevant
- C10. Design façades to reflect the precinct's character by:
- Maintaining vertical proportions and widths similar to historic terrace *buildings* when consolidating sites
 - Articulate new façades using vertical and horizontal elements such as piers, panels, line changes, string courses, cornices, and bays

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c) Dividing commercial fronts into bays that suit the *building* scale

C11. Design additions to existing façades to relate to the form and character of the original *building*. Alterations are to mirror the detailing of the original structure.

C12. Use *building* materials compatible with predominant materials in the Urban Village.

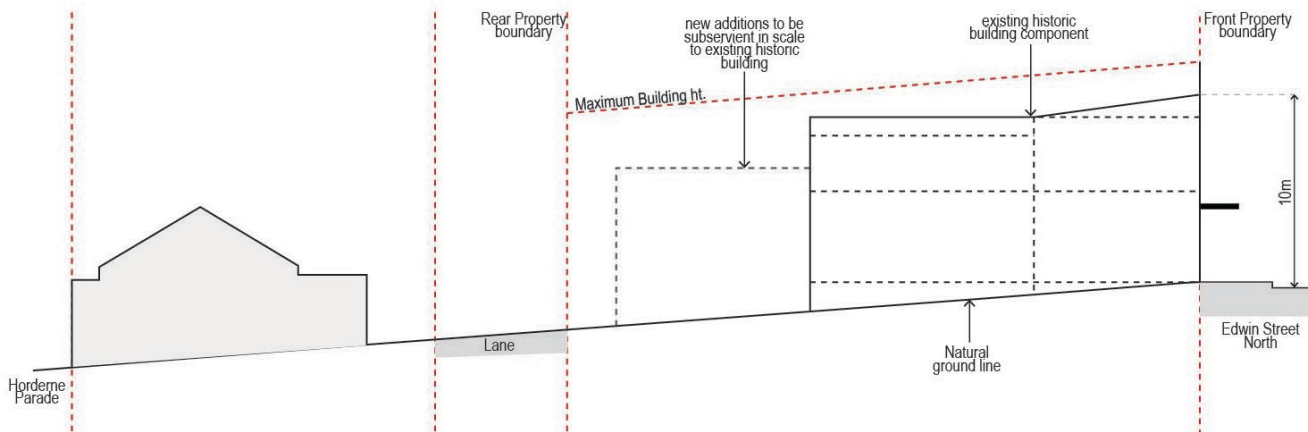


Figure 4.7.3. Principles for sites adjacent to *dwellings*

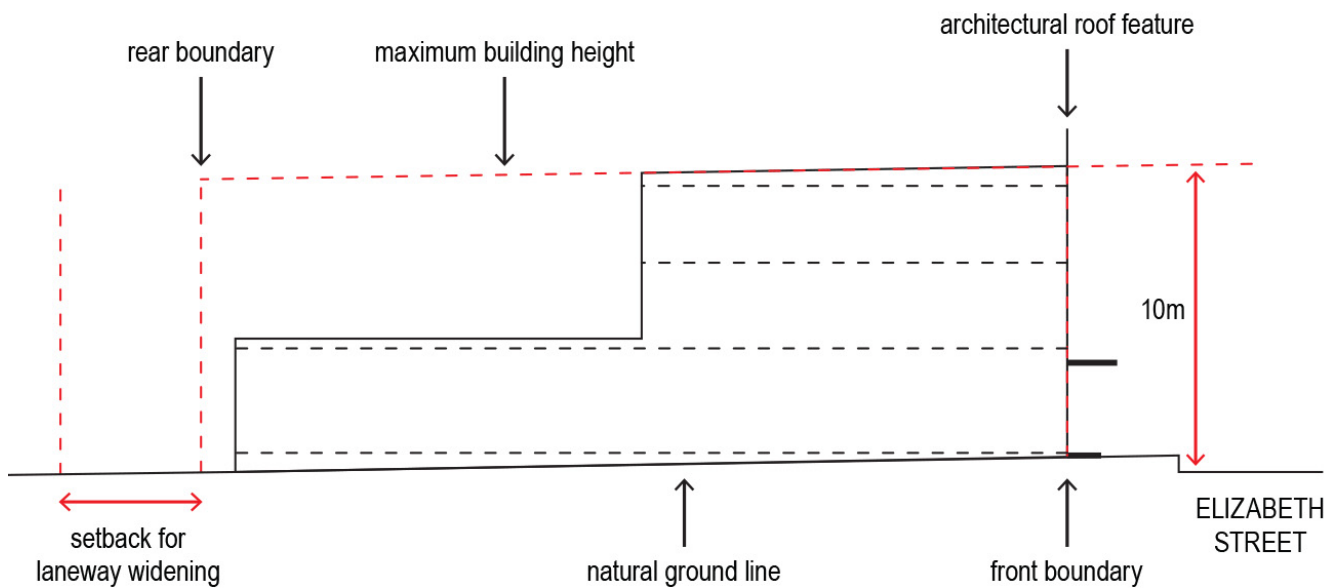


Figure 4.7.4. Principles for sites adjacent to laneway

Awnings

C13. Include awnings where adjoining *buildings* have awnings or where awnings exist on the site.

C14. Match awning height, width, form, and materials to existing or adjacent traditional awnings.

4.7.5 Heritage

This section contains objectives and controls that apply to the *Heritage Conservation Areas* listed below and shown in Figure 4.7.5.

- Birriga Road Heritage Conservation Area apply to the land listed as C37
- Bridges Avenue Heritage Conservation Area apply to the land listed as C38
- Edwin Street North Heritage Conservation Area apply to the land listed as C39
- Gads Hill Heritage Conservation Area apply to the land listed as C40
- Howe's Estate Heritage Conservation Area apply to the land listed as C41
- Ivanhoe Heritage Conservation Area apply to the land listed as C42
- Lang Street Heritage Conservation Area apply to the land listed as C43
- Rathgael Estate Heritage Conservation Area apply to the land listed as C44
- Wetherill Street Heritage Conservation Area apply to the land listed as C45

