

## **SECTION 4.2**

### **SPECIAL CHARACTER AREAS**

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## 4.2 Special Character Areas

### What is a Special Character Area?

Special Character Areas are well defined precincts that have been identified as having a special character and level of residential amenity that should be preserved. They were generally built over a relatively short period of time and have retained a consistency of design, materials and scale. Special Character Areas can be attributed to built form and also to subdivision pattern.

### General Objectives

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- O.1 Development within each Special Character Area is to be compatible with the identified character and is to reinforce the special attributes and qualities of the area.
- O.2 Development should seek to maintain the level of residential amenity currently enjoyed and positively contribute to the distinctive characteristics of each area.

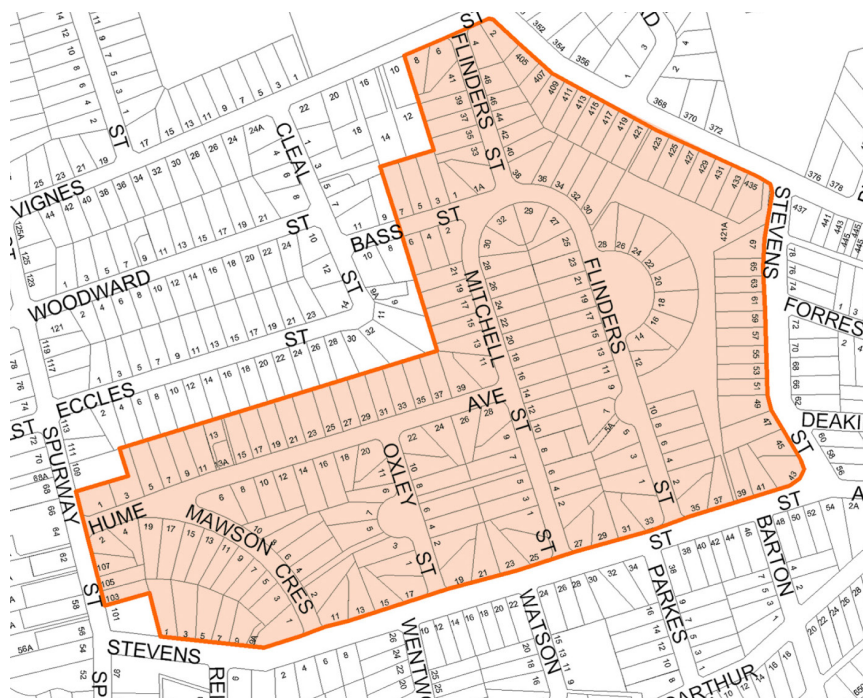
## 4.2.1 Ermington

### 4.2.1.1 Hillside Estate

#### Statement of Significance

This land was acquired by the firm of John Bridge Ltd who engaged land surveyors Lockie, Gannon, Worley and Campbell to design this subdivision, with its distinctive curvilinear layout. The Housing Commission acquired the estate in 1945. The estate with a variety of double-fronted and triple-fronted single storey brick houses with hipped or gabled roofs. The majority of houses have light tan or brown mottled bricks. Some houses have common bricks or mottled cream bricks, some of which have been painted or rendered. Some houses have been divided into two single person units for older people with minor changes to insert a second front door with a protective brick screen, while maintaining the architectural character of the building.

The allotments originally had low arris rail fences painted white. Most properties have no front fences while a few properties have low, open metal fences. The open space and pathway/drainage system has been grassed but remains open with few plantings.



**Figure 4.2.1.1.1**  
Hillside Estate, Ermington

#### Distinctive Characteristics

The natural slope of the land (to the south and east) and the absence of major changes, give the area a distinctive character. Other characteristics include;

- straight and curvilinear pattern of roads, named after Australian explorers
- combined open space and drainage and walkway system
- siting and design of houses, with a variety of high quality face bricks - mostly mottled in tan and brown, with a few cream mottled bricks, painted brick work or rendered brick work
- wide setbacks from side boundaries with space for trees and driveways to rear garages
- open front gardens, without front fences, which merge with the wide grass verges
- mature trees and shrubs from the early decades of development

- views from the street and houses to the south and east

### Objectives

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- O.1 To keep the character of this area and its houses, especially when viewed from the streets.
- O.2 To keep the character of the houses including their open front gardens, the practice of siting carports at the rear or side of houses, with garages at the rear, is encouraged.
- O.3 To facilitate improvements and additions that are consistent with the architectural character of the area and the character of the area.
- O.4 Maintain and improve residential amenity.
- O.5 Maintain and improve open space areas.

