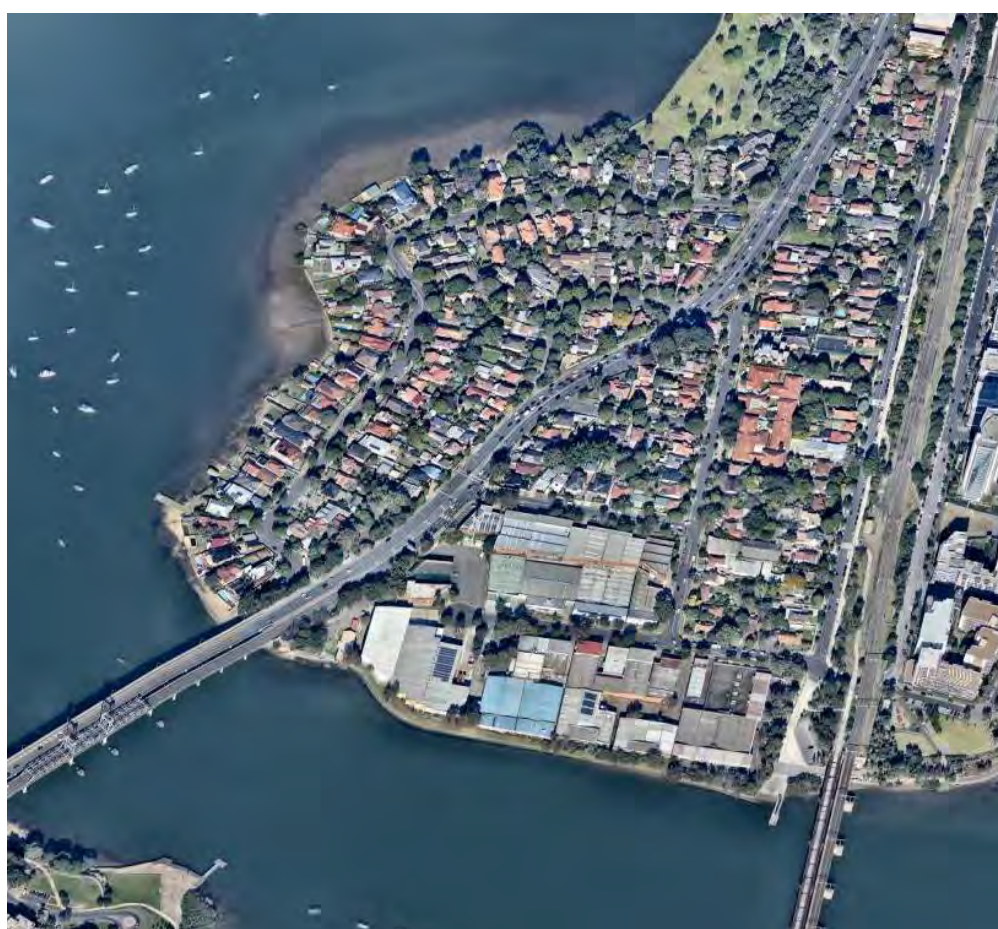


HERITAGE ASSESSMENT

Rhodes East Structure Plan

December 2016

NSW Department of Planning and Environment



Rhodes East Structure Plan Heritage Assessment			
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1.0

INTRODUCTION

1.1 CONTEXT

This Heritage Assessment has been prepared to inform the emerging Structure Plan for a rezoning proposal of the Rhodes East Priority Investigation Area.

The subject area contains a number of residential, industrial and community properties, pocket parks and tree-lined streetscapes that are listed as individual heritage items on Schedule 5 of Canada Bay LEP 2013. These heritage items need to be assessed and reviewed in the light of the emerging Structure Plan.

This Heritage Assessment also outlines suitable approaches that should be taken into consideration to protect identified heritage items and minimise or mitigate potential adverse heritage impacts arising from the long term increased density that could be facilitated by the Structure Plan.

The fundamental objective of the Structure Plan is to increase the land use capacity of the general Rhodes East locality by increasing zoning densities and enabling redundant or under-used industrial sites to be redeveloped for low, medium to high density housing. Future amalgamations of current residential lots can also be expected, fundamentally changing the existing suburban context of the various heritage listed houses and other buildings. The heritage listing of the small parks and the tree lined streets, along with other criteria, is likely to encourage their retention and incorporation into the upgraded urban environmental outcomes for East Rhodes.

An initial review of the subject heritage items reveals that they fall into a number of categories:

- A series of nine early to mid 20th century houses which illustrate the early residential development history of this section of the Rhodes Peninsula. These tend to be scattered in a relatively random fashion across the study area, which is essentially a densely developed residential neighbourhood consisting largely of single houses.
- Two community and one light industrial buildings that have experienced changes of use and to some extent additional changes and site development since their original construction.
- Two small local parks. These are highly likely to be incorporated.
- Three tree lined streets. These are highly likely to be incorporated
- One large waterfront reserve - McIlwaine Park at the southern end of the Study Area. No work is contemplated with this Park although there will some increased accessibility.

Some of the heritage listed houses and community buildings are noted as significant only for their garden settings.

There are also a small number of heritage items located in the vicinity of the study area, being the small waiting shed on Rhodes Railway station and historic railway bridge abutments on the northern edge of the precinct.

1.2 THE STUDY AREA



1.3 THE SUBJECT HERITAGE ITEMS

The listed heritage items within the Study Area are as follows:

- Item 26, 59 Blaxland Road, House and Garden
- Item 27, 63 Blaxland Road, Former Rhodes Public School
- Item 76, 4a Cavell Avenue, Remnant Trees in front garden
- Item 77, 14 Cavell Avenue, Warehouse
- Item 78, 35 Cavell Avenue, House
- Item 79, Cavell Avenue Street Trees
- Item 114, King George V Park
- Item 155, McIlwaine Park
- Item 117, Uhr's Point Reserve
- Item 156, 6 Cropley Street, House
- Item 157, 19 Cropley Street, House
- Item 158, Cropley Street Trees
- Item 301, 20 Llewellyn Street, House
- Item 302, 23 Llewellyn Street, House
- Item 303, 37 Llewellyn Street, House
- Item 304, 71 Llewellyn Street, House
- Item 305, 73 Llewellyn Street, House
- Item 306, Llewellyn Street Trees

In addition, there are two heritage listed items in the vicinity of the study area that may be affected by a potential rezoning and uplift in scale and urban density.

- Item 25, Rhodes Railway Waiting Shed
- Item 542, Railway Bridge Abutment

[illegible]

1.4 LIMITATIONS OF THE STUDY PROCESS

The RTA 1943 aerial photo reveals a residential suburb that already contains several hundred houses, some industrial buildings to the north, newly planted street trees and small pocket parks. A preliminary review of the current building stock suggests that many of the early houses have either been extensively remodelled and expanded, or demolished and redeveloped. While there are other, apparently relatively intact houses, only those already identified and heritage listed are protected by the Heritage Provisions of the LEP.

Accordingly, this Heritage Assessment utilises the heritage assessment information currently available within the Heritage Inventory as the basis for the desk top study. Each Heritage Item was viewed from the public realm. No private property was access.

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1.5 AUTHORSHIP

This Conservation Management Plan has been prepared by Graham Brooks, Managing Director of GBA Heritage, Heritage Consultants, Sydney.

Graham has degrees in Architecture and Building Conservation and has worked in the field of Heritage Conservation and Cultural Tourism Management for over 40 years, in Australia, the United Kingdom and more recently has provided heritage consultancy services to the UNESCO World Heritage Office in Paris and the UN World Tourism Organisation in Madrid.

He has lectured widely to business, heritage, professional and student groups on heritage management, conservation practice, preparing heritage sites for cultural tourism and the methodology of heritage asset management. Graham served as the President of the ICOMOS International Cultural Tourism Committee from 2001 to 2011, contributing to the formulation of best international practice for the management of tourism at places of heritage significance.

All photos, unless otherwise acknowledged, are sourced from GBA Heritage Pty Ltd

1.6 ACKNOWLEDGEMENTS

GBA Heritage wishes to acknowledge the assistance of the following organisations in the preparation of this Heritage Assessment and the background research and studies that have contributed to an understanding of the nature and significance of Rhodes East and the implementation of the Structure Plan.

- Department of Planning and Environment
- Canada Bay Council
- Roberts Day Urban Design

2.0

HISTORICAL OVERVIEW

2.1 DEVELOPMENT OF THE CULTURAL LANDSCAPE

The following brief chronology of the study area, as illustrated in the accompanying maps and photos, provides an insight into the progressive development of the urban cultural landscape of the study area.

1880s

The Parish Map illustrates the early land ownership at the northern end of Rhodes Peninsula. An axial land reservation is shown in anticipation of the future railway corridor. There is a small ferry wharf on the north eastern coastline.

1895

Auction announcement of the Rhodes and Llewellyn Estates indicates that the basic urban structure of the Peninsula, the rail corridor, rail station and the alignments of Blaxland Road, Cavell Avenue (Broke Street) and Llewellyn Street was already in place at this relatively early date.

1910

Rhodes Estate Auction Announcement illustrates a re-subdivision of the block between Blaxland Road and Cavell Avenue (Broke Street) into generally smaller lots.

1912

Auction announcement for Uhr's Point illustrates a re-subdivision of the western lots facing Llewellyn Street and the introduction of Cropley, Denham and Averill Streets. Most importantly, it illustrates the extent of the land between Averill Streets and the northern shoreline that had recently been purchased by NSW Government Works Department. This is the site of the State Timber Yard that was constructed over the following two years.

1923

State Timber Yards sold by the Government to private enterprise. Purchased by H McKenzie Limited Timber Merchants. The State Power Station, which was located within the site, was not included in the sale. McKenzies Timber yard continued in operation until at least the late 1960s.

1930 aerial photo

Clearly illustrates the density of residential development across the urban landscape that pre-existed the extension of Concord Road across the study area to the future road bridge crossing of Parramatta River. Also visible is the extensive reclamation and development associated with the State Timber Yard and its integral State Power Station.

1943 aerial photo

Clearly illustrates the dramatic intrusion of the newly extended Concord Road as it crossed the Peninsula, followed part of the alignment of Cropley Street and crossed the river on a newly erected road bridge. This photo also shows the heavily settled eastern waterfront, a variety of early street trees and the extensive development of the northern industrial land.

1972 aerial photo

Illustrates the extent of post war development, the rebuilding of the northern industrial area and the commencement of reclamation for Mcllwaine Park.

1980s aerial photo

The reclamation of Mcllwaine Park completed. Various townhouse developments over next decades.

1990s Aerial photo

Concord Bridge doubled in capacity by a parallel crossing

Late 20th and early 21st centuries

Many of the individual houses have been altered or redeveloped over the last few decades.



1860s (Source National Library of Australia)



1880s Parish Map (Source Land and Property Information)



1895 Rhodes and Llewellyn Estates Auction Notice (Source National Library of Australia)

RHODES ESTATE

PARRAMATTA RIVER

Immediately at RHODES RAILWAY STATION

WATER FRONTAGES · ELEVATED SITES · CHARMING VIEWS

SAURDAY 12th NOVEMBER 1910

AUCTION SALE
On the Ground at 3 P.M.

