

Bayside Development Control Plan 2022 – Heritage Conservation Areas amendment:

- Insert the information below immediately following the heading for subchapter **3.4.6 Development in Heritage Conservation Areas**.
- Insert the information from the following pages in **Chapter 7 Specific Sites**.

The sections for **Chapter 7** provide additional locality-specific objectives and controls for development within Bayside's heritage conservation areas. These controls should be considered in addition to the general Heritage Conservation Area controls that relate to a site. Where the controls are in conflict, the HCA specific controls will generally prevail.

Heritage Conservation Areas

3.4.6 Development in Heritage Conservation Areas

This section applies to properties that are located within Heritage Conservation Areas (HCAs). HCAs are listed within Schedule 5 of the Bayside LEP and identified on the Bayside LEP Heritage Maps.

HCAs can be streetscapes, suburbs, areas, and precincts that are recognised by a community for their distinctive historic character. They often evidence a particular historical period of development and an architectural style, generally have a high proportion of original buildings, and provide a cohesive sense of place and character which is valued by the community. Their significance is often a function of the subdivision and street pattern, and buildings that share common periods of development, historical associations, materials, form, and scale. Heritage conservation areas are afforded similar statutory protections within LEPs as individual heritage buildings.

This section provides controls to ensure that new work is sympathetic to the heritage significance and the character of the conservation area.

7.18 Bardwell Valley Heritage Conservation Area

7.18.1 Statement of Significance

The Bardwell Valley Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Bayside area. Part of the 1920 subdivision of the Lansdowne Estate, the area is associated with builder William Lansdowne, who was involved in the design and construction of several houses in the subdivision. The area has aesthetic value for its high proportion of original bungalow and cottage style houses, many of which were constructed in a short period between 1920 and 1925 and retain their interwar architectural character. The consistent use of face brick, timber detailing and consistent roof and fence lines present a cohesive streetscape and have representative value as a demonstration of rapid suburban development in the early twentieth century.

7.18.2 Character Statement

The character of the Bardwell Valley HCA is primarily made up of high-quality and relatively intact bungalow and cottage style houses. Mostly completed between 1920 and 1925, many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of contributory buildings, the existing subdivision pattern, and large street trees. Characteristic elements to be preserved include:

- The high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items
- The grid layout and wide streets
- The consistency of low front fences at the front boundary of private properties
- Original chimneys and the consistency of forward-facing double-gabled roof forms stepping down the slope to the north
- The prevalent single-storey scale
- The dominant material palette of face brick, timber batten detailing and timber joinery elements, roughcast rendered elements, sandstone base courses, timber framed windows, leadlight casement windows, window hoods, and timber shingle cladding
- Established gardens and consistent setbacks.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

7.18.3 Controls

Objective		Control	
Bardwell Valley Heritage Conservation Area			
O1.	Retain and conserve the special qualities of the Lansdowne and Hamilton Streets HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	C1.	Contributory and neutral dwellings are to be retained and conserved.
		C2.	Existing verandas and porches shall not be infilled.
		C3.	Roof forms are to be hipped and gabled.
		C4.	The single storey character of the area is to be retained.
		C5.	Significant public domain elements including street plantings shall be retained and conserved.
		C6.	Single storey hipped roof additions are preferred. Additions above roof lines shall be set back from the street elevation to minimise change as seen from the street.
		C7.	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings, e.g. smooth face brickwork, terracotta roof tiles, timber windows and doors, sandstone base courses.

7.18.4 Boundary of the Bardwell Valley HCA



Figure 1: Boundary of the Bardwell Valley HCA.

7.19 Brighton Le Sands Heritage Conservation Area

7.19.1 Statement of Significance

The potential Brighton Le Sands Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as evidence of the development of commuter suburbs in the 1920s in Rockdale and the wider Bayside area. The group of houses in Brighton Parade are aesthetically significant as an intact streetscape of Inter-War Bungalow-style houses and cottages in a suburban setting with mature street plantings, with rare streetscape detailing such as brick kerbing. The high proportion of original building stock together with the consistent material palette, scale, asymmetrical form, and roof and fence lines demonstrate a cohesive interwar architectural character that is representative of a distinct period of suburban development in Bayside.

7.19.2 Character Statement

The character of the potential Brighton Le Sands HCA is primarily made up of high-quality modest bungalow and cottage style houses. Many original houses in this area share a common architectural typology and material palette which is important to the aesthetic values of the area. This character should be preserved and retained through the retention of heritage listed and contributory buildings, the existing subdivision pattern, brick kerbing and large street trees. Characteristic elements to be preserved include:

- The high proportion of surviving contributory buildings, particularly Federation and Inter-War bungalows and listed heritage items
- Historical streetscape elements from the early period of development in the area, such as brick kerbing
- The consistency of low front fences at the front boundary of private properties
- Original chimneys, roof forms, and tiled roof cladding
- The prevalent single-storey scale
- The dominant material palette of face brick, timber detailing and timber joinery elements, roughcast rendered elements, brick front verandas, timber framed windows, and timber picket and masonry front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled additions, infilled verandas, rendering of face brickwork, unsympathetic fencing and the addition of garages and carports forward of the front building line.