### Design Controls

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#### Landform/Natural Characteristics

- C.1 Maintain the shape of the natural landform and avoid high retaining walls and changes of land produced by cut and fill.**

#### Subdivision Pattern

- C.2 Maintain the existing subdivision pattern of roads, allotments, open space drainage and access and avoid amalgamation of allotments and subdivision across the allotment.**

#### Existing Buildings

- C.3 Maintain existing buildings and their architectural character that individually or together contribute to an understanding of the history and character of the area and the original character of the front of the house.**
- C.4 The painting, rendering or re-skinning of brick work is to be avoided.**
- C.5 Extra rooms above the main body of the house which require alteration of the existing roof space are to be avoided unless rooms within the existing roof space can be created where they are ventilated by flat in plane skylights as opposed to new dormer windows.**

#### Additions to Existing Dwellings

- C.6 Maintain the visual importance of the original houses by retaining existing face bricks and avoiding textured bricks in light colours.**
- C.7 Additions at the front or side of houses which reduce the setback from front and side boundaries are to be avoided.**
- C.8 Additions at the rear of an existing house which include rooms in the roof may be considered provided they do not change the architectural character of the house as viewed from the street.**
- C.9 Additions higher than the ridgeline of the existing house by more than 1m are to be avoided.**

#### Garages and Carports

- C.10 Maintain uncluttered space between building line and front boundary as an important part of street character.**
- C.11 Keep garages and carports as secondary utilitarian buildings.**

- C.12** Maintain the established pattern of one opening per allotment for single car access.
- C.13** Carports can be constructed at the side or rear of the house, but no further forward than the adjoining wall of the house.
- C.14** Driveways of concrete or other hard surfacing in excess of 2.6m in width are to be avoided. Wheel tracks with central grass/planting are preferred to fully paved driveway space are preferred.
- C.15** Garages which compete with scale and architecture of the house are to be avoided.

#### **Fences**

- C.16** Retain the open character of front gardens, without front fences and only consider reinstatement of low timber rail fences, which were original to some lots.
- C.17** Timber paling fences to side and rear boundaries are preferred.
- C.18** High privacy fences and metal cladding fences at side and rear boundaries are to be avoided.
- C.19** Fences may be considered in Kissing Point Road provided they allow views into gardens and are made of materials such as timber and wire mesh that are suitable as a frame for plants.

#### **Street Trees**

- C.20** Maintain existing street trees and consider additional street trees where there is no street tree planting.

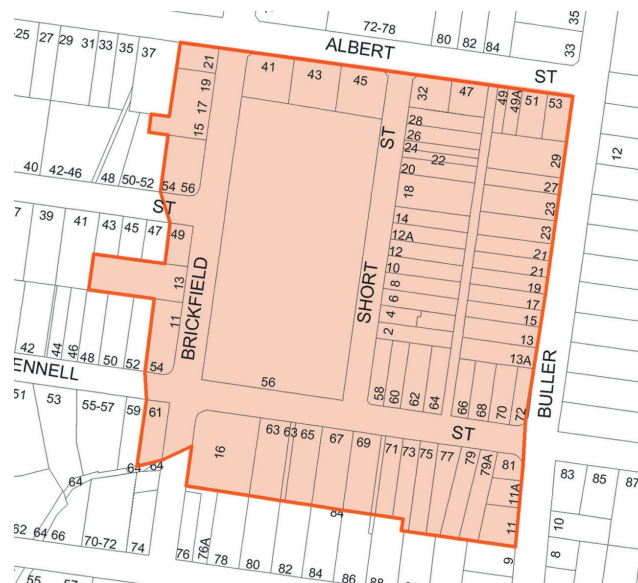
## 4.2.2 North Parramatta

### 4.2.2.1 All Saints Cemetery

#### Statement of Significance

This subdivision, with its characteristic late nineteenth century subdivision pattern of narrow lots and back lanes for night soil disposal, is remarkably different from all other subdivisions in the area. This subdivision is almost completely intact and contains most of its original houses, built gradually from the later part of the nineteenth century to the 1930s.

Later twentieth century development around the cemetery has continued the low scale residential character of the earlier Short Street development, although with wider allotments and greater garden space between houses. The result today is a remarkably intact single storey residential enclosure of an early Parramatta burial ground which, with the landscape of the cemetery itself, provides a very special rural/residential precinct near the heart of a large city.



**Figure 4.2.2.1.1**  
All Saints Cemetery, North Parramatta

#### Distinctive Characteristics

- gently sloping land, falling from a small but prominent knoll in the north-east corner down to the creeks beyond the southern and western boundaries of the precinct
- the quiet residential character of the precinct is provided by its enclosure/framing by individual, low-scale residential buildings and their gardens and trees, and its border on three sides by residential roads
- buildings address the cemetery and provide a sense of enclosure
- low-scale development around the perimeter of the cemetery: a consistency in the character of the buildings, particularly in their single storey scale and limited range of building materials
- the nineteenth century subdivision and development pattern along Short and Buller Streets, which strengthens the character of the precinct
- the landscape of the cemetery itself is rural in character, most of it an open area with mown grasses, remnant native vegetation and little evidence of deliberate plantings except around parts of the perimeter

- the historic relationship between the cemetery, its church (All Saints) and rectory (Endrim, 54 Sorrell Street) remain, and can be observed, particularly from the north-east corner of cemetery
- remnant sandstone walls and gateway stands along the Fennell Street alignment and an almost continuous sandstone kerb and gutter down Short Street are able to be observed

### Objectives

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- O.1 Retention and reinforcement of all attributes that contribute to the heritage significance of the cemetery and its setting.
- O.2 A transition zone between the higher density development on land west of Brickfield Street and the open space of the cemetery through dense but low-scale residential development, similar in character to the early development in Short Street.
- O.3 Maintenance of the rural village character and quiet residential amenity of the precinct.
- O.4 Retention of the existing consistency in the scale and building materials in the precinct.
- O.5 Maintenance of the special character of this area and the marked difference between it and the adjoining higher density zones.