Auctioneers in Conjunction
RICHARDSON WRENCH LTD
28 Pitt St. Sydney

C.H. CRAMMOND
Estate Agent Parramatta

TORRENS TITLE

TERMS OF SALE
One tenth Deposit, balance
by 12 equal quarterly
payments, with Interest
at 5 per cent. per annum

Building Covenant of £250
for protection of Rights

ATCHISON & SCHLEICHER
Licensed Surveyors & Planners
Office Chambers, 34 Pitt St.

J.A. DOWLING & TAYLER
Solicitors to the Estate
23 Pitt St. Sydney

All measurements subject to Map Plan

1910 Rhodes Estate Auction Announcement (Source National Library of Australia)



1912 Uhr's Point Estate, Rhodes Auction Announcement (Source: City of Canada Bay Image Library)



1928 aerial photo (Source: State Library)



1928 aerial photo (Source: State Library)



1930 aerial photo (Source: Land and Property Information)



1943 Aerial Photo (Source: Land and Property Information)



*C1950s Initial Construction of the road bridge, showing the current Uhr's Point and abutments
(Source: National Library of Australia)*



*C 1935 The original road bridge with its drawbridge arrangement in the central section
(Source: City of Ryde Library)*



*Photo of McKenzie Timber Yards. The tall chimney stack identifies the old power station.
(Source: City of Canada Bay Image Library)*



1972 aerial photo (Source Land and Property Information)



1985 Aerial photo shows the completed McIlwaine Park and the intensification of the northern industrial area (Source: Land and Property Information)



c1990s aerial view. Concord Bridge doubled in capacity by a second crossing (Source: City of Canada bay Image Library)



2016 aerial photo (Source Nearmap)

3.0

THE INDIVIDUAL HERITAGE ITEMS

3.1 LEP ITEM 26, 59 BLAXLAND ROAD

3.1.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House and Garden”. The following Description and Statement of Significance are drawn from that Inventory

Unusual, narrow fronted Edwardian house. Timbered side gable and large side garden. A broken-back terracotta roof extends over a verandah. Verandah returns to one side and retains simple timber verandah posts with fretted timber brackets. Casement windows with a hood over the central side windows.

Garden to rare Edwardian house. Line of clipped shrubs along front fence and central Phoenix palm (c.10m) and decorative Fan palm (c.6m) dominate garden. Asymmetrical garden layout and characteristic plantings including plumbago, citrus, wisteria, strelitzia, mulberry, roses, yucca, abelia, may, and tall cactus.

3.1.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Unusual Edwardian style house with most features intact and with a rare Federation period garden. The house is rare for the area. The garden layout appears original and includes characteristic trees and shrubs. Notable in streetscape.

3.1.3 GENERAL INTEGRITY

The entry in the NSW Heritage Inventory was 1998. The early layout of the garden can be discerned in the 1943 aerial photo. Refer to photos at the end of this section

While the house appears to have retained its external integrity, the garden, with the exception of the large palm tree, has been completely replaced with a paved sporting court.



1998 Heritage Inventory photo

3.1.4 HISTORICAL CONTEXT

The house was erected in the early decades of the 20th century and was notable for its rear garden. The 1943 aerial photo also hints that the large rectangle at the rear may be a tennis court and pavilion that may be associated with the house or the adjoining house.



1943 Aerial Photo

3.1.5 AERIAL PHOTO

The rear garden of the current property has been removed and is now dominated by a basketball court. The lot to the east has been redeveloped as part of the modern Coptic Church Centre



2016 Aerial photo

3.1.6 VIEW



Street view (Source Google)

Compare this photo with the 1998 view contained in the Heritage Inventory on pp 19.

3.2 LEP ITEM 27, 63 BLAXLAND ROAD

3.2.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “Rhodes Public School”. The following Description and Statement of Significance are drawn from that Inventory

Simple 1920s style building. Brick construction with timber frame windows. Hipped corrugated iron roof with half-gable ends. A number of mature trees remain on the site. Cultural plantings in public school grounds. Mature Cypress pines (to 8m, c.1930s). Row of Brush Box on northern side (to c.15m, c.1930/40s). Semi-mature eucalyptus (to 12m) and Honey Locust (to 11m).

3.2.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Local socially and historically significant school building with streetscape and landscape appeal. Institutional planting from c.1930s. Notable in streetscape.

3.2.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

3.2.4 HISTORICAL CONTEXT

In 1922, a two roomed school was opened to serve the rapidly expanding population of the Rhodes Peninsula. Initial enrolment was 73 pupils and more classrooms were added in 1927. In 1933 enrolment peaked at 121 pupils. Additional land was later acquired on Cavell Avenue for recreational space (recently sold). In the early 1980s, with an enrolment of 60 pupils, the school was one of the smallest in Sydney.



1943 with adjacent school yard

3.2.5 AERIAL PHOTO



Aerial photo of the current, reduced site area (Source Nearmap)

3.2.6 VIEW



The original School Hall remains with reasonable architectural integrity despite the later enclosure on three sides

3.3 LEP ITEM 76, 4a CAVELL AVENUE

3.3.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “Concord Community Hostel Grounds Only”. The following Description and Statement of Significance are drawn from that Inventory

Large former school grounds conserving group of indigenous trees including turpentines (about 12 to c.16m) and smaller grey gum in north-east corner. Cultural trees include mature tallowwood (c.18m) on south boundary, white gums and silky oak (to c.16m). Campor laurels (c.12m from c.1960s) and row of brush box (c.13m from c.1960s) on west boundary. Trees possibly planted for various Arbour Day celebrations.

3.3.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

This site retains a significant group of indigenous trees including turpentines (about 12 to c.16m) and smaller grey gum in north-east corner. Notable in streetscape.

3.3.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

Additions to the hostel in 2002 resulted in the removal of trees on the west boundary.

3.3.4 HISTORICAL CONTEXT



1943 photo

3.3.5 AERIAL PHOTO



Source Nearmap

3.3.6 VIEW



The heritage item comprises the remnant trees from the former school yard

3.4 LEP ITEM 77, 14 CAVELL AVENUE

3.4.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as "Warehouse". The following Description and Statement of Significance are drawn from that Inventory

"Industrial Modern" style building. Brick with steel windows of wave obscure glazing. Lifesaver portholes and asbestos sawtooth roof.

3.4.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

An "Industrial Modern" building, now rare. Retains architectural interest despite unsympathetic alterations to front facade.

3.4.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

Front entry completely altered. Unsympathetic metal work to front porch and facade.

3.4.4 HISTORICAL CONTEXT

Probably erected in the late 1940s.



The subject site was vacant in 1943

3.4.5 AERIAL PHOTO



Only the brick frontage and the first sawtooth bay are considered to be significant

3.4.6 VIEW



3.5 LEP ITEM 78, 35 CAVELL AVENUE

3.5.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House”. The following Description and Statement of Significance are drawn from that Inventory

Simple weatherboard cottage. Bungalow style gables to sides. Verandah with stub timber posts on large roughcast pyramidal piers. Feathered boarding. Corrugated iron roof continuing down over the verandah.

3.5.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Intact, simple weatherboard Inter-War bungalow, rare for the area.

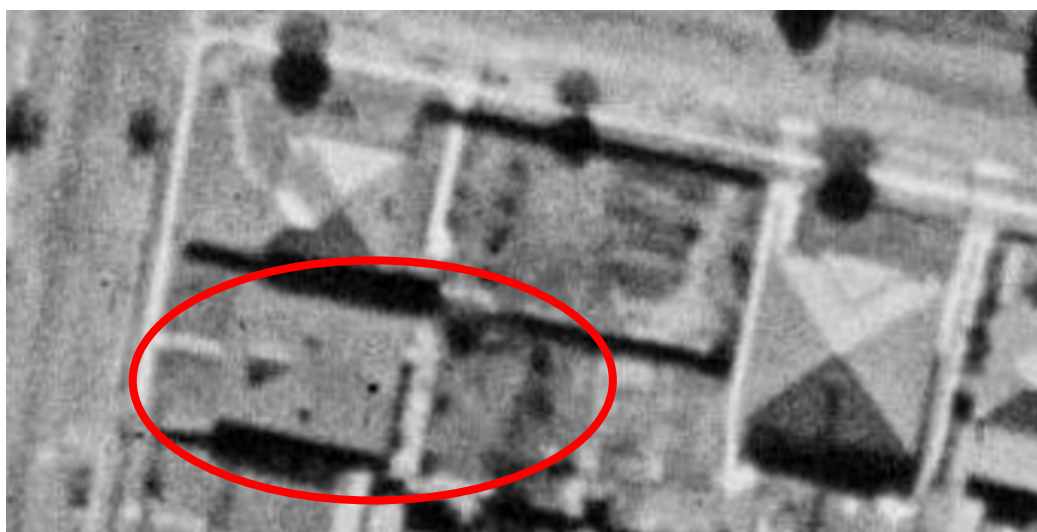
3.5.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

Externally in good condition

3.5.4 HISTORICAL CONTEXT



The subject house is set one block back from the street corner

3.5.5 AERIAL PHOTO



The subject house is set one lot back from the street corner

3.5.6 VIEW



Source Google

3.6 LEP ITEM 79, CAVELL AVENUE STREET TREES

3.6.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “Street Trees”. The following Description and Statement of Significance are drawn from that Inventory

Row of mature phoenix palms to 13m high, planted on west side of street. The southern-most palm is a focal tree on Concord Road for northbound traffic.

3.6.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Significant line of characteristic palms from c.1920/30s. Notable in streetscape.

3.6.3 GENERAL INTEGRITY

There is only a scattered number of palms surviving



2016 photo

3.6.4 HISTORICAL CONTEXT

Trees date from the 1920s or 1930s. The trees were only planted at intervals



3.6.5 AERIAL PHOTO



3.6.6 VIEW



3.7 LEP ITEM 114, KING GEORGE V PARK

3.7.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House and Garden”. The following Description and Statement of Significance are drawn from that Inventory

Narrow park at south-east exit from Ryde Bridge. Conserves indigenous Port Jackson fig (c.15m from c.1920) and mature plantings of iron barks and spotted gum (to c.15m from 1960/70s). Screen planting along roadside with predominant indigenous species, but occasionally an incongruous plane and cedar tree.

3.7.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Notable indigenous trees and roadside plantings to major arterial road.

3.7.3 GENERAL INTEGRITY



The park contains edge planting and a central grassed area

3.7.4 HISTORICAL CONTEXT



3.7.5 AERIAL PHOTO



The majority of the existing trees date from the post war era

3.7.6 VIEW



3.8 LEP ITEM 115, McILWAINE PARK

3.8.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House and Garden”. The following Description and Statement of Significance are drawn from that Inventory:

Park on reclaimed foreshore land with curved seawall. Gently undulating or flat, mostly turfed. Park conserves two indigenous eucalypts, probably coast mahogany (to c.18m from c.1920s) along Concord Road verge. Plantings from 1980s onward are predominantly indigenous, particularly, swamp casuarinas (to c.11m) planted as screening groves and individually. Other species include spotted gum, iron barks, melaleuca, Moreton Bay figs, also New Zealand Christmas tree and plane trees.