7.19.3 Controls

Objective		Control	
Brighton Le Sands Heritage Conservation Area			
O1.	Retain and conserve the special qualities of the Brighton Le Sands HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	C1.	Contributory and neutral dwellings are to be retained and conserved.
		C2.	Existing verandas and porches shall not be infilled.
		C3.	Roof forms are to be hipped and gabled.
		C4.	The single storey character of the area is to be retained.
		C5.	Significant public domain elements including street plantings and brick kerbing shall be retained and conserved.
		C6.	Additional driveway crossovers are not permitted where historical brick kerbing would be disturbed.
		C7.	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings, e.g., smooth face brickwork, roof tiles, timber windows and doors, roughcast rendered detailing

7.19.3 Boundary of the Brighton Le Sands HCA



Figure 2: Boundary of the Brighton Le Sands HCA

7.20 Banksia Heritage Conservation Area

7.20.1 Statement of Significance

The Banksia Heritage Conservation Area (HCA) is significant at a local level as it contains the substantially intact rows of single storey nineteenth-century workers' housing known as 'Jackson's Row' as well as several other intact early twentieth-century houses. It is historically significant for its association with the Mercantile Building Land & Investment Co, a building society and speculative developer that had some influence in the development of the Bayside area. The HCA is representative of three phases in the residential development of Bayside LGA, late Victorian row houses, early twentieth-century bungalow dwellings and interwar era brick houses.

The Banksia Heritage Conservation Area has aesthetic significance as it contains two intact streetscapes displaying a uniformity of housing types, interspersed with some neutral and newer developments. Views north and south down Farr and Gibbes Streets encapsulate the repetitive forms of the single-storey free standing row houses with consistent gable roof forms and setbacks to the street. The Banksia Heritage Conservation Area has rarity value as it contains intact rows of single-storey nineteenth-century workers' housing, a typology that is uncommon in the Bayside LGA.

7.20.2 Character Statement

The character of the Banksia HCA is primarily made up of intact rows of houses from the late Victorian period of development in Banksia. The streetscapes retain many original single-storey narrow Victorian terrace houses with a consistency of scale and presentation, as well as some larger semi-detached Federation houses. This character should be preserved and retained through the retention of contributory buildings and the existing subdivision pattern. Characteristic elements to be preserved include:

- The surviving heritage items and contributory buildings, particularly the Jackson's Row cottages and intact rows
- of Victorian terraces
- The consistency of low front fences at the front boundary of private properties
- Consistent narrow setbacks, the dominant single-storey scale and lack of private car spaces
- Original chimneys and roof forms
- The dominant material palette of rendered brick terraces, decorative rendered elements, ornate façade windows, and painted brick front fences.

Uncharacteristic development includes housing from the late twentieth and early twenty-first century, over-scaled and unsympathetic additions, front facing dormers, infilled verandas, the removal and replacement of original features including windows and doors, and uncharacteristic fencing.

7.20.3 Controls

Objective		Control	
Banksia Heritage Conservation Area			
O1.	Retain and conserve the special qualities of the Banksia HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	C1.	Contributory and neutral dwellings are to be retained and conserved.
		C2.	Existing Porches shall not be infilled.
		C3.	Original roof forms are to be retained. Dormer windows, skylights and other infrastructure are not permitted on the street-facing roof plane.
		C4.	The single storey character of the area is to be retained
		C5.	Single storey additions are preferred. Additions to terraced cottages shall be located at the rear or incorporated into the roof space.
		C6.	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings.

7.21 Ocean View Estate Heritage Conservation Area

7.21.1 Statement of Significance

The Oceanview Estate HCA has cultural heritage significance at a local level as an intact portion of one of the most ambitious and commercially successful estate developments in the Bayside LGA. The area shows evidence of the development and expansion of early twentieth-century housing estates in the area, often led by speculative development.

The area has aesthetic significance for its particularly fine example of Federation Arts and Crafts and Federation Bungalow style dwellings set within formal gardens. Elements such as the early Christ Church at the northern entry to the HCA, wide streets with mature plantings and original dwellings orientated towards a central park contribute to the area's sense of place and create a distinct Garden Suburb character.

Individual properties within the HCA (both individually heritage listed and classified as contributory) have aesthetic and representative significance, exhibiting excellent detailing, craftsmanship and generally high levels of intactness and integrity. Excellent examples of Federation Arts and Crafts and Federation Bungalow typologies are found throughout the HCA, with some earlier Victorian-era housing throughout.

The HCA has representative value through its collection of intact Federation-era dwellings, as well as the clear demonstration of early town planning principles evident in its Garden Suburb character and layout. Seaforth Park was planned as the grand square in the 1883 subdivision and is the oldest designated park in the former Rockdale LGA. The street plantings in Dunmore Street demonstrate the municipal approach to urban beautification in the Oceanview Estate subdivision. The tree planting commemorated the reign of Queen Victoria (although the present trees are not the original trees).

