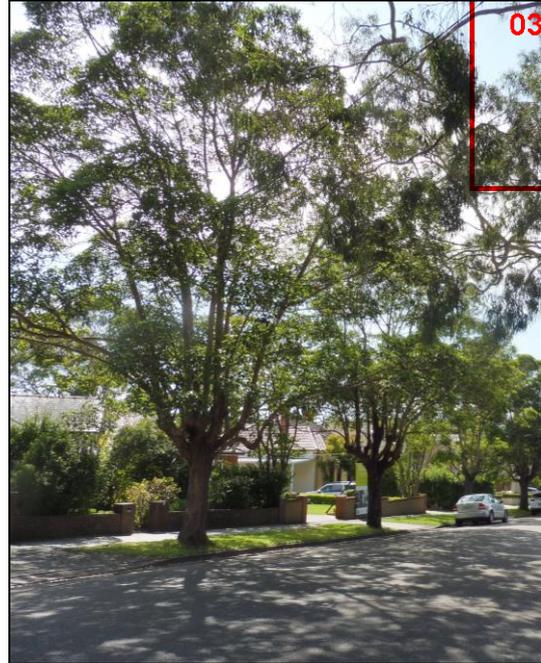


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STATEMENT OF HERITAGE IMPACT



No. 15 Coventry Road, Strathfield

April 2021

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1.0 Introduction

This report has been prepared on behalf of the property owner to assess the potential heritage impacts and to accompany the Development Application for the proposed new dwelling at No. 15 Coventry Road, Strathfield (the site).

2.0 Background & heritage listing status

No. 15 Coventry Road, Strathfield, is located on the northern side of the street and occupies an irregular shaped site in the block bounded by Rochester Street to the east and Meredith Street to the west. Coventry Road is a wide dual carriageway with grassed verges and mature street trees along both sides of the roadway. The built context in this section of the street is characterised by a mix of one and two storey detached dwellings dating from the late 19th to early 21st century. The houses are enhanced by the wide street proportions, various front fence treatments and front garden settings.

No. 15 Coventry Road is a single storey, face brick, Post-war period dwelling with hipped main roof clad in terracotta tiles and timber framed windows and doors. A stencilled concrete driveway extends along the western side boundary to the building entry which is on the side of the dwelling and continues to a carport and garage located at the rear. The building has undergone some infill, alterations and additions at the rear and typical modifications.

It is currently proposed to demolish the existing dwelling and garage on the site and construct a new two storey dwelling with basement garage. A new front fence and landscaping and a swimming pool with detached cabana are also proposed in the rear yard.

No. 15 Coventry Street has not been listed on the State Heritage Register or classified by the National Trust of Australia (NSW). The site has not been listed as a heritage item under Schedule 5 of the Strathfield Local Environmental Plan (LEP) 2012 and is not located in a heritage conservation area. However, the subject site is located adjacent to two items, a Victorian style house, “Edna” at No. 13 and a Federation period house, “Ophir” at No. 17 Coventry Road. Other items are located in the street, including an Inter-war period house and garden at No. 18 and two Federation houses at Nos. 26 and 28 Coventry Road, however, these are separated and located to the south west of the site.

As such, Strathfield Council must take into consideration the potential impacts of any proposed works on the cultural significance of the two neighbouring items and their setting.

This assessment is based on an inspection of the site, review and analysis of the context. The report follows the standard format, in accordance with the guidelines provided by Heritage NSW and includes site specific information, description of the existing building and context. The proposed works have been assessed with reference to the Strathfield Local Environmental Plan (LEP) 2012, Part P of the Strathfield Consolidated Development Control Plan 2005 and standard criteria. The purpose of the report is to outline how any potential heritage impacts may be reduced or are mitigated.

3.0 Historical overview

Prior to European occupation, the area was occupied by the Wangal clan.¹ The European development of the area was initially determined by its proximity to the Parramatta River and later by the development of Parramatta Road. The area was part of what was known as “Liberty Plains”, so called due to the first settlers who received grants here from 1793.

¹ Strathfield Council website

Initially these grants were between 60 to 80 acres, however, as the area proved unsuitable for agriculture, the grants were increased and area was generally cleared by settlers and used for cattle grazing and resting. It was the establishment of the railway between Sydney and Parramatta in 1855 that provided incentive for change. The area began to be subdivided in the late 1870s, to take advantage of the improved access.²

The site is part of 60 acres (Portion 242 of the Parish) originally granted to Frederick Meredith in May 1793. The land was transferred in 1799 to Thomas Rose who was also granted an additional 70 acres around this time. Ownership was transferred a number of times by the 1870s when it became part of the Underwood Estate.³

The site was part of the Estate that was subdivided and began to be sold by the Trustees in 1878. The site was part of Lot 18 of Section 7 of the subdivision (**Figure 3.1**) which was transferred to John Sinclair Murray in January 1879. The lot had 100 feet frontage to Coventry Road and extended back 300 feet. Murray, a draper from Sydney, retained ownership of the lot until 1881 when it was transferred to Walter Iredale Uther. In September 1913 the lot was transferred to Albert Ernest Brierley of Croydon.⁴

It is assumed that a house (now No. 17 Coventry Road) was constructed on the lot in 1914. Albert Brierley, occupying "Ophir" is first listed in the *Sands Directory* in the block on the northern side of Coventry Road in 1915. Ownership of the lot was transferred again in June 1921 to Margaret Rose Day.⁵