3.8.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Park on reclaimed land and former industrial site giving access to Brays Bay and views to Putney, the Thomas Walker Hospital (now Rivendell Adolescent Unit) and Concord Repatriation Hospital. Conserves indigenous trees and is a notable streetscape element on a major arterial road.

3.8.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

3.8.4 HISTORICAL CONTEXT



1972 aerial, (Source Land and Property Information)

3.8.5 AERIAL PHOTO



Source Land and Property Information

3.8.6 VIEW



3.9 LEP ITEM 117, UHR'S POINT RESERVE

3.9.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as "Uhr's Point Reserve". The following Description and Statement of Significance are drawn from that Inventory

Small reserve on both sides of Ryde Bridge onramp at Rhodes. The two sides are connected by a pedestrian underpass below the Ryde Bridge carriageway. The park provides views of the Parramatta River and to Meadowbank, Ryde and Putney. East side conserves coast mahogany (c.12m from c.1920s). Recent planting of casuarinas, scribbly gum and peppercorn. Access to sandy beach. West side conserves fine mature Port Jackson fig (c.25m from c.1890s), and honey locust trees (to c.12m from c.1960s) beside sea scout hall.

3.9.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Small reserve on prominent geographic point on the Parramatta River. Site of important abutments to Ryde Bridge. The reserve conserves mature indigenous trees.

3.9.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

3.9.4 HISTORICAL CONTEXT

Part of the site of Llewellyn House and historic ferry wharf, both demolished



3.9.5 AERIAL PHOTO



3.9.6 VIEW



3.10 LEP ITEM 156, 6 CROPLEY STREET

3.10.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House”. The following Description and Statement of Significance are drawn from that Inventory

Late Federation Bungalow on corner site. Burnt dark brick recently re-tuckpointed. Main roof hipped with gablets. Good terracotta tiles. Gabled projections end at front and side, with bay windows. Decorative render on top course of balustrade and piers, urn colonettes.

3.10.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Good, intact, late Federation Bungalow on corner site.

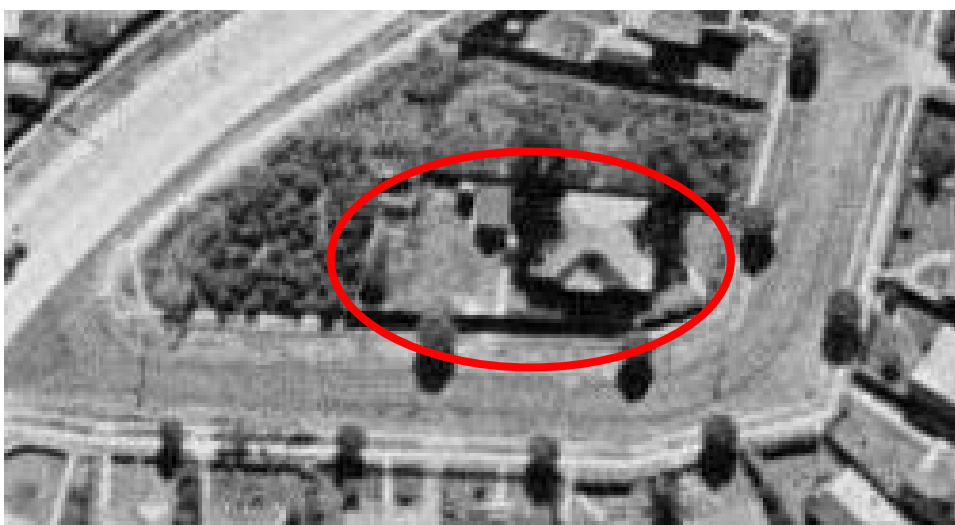
3.10.3 GENERAL INTEGRITY

Screen door added. Front fence lost. New high fence at side.



1998 Heritage Inventory photo

3.10.4 HISTORICAL CONTEXT



3.10.5 AERIAL PHOTO



3.10.6 VIEW



3.11 LEP ITEM 157, 19 CROPLEY STREET

3.11.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House, Cressbrooke”. The following Description and Statement of Significance are drawn from that Inventory

Simple weatherboard cottage. Feathered boarding. Sloping corrugated iron roof continued over verandah. Casement windows with diamond leadlight. Verandah with tree form columns and simple balustrade.

3.11.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

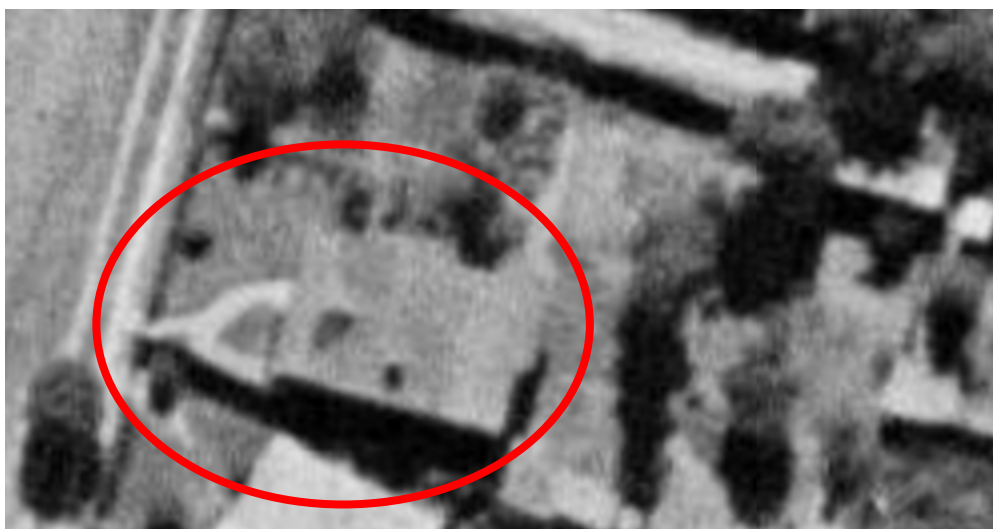
Good, intact, Federation period weatherboard cottage, rare for the area. Styling typical of the area's earliest houses.

3.11.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

3.11.4 HISTORICAL CONTEXT



3.11.5 AERIAL PHOTO



3.11.6 VIEW



3.12 LEP ITEM 158, CROPLEY STREET TREES

3.12.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House and Garden”. The following Description and Statement of Significance are drawn from that Inventory

Crescent street subdivided in c.1920s with trees planted c.1940. Brush box trees now up to c.12m high.

3.12.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

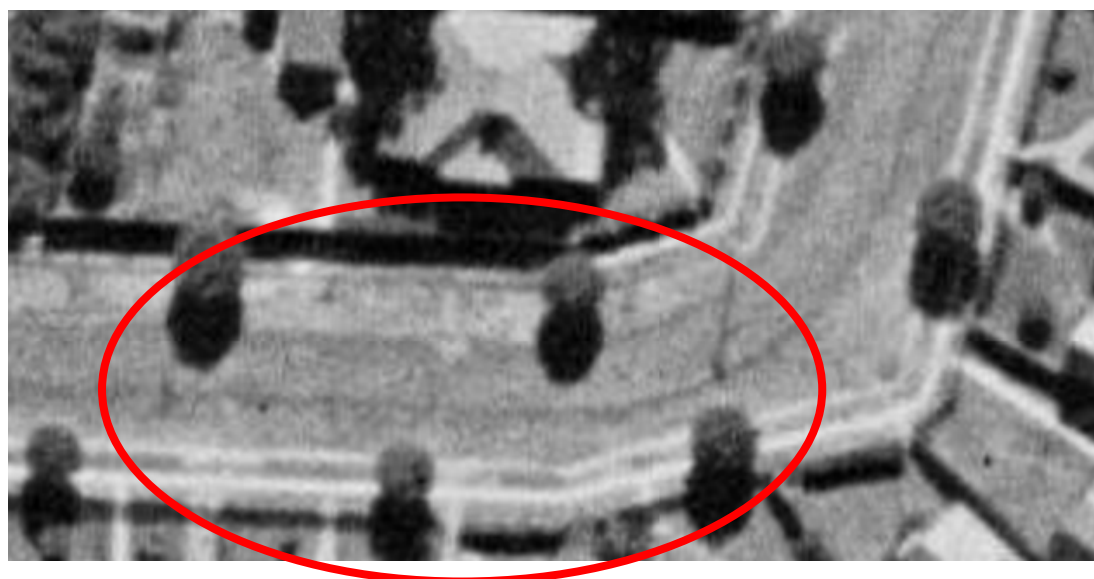
Characteristic avenue planting of brush box from c.1940.

3.12.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

3.12.4 HISTORICAL CONTEXT



3.12.5 AERIAL PHOTO



3.12.6 VIEW



3.13 LEP ITEM 301, 20 LLEWELLYN STREET

3.13.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House”. The following Description and Statement of Significance are drawn from that Inventory

Symmetrical, Late Modern house in liverbrick. Double hipped, terracotta tile roof. Features heavy brick piers, grouped Tuscan colonettes and matching fence.

3.13.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Intact, representative example of a Late Modern style house, set in an attractive streetscape.

3.13.3 GENERAL INTEGRITY

Unsympathetic picket fence and timber carport to side.



1998 Heritage Inventory photo

3.13.4 HISTORICAL CONTEXT



3.13.5 AERIAL PHOTO



3.13.6 VIEW



3.14 LEP ITEM 302, 23 LLEWELLYN STREET

3.14.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House, Kilcreggan”. The following Description and Statement of Significance are drawn from that Inventory

Unusual Federation style weatherboard cottage. Slate roof with terracotta ridge-capping, finials and decorative diamond. Main feature is unusual timber fretwork and large brackets. Retains original fenestration and door.

3.14.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Intact, unusual example of a timber Federation cottage set in an attractive streetscape.

3.14.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

3.14.4 HISTORICAL CONTEXT



3.14.5 AERIAL PHOTO



3.14.6 VIEW



3.15 LEP ITEM 303, 37 LLEWELLYN STREET

3.15.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House”. The following Description and Statement of Significance are drawn from that Inventory

Early Federation timber cottage. Corrugated iron gambrelled roof. Bullnosed verandah returning to one side, with unusual square skew timber work on balustrade and valence. Features timber shingles to gable and box fence (double hung) windows. Front door has side lights and fanlights. Matching timber fence and well-planted front garden.

3.15.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Intact, representative example of an early, timber Federation cottage. Would be one of the oldest houses in the area.

3.15.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

Now almost completely overgrown with mature trees, difficult to determine condition or integrity without close inspection from within the property.

3.15.4 HISTORICAL CONTEXT



3.15.5 AERIAL PHOTO



3.15.6 VIEW



3.16 LEP ITEM 304, 71 LLEWELLYN STREET

3.16.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House”. The following Description and Statement of Significance are drawn from that Inventory

Spanish Mission style house in stucco render and polychromatic terracotta tiled hipped roof. Features central, ornate arched entry porch with barley-twist columns, multi-panelled windows, gabled chimney and matching fence.