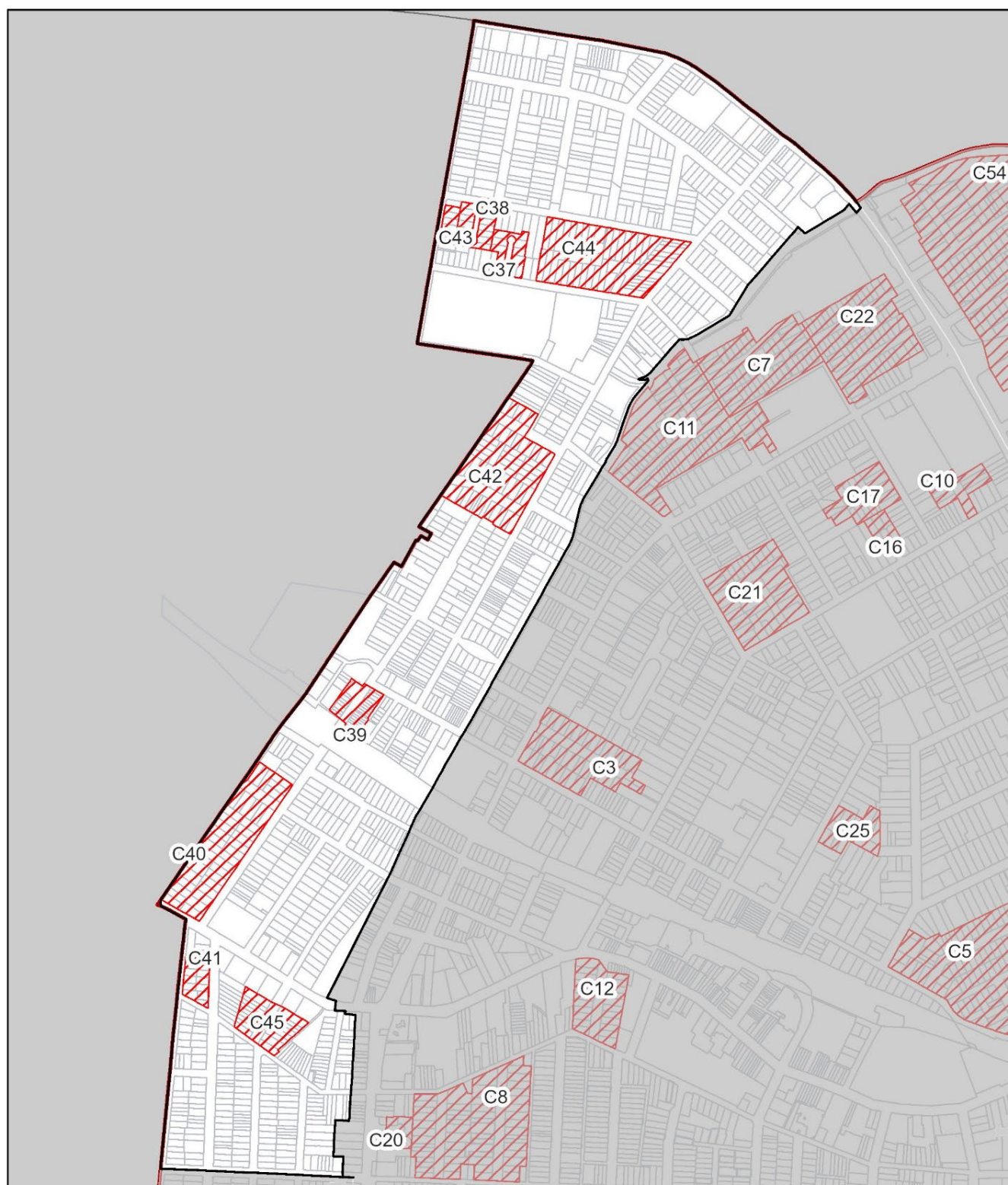


Figure 4.7.5. Croydon Neighbourhood – Heritage Conservation Areas

4.7.5 (C37) Birriga Road Heritage Conservation Area

The Birriga Road Heritage Conservation Area is of local *heritage significance* as a consistent, high-quality subdivision of part of the Ashfield Park Estate developed between 1926 and the early 1940s. The area reflects the influence of covenants that ensured high-quality housing and has historical associations with Stanley T. Grimson, the local builder and developer responsible for the subdivision

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and construction of some houses. It is aesthetically significant for its cohesive group of Inter-War California Bungalow style houses within a distinctive cul-de-sac subdivision pattern.

Key Features:

- Subdivision of part of the Ashfield Park Estate developed between 1926 and early 1940s
- Historical association with Stanley T. Grimson, local builder/developer
- Covenants ensuring high-quality housing and consistent design standards
- Cohesive group of single-storey detached brick houses in Inter-War California Bungalow style
- Distinctive cul-de-sac subdivision pattern contributing to the area's character

Objectives

O13. To facilitate development that is consistent with the Statement of Significance and controls for Birriga 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.

C15. Retain the following elements that define the *heritage significance*:

- a) All pre-1931 *buildings*
- b) Rear placement of *garages*

4.7.5 (C38) Bridges Avenue Heritage Conservation Area

The Bridges Avenue Heritage Conservation Area is of local *heritage significance* as a 1936 subdivision of part of the Ashfield Park Estate, developed in the late 1930s to early 1940s by a single builder/developer. It reflects Inter-War suburban growth and retains a strong sense of character.