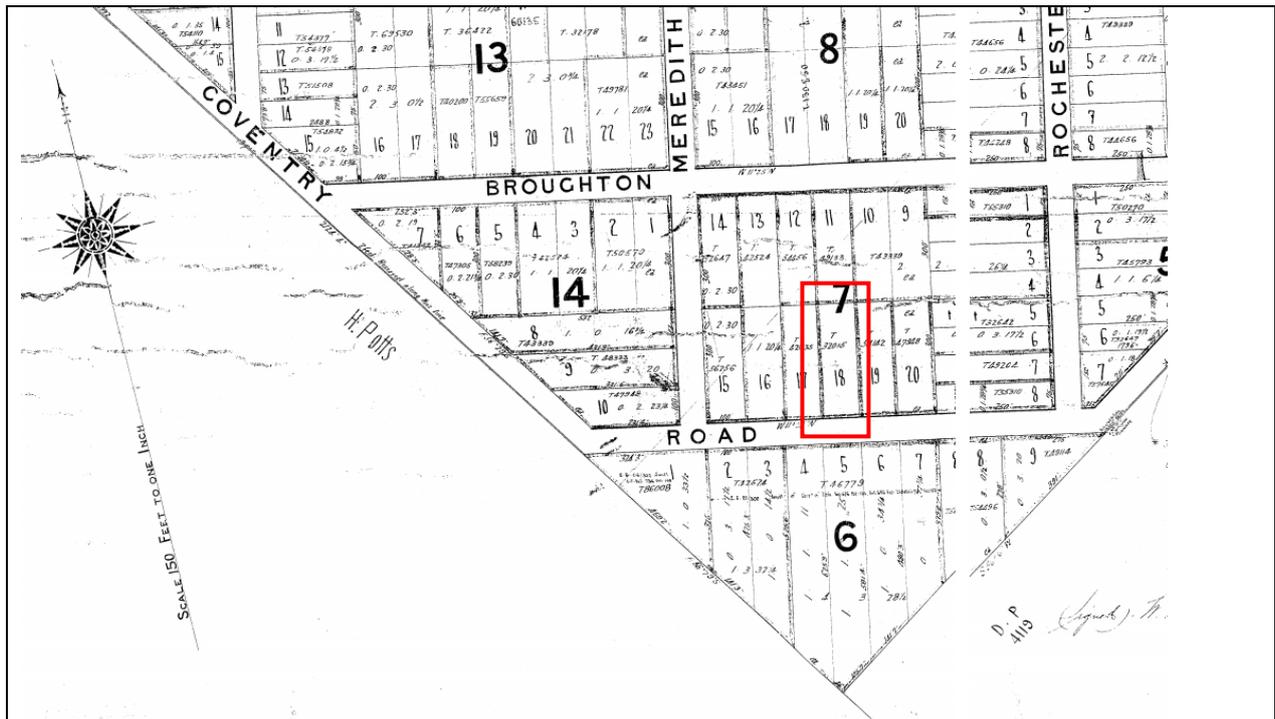


Figure 3.1 The site is part of Lot 18 Section 7 of a subdivision of the Underwood Estate. (NSW Land Registry Services, DP 400)

² Pollon, F., (ed) *The Book of Sydney Suburbs* (1988), p. 124 and 105.

³ NSW Land Registry Services, Primary Application No. 3772.

⁴ NSW Land Registry Services, DP 400, Certificates of Title, Volume 354 Folio 109, Volume 389 Folio 172.

⁵ NSW Land Registry Services, Certificate of Title, Volume 354 Folio 109, Volume 389 Folio 172.

The 1943 aerial (**Figure 3.2**) shows No. 17 Coventry Road on the larger lot. A fence line or planting extends along the approximate line of the current boundary between No. 17 and site of No. 15 which has open garden areas with some trees and scrub evident.

The Day family retained ownership of the lot until 1951 when part (the subject site) was transferred to William French, an engineer from Sydney. The land title shows the two lots (A and B, **Figure 3.3**) formed around this time. The shared boundary is kinked and splayed at the southern, Coventry Road end.



Figure 3.2 1943 aerial showing No. 17 Coventry Road occupying the larger lot that was later subdivided to create the subject site, No. 15.

(Six Maps)

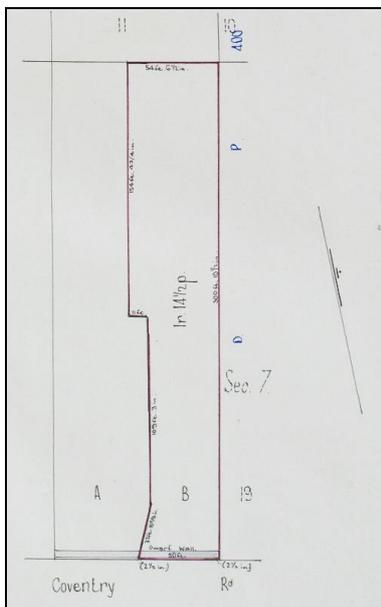


Figure 3.3 Subdivision of the original Lot 18 in c. 1951.

(NSW Land Registry Services, CT Volume 6392 Folio 16).

It is assumed that the house occupying Lot B (now No. 15) was constructed from this time in the early 1950s. Ownership of the site (Lot B) was transferred in 1952 and again in 1960.⁶

It would appear that most of the original lots had been subdivided and boundaries were adjusted and formalised in c. 1960.⁷ A subdivision plan dated this time (**Figure 3.4**) shows that the lots along the northern side of this section of Coventry Road with 50 feet frontage which is possibly why the southern end of the boundary between No. 17 and No. 15 was splayed (refer **Figure 3.5**). The shared boundary was formed to extend around the existing house constructed on the lot and it would also appear that the northern end of the site was readjusted and extended between 1951 and 1960.

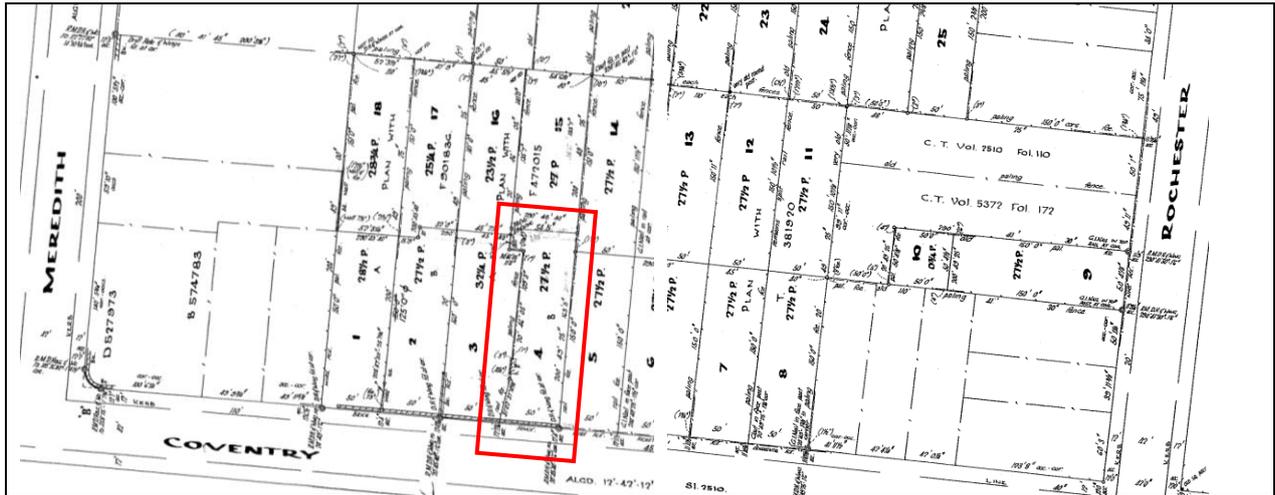


Figure 3.4 The subdivision pattern was adjusted and formalised in c. 1960. (NSW Land Registry Services, DP 31617)