3.16.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Intact, representative example of a Spanish Mission style house now rare in Concord

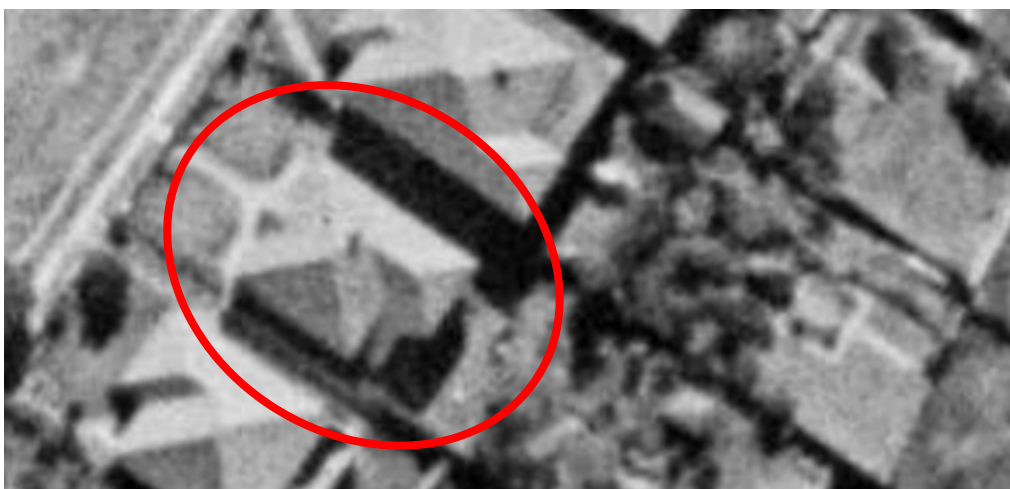
3.16.3 GENERAL INTEGRITY

Alterations to the north side (garage) and rear of the house. Raised ridge line. Boat ramp.



1998 Heritage Inventory photo

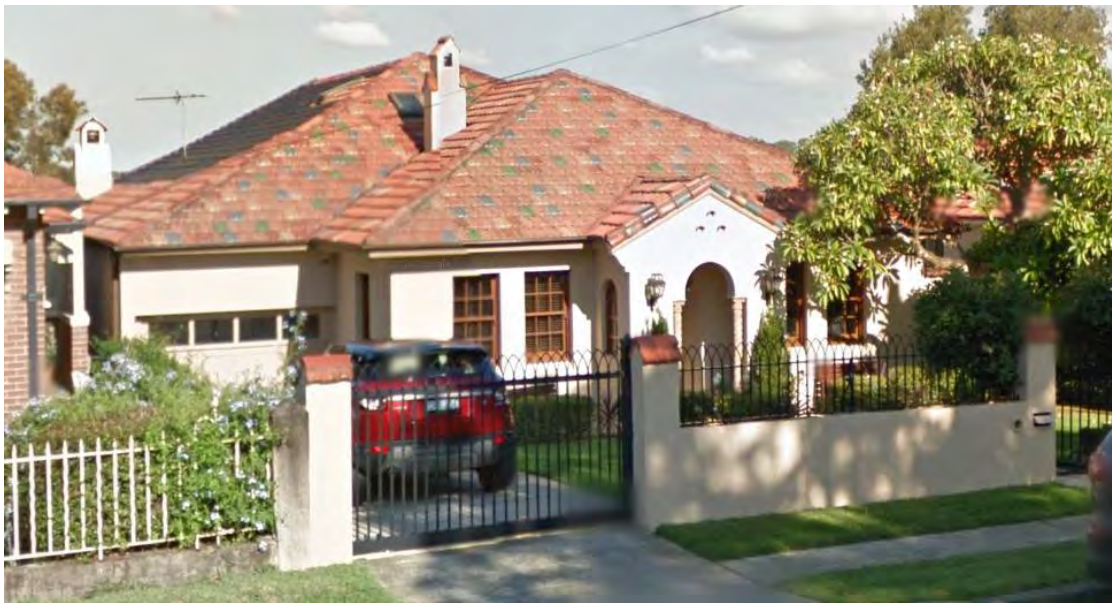
3.16.4 HISTORICAL CONTEXT



3.16.5 AERIAL PHOTO



3.16.6 VIEW



3.17 LEP ITEM 305, 73 LLEWELLYN STREET

3.17.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “Monaro - House and Garden”. The following Description and Statement of Significance are drawn from that Inventory

Symmetrical, unusual Federation Bungalow. Dark brick with terracotta tiled pyramidal roof. Hipped projecting front porch. Features sandstone balustrade and piers with simple rendered stub columns, box casement windows with modern leadlight motifs and shingled skirts to side windows. Excellent matching stone and wrought iron fence. Tessellated tiling. Set in a good garden.

3.17.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Intact, representative example of a large, symmetrical Federation Bungalow. Front garden displaying elements such as period fence and path with layout and planting from c.1920s. Notable in streetscape.

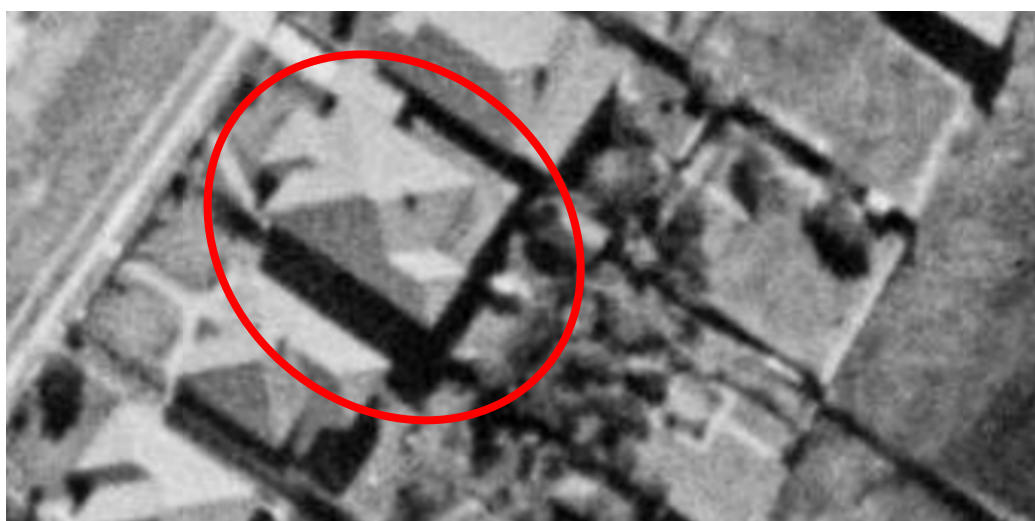
3.17.3 GENERAL INTEGRITY

Former river pool enclosure removed



1998 Heritage Inventory photo

3.17.4 HISTORICAL CONTEXT



3.17.5 AERIAL PHOTO



3.17.6 VIEW



3.18 LEP ITEM 306, LLEWELLYN STREET TREES

3.18.1 LEP DESCRIPTION OF THE ITEM

This item is described in Schedule 5 of the Canada Bay LEP as “House and Garden”. The following Description and Statement of Significance are drawn from that Inventory

Avenue planting of brushbox trees (and occasional camphorlaurel) with some gaps in the rows. Now mature c.12m high (lopped for street wires).

3.18.2 HERITAGE INVENTORY STATEMENT OF SIGNIFICANCE

Characteristic street planting from c.1940s.

3.18.3 GENERAL INTEGRITY



1998 Heritage Inventory photo

3.18.4 HISTORICAL CONTEXT



3.18.5 AERIAL PHOTO



3.18.6 VIEW



4.0

HERITAGE ITEMS IN THE VICINITY

4.1 LEP ITEM 25, RHODES RAILWAY WAITING SHED

Rhodes Railway Station has significance for its rare example of a small 1880s timber waiting shed on platforms 2/3, the only remaining example in NSW. The context of the waiting shed, however, has been compromised with the loss of surrounding structures.



4.2 LEP ITEM 542, RAILWAY BRIDGE ABUTMENT



Source State Library NSW



Source Google

5.0

HERITAGE ISSUES AND DESIGN GUIDELINES

5.1 HERITAGE ISSUES

The major heritage issues applying the formulation of urban design development guidelines for properties in the vicinity of the various heritage items in the Rhodes East Study Area are set out below. The assumption is that all of the listed heritage items need to be retained and integrated through a range of appropriate means and potential re-use into the future direction of the study area.

There are 18 individual heritage items scattered across the study area. These can be divided into a number of categories, each of which will generate different urban design and adjacent development guidelines.

There are eight individual single storey houses, where the scale of adjoining development must be carefully managed:

- 35 Cavell Avenue, House
- 6 Cropley Street, House
- 19 Cropley Street, House
- 20 Llewellyn Street, House
- 23 Llewellyn Street, House
- 37 Llewellyn Street, House
- 71 Llewellyn Street, House
- 73 Llewellyn Street, House

There is one individual storey houses with associated garden, although this garden has been largely destroyed since heritage listing in the late 1990s:

- 59 Blaxland Road, House and Garden

There is one individual warehouse, the rear of which can be redeveloped:

- 14 Cavell Avenue, Warehouse

There is one community building, which is likely to be incorporated into the surrounding development:

- 63 Blaxland Road, Former Rhodes Public School

There are three parks or reserves, which will be retained for community amenity.

- King George V Park
- Uhr's Point Reserve
- McIlwaine Park

There are three collections of historic street trees, which shall continue to enhance the streetscapes:

- Cavell Avenue Street Trees
- Cropley Street Trees
- Llewellyn Street Trees

There is one remnant stand of trees within a property that date to a former era, which permit the remainder of the site to be redeveloped.

- 4a Cavell Avenue, Remnant Trees in Front Garden

Most of the houses are effectively isolated from each other in urban design terms. Only two of the houses, 71 and 73 Llewellyn Street, are adjacent to each other. Only two groups of two are located in the general streetscape vicinity of each other, 6 and 19 Cropley Street, 20 and 23 Llewellyn Street. This reinforces the isolation of the remaining houses.

One house, 6 Cropley Street, is located on a prime corner with good exposure to two street frontages. This house is located on a relatively small triangular block created by the resumption and construction of Concord Road in the early 1930s.

Two houses, 35 Cavell Avenue and 19 Cropley Street, are located one block away from a side street, raising the potential for an isolated lot, but retaining the potential for site amalgamation for a suitably scaled development at the rear of the historic house.

Four of the houses are located on the alignment of the potential eastern foreshore walk, 23 Llewellyn Street, 37 Llewellyn Street, 71 Llewellyn Street, 73 Llewellyn Street, House. Retention of the houses will need to be taken into consideration when determining the width of the walkway as it crosses their property.

It is highly unlikely that there will be any negative impacts on the two heritage items in the vicinity of the study area.

5.2 URBAN DESIGN GUIDELINES

The following general guidelines have been developed from an understanding of the heritage character and surrounding context of the individual heritage items. They have also been developed in conjunction with the Vision and Objectives of Rhodes East Structure Plan.