Key Features:

- Subdivision dating from 1936, part of the Ashfield Park Estate
- Historical association with local builder/developer William Henley
- Consistent group of single-storey brick Inter-War California Bungalows built between 1936 and early 1940s
- Distinctive cul-de-sac subdivision pattern

Objectives

O14. To facilitate development that is consistent with the Statement of Significance and controls for Bridges 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.

C16. Retain the following elements that define the *heritage significance*:

- a) All pre-1941 *buildings*
- b) Rear placement of *garages* (except for pair of *garages* to Nos. 13 and 14 at the end of the cul-de-sac)

4.7.5 (C39) Edwin Street North Heritage Conservation Area

Edwin Street North Heritage Conservation Area is of local *heritage significance* as a retail precinct developed from the 1880s to the 1920s on part of the Highbury Estate 1858 subdivision. The area is historically significant for its association with the opening of Croydon Railway Station in 1875, which provided the impetus for development, with pedestrian access from Edwin Street to the station established in 1883. It is aesthetically significant as a discrete retail area of predominantly two-storey Victorian Italianate and Federation Arts & Crafts style *shops* within a narrow streetscape dominated by awnings, *shop* façade detailing, and elaborate parapets. While some later alterations such as modern shopfronts, aluminium-framed windows, and a few three-storey *buildings* are present, these do not diminish the overall heritage character of the precinct.