### Design Controls

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#### Subdivision Pattern

- C.1 Maintain all the evidence of the nineteenth century subdivision and development pattern along Short Street and Buller Streets.**
- C.2 Maintain the subdivision and development pattern for the three houses adjoining the cemetery fronting Albert Street, and the space and mature tree plantings this allows between buildings and the cemetery.**
- C.3 Amalgamation of allotments facing Short, Buller or Albert Streets, or construction across allotment boundaries on these streets is to be avoided, so as to retain the existing subdivision pattern.**
- C.4 Maintain the subdivision and development pattern for the houses facing Fennell Street and the space this allows for mature tree planting and landscaping.**
- C.5 Encourage resubdivision and amalgamation along Brickfield Street to provide new development having the appearance of separate houses, such as town houses, facing the cemetery.**
- C.6 Subdivision of No 16 Short Street is permitted, in order to provide one allotment only beside the house at No 18.**
- C.7 Resubdivision of allotments fronting Brickfield Street is permitted, but only where the subdivision runs parallel to the east/west boundary line.**

#### Existing Buildings and Structures

- C.8 Keep all buildings and other structures that individually and together contribute to an understanding of the history and character of this precinct.**
- C.9 Keep all stone kerbs and gutters in Short Street.**
- C.10 Retain all metal and concrete fences on the northern boundary of the cemetery.**
- C.11 Avoid adding vehicle crossings over sandstone kerb and gutter in Short Street; allow rear lane access only.**
- C.12 Buildings to primary street frontage should face directly towards the cemetery.**



**Garages**

- C.13** Ensure new garaging and carparking do not intrude upon the existing character of the precinct, in particular by maintaining uncluttered space between building line and front fence as an important part of the character of the precinct.
- C.14** Maintain the fence line of Short and Buller Streets unaffected by driveway openings.
- C.15** Driveways are not to continue over the footpath space.
- C.16** Avoid establishing new driveways, garages or carports with access to Short Street or Buller Street; lane access only is to be used.
- C.17** Avoid basement communal car parking that opens directly onto the street.
- C.18** Garages and carports are to be located at least 1 metre behind the front wall of a residential building and sited in an unobtrusive manner.
- C.19** Driveways should be made of concrete, bitumen, gravel, dark bricks or other unobtrusive materials and should not continue over the footpath space; wheel tracks with a central grass/planting strip are preferred to fully paved driveway space.

**Fences**

- C.20** Maintain the character of the area, where houses face and enclose the cemetery over low fences.
- C.21** Maintain existing street amenity and safety by the continued use of light weight front fences which allow each garden to be viewed from the street, and allow each house to view the street and cemetery.
- C.22** Keep rear boundary fence at Nos 41, 43 and 45 Albert Street.
- C.23** Consider using square topped picket fences painted in light colours, eventually for all properties facing the cemetery, to reinforce a cohesive sense of enclosure.
- C.24** Fence openings in excess of 3m width are to be avoided.

**Short and Buller Streets**

- C.25** Maintain visual importance of existing historic buildings and other structures.
- C.26** Keep the consistency of siting, scale, shape and materials in new work and in extensions to existing buildings so that it does not detract from historic buildings in the precinct, or from the street's visual cohesiveness and amenity.
- C.27** For extensions to existing buildings,
  - i. use linked pavilions under separate roof, or skillion extensions to back of house
  - ii. use same material as the existing house, or lighter weight materials, such as painted timber, fibro, iron or imitation timber cladding
  - iii. avoid additions to the front or side of house and extra rooms above the existing main
  - iv. body of house requiring alteration of existing roof shape
  - v. windows or skylights facing Short Street are not desirable
- C.28** For new buildings facing these streets:
  - i. keep front setbacks to match those of adjoining early houses, free of structures or paving

- ii. restrict building height to a single storey to match the scale of existing historic buildings
- iii. establish roofs with a form and pitch similar to neighbouring buildings; rooms in the roof may be considered, but with no windows (such as dormer windows) facing Short or Buller Streets
- iv. use consistent building materials - face or common bricks or painted timber, with tile or corrugated iron roofs. Back rooms may be built in lighter weight materials, such as fibro, imitation timber cladding or corrugated iron
- v. encourage reinstatement of sandstone kerbs and gutters where lost to vehicular driveways - car access to be provided from rear lane
- vi. new buildings should not be constructed side boundary to side boundary
- vii. avoid use of plastered or painted brickwork, or hearted, speckled, multicoloured or textured bricks in light colours
- viii. imitation slate or obtrusively coloured roof cladding is not desirable
- ix. attached dual occupancy should be avoided, except where it can be accommodated as a modest addition at the rear of the house and within garden space requirements