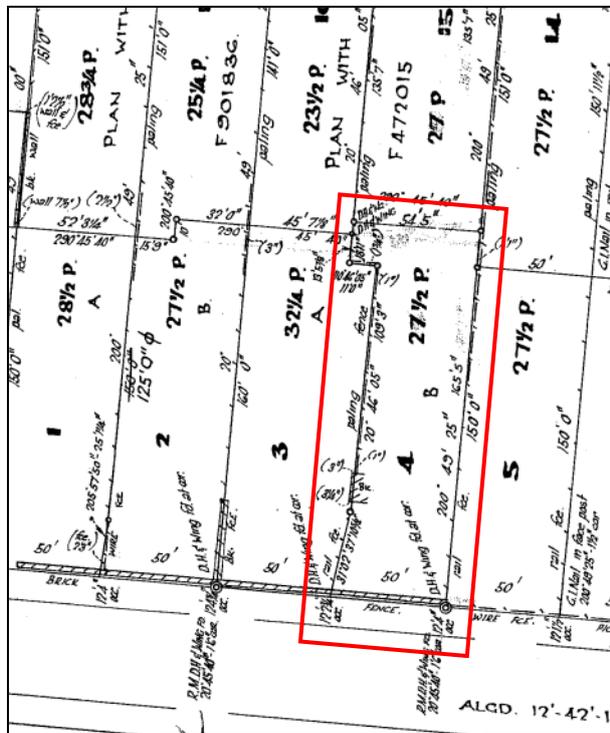


Figure 3.5 The site is Lot 4 of the c. 1960 re-subdivision of the block.

(NSW Land Registry Services, DP 31617)

⁶ NSW Land Registry Services, Certificate of Title, Volume 6392 Folio 16.

⁷ NSW Land Registry Services, DP 31617.

Ownership of No. 15 was transferred again in 1980 and in 1986.⁸ A recent aerial photograph (**Figure 3.6**) shows the house constructed on the subject site. The front of the building is aligned with the neighbouring residential development and has a hipped main roof form. A skillion roofed section extends from the rear of the main tiled roof. The aerial and inspection indicates that some infill, alterations and additions have been undertaken at the rear of the building. The irregular shape of the site is also clear. The aerial also shows the neighbouring dwellings which also appear to have undergone some alterations and additions and alteration of the subdivision and residential development since 1943.



Figure 3.6 Recent aerial indicating the changes to the site and context since 1943.

(SIX Maps)

4.0 The site context

The subject site is located on the northern of Coventry Road which is a wide dual carriageway with deep grassed verges and mature street trees along both sides of the street.

The built context in this section of the street is characterised by a mix of one and two storey detached dwellings dating from the late 19th and early decades of the 20th century with some later modern and contemporary infill dwellings also located in the vicinity. Most of the early building stock has undergone some modifications, alterations and additions and are enhanced by varying front fence treatments and planted front gardens.

To the immediate east of the site, No. 13 Coventry Road is a single storey rendered and painted, late Victorian style dwelling with hipped main roof clad in terracotta tiles and face brick chimneys with decorative brick capping. The front façade has a projecting wing and open verandah with bullnosed roof clad in corrugated steel and supported on decorative iron columns. The building, which has been listed as a local item, is setback from the street frontage which has a high hedge. A brick paved path extends from the street frontage to the front verandah and building entry. The building has a deep setback from the shared boundary with the subject site. A brick paved driveway extends along the western, shared boundary to a lightweight skillion roofed carport which is attached to the western façade of the dwelling.

⁸ NSW Land Registry Services, Certificate of Title, Volume 8237 Folio 156.

A street tree is also located in front of No. 13. To its east, No. 11 Coventry Road is a larger, two storey rendered and face stone, contemporary building with parapeted gabled roof. The front façade has two prominent two storey bays topped by a rendered pediment. The eastern bay has a recessed double entry door with sidelights on the ground floor and a deep, open balcony on the first floor. The western bay has a wide, double garage opening with panel door on the ground floor and an open balcony with a glass balustrade on the first floor. The two bays are connected by a curved stone faced wall with small regular openings. No. 11 is setback from the street frontage which has a low rendered fence with hedging and solid, rendered lych gate with gabled roof and matching rendered details. A concrete driveway extends parallel to the western side boundary to the double garage.

Further east, Nos. 9 and 11 are two storey, face brick late 20th century period dwellings with gabled and hipped roofs clad in tiles. The buildings are setback front the street frontages which have brick fences which step and follow the fall of the roadway toward the east. Sealed driveways extend to the front of the buildings which have projecting bays and double garages facing the street. A modified, two storey, rendered dwelling with parapeted hipped roof is located opposite.

To the west of the site, No. 17 Coventry Street is a single storey, face brick and rendered Federation style dwelling with gabled and main hipped roof clad in slates with terracotta trims and face brick chimneys. The front façade also has a projecting bay with hooded window and an open verandah which wraps around the front, south eastern corner of the building. The corner of the verandah also has a projecting bay with gabled roof and decorative timber details. The building, which has been listed as a local item, is setback from the street frontage which has a low brick fence with brick piers. The fence bounds an open garden with perimeter garden beds and plantings including a high hedge along the south eastern boundary shared with the subject site. A path extends from the frontage to the building entry. A concrete strip driveway extends along the western side boundary to a lightweight carport which has been added to the western side of the dwelling. Two mature street trees are also located in front of the property.