Key Features:

- Retail area developed from the 1880s to the 1920s as part of the Highbury Estate.
- Linked to the opening of Croydon Railway Station (1875) and walkway access (1883).
- Cohesive group of two-storey Victorian Italianate and Federation Arts & Crafts style *shops*.
- Streetscape defined by awnings, decorative façades, and parapets.

Objectives

O15. To facilitate development that is consistent with the Statement of Significance and controls for Edwin Street North Heritage Conservation Area.

O16. To ensure commercial spaces are of sufficient size to enable their ongoing commercial use.

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.

C17. Retain the following elements that define the heritage significance:

- a) All pre-1941 *buildings*
- b) Retail *buildings*, predominantly 2 storey terrace *shops*, rendered brick (Victorian period) or brick (Federation period), built to the street alignment

- c) Mix of late Victorian period (1880s) to circa 1910s retail *building* styles including Victorian Italianate style (76–78, 105–111 Edwin St North (heritage item); Federation Free Style (84–88 and 93 Edwin St North) and two groups of Victorian Filigree style terraces later modified with Federation Free style shopfronts (85–91 and 95–101 Edwin Street North)
 - a) Parapets to the street facades including detailing such as urns and corbelling, roughcast stucco panels
 - b) Detailing to street facades at first floor level including corbelling, drip moulds and entablatures over windows, bay windows and recessed balconies
 - c) Original timber framed windows to street facades at first floor level
 - d) Reproduction ground floor shopfronts which match the style of the *building* (example at 76 Edwin Street North, corner Hennessy Street)
- C2. The maximum number of *storeys* for the main historic part of *buildings* located along Edwin Street North is 2 (two) *storeys*

4.7.5 (C40) Gads Hill Heritage Conservation Area

Gads Hill is important to the local area as part of the 1909 Malvern Hill Estate subdivision, a classic early 20th-century “garden suburb” that demonstrates high-quality residential planning.

Key Features:

- Part of the Malvern Hill Estate subdivision (1909), an early 20th-century “garden suburb.”
- Shows the impact of *building* covenants and the NSW Local Government Act 1906 on housing quality.
- Wide streets and large allotments with single-*storey* brick and stone houses.
- Roofs of slate or terracotta tiles, dating from 1909 to the 1920s.
- Houses in Federation Queen Anne and Inter-War California Bungalow styles.

Objectives

- O17. To facilitate development that is consistent with the Statement of Significance and controls for Gads Hill 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.

- C18. Retain the following elements that define the *heritage significance*:
- a) All pre-1921 *buildings*
 - b) Pre-1943 street tree planting of palms in Edwin Street South
 - c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

- d) Driveways to the side and *garages* to the rear of houses
- e) Large gardens

4.7.5 (C41) Howe's Estate Heritage Conservation Area

Howe's Estate is important to the local area as a 1918 subdivision that reflects early land grant boundaries and Inter-War development patterns.

Key Features:

- Subdivision dating from 1918, reflecting early land grant boundaries
- Historical association with local builders Frederick William Swales and A. James, including Swales' own house at 1 Holborow Street
- Consistent development of single-storey brick Inter-War California Bungalows
- Streetscape defined by original *building* forms and cohesive architectural style

Objectives

O18. To facilitate development that is consistent with the Statement of Significance and controls for Howe's 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.

C19. Retain the following elements that define the *heritage significance*:

- a) All pre-1931 *buildings*
- b) Pre-1943 street tree planting of brush box within street carriageway in Holborow Street
- c) One pair of Federation period semi-detached 2-storey houses (19-21 Holborow Street), predating the 1918 subdivision, now altered and extended
- d) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)

4.7.5 (C42) Ivanhoe Heritage Conservation Area

Ivanhoe Estate is important to the local area as a 1919 subdivision linked to the former "Ekinville" property and later development by local builders. It retains its distinctive layout and character.