**C.29 For dual occupancy facing rear lane at 13A, 25 and 29 Buller Street:**

- i. detached dual occupancy to be built facing the rear lane, but only where it strictly complies with:
  - minimum 3m total side boundary setbacks, either divided along both sides of the new
  - building or along one side boundary only. The side setback area, if 3m or more and fully landscaped, can be included in the garden space calculations
  - new building to be setback 1m from existing lane alignment. Except for driveway area the setback area is to be fully landscaped
  - garaging for one car only
  - 3m maximum width for driveway access to rear lane
  - maximum wall height for new building of 5.7m
  - roof pitch similar to neighbouring buildings
  - building materials of either unpainted or unplastered face bricks or commons, or of
  - painted timber or other light weight materials, such as imitation timber cladding and fibro
  - light weight roofing materials, such as corrugated iron or colourbond

**Brickfield Street**

- C.30** New buildings are to reinforce low scale, village-like enclosure of cemetery.
- C.31** Development is to be townhouse or similar development that is of a scale similar to existing development around the cemetery, which appears like separate houses and reflects pattern and shape of houses in Short Street.
- C.32** The street edge should remain largely unencumbered with driveway access points.

- C.33 Minimum front setback of 2m, but only where development strictly complies with the requirements of this plan; any other form of development will require a 12m setback.
- C.34 Construction to side boundaries is allowed, providing that sufficient light and air can be obtained through front and back walls
- C.35 Garages and carports must be established at the rear of the property with access from side streets and should not be visible from the street (Amalgamation might be necessary to achieve this. Where redevelopment of allotments without access to side streets is prohibited by earlier development of adjoining allotments, car access from Brickfield Street can be allowed but only where it is obtained using an existing street crossing).
- C.36 3m maximum width for car access driveway.
- C.37 Re-establish sharp profile kerb and gutters to replace driveways where possible.
- C.38 Walls should be of unpainted face bricks or commons, tiled or corrugated iron roofs.
- C.39 Buildings should address Brickfield Street.
- C.40 Balconies should not protrude beyond the wall of a building, except in the case of verandahs, which are permitted at ground level.
- C.41 Light-painted or plastered walls or hearted, speckled, multicoloured or textured bricks in light colours are not appropriate.
- C.42 Imitation slate or obtrusively coloured roofing materials are not appropriate.

#### **New buildings facing Fennell Street**

- C.43 Development is to reinforce low scale, village-like enclosure of cemetery.
- C.44 Development should be consistent with the prevailing scale of existing development around the cemetery, but should maintain the character of freestanding buildings on individual lots of land, separated from each other and from the street by side and front garden space.
- C.45 6m minimum front setback, to be landscaped with trees, garden and lawn.
- C.46 Combined side setbacks for each allotment to be no less than 5m, which, apart from access drive, is to be landscaped with trees, garden and lawn.
- C.47 Maximum 3m width for driveway and vehicular entrance.
- C.48 Buildings are to address Fennell Street.
- C.49 Garaging must be a single car garage and must not be visible from the street.

#### **New buildings facing Albert Street**

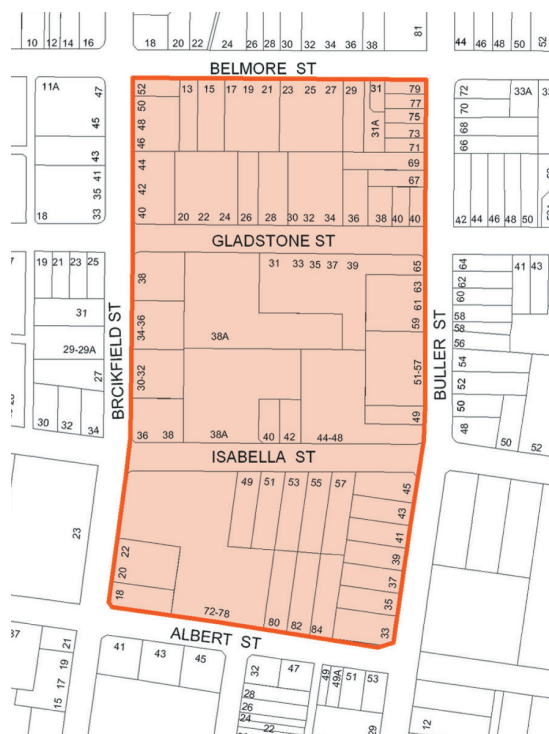
- C.50 Retain the space between and behind buildings so that the existing character of trees and open gardens on the crest of hill can be maintained as the northern backdrop to cemetery.
- C.51 Maintain the existing character of development, of freestanding houses on individual allotments separated by garden space and landscaping.
- C.52 6m minimum front setback; area to be landscaped with trees, garden and lawn.
- C.53 Combined side setbacks for each allotment to be no less than 8m, which, apart from access drive, is to be landscaped with trees, garden and lawn.
- C.54 Maximum 3m width for driveway and entrance.
- C.55 Maximum two driveways per existing allotment.