7.21.2 Character Statement

The character of the Oceanview Estate HCA is made up of a number of architectural styles, including fine examples of high-quality late Victorian, Federation Arts and Crafts, Federation Bungalow and Inter-War Bungalow style houses and cottages. This character should be preserved and retained through the retention of contributory buildings, public open space, the existing subdivision pattern and typical Garden Suburb layout, and large street trees. Characteristic elements to be preserved include:

- The range of surviving architectural styles and historic buildings, particularly the existing heritage items, landmark buildings and contributory buildings.
- The grid layout of wide streets centred around Seaforth Park.
- The consistency of low front fences and gates at the front boundary of private properties.
- Original chimneys and roof forms.
- The consistent single-storey scale.
- Prominent ornate decorative elements, particularly on surviving examples of late Victorian buildings and Federation houses.
- The dominant material palette of face brick, timber batten detailing and timber joinery elements, sandstone base courses, timber framed windows and window hoods, and
- Established formal gardens and mature street trees.

Uncharacteristic development includes housing from the late-twentieth and early twenty-first century, residential flat developments, over-scaled additions, rendering of face brickwork and the addition of garages and carports forward of the front building line.

7.21.3 Controls

Objective		Control	
Ocean View Estate Heritage Conservation Area			
O1.	Retain and conserve the special qualities of the Oceanview Estate	C1.	Contributory and neutral dwellings are to be retained and conserved.
		C2.	Existing verandahs and porches shall not be infilled.

	HCA and ensure that development within the HCA is commensurate with the heritage significance of the area.	C3.	Roof forms are to be hipped and gabled.
		C4.	The single storey character of the area is to be retained.
		C5.	Significant public domain elements including public open space and street plantings shall be retained and conserved. Seaforth Park is to be retained as public open space.
		C6.	Single storey hipped roof additions are preferred. Additions above roof lines shall be set back from the street elevation to minimise change as seen from the street.
		C7.	Additions and new buildings shall incorporate materials and finishes consistent with adjacent and nearby contributory dwellings. For example, smooth face brickwork, terracotta or slate roof tiles, timber windows and doors, sandstone base courses.
		C8.	Buildings on street corners shall address both street frontages through façade articulation, wraparound porches, corner gates and consistent fences. Fences up to 2 metres in height on the secondary street frontage of corner lots may be considered for privacy, if set well back from the corner.

7.21.3 Boundary of the Ocean View Estate, Banksia HCA

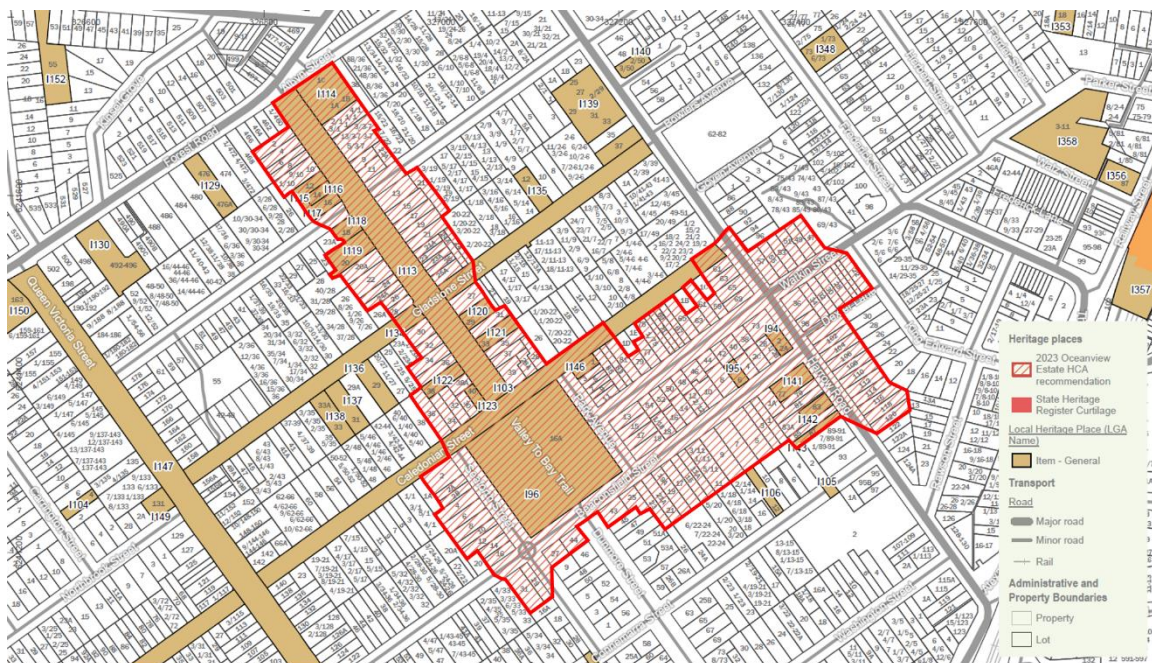


Figure 4: Boundary of the Ocean View Estate, Banksia HCA