These general guidelines are developed further in Section 6 for many of the individual heritage items:

All Heritage Listed Items

- All existing heritage listed items should be retained in-situ.

Individual Houses

- Future uses could remain as residential or incorporate a change to uses that compliment adjoining land uses
- The existing front lawn presentation should be retained or upgraded.
- Some front fences are of historical importance.
- As the houses are generally located close to their side boundaries, adjoining future building volumes should be set back by at least 2 metres from the common boundary and limited to two storeys before a further setback of 4 metres for low to medium rise or 6 metres for high rise building volumes.
- Street setbacks for new development in the streetscape should match the prevailing front setbacks.

Individual Houses on corner Lots

Additional controls:

- Part of the land to the rear of the house could be re-subdivided and incorporated with surrounding sites and partially redeveloped at the rear with a low scale building that potentially expands a change of use for the retained house.
- The adjoining corner lots to 6 Cropley Street and 35 Cavell Ave should be incorporated into the “mixed corner lot” strategy.

Individual Houses near existing or future roads

Additional controls:

- Given the close proximity of the side street, the future development of an intervening site should be guided by site specific low rise development controls that respect the fine grain and scale of the subject house in the dual streetscape.
- As the historic house is set on a standard sized lot, medium to high rise building volumes in the rear garden should be set back and scaled to provide a suitable transition in scale to the retained single storey house.

Houses located on the waterfront side of Llewellyn Street

- Care needs to be taken to ensure that the potential waterfront walkway does not require the demolition of the rear of the house.
- Consideration should be given to reducing the standard waterfront setback where it crosses on the water side of heritage listed houses, in order to minimise impacts on their settings and waterfront yards.

Paired Adjoining Houses in Llewellyn Street

Additional controls:

- Setback controls should apply to the adjoining buildings on each side of the paired arrangement.
- There should be a minimum of 1.5m setback from the common boundary to the adjoining new terraced house style development and a max of 2 storeys within a further 5 metres of the setback wall.

All Heritage listed houses

- If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

Warehouse Building in Cavell Street

- The existing face brick component of this warehouse should be retained and incorporated into a potential redevelopment of the remainder of the site and adjoining sites.
- New development to the rear can be hard against the rear of the brick section, with the equivalent of the first saw tooth roofed portion in plan retained at the same height as the brick building. Adjoining sites may be redeveloped with zero lot boundary separations but should retain the prevailing setbacks from the front boundaries.

Former School Building in Blaxland Road

- The large trees, particularly to the north should be retained.
- Future use could incorporate a change to uses that compliment the potential educational or community mixed uses on the site.

- The historic core of the old School building should be revealed by the demolition of the later enclosure, conserved and incorporated into a potential educational/mixed use development to the east.
- There should be no vertical additions to the retained School building.

Street Trees

- The heritage listed street trees must be retained and protected.
- Where trees are missing from the established planting rhythm or in poor health, they should be replanted to create a substantial streetscape character and public benefit.

Parks and Reserves

- The indigenous planting in parks and reserves must be retained and protected.
- Where trees are missing from the established planted character or in poor health, they should be replanted to continue the established streetscape character and public benefit.

Remnant Trees in Community Hostel front garden

- The existing heritage listed trees should be retained and incorporated into any residential redevelopment of the northern portion of the site.
- There are no heritage related redevelopment objectives associated with the future of the remnant section of the site that is located to the south of the protected trees.

Non-Listed Coptic Church Centre

- The existing non-heritage Coptic Church Centre should be retained in-situ, given its strong community role.
- The pedestrian walkway that runs along the northern side of the Church site should be considered for retention unless its connectivity is to be replaced as part of a future redevelopment.
- Any medium to high rise building volumes to the north should be set back by at least the width of the existing walkway.
- If the Church complex is ever heritage listed in the LEP, consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

Items in the Vicinity of the Study Area

- There are no particular, heritage related guidelines that need to be developed to manage urban impacts within the study area on these two items as each is. Each is sufficiently removed from surrounding development.

STRUCTURE PLAN GUIDELINES

This section sets out a series of recommended guidelines to manage the immediate urban design framework in the vicinity of each of the listed heritage items. It primarily focuses on protecting the setting of the listed houses and community buildings.

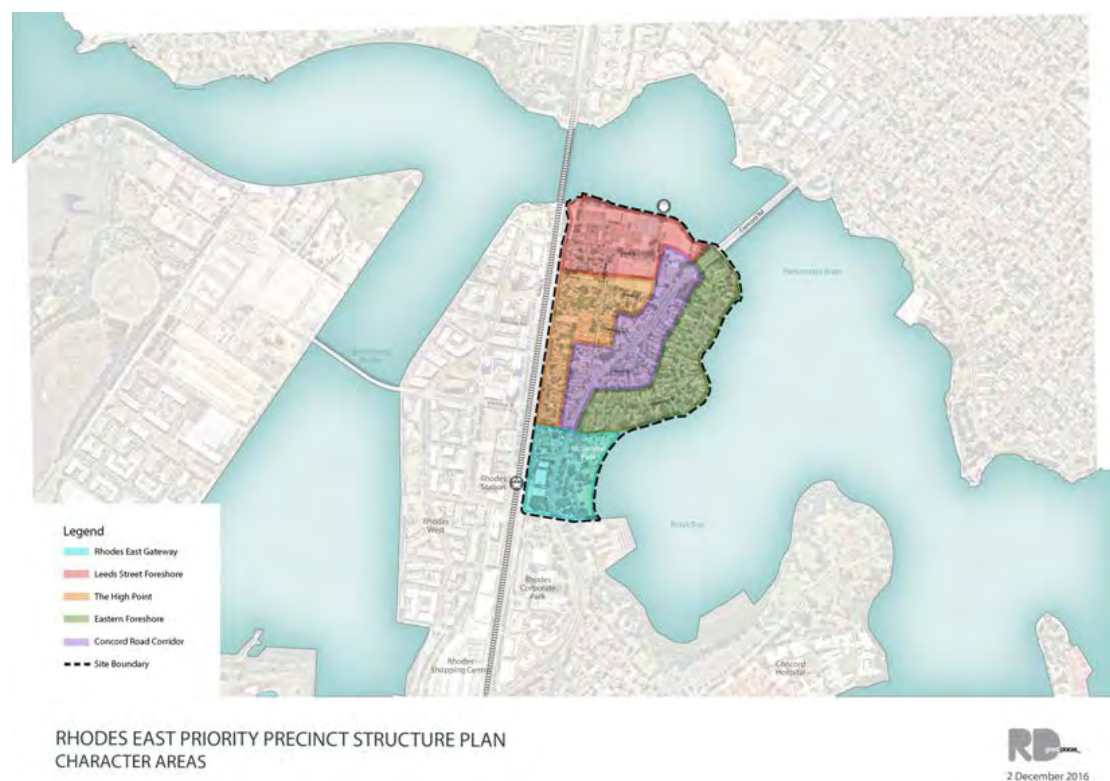
The following extract from the Heritage map in the LEP has been included below for ready reference. It should be read in conjunction with the following extracts from the Rhodes East Urban Design Report, November 2016



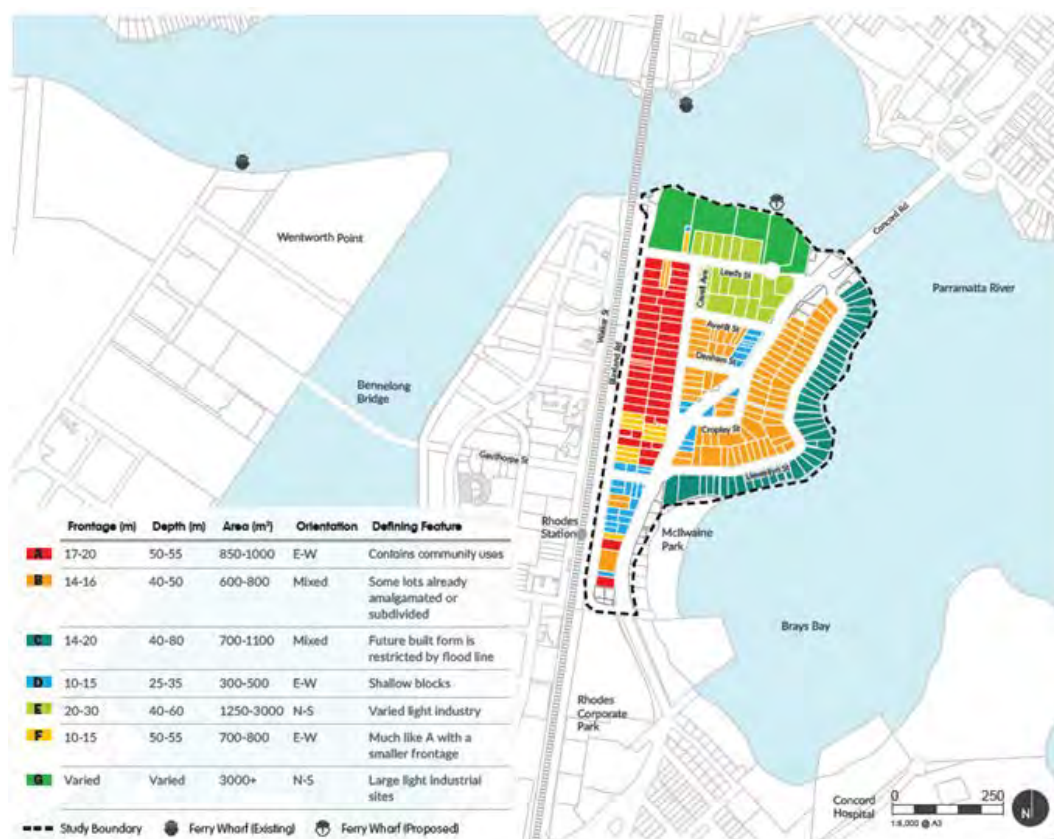
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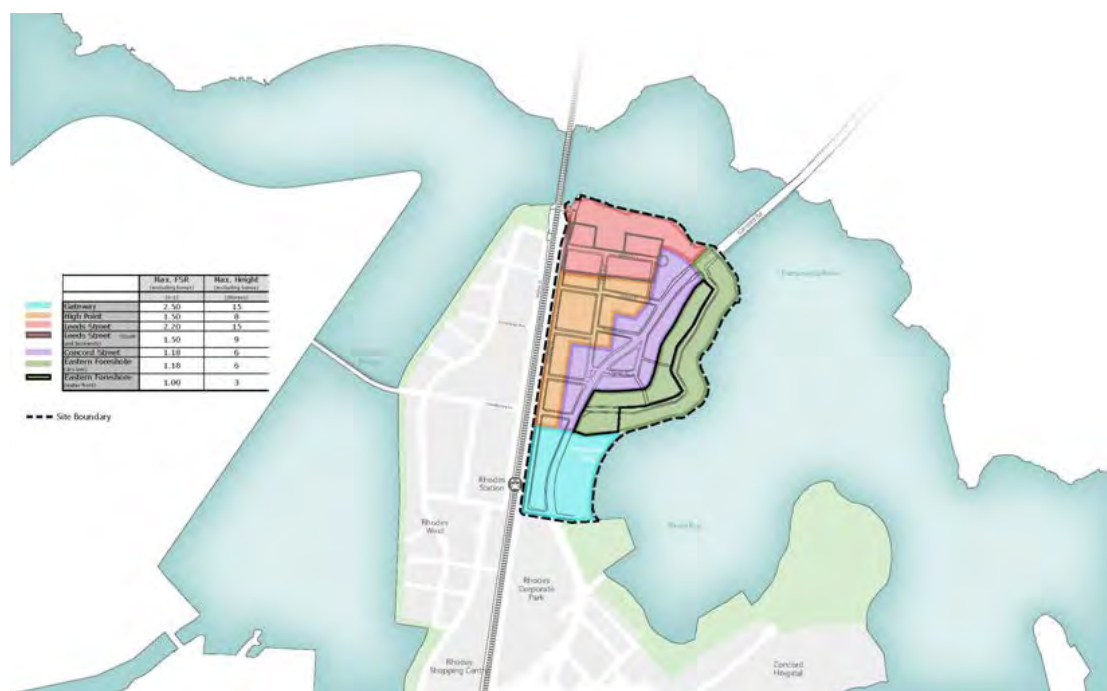
Structure Plan



