

# HABER WEST

## Haberfield Development Control Plan

Engagement Outcomes Report

28 November 2023 to 11 February 2024





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## Summary

The community was invited to provide feedback on proposed amendments to the site-specific Development Control Plan (DCP) for Haberfield between 29 November 2023 and 11 February 2024.

During the engagement period, there were 763 unique visitors to the Your Say Inner West project (YSIW) page and the draft DCP document was downloaded 116 times.

Two in-person meetings were held between Council officers and representatives of the resident organisation – The Haberfield Association.

A total of 78 responses were received throughout the engagement period.

- 19 participants completed the online survey on YSIW
- 56 emails were received from individual stakeholders
  - 10 emails sent directly by individuals
  - 46 sent via 'Sydney YIMBY' email form
- 3 emails were received from community groups

All responses were reviewed carefully by the project team.

## Results summary

Overall, of the 78 submissions received:

- 15 (19%) supported the proposed amendment
- 55 (71%) did not support the proposed amendment (see note below re responses via 'Sydney YIMBY' email form)
- 3 (4%) were unsure
- 5 (6%) did not state a position but provided relevant comments on the proposed DCP

## Summary of responses via 'Sydney YIMBY' email form

On 11 January 2024 the 'Sydney YIMBY' organisation published a blog post [campaign](#) requesting IWC to change the controls on the site 140a Hawthorne Parade to permit apartments. The post included a form for people to submit an email directly to IWC



# Haberfield Defence Land

You may have [seen us in the news](#) this week talking about how Sydney's heritage protections are a major constraint on building the homes we need.

Some of the defenders of the status quo have said that heritage doesn't have an effect on housing affordability. We know that's not true: by significantly restricting what you can build, you increase prices and limit supply.

This is a live issue. The Australian Department of Defence has a 2 hectare site on Hawthorne Parade, Haberfield that it is looking to sell. The current plan is for the site to be subdivided into 900sqm lots for the construction of single family homes.

In the current market, they would be expected to sell for around \$3 million each. You would need a household income of around \$500,000 a year to be able to buy such a property with a mortgage. Fewer than 1% of Australian households have that kind of income.

Under federal Finance Department policy, the sale of land suitable for housing should include affordable housing initiatives.

This is clearly a case where heritage protections, which prevent medium density uses, are leading to worse housing outcomes.

We have [written a letter to Australia's Defence Minister](#), Richard Marles, to offer the land to either the state government or to Inner West Council, to develop as social housing, on the condition that the medium density development is allowed.

You can help by writing to Inner West Council below, asking them to change the controls on the site to permit apartments. This will help with affordability in the area and will increase housing diversity. This is especially important when the whole suburb is huge houses on 800sqm blocks, and the population is ageing rapidly— many are going to need to downsize in the coming years and it's important they be able to do so locally.

Source: <https://www.sydney.yimby.au/blog/haberfield-defence-land>

We received 46 emails via the 'Sydney YIMBY' email form:

- 1 response supported the proposed document
- 45 responses do not support the proposed document

The main theme expressed by those who did not support the proposed document was the need to address housing affordability and provide higher density residential development on the Defence land at 140a Hawthorne Parade.

## Support apartments in Haberfield

### Where do you live?

### Compose your email

Name

Email

Email Tips +

Subject: Haberfield DCP amendments: allow apartments on defence land

By supporting this campaign you give permission for Sydney YIMBY to contact you.



Summary of responses from submitters who stated they are Haberfield residents

	Total received	Support proposal	Provided suggested changes but did not state a position	Do not support
Received online via YSIW	6	6		
Received via email from individuals	7	3	4	
Received via 'Sydney Yimby' email form	1			1
<b>Totals</b>	<b>14</b>	<b>9 (64%)</b>	<b>4 (29%)</b>	<b>1 (7%)</b>

## Project background

The draft site-specific Haberfield Development Control Plan (DCP) is a proposed amendment to the Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park, and Summer Hill.

The controls for Haberfield were updated to aid interpretation and account for new dwellings on the land at 140a Hawthorne Parade.

At its meeting on 21 November 2023, Council resolved to publicly exhibit the draft for a period of 28 days and seek community feedback.



## Promotion and engagement methods

The public exhibition ran for an extended period of 75 days to account for the NSW school holidays in accordance with the Inner West Community Engagement Strategy 2022-24

Residents, occupiers, and property owners were notified of the engagement via letter and invited to make submissions via the Your Say Inner West page, email, phone, or mail.

Promotion method	Stakeholders engaged
<b>Your Say Inner West</b>	<b>763</b> visitors to the project page <b>116</b> downloads of the draft document
<b>Letters to key stakeholders</b>	Approximately <b>3360</b> notification letters distributed to properties in Haberfield and property owners living elsewhere
Engagement method	Stakeholders engaged
<b>Online survey at Your Say Inner West</b>	<b>19</b> surveys completed
<b>Direct contact from stakeholders</b>	<b>56</b> emails from stakeholders <b>3</b> emails from community organisations



## Who did we hear from?

### Online survey

Council gathers basic demographic information as part of the participant registration process online at Your Say Inner West. We use this information to understand who has responded and whether we need to engage further on the proposal.