- C.56 Sufficient space in the back garden to allow for the growth and maintenance of large mature trees.**
- C.57 Buildings must address Albert Street.**
- C.58 Garaging must a single car garage and must not be visible from the street.**
- C.59 Side and front setbacks must not contain structures or paving, other than a single-width driveway.**

#### 4.2.2.2 Area bounded by Brickfield, Belmore, Buller and Albert Streets

##### Distinctive Characteristics

The area bounded by Brickfield, Belmore, Buller and Albert Streets, North Parramatta should reflect the sensitivity of this area due to the impact of residential flat development and the close proximity to Doyle Ground. Nearby lower density residential areas, the style and character of primarily traditional housing, including heritage items, in the general locality strengthen the character of the area.



**Figure 4.2.2.2.1**

Area bounded by Brickfield, Belmore, Buller and Albert Streets, North Parramatta

##### Objectives

- O.1 A consistent building line in order to provide an appropriate and attractive built edge to the street.**
- O.2 Housing form that incorporates themes from the traditional housing style of the locality, (ie. closely spaced cottages, semi-detached houses and terraces), particularly when viewed from Doyle Ground.**

##### Design Controls

- C.1 The front setback is to be a maximum of 5m and a minimum of 3m consistent with the prevailing setbacks in the immediate locality.**
- C.2 Development should have the appearance of terrace-style housing in order to reflect the character of the traditional housing in the vicinity.**

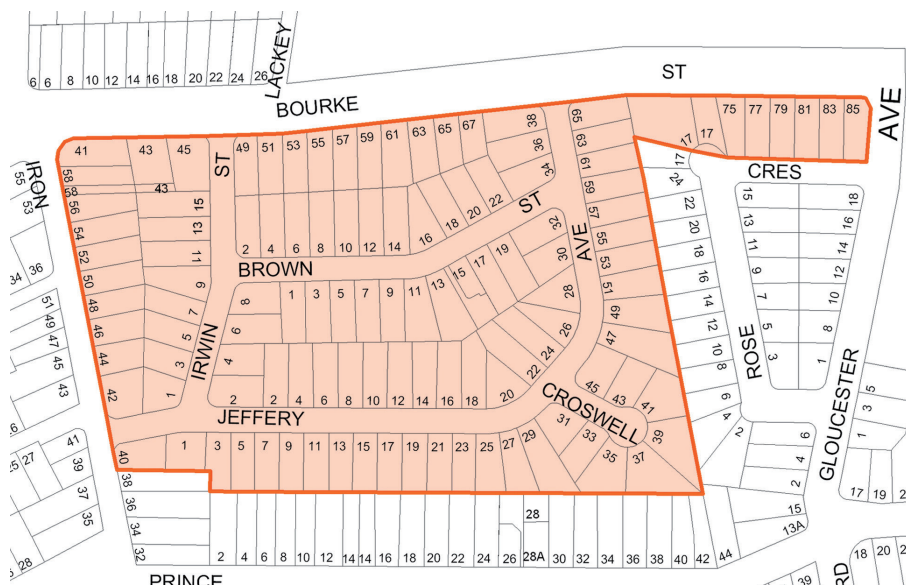
**C.3 In Buller Street, opposite Doyle Ground, the terrace form of housing should provide a sense of address of the dwellings to the street and to Doyle Ground, particularly on the ground floor. In this area it is also desirable that car parking be situated at the rear of the site and accessed via a 4m wide rear lane.**

#### 4.2.2.3 Jeffery Avenue

##### Statement of Significance

This land is one of the first areas in the vicinity of Parramatta to be totally designed and constructed by the Housing Commission, which resumed the land on 25 July 1947. It was surveyed in 1948 and the subdivision was drawn up by Parramatta surveyor H.C. de Low for the Housing Commission. The road layout is curvilinear in the manner typical of the post-war era. The streets are named after Parramatta aldermen and mayors.

The area was developed with detached dwellings, mostly in brick with some fibro-cement with brick bases. It has a high standard of amenity, and with good management, will become more special as time goes by. The present residents stand to gain most from this special care.



**Figure 4.2.2.3.1**  
Jeffery Avenue, North Parramatta

##### Distinctive Characteristics

- curvilinear road layout typical of the 1940s and 50s
- consistency in the scale, siting and design of houses with only minor obvious changes
- detached houses - two or three bays wide, with a projecting bay, often including the porch with wrought iron railing
- houses in brown, mottled brick or fibro-cement with brick base; low hipped roofs in terracotta or cement tiles, some with gabled ends clad in white painted weatherboards
- double hung sash windows with timber frames
- grassed front gardens merging with verge, some front boundaries defined by planting and a few low brick walls
- wire or paling fences separating the front and rear gardens
- narrow grassed verge without footpaths
- street tree planting of bottle brushes, in recent decades

- mature trees in gardens and streets

### Design Controls

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#### Development consistent with the existing character of the area

- C.1** Additions at the rear of houses designed to have minimum impact on the façade and roof of the house, using similar materials, such as bricks matching original bricks.
- C.2** Additions that protect the views and amenity of neighbouring properties.
- C.3** Garages or carports in rear gardens.
- C.4** Carports beside the house at least 3m back from the front wall.
- C.5** Wire fences no higher than 1m.