Key Features:

- Subdivision dating from 1919, linked to the former "Ekinville" property and its owners George Ekin Crane and Joseph Abbott
- Historical association with builders Basil Cook and George James Lindfield, who developed Astwin Street between 1923 and 1925

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- Distinctive 1919 subdivision pattern with narrow streets, wide grassed verges, and palm and Brush Box plantings
- Houses built from 1919 to the 1930s, mainly single-storey brick Inter-War California Bungalows with small front gardens and narrow side driveways leading to rear *garages*

Objectives

O19. To facilitate development that is consistent with the Statement of Significance and controls for Ivanhoe 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.

C20. Retain the following elements that define the *heritage significance*:

- a) All pre-1931 *buildings*
- b) Pre-1943 street tree plantings of palms in Kenilworth Street and at the eastern end of Ranger Road, and Brush box in Ivanhoe Road
- c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes

4.7.5 (C43) Lang Street Heritage Conservation Area

Lang Street is important to the local area because it shows how land was subdivided in 1936 as part of the Ashfield Park Estate and developed quickly in the late 1930s to early 1940s by a single builder/developer. The area has strong historical links to William Henley, who was responsible for the subdivision. It is visually significant for its consistent group of single-storey brick Inter-War California Bungalows, which give the street a unified character.

Key Features:

- Consistent group of single-storey brick Inter-War California Bungalows built between 1936 and the early 1940s
- Distinctive cul-de-sac subdivision pattern

Objectives

O20. To facilitate development that is consistent with the Statement of Significance and controls for Lang 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.

C21. Retain the following elements that define the *heritage significance*:

- a) All pre-1941 *buildings*
- b) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes

4.7.5 (C44) Rathgael Estate Heritage Conservation Area

Rathgael Estate is important to the local area as a 1910 subdivision that retains its original Victorian house and stone cottage, making it a rare example of a later subdivision around an earlier estate. The area reflects early 20th-century residential development patterns and maintains a strong historic character despite some later changes.

Key Features:

- Subdivision dating from 1910, centred on Rathgael house (1870) and a stone cottage (circa 1859–1869)
- Historical association with James Sandy, early Ashfield alderman and builder of Rathgael house
- Subdivision pattern around the Victorian house and grounds, with some later re-subdivision in the 1920s
- Consistent streetscapes of:
 - Federation Queen Anne style single-storey brick and weatherboard houses.
 - Inter-War California Bungalow style houses.
- Rare survival of a Victorian house and stone cottage within a later subdivision.

Objectives

O21. To facilitate development that is consistent with the Statement of Significance and controls for Rathgael 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.

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

- a) All pre-1931 *buildings*
- b) 1910 subdivision pattern around *heritage item* “Rathgael” (1870) and stone cottage (circa 1859–1869) in the centre
- c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
- d) Narrow driveways with *garages* to the rear or *carports* to the side of houses

4.7.5 (C45) Wetherill Street Heritage Conservation Area

Wetherill Street is important to the local area as a subdivision developed between 1913 and the 1920s under a *building* covenant that ensured high-quality housing and a distinctive streetscape.

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Key Features:

- Historical association with the Intercolonial Investment Land and Building Company Ltd (subdivision) and local builders Augustus James and Alfred Pearson (design and construction of several houses)
- Wide street lined with Brush Box trees and grassed verges
- Consistent group of single-storey detached and semi-detached brick houses built in Federation Queen Anne and Inter-War California Bungalow styles

Objectives

O22. To facilitate development that is consistent with the Statement of Significance and controls for Wetherill 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.

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

- a) All pre-1921 *buildings*
- b) Pre-1943 street tree planting of Brush box within carriageway in Wetherill Street
- c) On the eastern side, the lots back onto the stormwater channel which was once Iron Cove Creek
- d) The cul-de-sac nature of the street due to the small reserve at the Liverpool Road (north) end of the street, and the Sutherland Reserve at the south-western end of the street ensuring Norton Street at the south end of Wetherill Street does not extend through to Holborrow Street (as it originally did). Though these are late 20th century changes to the street, these changes have preserved the quiet residential nature of the street.
- e) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)