To its west, No. 19 Coventry Street is a modified one and two storey rendered dwelling with hipped and steep pitched gable roof clad in terracotta tiles. The building is setback from the street frontage and has a brick paved driveway extending parallel to the eastern boundary to a carport that is attached to the front corner of the house. Further west, No. 21 is a late 20th century two storey rendered dwelling with hipped roof clad in tiles. The front facade has a wide projecting bay with open verandah and balcony over. The building is setback behind a sealed driveway and turning area and a stepped, rendered fence with piers and steel fencing between and planting.

Opposite the site, the southern side of this part of Coventry Road also has a mix of dwellings. Directly opposite the site, No. 12 is a two storey, face brick late 20th century period dwelling with hipped and gabled hipped roof clad in terracotta tiles and a double garage facing the street. The building is setback. The front yard has a brick paved pedestrian path and driveway extending to the front of the building. No. 14 is a single storey face brick Post-war period dwelling with hipped roof clad in terracotta tiles. It has open lawn with perimeter plantings and a driveway extending along the western side boundary. No. 16 is a two storey, rendered dwelling with large gabled roof clad in terracotta tiles and open verandah and carport facing the street. A large gum tree is located in the front garden setback.

To the south west of the site, No. 18 Coventry Road is a two storey, blond brick Inter-war period dwelling with parapeted and hipped roof clad in tiles and simple brick chimney. The front façade has a projecting curved bay with open verandah on the ground floor and balcony over. The building, which has been listed as a local item is setback from the street frontage which has a low, matching brick fence with bullnosed capping. A concrete driveway extends along the western side boundary to a garage that been added to the western façade of the building.



Figure 4.1 Coventry Road is a wide dual carriageway with grassed verges and car parking on both sides of the street. The built context is also enhanced by mature street trees and planting on both sides.



Figure 4.2 To the immediate east of the site, No. 13 is a single storey late Victorian style dwelling.



Figure 4.3 No. 13 Coventry Road has been listed as a local item and has a projecting bay and open verandah with bullnosed roof facing the street.



Figure 4.4 No. 13 Coventry Road is setback from the shared boundary with the subject site (at left). A brick paved driveway extends from the street frontage to a carport that has been added to the western side of the item.



Figure 4.5 No. 13 is setback from the street frontage which has a high hedge.



Figure 4.6 To its east, No. 11 Coventry Road is a large, two storey rendered and stone dwelling with bayed front façade.



Figure 4.7 Dwellings located further east, Nos. 11 and 9 Coventry Road.



Figure 4.8 Modified dwelling located opposite Nos. 11 and 9 Coventry Road.



Figure 4.9 To the immediate west of the site, No. 17 is a single storey, Federation period dwelling. The building, which is listed as a local item, is setback from the street frontage is partially screened by existing front garden plantings and two street trees located in front of the property.



Figure 4.10 The building has a projecting front bay and wrap around verandah which are visible from the street frontage.



Figure 4.11 Modified one and two storey dwelling further west (No. 19 Coventry Street).



Figure 4.12 Two storey, late 20th century period dwellings located further west.



Figure 4.13 Dwellings located opposite the subject site (Nos. 12 and 14 Coventry Road).



Figure 4.14 Nos. 14 and 16 Coventry Road.



Figure 4.15 Nos. 16 and 18 Coventry Road. A large gum tree is located in the front yard of No. 16.



Figure 4.16 No. 18 Coventry Road which is located to the south west of the site and has been listed as a local item. The building is setback from the street frontage with planted garden located between.

5.0 No. 15 Coventry Road

No. 15 Coventry Road is a single storey, face brick, Post-war period dwelling with hipped main roof clad in terracotta tiles, rear skillion roofed wing clad in steel sheeting and timber framed windows and doors.

The front façade has a projecting bay with wide window opening and an open front verandah with low brick surrounding wall. A single timber framed glass door with sidelights accesses the verandah. The front corners of the building are curved. The building entry is located on the western side of the building. A porte cochere extends from the south western roof over the recessed entry which has terracotta mosaic floor tiles and simple timber framed, glass entry door and terrazzo threshold.

The building is setback from the street frontage which has a low concrete block fence with brick piers and capping. The front setback has open lawn and perimeter garden beds with low shrubs and plantings. A stencilled concrete driveway extends from the street frontage parallel to the western side boundary and along the western side of the house to a carport and garage located at the rear, north western corner of the house. The garage is a rendered concrete block structure with gabled roof clad in terracotta tiles. The carport and lightweight infill have been added in front and to the side of the garage and rear of the house.

The rear of the site is bounded by colorbond fencing and has paved and open lawn area with trees and plantings, including a pine tree located along the rear boundary. A metal shed and some plantings occupy the extended area at the north western corner of the site.

The building interior has timber floor with modern finishes, rendered walls and plaster ceilings and cornices. The entry hall connects to a central hall which accesses the main rooms and extends to the kitchen and laundry area at the rear which lead out to the rear, infilled area. The infilled area opens into a rear enclosed verandah which has a raised timber deck and timber framed roof with lightweight and translucent roof sheeting over. Steps extend down to the rear garden.

The interior retains simple timber joinery and fireplaces with brick surround in the main living room (however, no chimneys are extant). Service areas have generally been upgraded and modified and have modern finishes, fixtures and finishes.



Figure 5.1 No. 15 Coventry Road.



Figure 5.2 The existing building on the site is setback from the street frontage and aligns with the neighbouring dwellings. A street tree is located front of the property.



Figure 5.3 The existing building is a single storey, face brick Post-war period and style dwelling. A stepped, concrete block fence with brick capping extends along the street frontage.



Figure 5.4 A modern concrete driveway currently extends along the western boundary which is bounded by garden beds and plantings and open lawn.



Figure 5.5 The driveway extends to a porte cochere and building entry which is located on the western side of the building.



Figure 5.6 The front facade of the existing building has a projecting bay and open verandah with curved corners and details and timber framed windows and door.



Figure 5.7 The building entry is recessed and has a glass timber framed door.



Figure 5.8 The north western building façade and setback. The driveway continues to a carport and garage located at the rear.



Figure 5.9 The garage and rear of the building. The garage is a simple rendered masonry structure with gabled roof clad in tiles with FC sheeting to the gable ends.



Figure 5.10 The building is sited close to the eastern side boundary.



Figure 5.11 The rear and eastern facades of the existing building. An enclosed verandah has been added between the rear wing and garage.