Character areas

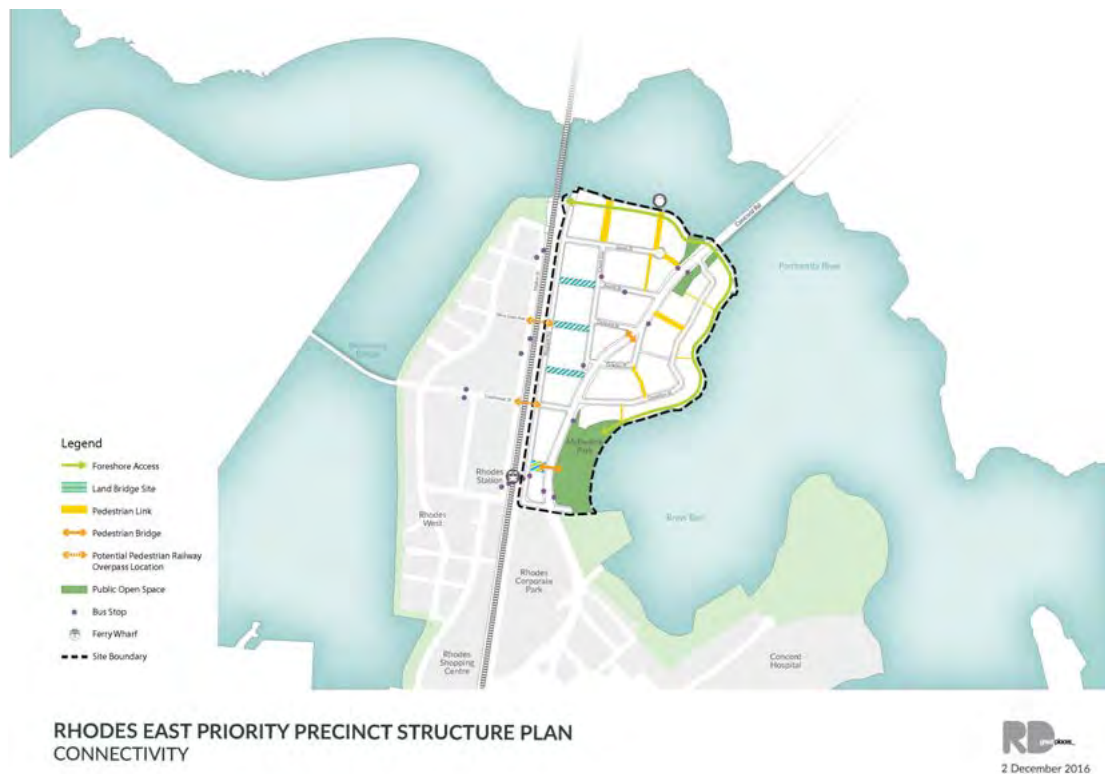


Existing lot sizes



RHODES EAST PRIORITY PRECINCT STRUCTURE PLAN
Heights and FSR

Proposed FSR / heights



Proposed new connections are shown in green hatch and yellow

6.2 LEP ITEM 26, 59 BLAXLAND ROAD

6.2.1 EXISTING NATURE OF THE ITEM

The property at 59 Blaxland Road comprises a substantial, single storey Federation period house set to southern side on a long, relatively flat block. The house appears to be in good condition externally. There is a long rear wing which may be a later extension. The lot is one of the wider in this section of Blaxland Road.

The rare Federation period garden noted in the heritage listing inventory, and discernable in the 1943 aerial photo has been removed and replaced by a paved basketball court that dominates the rear of the property. There are two remnant palm trees set in a grassed lawn to the east of the house. The 1943 aerial photo also suggests that the site to the rear, on the Cavell Avenue frontage, currently within the Coptic Church Centre, may have been a tennis court and pavilion associated with the house, or perhaps the adjoining playing field for the Public School. The front fence is of no heritage value.

The property has a row of single storey residential houses to its immediate south. There is one single storey house to the north and the heritage listed former Public School to the north. The large, modern Coptic Church property, facing onto Cavell Street, is located to its immediate east.

6.2.2 STRUCTURE PLAN CONTEXT

59 Blaxland Road is located in The High Point Character Area identified in the Structure Plan.

Sites in this Character Area are typically identified as having a frontage of 17-20 metres, an area of 850-1,000 m², an east west orientation and in a sector that contains community uses.

The anticipated development in the immediate locality is 17 units per lot and building heights of 5 to 11 storeys

The site is directly across from the rail corridor and some distance from the railway station.

6.2.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages medium to high rise residential on the adjoining lots to the south and potentially a mixed use development to the north that includes the heritage listed former Public School building to the north.

6.2.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ unless there is a specific advantage to be gained by incorporating the property into a potential educational mixed use development to its north.

Future uses could remain as residential or incorporate a change to uses that compliment the potential educational or community uses to the north.

The two palm trees in the front garden should be retained and/or relocated within the current site. The existing front lawn presentation to the north of the house should be retained.

The paved court at the rear can be redeveloped with a low scale building that potentially expands a change of use for the retained house.

As the historic house is set close to its southern boundary medium to high rise building volumes to the south should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.3 LEP ITEM 27, 63 BLAXLAND ROAD

6.3.1 EXISTING NATURE OF THE ITEM

The property at 63 Blaxland Road comprises a substantial, single storey Federation period former Public School building set near the southern side on a combined two lot, relatively flat block. The former School building appears to be in good condition externally, where visible, but has been added to with a single storey enclosed verandah on its western, northern and eastern sides. This addition is of no heritage value. The front fence is of no heritage value.

There are rows of very substantial trees along the northern and southern boundaries that create an excellent setting for the historic building. A large area of paving currently serves as a parking area.

The width of the lot is effectively double that of others in this section of Blaxland Road.

The property has a row of single storey residential houses to its immediate south, including the heritage listed property at 59 Blaxland Road. There is a row of single storey houses to the north. The large, modern Community Centre at 4a Cavell Street, is located to its immediate east. That centre was erected on the play grounds of the former school.

6.3.2 STRUCTURE PLAN CONTEXT

63 Blaxland Road is located in The High Point Character Area identified in the Structure Plan.

Sites in this Character Area are typically identified as having a frontage of 17-20 metres, an area of 850-1,000 m², an east west orientation and in a sector that contains community uses.

The anticipated development in the immediate locality is 17 units per lot and building heights of 5 to 11 storeys.

The site is directly across from the rail corridor and some distance from the railway station.

6.3.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages a potential community mixed use development on and surrounding the subject site.

A potential new road to the north of the subject site is envisaged to link Blaxland Road with Cavell Street.

6.3.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed historic school building should be retained in-situ and incorporated into a potential educational mixed use development to its north. The large trees, particularly to the north should be retained. The paved parking areas can be re-used or landscaped for pedestrian amenity.

Future use could incorporate a change to uses that compliment the potential educational or community uses on the site.

The historic core of the old School building should be revealed by the demolition of the later enclosure, conserved and incorporated into a potential educational/mixed use development to the east. There should be no vertical additions to the retained School building.

If the historic house at 59 Blaxland Road is to be retained the built frontage on land between the former School and that house should be developed to no more than two to three storeys with a continuation of the setback to that historic house. Higher rise sections should set further back from the street frontage to align with other similar building bulks to the south.

If the former School site is incorporated with a portion of the land identified as 4a Cavell Avenue any new buildings to the east of the School building may be connected at ground floor level but should be no more than four storeys as part of a transition volume to a high rise section. As the School site is already in public ownership there is no need for the application of a Heritage Floor Space award opportunity to this site.

6.4 LEP ITEM 76, 4a CAVELL AVENUE

6.4.1 EXISTING NATURE OF THE ITEM

The property at 4a Cavell Avenue comprises a very substantial, low rise, modern Community Hostel complex set across the former playing fields of the adjoining former School.

Cavell Avenue is also enhanced by the extensive cover of the heritage listed Cavell Avenue street trees.

The width of the combined lot is the largest in this section of Cavell Avenue.

The buildings on this combined site are of no heritage value. The heritage listing is confined to the significant stand of indigenous trees, including turpentines, set towards the north eastern corner of the overall block, generally opposite Denham Street.

The front fence is of no heritage value.

The property has the modern Coptic Christian Church complex to its immediate south. There are four single storey houses to the north and others to the west, facing Blaxland Road.

6.4.2 STRUCTURE PLAN CONTEXT

4a Cavell Avenue is located in The High Point Character Area identified in the Structure Plan.

Sites in this Character Area are typically identified as having a frontage of 17-20 metres, an area of 850-1,000 m², an east west orientation and in a sector that contains community uses.

The anticipated development in the immediate locality is 17 units per lot and building heights of 5 to 11 storeys.

The site is located in a relatively sheltered section of Cavell Avenue in terms of major traffic or transport arteries.

6.4.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages a new road cutting through the southern section of the site and potentially using the remnant southern section for a mixed use community and residential development that includes the heritage listed former Public School site.

The land to the north is envisaged for medium to high rise residential development.

6.4.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed trees should be retained and incorporated into any residential redevelopment of the northern portion of the site.

There are no heritage related redevelopment objectives associated with the future of the remnant section of the site that is located to the south of the protected trees.

6.5 LEP ITEM 77, 14 CAVELL AVENUE

6.5.1 EXISTING NATURE OF THE ITEM

The property at 14 Cavell Avenue comprises a long, single storey Interwar period warehouse stretching almost the full depth of the long, relatively narrow lot that slopes to the north, relatively flat block. The building comprises three main sections, the cubist brick office section on the street frontage, three bays of sawtooth roofed space and a large shed structure to the rear. The primary component of heritage value is the face brick section at the street frontage. The site was vacant when the 1943 aerial photo was taken.

Cavell Avenue is also enhanced by the extensive cover of the heritage listed Cavell Avenue street trees.