#### Development not consistent with the existing character of the area

- C.6** Painting, rendering or re-skinning of brick houses or the brick base of houses.
- C.7** Painting, rendering or demolition of brick fences.
- C.8** Front fences other than low walls marking the boundary.

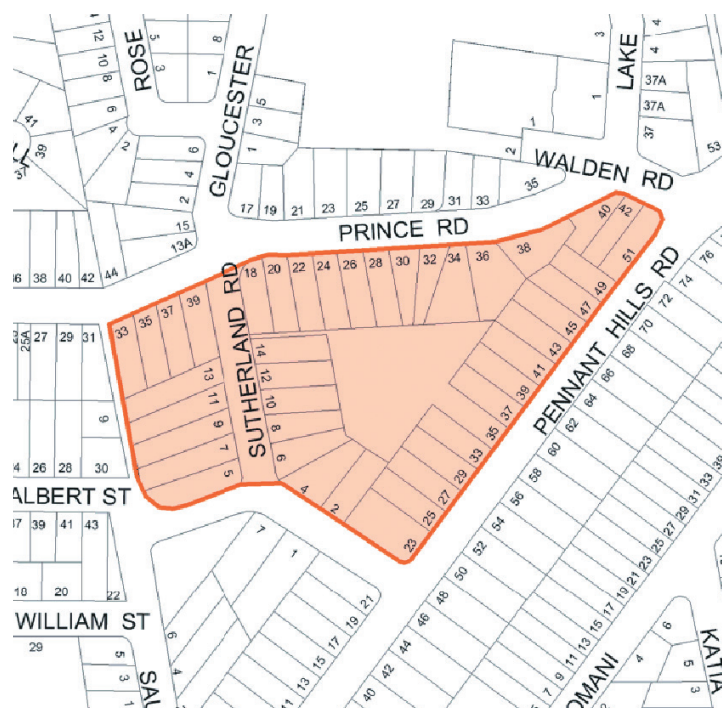
#### 4.2.2.4 Sutherland Road

##### Statement of Significance

This area was auctioned as the Parramatta Heights Estate on 2 May 1925, by real estate agents, Peach Brothers. Construction of housing commenced in the 1930's. In May 1939 the area was covered by a residential district proclamation that required the external walls of houses to be of brick construction.

This is a high quality residential area at the edge of the nineteenth century development of Parramatta. Its value as a residential area, and an important part of the history of Parramatta, will become more obvious as time goes by and development of this period becomes more widely appreciated.





**Figure 4.2.2.4.1**  
Sutherland Road, North Parramatta

#### Distinctive Characteristics

- undulating terrain
- streets and some houses with views and glimpses of Parramatta to the south
- includes a small park enclosed by houses, with laneway access from Pennant Hills Road and Sutherland Road
- houses date from the late 1920s to the 1950s; mostly single storey brick, with Marseilles-tiled roofs including some distinctive skillion-roofed houses; a few original two-storey houses
- consistency in the siting, scale, and character of houses
- face brick
- roads have grass verges, without footpaths, but with continuous street tree planting forming an avenue
- low brick fences
- gardens with open lawns and feature planting including mature trees and views
- several large eucalypts in front and rear gardens add interest to the street scene

#### Design Controls

##### Development consistent with the existing character of the area

- C.1 Additions in brick matching the house, designed to minimise impacts on the original character of the house, and to protect the views and amenity of neighbouring properties.**
- C.2 Rear garden placement of garages and carports.**
- C.3 High fences only in Pennant Hills Road, behind the original fences.**
- C.4 Recladding of roofs in similar materials.**

- C.5** Additions should be designed to retain the original façade and to minimise impacts on it.
- C.6** Impacts on the amenity and views of adjoining properties should be minimised.

**Development not consistent with the existing character of the area**

- C.7** Major changes to the façade that alter its architectural character.
- C.8** Garage or carport beside the house and which block driveway space to back garden.
- C.9** Recladding, painting or rendering of exterior walls of brick houses and brick fences.
- C.10** Demolition of low brick fences.
- C.11** Fences higher than 1m.
- C.12** Buildings other than garages or other utility buildings within 6m of the rear of properties adjoining the park.



## 4.2.3 Northmead

### 4.2.3.1 Sylvia Gardens

#### Statement of Significance

This area was once part of the Oakes Estate. It was quarried by the Moxham family under lease from before 1887 and was known as the Whitehaven Quarry. W. D. Moxham's deceased estate passed to his trustees in October 1935 and the Whitehaven Quarry was subdivided and offered for sale privately by the Sylvia Gardens Estate Ltd in June and December 1937. The width of allotments was subsequently increased, without altering the road layout, in keeping with the prevailing standards of the 1940s.

The importance of the area lies in its high quality private subdivision that incorporated the latest design principles to create an attractive residential area. With two exceptions, the buildings are modest cottages, typical of the era of post-war shortages in building materials.