Figure 5.12 The north western boundary and fence line which kinks.



Figure 5.13 The north western corner of the site. A simple steel shed and creepers are located in the north western extended area. Note the neighbouring dwellings.



Figure 5.14 View of the rear garden area which has perimeter trees and plantings including a pine tree in the north eastern corner of the site.



Figure 5.15 View looking east across the rear yard.

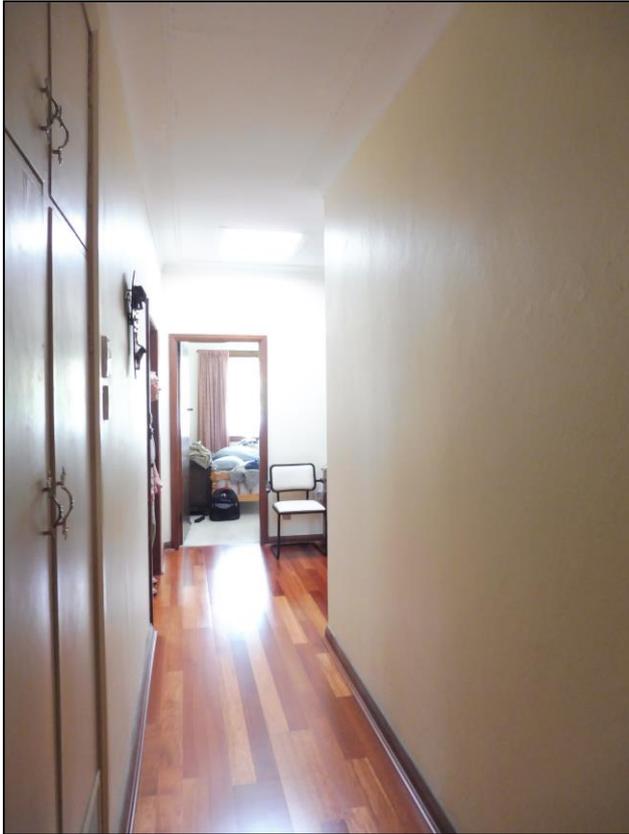


Figure 5.16 The entry hall connects into a central hall which is simply finished.



Figure 5.17 The front room. The interior generally has and timber floors with rendered walls, simple timber skirting and plaster ceilings with period covings. Modern services have been added.



Figure 5.18 The main living and dining room along the eastern side of the dwelling retain fireplaces with face brick surrounds. The living room fireplace breast is also expressed on the south eastern façade (however, no chimneys are extant).



Figure 5.19 A wide arched opening is located between the two eastern rooms.

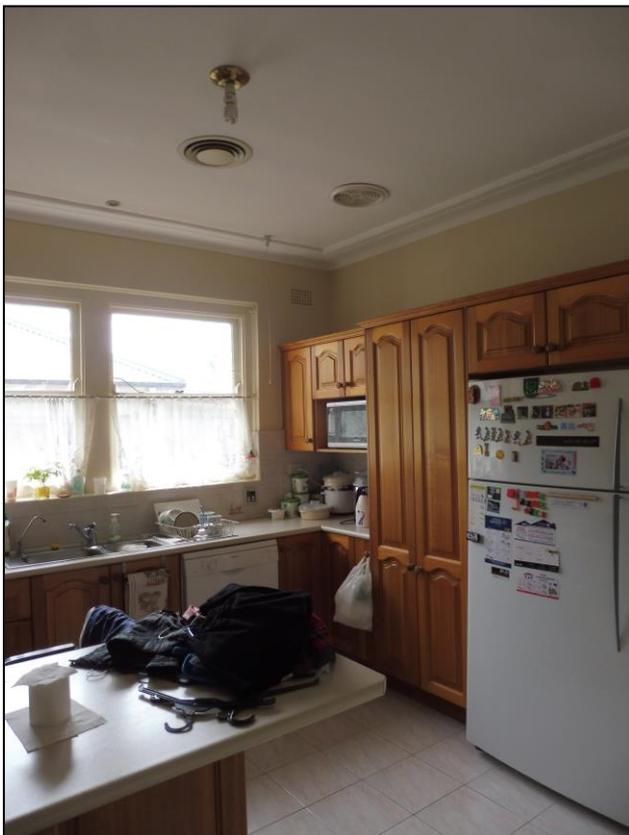


Figure 5.20 The kitchen and bathroom spaces have been typically modified and have modern finishes, fixtures and fittings.





Figure 5.21 Some alterations and infill of the original rear door and early porch is evident.



Figure 5.22 The infilled area opens out to an enclosed and covered verandah that has been added between the rear wing and garage and has a raised timber deck and lightweight walls and roof.



6.0 Summary analysis and assessment

No. 15 Coventry Road has not been identified as a heritage item and is not in a heritage conservation area.

Coventry Road is a very wide dual carriageway with grassed verges and car parking along both sides of the street. The built context in the vicinity of the subject site comprises of a mix of one and two storey dwellings generally dating from the late 19th to the late 20th century. Some contemporary dwellings are also located in the vicinity. Most of the early building stock has undergone some modifications, alterations and additions including upgrades and replacement of fabric and addition of carports and garages. The buildings and street are enhanced by the wide street and verge proportions, mature street trees and garden plantings.

The subject site is part of Lot 18 of Section 7 of a c. 1878 subdivision of part of the Underwood Estate. Lot 18, like most of the lots along the northern side of this part of the street, had 100 feet frontage. No. 17 Coventry Road was constructed on this lot in c. 1914. The 1943 aerial shows the house constructed close to the western side boundary and with a splayed front bay (verandah) facing the south eastern, front corner of the wide site. The subject site is vacant and appears to have been partially cleared with some trees and plantings visible.

Lot 18 was subdivided in c. 1951 and the subject site was cleared and house (No. 15) constructed on the eastern portion of the site from this time, it is assumed in the early 1950s. The boundary between the two sites formed was kinked, it is assumed to extend around and give some setback along the eastern side of the existing house (No. 17). The southern end of the boundary was also splayed, it is assumed to accommodate the existing house and also provide 50 feet frontages to both of the lots created.