The width of the lot tends to match others in this section of Cavell Avenue.

The front garden arrangement is of no heritage value.

The property has a row of single storey residential houses to its immediate south, west and north. The property to the immediate north has a light industrial building at the rear of its old cottage.

6.5.2 STRUCTURE PLAN CONTEXT

63 Blaxland Road is located in The High Point Character Area identified in the Structure Plan.

Sites in this Character Area are typically identified as having a frontage of 17-20 metres, an area of 850-1,000 m², an east west orientation and in a sector that contains community uses.

The anticipated development in the immediate locality is 17 units per lot and building heights of 5 to 11 storeys.

The property lies to the south of the nearby Leeds Street Foreshore Precinct.

6.5.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages the area to be redeveloped for medium to high rise residential.

6.5.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing face brick component of this warehouse should be retained and incorporated into a potential redevelopment of the remainder of the site and adjoining sites.

New development to the rear can be hard against the rear of the brick section, with the equivalent of the first saw tooth roofed portion in plan retained at the same height as the brick building. Adjoining sites may be redeveloped with zero lot boundary separations but should retain the prevailing setbacks from the front boundaries.

6.6 LEP ITEM 78, 35 CAVELL AVENUE

6.6.1 EXISTING NATURE OF THE ITEM

The property at 35 Cavell Avenue comprises a relatively modest, single storey Interwar period house set in a relatively flat, standard sized residential block. The house appears to be in good condition externally. There is a rear wing which dates from post 1943.

The front fence and the landscaping in the front garden is of no heritage value.

Cavell Avenue is also enhanced by the extensive cover of the heritage listed Cavell Avenue street trees.

The property has a row of single storey residential houses to its immediate south and east. There is only one single storey house to the north, on the corner of Averill Street.

The site is located in a relatively sheltered section of Cavell Avenue in terms of major traffic or transport arteries.

6.6.2 STRUCTURE PLAN CONTEXT

35 Cavell Avenue is located in The High Point Character Area identified in the Structure Plan.

Sites in this Character Area are typically identified as having a frontage of 14-16 metres, an area of 600-800 m², an east west orientation and in a sector that already contains some amalgamated lots.

The anticipated development in the immediate locality is 17 units per lot and building heights of 5 to 11 storeys.

6.6.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages medium to high rise residential on the adjoining lots to the south and east.

6.6.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ.

Future uses could remain as residential or incorporate a change to uses that compliment the potential uses in the locality.

Given the close proximity to Averill Street, the future development of the intervening site at No. 37 should either retain and re-use the existing, non-heritage listed house or provide site specific low rise development guidelines that respect the fine grain and scale of the subject house in the dual streetscape.

As the historic house is set on a standard sized lot, medium to high rise building volumes to the south should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.7 LEP ITEM 79, CAVELL AVENUE STREET TREES

6.7.1 EXISTING NATURE OF THE ITEM

The notable street trees that are heritage listed in Cavell Avenue are identified as the brush box, dating from the 1940s and located in the street verges.

There are quite a number of these trees surviving, however the 1943 aerial photo suggests that they were more numerous than at present.

6.7.2 STRUCTURE PLAN CONTEXT

Cavell Avenue will remain as an important public road in Rhodes East.

6.7.3 LIKELY ADJOINING DEVELOPMENT

Cavell Avenue is likely to be eventually lined with larger scale buildings.

6.7.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The heritage listed palm trees in Cavell Avenue must be retained and protected.

Where trees are missing from the established planting rhythm or in poor health, they should be replanted to create a substantial streetscape character and public benefit.

6.8 LEP ITEM 114, KING GEORGE V PARK

6.8.1 EXISTING NATURE OF THE ITEM

The whole of King George V Park is notable for its surviving indigenous trees and roadside planting.

The 1943 aerial photo shows that the subject open space, which was created by the resumption of land for the new Concord Road corridor, was almost bare of substantial trees or other planting.

6.8.2 STRUCTURE PLAN CONTEXT

King George V Park will remain as an important public open space in Rhodes East.

6.8.3 LIKELY ADJOINING DEVELOPMENT

The Park is likely to be eventually bordered by low to medium rise buildings to the east and south. It will retain its prominent frontage to Concord Road.

6.8.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The indigenous planting in King George V Park must be retained and protected.

Where trees are missing from the established planted character or in poor health, they should be replanted to continue the established streetscape character and public benefit.

6.9 LEP ITEM 115, McILWAINE PARK

6.9.1 EXISTING NATURE OF THE ITEM

McIlwaine Park is the largest and most developed of the parks or reserves in the study area. It is well served with vehicle access, parking areas, play structures, a reception facility, memorials and other facilities.

The 1943 aerial photo confirms that much of the current park is located on reclaimed land.

6.9.2 STRUCTURE PLAN CONTEXT

McIlwaine Park will remain as an important public open space in Rhodes East. Additional pedestrian access across Concord Road may be provided

6.9.3 LIKELY ADJOINING DEVELOPMENT

The Park is likely to be eventually bordered by low to medium rise buildings to the north. It will retain its prominent frontage to Concord Road and the waterfront.

6.9.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The indigenous planting in McIlwaine Park must be retained and protected.

Where trees are missing from the established planted character or in poor health, they should be replanted to continue the established streetscape character and public benefit.

6.10 LEP ITEM 117, UHR'S POINT RESERVE

6.10.1 EXISTING NATURE OF THE ITEM

The Uhr's Point Reserve is characterised by its small urban scale, by the spatial drama of the Concord Road bridge abutments and some low key indigenous trees and its foreshore edge.

The 1943 aerial photo shows that the subject open space, which was created by the resumption of land for the new Concord Road corridor, was almost bare of substantial trees or other planting.

6.10.2 STRUCTURE PLAN CONTEXT

Uhr's Point reserve is likely to be enhanced if linked into the proposed foreshore reserve and expanded to join with the nearby King George V Park.

6.10.3 LIKELY ADJOINING DEVELOPMENT

The expanded park is likely to be eventually bordered by low rise buildings to the east and medium rise buildings to the south west. It will retain its prominent water's edge frontage to Parramatta River.

6.10.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

Where trees are missing from the established planted character or in poor health, they should be replanted to continue the established streetscape character and public benefit.

6.11 LEP ITEM 156, 6 CROPLEY STREET

6.11.1 EXISTING NATURE OF THE ITEM

The property at 6 Cropley comprises a substantial, single storey Federation period house set on a prominent corner location. Its site is a long, relatively flat block that was substantially amended when the diagonally aligned land to the west was resumed for Concord Road. The house appears to be in good condition externally. There are later extensions and outbuildings to the rear.

The front garden landscaping is of no heritage value.

No 6 Cropley Street is located in close proximity to the heritage listed single storey house at 19 Cropley Street, on the opposite side of the road. Cropley Street is also enhanced by the extensive cover of the heritage listed Cropley Street street trees.

The property to the immediate west was affected by the Concord Road resumption and is depicted as vacant in the 1943 aerial photo. It is now occupied by a small single storey house fronting Concord Road.

The width of the lot is typical within Cropley Street.

The property has a row of single storey residential houses to its immediate north.

The site is located in a relatively sheltered section of Cropley Street despite the nearby major traffic on Concord Road.

6.11.2 STRUCTURE PLAN CONTEXT

6 Cropley Street is located in the Concord Road Corridor Character Area identified in the Structure Plan, although it is effectively screened from that artery by intervening houses.

Sites in this Character Area are typically identified as having a frontage of 14-16 metres, an area of 600-800 m², an east west orientation and in a sector that contains some already amalgamated lots.

The anticipated development in the immediate locality is 10 units per lot and building heights of 2 to 6 storeys

6.11.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages medium rise residential on the adjoining lot to the north. Development on the remainder of the larger triangular block is heavily constrained by the 6m setbacks along Concord Road.

6.11.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ.

Future uses could remain as residential or incorporate a change to uses that compliment the potential uses to the north.

The existing front lawn presentation should be retained.

Part of the land to the rear of the house could be re-subdivided and incorporated with the existing triangular lot on the Concord Road frontage. This land could be redeveloped with a low scale building that potentially expands a change of use for the retained house.

Any medium rise building volumes to the north should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.12 LEP ITEM 157, 19 CROPLEY STREET

6.12.1 EXISTING NATURE OF THE ITEM

The property at 19 Cropley comprises a single storey Federation period house set on a typical block that slopes to the east, away from the street. The house appears to be in good condition externally. There are later extensions to the rear.

The front garden landscaping is of no heritage value.

No 19 Cropley Street is located in close proximity to the heritage listed single storey house at 6 Cropley Street, on the opposite side of the road. Cropley Street is also enhanced by the extensive cover of the heritage listed Cropley Street street trees.

The width of the lot is typical within Cropley Street.

The property has a row of single storey residential houses to its immediate north. And a series of low scale medium density townhouse style multi-unit developments to the south.

The site is located in a relatively sheltered section of Cropley Street.

6.12.2 STRUCTURE PLAN CONTEXT

19 Cropley Street is located in the Concord Road Corridor Character Area identified in the Structure Plan, it borders the Eastern Foreshore Character Area to the east.

Sites in this Character Area are typically identified as having a frontage of 14-16 metres, an area of 600-800 m², an east west orientation and in a sector that contains some already amalgamated lots.

The anticipated development in the immediate locality is 10 units per lot and building heights of 2 to 6 storeys

6.12.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages medium rise residential on the adjoining lots to the north and south, with slightly lower building masses to the east.

6.12.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ.

Future uses could remain as residential or incorporate a change to uses that compliment the potential uses to the north.

The existing front lawn presentation should be retained.

Any medium rise building volumes to the north should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.13 LEP ITEM 158, CROPLEY STREET TREES

6.13.1 EXISTING NATURE OF THE ITEM

The notable street trees that are heritage listed in Cropley Street are identified as the brush box, dating from the 1940s and located in the street verges.

6.13.2 STRUCTURE PLAN CONTEXT

Cropley Street will remain as an important public road in Rhodes East.

6.13.3 LIKELY ADJOINING DEVELOPMENT

Cropley Street is likely to be eventually lined with larger scale buildings.

6.13.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The heritage listed street trees in Cropley Street must be retained and protected.

Where trees are missing from the established planting rhythm or in poor health, they should be replanted to create a substantial streetscape character and public benefit.

6.14 LEP ITEM 301, 20 LLEWELLYN STREET

6.14.1 EXISTING NATURE OF THE ITEM

The property at 20 Llewellyn Street comprises a single storey Federation period house set on a typical block that slopes to the east, away from the street. The house appears to be in good condition externally. There are later extensions to the rear.

The front garden landscaping is of no heritage value.

The front fence and garden landscaping is of no heritage value.

No 23 Llewellyn Street is located in close proximity to the heritage listed single storey house at 37 Llewellyn Street, on the opposite side of the road. Llewellyn Street is also enhanced by the extensive cover of the heritage listed Llewellyn Street street trees.

The width of the lot is typical within Llewellyn Street.

The property has a row of single storey traditional and modern residential houses to its immediate north-east and south-west. There is a series of low scale medium density townhouse style multi-unit developments to the rear of the site.