**Figure 4.2.3.1.1**  
Sylvia Gardens, Northmead

#### Distinctive Characteristics

- designed around the quarry, evidence of which survives in the rock faces of the internal reserve
- setting, around quarry with views to bushland reserve beyond
- similarity in the age of houses - 1940s along Windsor road, mostly 1950s - 60s in other streets
- uniformity of scale, size and materials of houses - single storey, tiled roofs, walls of brick, fibro or timber, some of which is a recladding of the original fibro house
- wider gap on one side of each house to allow rear garden car access to garage in back garden
- low fences, which give views of each garden

#### Objective

- O.1 Ensuring that development is consistent with the existing character of the area. The main elements of that character are the modest scale and character of the houses, and the associated parkland.

## Design Controls

### Development consistent with the existing character of the area

- C.1** Second storey additions, designed to protect neighbours' amenity and to fit in with the design of the original house.
- C.2** Additions in lighter weight materials than those of the house are preferred.
- C.3** Rear garden placement of garages and carports.
- C.4** Recladding of fibro houses in similar light weight materials is preferred. However, bagged or rendered brick cladding using colours to blend with existing housing is also acceptable.

### Development not consistent with the existing character of the area

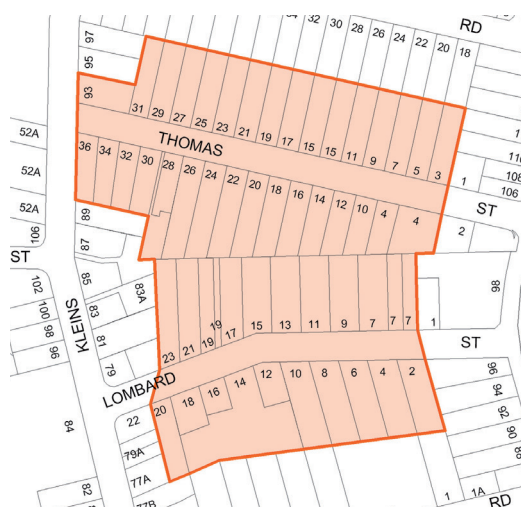
- C.5** Garage or carport to the front or side of house or blocking driveway space to back garden.
- C.6** Roof cladding other than terracotta tiles.
- C.7** Fences higher than 1.2m.

#### 4.2.3.2 Thomas and Lombard Streets

##### Statement of Significance

This area contains a reasonably intact group of detached cottages and houses from the early twentieth century, illustrating the development history of the locality and creating a residential precinct with a distinctive character. Timber cottages were erected from about 1912 onwards in Lombard Street, and most of the houses in this street date from prior to 1920. There are some houses of a slightly later era, and some modern development. All of the older houses are of timber and/or fibro construction.

The houses in Thomas Street are on land which was originally owned by the Moxham family, and subdivided in 1915. A few cottages were erected in the years immediately following subdivision, but most of the houses in the street were built in a surge of development that occurred in the mid 1920's. Older houses in Thomas Street are mostly of timber and/or fibro construction but also of brick. There is also some modern development.



**Figure 4.2.3.2.1**  
Thomas and Lombard Streets, Northmead

##### Distinctive Characteristics

- land rises from Old Windsor Road and then falls gently towards Kleins Road

- all older houses are single storey, detached dwellings, with similar setbacks, giving a generally consistent character and rhythm to the streetscape
- most older houses are asymmetrical, gable-fronted with hipped roofs. All older houses have a verandah of some sort, with differing design and detailing
- timber and/or fibro construction is typical, with some houses of 'face' brick construction in Thomas Street
- timber double hung sash windows on earlier houses, timber casements on some later houses, awnings over windows common on earlier houses
- car accommodation generally at rear of property
- low, open fencing, and a predominance of soft landscaping in front gardens
- more fences of timber paling construction than any other type

### Objective

- O.1 Ensuring that development is consistent with the existing character of the area. The main elements of that character are the consistency of scale, siting and design of most of the older houses, and the existing landscaping features, including fencing.

### Design Controls

#### Development consistent with the existing character of the area

- C.1 Additions and/or dual occupancy development at the rear of older houses, as long as there is minimum impact on the character of the existing house and the streetscape.**
- C.2 Single storey only is preferred. Additional accommodation may be provided at a second level, provided that it is substantially or entirely contained within the roof space. In any case, the roof line of any new addition should be no higher than the ridge height of the existing house.**
- C.3 Lightweight construction (e.g. timber, fibro-cement) should be used for additions, except for brick houses, where brick may be used.**
- C.4 Garages or carports in rear gardens.**
- C.5 Open carports beside the house, preferably at least 2 m back from the front wall.**
- C.6 Replacement of roofs with historically appropriate materials; generally corrugated steel, possibly tiles depending on era of house.**
- C.7 Low, open fencing, no higher than 900mm. A preference for timber paling construction, but other materials and designs such as link-mesh, timber 'post-and-rail', or brick may be considered where it is appropriate in relation to a particular house.**