It seems that most of the original lots were re-subdivided. The subdivision pattern of the block between Coventry and Broughton Roads was adjusted between 1951 and 1960 by which time the northern end of the subject site was also extended. It seems further changes have occurred to the block since that time with the addition of Mirrabooka Avenue.

The subject site is neighboured by a mix of one and two storey dwellings which indicate the early and ongoing development of the street and area. No. 13 Coventry Road is a late Victorian style dwelling that was probably also constructed on a larger lot and now has a 50 feet frontage. No. 13 has been listed as an item as an early dwelling in the area and retains a strong sense of its late Victorian character and details as presents to the street. Views to the front of the building are obscured by high hedges and plantings in its front setback.

No. 13 Coventry Road has a deeper setback from the shared boundary with the subject site. A modern concrete driveway and carport structure is located between. The front and side setback and setback of the subject building, however, affords views to the south western side of the building and brick chimneys extending above the western side of the building. The building has also undergone some alterations and additions and the rear. A larger gabled roofed wing is located at the rear. The building is sited closer to its eastern side boundary and is neighboured by larger, two storey contemporary and late 20th century dwellings to its east.

No. 17 Coventry Road is a Federation period dwelling that also retains a strong sense of its early form and details including front projecting bay and wrap around verandah and south eastern projecting bay. The subdivision of the site provided a standard and irregular boundary line between the two sites, however, the building retains a front garden setting. Views to the building are obscured by mature street trees located in front of No. 17 and also high hedging and planting along the shared and particularly the splayed section of the boundary. However, the building has deeper setback and driveway extending along the western side of the building. The front and western setbacks afford views to the item from the front and western side. The building is also neighboured by modified and larger, two storey buildings to its west.

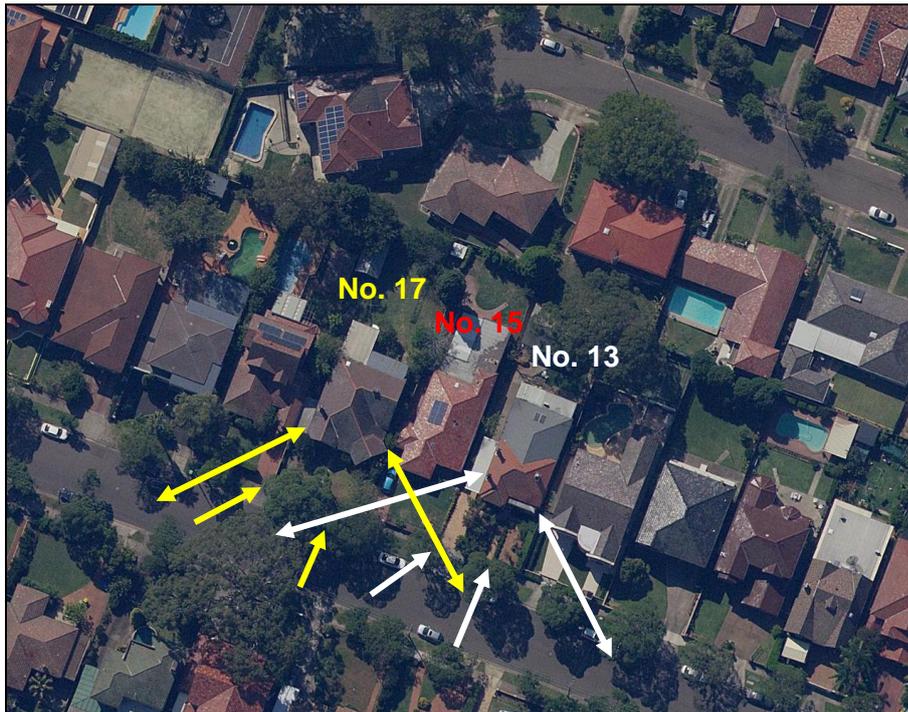


Figure 6.1 Sight lines to and from Nos. 13 and 17 are currently affected by the garden and street trees and plantings and neighbouring buildings to their east and west, however, the items are able to be appreciated from the east and west and front of No. 13 and western side driveways of both.

(SIX Maps)

No. 15 Coventry Road

The following assessment of heritage significance has been prepared utilising the current SHR evaluation criteria.

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The subject site was formed in 1951 and existing building on the site is part of the Post-war period of development of the local area. The subdivision of the site, construction and various changes to the building and site represent the growth and development of the area, changing trends, standards of living and occupant requirements.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)

The site, like the surrounding area is associated with a number of local land owners and speculators.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area)

The building is a good example of a Post-war period, detached dwelling that despite some modifications, alterations and additions retains its early form, character and details including face brick facades, front curved corners, western side entry with porte cohere and recessed porch, simple hipped roof form also timber framed windows and doors. It also retains a sense of the internal layout and some early internal fabric and details.

The front fence and driveway are later additions, however, overall the building retains a front garden setback with garden plantings which overall makes a visual contribution to the Coventry Road streetscape. The site also retains a garage, however, this is setback and makes no particular visual contribution to the site or streetscape.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The site and buildings have no particular association with a particular community or cultural group for social or cultural reasons and are of limited social significance as part of the mid-20th century residential development in the local area.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The house retains original fabric, however, generally incorporates standard construction materials and techniques and some fabric, possibly roof (there are no chimneys) and internal linings, have been renewed and replaced.

The building appears to be the first to be constructed on the eastern portion of the original lot and site, however, the archaeological potential is considered to be low with any early resources likely to have been disturbed by the residential subdivision of the area, clearing and construction of the building, garage and driveway.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The building is a representative example of a Post-war period dwelling. There are a number of Post-war dwellings in the local and wider context. The building retains original features and details, however, these are not uncommon or rare.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.
(or a class of the local area's cultural or natural places; or
- cultural or natural environments)

The building is a representative example of a single storey, face brick Post-war dwelling.

Summary assessment

No. 15 Coventry Road is an example of a single storey, detached brick dwelling that is representative of the Post-war development of the local area. Constructed in the early 1950s the building retains form, character and details that are indicative and typical of the period. Some alterations and additions have been undertaken and demonstrate changing standards of living and user requirements.

The dwelling is part of a mixed streetscape and retains a front and rear garden setting and makes some visual contribution to the street, however, is not an outstanding example and has not been recognised or listed as a heritage item. There are a number of Post-war period dwellings in the local and wider area.