6.14.2 STRUCTURE PLAN CONTEXT

20 Llewellyn Street is located in the Eastern Foreshore Character Area identified in the Structure Plan, it borders the Concord Road Corridor to the north-west.

Sites in this Character Area are typically identified as having a frontage of 14-16 metres, an area of 600-800 m², a north-south orientation and in a sector that contains some already amalgamated lots.

The anticipated development in the immediate locality is 10 units per lot and building heights of 2 to 6 storeys

6.14.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages medium rise residential on the adjoining lots to the north, with lower development on the opposite side of Llewellyn Street. It is envisaged that a new street connecting Cropley and Llewellyn Streets will be located to the immediate west of this property.

6.14.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ.

Future uses could remain as residential or incorporate a change to uses that compliment the potential uses in the surrounding locality.

The existing front brick fence and lawn presentation should be retained.

Any low to medium rise building volumes on adjacent lots should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.15 LEP ITEM 302, 23 LLEWELLYN STREET

6.15.1 EXISTING NATURE OF THE ITEM

The property at 23 Llewellyn Street comprises a single storey Federation period house set on a typical block that slopes to the south, away from the street and backs onto the northern edge of Mcllwaine Park. The house appears to be in good condition externally. There are later extensions to the rear.

The front garden landscaping is of no heritage value.

Llewellyn Street is enhanced by the extensive cover of the heritage listed Llewellyn Street street trees.

The width of the lot is typical within Llewellyn Street.

The property has a row of single storey traditional and modern residential houses to its immediate east. There is a series of low scale medium density townhouse style multi-unit developments to the west, the majority of which have direct frontages to Mcllwaine Park.

6.15.2 STRUCTURE PLAN CONTEXT

23 Llewellyn Street is located in the Eastern Foreshore Character Area identified in the Structure Plan, and has a coastal frontage to the Parramatta River and a direct pedestrian connection to Mcllwaine Park.

Sites in this Character Area are typically identified as having a frontage of 14-20 metres, an area of 700-1,100 m², north-south orientation and in a sector that contains some already amalgamated lots. Most lots in this sector enjoy waterfront locations and face east or south east over the Parramatta River

The anticipated development in the immediate locality is 6 units per lot and building heights of 1 to 3 storeys

6.15.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages low rise residential on the adjoining lots to the east and west, with slightly higher development on the opposite side of Llewellyn Street.

6.15.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ.

Future uses could remain as residential or incorporate a change to uses that compliment the potential uses in the surrounding locality, including those that capture any passing trade with nearby Mcllwaine Park.

The existing front lawn presentation should be retained.

Any low rise building volumes on adjacent lots should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.16 LEP ITEM 303, 37 LLEWELLYN STREET

6.16.1 EXISTING NATURE OF THE ITEM

The property at 37 Llewellyn Street comprises a single storey Federation period house set on a typical block that slopes to the south-east, away from the street and falls to the Parramatta River waterfront. The condition of the house is impossible to discern at present due to the excessive growth of trees and shrubs.

The front garden landscaping is of no heritage value.

Llewellyn Street is enhanced by the extensive cover of the heritage listed Llewellyn Street street trees.

The width of the lot is typical within Llewellyn Street.

The property has a row of single storey traditional and modern residential houses to its immediate east and west.

6.16.2 STRUCTURE PLAN CONTEXT

37 Llewellyn Street is located in the Eastern Foreshore Character Area identified in the Structure Plan, and has a coastal frontage to the Parramatta River.

Sites in this Character Area are typically identified as having a frontage of 14-20 metres, an area of 700-1,100 m², north-south orientation and in a sector that contains some already amalgamated lots. Most lots in this sector enjoy waterfront locations and face east or south east over the Parramatta River

The anticipated development in the immediate locality is 6 units per lot and building heights of 1 to 3 storeys

6.16.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages low rise residential on the adjoining lots to the east and west, with slightly higher development on the opposite side of Llewellyn Street.

This property is likely to be affected by the proposed continuous foreshore walkway. There appears to be sufficient space at the waterfront end of the site to enable this plan to be implemented without physical impact on the core of the historic house.

6.16.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ.

Future uses could remain as residential or incorporate a change to uses that compliment the potential uses in the surrounding locality.

The existing front landscaped presentation should be totally reworked to facilitate views to the house from the street.

Any low rise building volumes on adjacent lots should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.17 LEP ITEM 304, 71 LLEWELLYN STREET

6.17.1 EXISTING NATURE OF THE ITEM

The property at 71 Llewellyn Street comprises a single storey Interwar Spanish Mission house set on a typical block that slopes to the east, away from the street and falls to the Parramatta River waterfront. The house appears to be in good condition externally. There is a boat ramp at the rear of the property.

No 71 Llewellyn Street is directly adjacent to No 73 Llewellyn Street, a unique case of two heritage items being located next to each other.

The front fence and garden landscaping have no heritage value.

Llewellyn Street is enhanced by the extensive cover of the heritage listed Llewellyn Street street trees.

The width of the lot is typical within Llewellyn Street.

The property has a row of single storey traditional and modern residential houses to its immediate north and south.

6.17.2 STRUCTURE PLAN CONTEXT

71 Llewellyn Street is located in the Eastern Foreshore Character Area identified in the Structure Plan, and has a coastal frontage to the Parramatta River.

Sites in this Character Area are typically identified as having a frontage of 14-20 metres, an area of 700-1,100 m², east-west orientation. Most lots in this part of Llewellyn Street enjoy waterfront locations and face east over the Parramatta River

The anticipated development in the immediate locality is 6 units per lot and building heights of 1 to 3 storeys

6.17.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages low rise residential on the adjoining lots to the east and west, with slightly higher development on the opposite side of Llewellyn Street.

This property is likely to be affected by the proposed continuous foreshore walkway. There appears to be sufficient space at the waterfront end of the site to enable this plan to be implemented without physical impact on the core of the historic house.

6.17.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ. It will complement the adjoining heritage listed house at 73 Llewellyn Street.

Future uses could remain as residential or incorporate a change to uses that compliment the potential uses in the surrounding locality.

The existing front landscaped presentation should be managed to retain open views to the house.

Any low rise building volumes on adjacent lots should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.18 LEP ITEM 305, 73 LLEWELLYN STREET

6.18.1 EXISTING NATURE OF THE ITEM

The property at 73 Llewellyn Street comprises a single storey Interwar house set on a typical block that slopes to the east, away from the street and falls to the Parramatta River waterfront. The house appears to be in good condition externally. There is a boat ramp at the rear of the property.

No 73 Llewellyn Street is directly adjacent to No 71 Llewellyn Street, a unique case of two heritage items being located next to each other.

The stone fence pillars and wrought iron of the front fence have heritage value but not the garden landscaping.

Llewellyn Street is enhanced by the extensive cover of the heritage listed Llewellyn Street street trees.

The width of the lot is typical within Llewellyn Street.

The property has a row of single storey traditional and modern residential houses to its immediate north and south.

6.18.2 STRUCTURE PLAN CONTEXT

73 Llewellyn Street is located in the Eastern Foreshore Character Area identified in the Structure Plan, and has a coastal frontage to the Parramatta River.

Sites in this Character Area are typically identified as having a frontage of 14-20 metres, an area of 700-1,100 m², east-west orientation. Most lots in this part of Llewellyn Street enjoy waterfront locations and face east over the Parramatta River

The anticipated development in the immediate locality is 6 units per lot and building heights of 1 to 3 storeys

6.18.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages low rise residential on the adjoining lots to the east and west, with slightly higher development on the opposite side of Llewellyn Street.

This property is likely to be affected by the proposed continuous foreshore walkway. There appears to be sufficient space at the waterfront end of the site to enable this plan to be implemented without physical impact on the core of the historic house.

6.18.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing heritage listed house should be retained in-situ. It will complement the adjoining heritage listed house at 71 Llewellyn Street.

Future uses could remain as residential or incorporate a change to uses that compliment the potential uses in the surrounding locality.

The existing front landscaped presentation should be managed to retain open views to the house.

Any low rise building volumes on adjacent lots should be set back by at least two metres from the common boundary and limited to two storeys before a further setback of 2 metres. Street setback should match the prevailing front setbacks.

If the historic house is retained in-situ consideration should be given to the application of a Heritage Floor Space award similar to that operating in Sydney CBD. The award would be on condition that the historic building was conserved and upgraded, that a high quality front/side garden was re-established and the generated floor space was directed towards a nearby property or sector that had been identified in the Structure Plan as capable of additional FSR and height.

6.19 LEP ITEM 306, LLEWELLYN STREET TREES

6.19.1 EXISTING NATURE OF THE ITEM

The notable street trees that are heritage listed in Llewellyn Street are identified as brush box, dating from the 1940s and are located in the street verges.

6.19.2 STRUCTURE PLAN CONTEXT

Llewellyn Street will remain as an important public road in Rhodes East.

6.19.3 LIKELY ADJOINING DEVELOPMENT

Llewellyn Street is likely to be eventually lined with larger scale buildings.

6.19.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The heritage listed street trees in Llewellyn Street must be retained and protected.

Where trees are missing from the established planting rhythm or in poor health, they should be replanted to create a substantial streetscape character and public benefit.

6.20 NON-LISTED COPTIC CHURCH

6.20.1 EXISTING NATURE OF THE ITEM

The Coptic Church Centre, including the main church building and a large hall facility, were built over the southern portion of the former school playing fields and the property at the rear of 59 Blaxland Road, which may have been an early tennis court and pavilion associated with that residential house.

While the site is currently not heritage listed, it does represent a substantial and well established community facility for the Coptic congregation.

6.20.2 STRUCTURE PLAN CONTEXT

The Coptic Church Centre is located in the Concord Road Corridor Character Area identified in the Structure Plan, it borders The High Point Character Area to the east.

Sites in this Character Area are typically identified as having a frontage of 14-16 metres, an area of 600-800 m², an east west orientation and in a sector that contains some already amalgamated lots.

The anticipated development in the immediate locality is 10 units per lot and building heights of 2 to 6 storeys

6.20.3 LIKELY ADJOINING DEVELOPMENT

The draft Structure Plan envisages medium to high rise educational or mixed use building associated with a potential expansion of the Public School on the adjoining lot to the north, with slightly lower building masses to the south and east.

6.20.4 RECOMMENDED SPECIFIC LOCALITY CONTROLS

The existing non-heritage Coptic Church Centre should be retained in-situ, given its strong community role.

The pedestrian walkway that runs along the northern side of the Church site should be considered for retention unless its connectivity is to be replaced as part of a future redevelopment.

Any medium to high rise building volumes to the north should be set back by at least the width of the existing walkway.

6.21 HERITAGE LISTED ITEMS IN THE VICINITY OF THE STUDY AREA

6.21.1 ITEMS IN THE VICINITY

There are two heritage items in the vicinity of the subject study area:

- Item 25, Rhodes Railway Waiting Shed
- Item 542, Railway Bridge Abutment

6.21.2 GUIDELINES

There are no particular, heritage related guidelines that need to be developed to manage urban impacts within the study area on these two items as each is sufficiently removed from surrounding development.