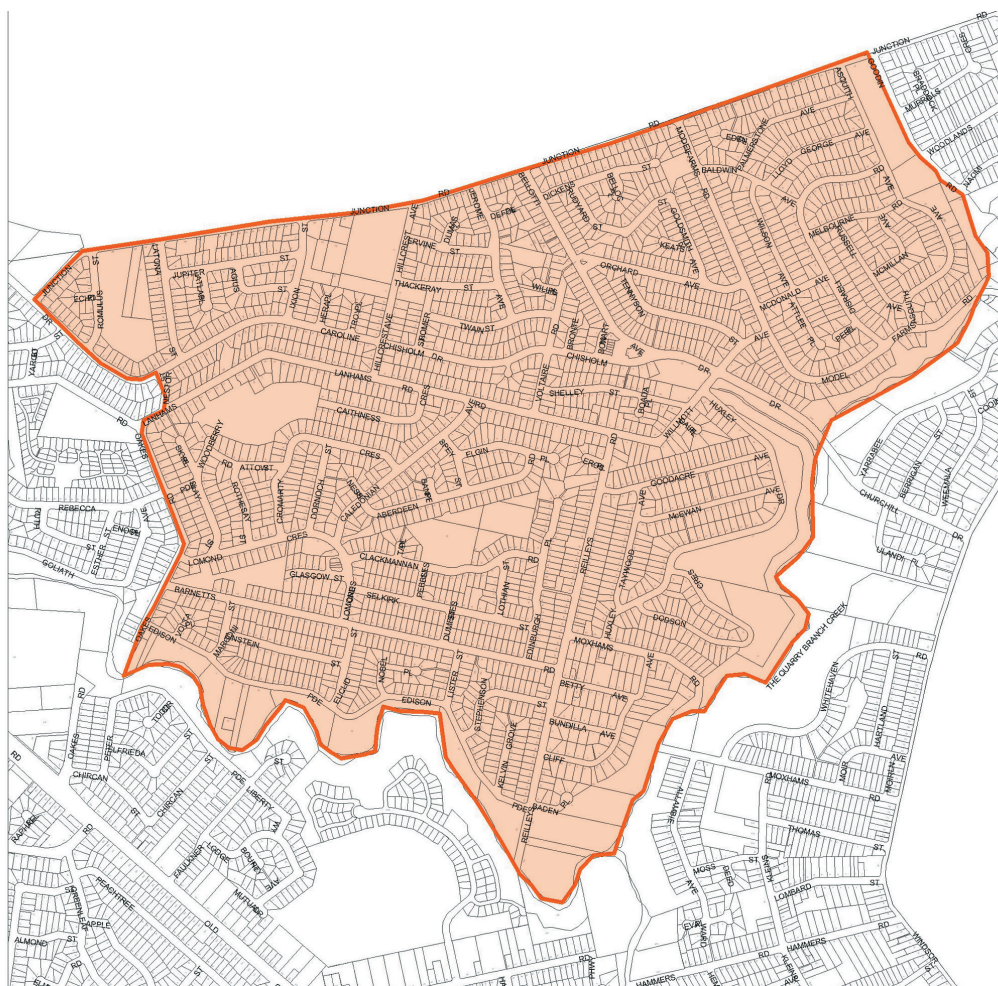
#### Development not consistent with the existing character of the area

- C.8 Demolition of older houses, other than in exceptional circumstances.**
- C.9 Recladding of timber / fibro houses in anything other than similar materials and profiles.**
- C.10 Painting, rendering or re-skinning of brick houses.**
- C.11 Any fence higher than 900mm.**
- C.12 Landscaping in front yards which results in a predominance of paved surfaces over soft landscaping.**

## 4.2.4 Winston Hills

### Statement of Significance

This large development was the most important subdivision of its time. The land was acquired by Hooker-Rex and developed as the Model Farm Estate; a complete neighbourhood development. It was one of the last releases of land zoned as Green Belt, providing one of the last greenfields development areas. A number of the original farmhouses remain, incorporated in the subdivision plan. It was opened in 1965 as Winston Hills. The subdivision plan is characterised by curvilinear street designs, gully parklands, wider and less deep allotments than traditional subdivision patterns. House construction is 'wide-fronted' with low, horizontal lines. This appearance is created by a number of factors including the siting of houses across the allotments, garages integrated with the house, simple low-pitched roofs with ridges parallel to the street, overhanging eaves or verandahs, and window and door detailing. Most homes are of brick construction with tiled roofs. There is a mixture of single, split level and two-storey homes, and wall finishes include face brick, painted brick and cement rendering. There are additions on some houses, in both brick and lightweight construction.



**Figure 4.2.4.1**  
Winston Hills

## Design Controls

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### Additions to existing dwelling houses

- C.1** Additions must be designed to protect the amenity of neighbours and generally compliment the architectural character of the original dwelling house.
- C.2** Second storey additions to existing single storey dwelling houses should be positioned to the rear of the existing house where a consistent single storey scale is a predominant streetscape element.

### New dwelling houses

- C.3** New dwelling houses must be compatible with existing houses in the streetscape so that they do not dominate or stand out in marked contrast to existing dwellings.
- C.4** Setbacks must be consistent with neighbouring buildings.
- C.5** Dwelling houses should be 'wide-fronted' across the site. Overly complex roof forms should be avoided.

### Development not consistent with the existing character of the area:

- C.6** additions to the front of houses
- C.7** front fences
- C.8** loss of open character to front yards
- C.9** second storey additions that are not designed in a manner that minimises the visual impact on the predominant streetscape scale

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