The house and garage are of limited technological significance. It would appear that the existing dwelling was the first building to be constructed on the site, however, the archaeological potential for earlier resources is considered to be low and likely to have been disturbed by the subdivision and clearing of the site, construction of the building and garage, addition of the driveway, re-subdivision and development of the surrounding sites.

The existing dwelling and garage incorporate standard materials and construction techniques, layout and details which are not uncommon or rare in the local and wider context. There are no chimneys, roof claddings and some internal linings appear to have been renewed and replaced. As such floor, wall and ceiling cavities are not likely to reveal any new information or retain any resources that are not available elsewhere.

The building is of no particular social significance as a private residential property owned and occupied by a number of owners and tenants.

7.0 Description of the proposal

It is currently proposed to demolish the existing dwelling on the site and construct a new two storey dwelling with basement carparking as illustrated in architectural plans prepared by SWA Group Architects.

The existing front fence, carports, garage and small steel shed and some shrubs and plantings on the existing site are also proposed to be removed.

The new dwelling is proposed to be setback from the street frontage and behind the front building lines of Nos. 13 and 17 Coventry Road to allow continued views to the front and primary details of the items.

A new low front fence and driveway with landscaping are proposed at the front of the new dwelling. The existing crossover is proposed to be retained and new driveway is similarly proposed to extend along the south western side of the site to the proposed basement.

The proposed basement has been setback from the side, front and rear boundaries and has three car spaces with turning space, home cinema, gym and WC and a stair that rises to the upper levels.

The ground floor has a centrally located entry facing the street frontage with rooms located and accessed from the central hall. The front façade also has an open verandah. The ground floor has a home office, separate study, WCs and bathrooms, pantry and open plan kitchen, dining and living areas opening out to an outdoor seating area with BBQ. The rear living areas surround a planted courtyard located on the eastern side of the building.

The first floor also has four bedrooms, ensuites and a walk-in robe arranged about a central hall and void (over the ground floor living room). Balconies are also proposed on the front (southern) and rear (northern) facades.

A swimming pool and cabana and new landscaping are proposed in the rear yard. The cabana is proposed to be located in the north western, extended corner and is a single storey, flat parapeted and roofed structure. The existing trees along the rear and north eastern boundaries are proposed to be retained.

The proposed new dwelling and cabana are contemporary in architectural character and details and incorporate cement rendered masonry, off-form concrete and aluminium clad walls with aluminium framed windows and doors, glass balustrades, laser cut metal privacy screens and flat concrete roof.

Overall the works are intended to improve the use and accommodation of the site for contemporary residential and family use. A relatively neutral colour scheme incorporating greys and natural beiges and sand colours is proposed.

8.0 Heritage Impact Assessment

The relevant clauses of Strathfield Council planning documents and guideline document on the preparation of Statement of Heritage Impact reports have been considered below.

8.1 Strathfield LEP 2012 & Consolidated DCP 2005

In accordance clause **5.10 Heritage conservation** of the SLEP 2012:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The subject building has not been listed as an item and is not located in a heritage conservation area.

The proposed demolition of the existing building is considered acceptable due to its limited cultural significance.

The existing building is of some local historic value as a representative example of a Post-war dwelling that represents the mid-20th century growth and development of the Strathfield area and has some interesting features such as the curved front corners, however, overall incorporates standard and simple building form and typical material and details, internal layout and internal finishes that are not outstanding or rare in the local or wider context. The building is of no technical or social value.

The subject site is part of a mixed built context and is located between two listed items which have varying stylistic details and character. Both are single storey, however, are neighboured to the east and west by later, two storey dwellings of varying styles and architectural character.

The proposed new dwelling is contemporary in architectural form and detail and has been designed to accommodate a family and contemporary requirements. The style, fabric and form of the building is preferred by the property owner and is intended to read as a new addition to the street that does not seek to mimic or detract from two different neighbouring items.

A two storey form with basement car and living accommodation is proposed, however, the building has been setback from the front building lines of both items to ensure that the primary sight lines and details such as the existing views of the south western corner and chimneys of No. 13 and verandah details of No. 17 are still able to be viewed and appreciated.

Some views to and from the items are currently screened by garden plantings and street trees, however, the front garden settings, and deeper western setback and driveways of both items, particularly No. 13 will also be retained and provide additional setback between the buildings. The wide street verges and mature street trees in the vicinity of the sites will also be retained and unaffected by the proposed works.

The existing driveway crossover to No. 15 and alignment of the driveway, along the south western boundary is proposed to be retained. The basement entry has been set further back from the street and behind the line of the verandah of No. 17 and the basement walls are also setback from the front, side and rear site boundaries to retain deep soil planting and opportunity for screen and privacy plantings. The excavation works will be carried out to ensure no adverse impacts to structural integrity of the items.

The form of the building is contemporary, however, the building facades have been setback from the boundaries, have been articulated and incorporate open verandah, balcony and side courtyard spaces and flat roof to reduce the bulk and scale of the building. The bayed front façade with open verandah and balcony with screening reflects and interprets traditional form and materials in a contemporary manner.

The pool and cabana are setback, are located in the rear yard and are low scale and will have no adverse impact on the neighbouring items. The existing fencing will be retained and rear garden will continue to be enhanced and screened by perimeter trees and plantings along the shared boundaries.

Any potential adverse impacts of the proposed works are also reduced by the proposed low front fence and garden walls, which will also allow continued views to and from the items, use of a neutral and recessive colour palette and softened by retention of a front and rear garden setting and retention of the existing street and verge proportions and mature street along this section of Coventry Road.

In relation to the controls outlined in section **3 Development in the Vicinity of Heritage Items of Part P of the Strathfield Consolidated DCP 2005**.

3.2 Setting - Controls	
1) <i>Development in the vicinity of a heritage item should not be of such bulk or height that it visually dominates or overshadows the heritage item.</i>	The proposed new dwelling is two storey, however, has been setback and incorporates a bayed front façade and flat roof to increase setbacks and reduce the bulk and overall height.

3.2 Setting – Controls continued	
2) <i>Views to or from a heritage item should not be obscured by new development.</i>	The new dwelling has been set well back and proposed two storey form is located behind the front building line of both items. The front façade has also been bayed and western bay has also been setback behind the line of the projecting south eastern (splayed) verandah bay of No. 17.
3) <i>Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage item should incorporate elements of the dominant style, form and materials in the streetscape</i>	The subject site is located between two items which stylistically differ and are also part of a diverse street context that also features a number of two storey dwellings dating from the late 19 th to late 20 th and elements from the early 21 st century. A contemporary dwelling, that reads as a new addition is proposed. The form of the building with bayed front façade, open verandah and balconies with rendered/ flat materials and metal details reflects traditional elements and details in a contemporary manner.
4) <i>Where trees are integral to the significance of a heritage item, development should not be allowed beneath the drip zone of the trees. An arborist report may be required to establish the development will not impact upon trees on nearby heritage items.</i>	No significant trees have been identified, however, existing street trees, trees and plantings on the sites of the items will not be affected by the proposed works. Existing trees and plantings along the north eastern and side boundaries on the subject site will be retained with new landscaping, trees and plantings also proposed at the front and rear of the new dwelling.
3.3 Scale	
(i) <i>The scale of new development in the vicinity of a built heritage item should not be substantially greater than that of the heritage item.</i>	The neighbouring items are single storey, however, are neighboured to the east and west by larger, two storey dwellings. The proposed new building is two storey, however, the front façade has been articulated and a flat roof form is proposed to reduce the bulk and overall height.
(ii) <i>New development that obscures important views of a heritage item is not permitted.</i>	The proposed new building has been setback, behind the front building lines of the neighbouring items to allow continued views to and from the items.
3.4 Siting	
(i) <i>The siting and setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.</i>	As noted above, the proposed dwelling has been setback behind the front building lines and primary details of the two neighbouring items. A low front fence and front garden setting is also proposed to ensure ongoing views.

3.4 Siting continued	
(ii) <i>The siting and setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.</i>	The setback of the proposed new dwelling and proposed new, low front fencing, garden walls and front treatment are proposed to reduce impacts on the front garden setting of the items which will be retained.
3.5 Materials and colours	
i) <i>Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance and significance of the heritage item being reduced.</i>	The neighbouring items incorporate different finishes and details including face brick and rendered walls with iron and timber details. The proposed materials including rendered and flat concrete finish reflect the traditional rendered finish and metal cladding and screens are intended to provide some texture and pattern. A relatively neutral and recessive colour palette is proposed and will allow the lighter colours and details of the neighbouring items to remain evident.
3.6 Excavation	
i) <i>Applications involving excavation adjacent to a heritage item must demonstrate that the proposed excavation will not compromise the structural integrity of the heritage item and will not detract from its setting.</i>	Advice has been sought from a structural engineer and works will be carried out to ensure that the structural integrity of the items and their front garden settings are not compromised.

8.2 Heritage NSW criteria

The relevant questions have been considered in detail below.

How is the new impact of the new development on the heritage significance of the items to be minimised?

The proposed works are intended to improve the accommodation, use and amenity of the site for ongoing and contemporary residential use. Whilst neighboured by local items, the subject site has not been recognised as an item and is not located in the conservation area. The street, including properties to the east and west of the items has a mixed architectural character and are mostly two storey dwellings with car accommodation, garage and carports visible along the street. Any potential heritage impacts of the proposed new dwelling are minimised in the following ways:

- by the retention of the existing subdivision pattern and site parameters;
- by the retention of the existing street and verge proportions and street trees which enhance the views to and from the items;
- by the retention and use of the existing driveway crossover, grassed verge and street tree in front of No. 15;
- by the deeper front setback of the proposed new dwelling and setback of the western bay and garage opening;

- by the proposed new low front fencing, garden walls and improved landscaped and front garden setting on the site;
- by the bayed front façade and incorporation of open verandah and balcony spaces;
- by the use of flat roof form and articulation of the building to reduce its overall bulk and scale;
- by the use of a contemporary building form, building materials and colours that do not seek to mimic the two different neighbouring items; and
- by the side setbacks and retention of an open rear garden area with existing trees and shrubs and improved landscaping around the building.

How does the new development affect views to, and from the items and along the streetscape? Will the public and users of the site, still be able to view and appreciate its significance?

The proposed works are confined to the existing site and will have no impact on any views along Coventry Road. Whilst the proposed new dwelling is two storey and will be a visible new element, it has been set further back from the front boundary to retain primary sightlines to and from the two neighbouring items. The proposed side setback is also enhanced by the driveway along the western side of No. 13 and deeper setback of the western bay and garage entry of the proposed new dwelling.

The proposed new dwelling is contemporary and is intended to read as a new addition in the mixed built context. The two storey scale is consistent with existing residential development in the street and will highlight the historic character of the neighbouring two items which will remain visible and able to be interpreted as part of the early residential development in Coventry Road.

Is the development sited on any known, or potentially significant archaeological deposits?

The development is not sited on any known deposits and archaeological potential of the site is considered to be low and disturbed by the various subdivisions and development of the site and neighbouring sites and area.

The existing house, garage and shed incorporate typical and modern construction materials and techniques which overall are not likely to reveal any new information which is not available elsewhere.

9.0 Conclusion

In summary, the demolition of the existing dwelling, garage and shed on No. 15 Coventry Road, Strathfield, is considered acceptable due to their limited cultural significance.

The proposed new dwelling is intended to improve the use, accommodation and amenity of the site for ongoing and contemporary residential use.

The proposed new dwelling is intended to read as a new and contemporary addition to the mixed character of the street. The two storey scale is consistent with most of the development in the immediate area.

The proposed new building has been set further back from the street frontage and a low front fence and garden walls and details are proposed to ensure that primary sight lines and views to and from the two neighbouring items are retained.

The front façade of the proposed new dwelling has also been articulated and incorporates bays with reflect traditional form, but also provides deeper setback adjacent to the front verandah detail of No. 17.

Appropriate measures will be undertaken during the excavation works to ensure that the structural integrity and front garden settings of the items are not compromised.

The building facades have been articulated and incorporate open verandah, balcony and courtyard spaces and a flat roof to reduce the bulk and height of the building. A relatively neutral colour scheme and recessive colours are proposed with materials, patterns and textures that interpret traditional elements in a contemporary manner.

Any potential adverse impacts are also reduced by the retention and improvement of the front and rear garden area, side setbacks and softened by the retention of deep soil area and improved landscaping around the building also retention of the street and verge proportions, street and garden settings, trees and plantings.