We received 19 responses through the online survey.

### Age

Age	Contributors	% of Contributors
10-14	1	5.26
15-19	1	5.26
25-29	5	26.32
30-34	2	10.53
35-39	3	15.79
45-49	2	10.53
55-59	2	10.53
60-64	2	10.53
Not specified	1	5.26

### Location

Location	Contributors	% of Contributors
Haberfield	6	31.58
Enmore	2	10.53
Chiswick	2	10.53
Stanmore	2	10.53
Marrickville South	2	10.53
Petersham North	1	5.26
Epping	1	5.26
Summer Hill	1	5.26
Concord	1	5.26
Bradbury	1	5.26



## Email

We received 56 emails in total :

- 7 individuals indicated they lived in Haberfield
- 3 individuals indicated they lived elsewhere in the Inner West
- 46 respondents via the ‘Sydney YIMBY’ email form:
  - 27 did not specify where they live
  - 1 respondent lived in Haberfield
  - 5 respondents lived in the Inner West
  - 13 respondents lived outside of the Inner West in Greater Sydney, the Hunter Region and outside of the New South Wales

The remaining 3 emails were sent on behalf of community organisations:

- Haberfield Association
- Burwood & District Historical Society
- Resident Action Coalition

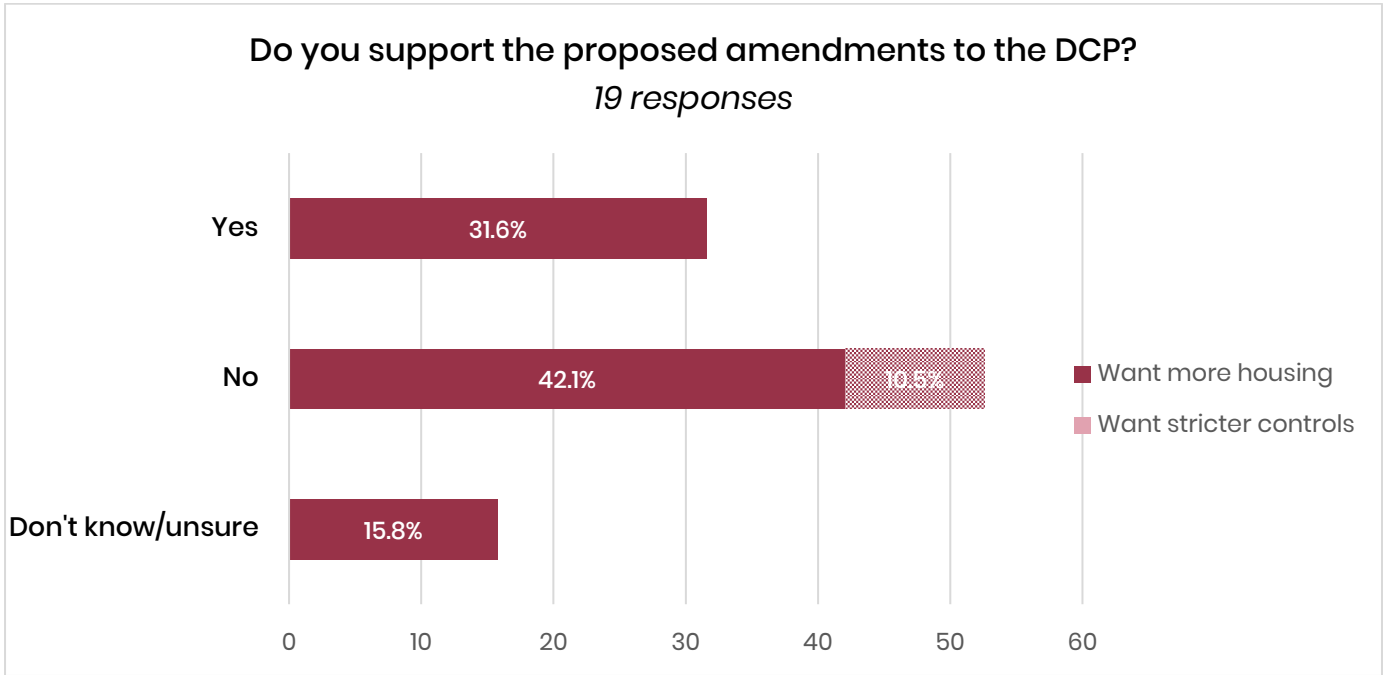
## Summary of individual feedback

In total, 75 individual submissions were received through the YSIW page survey and email. (Read about the three community group submission at the end of this document).

### Online survey at YSIW

The survey asked participants “Do you support the proposed amendments to the Haberfield DCP?” and included a required follow up question, “Please explain your answer.” Council officer responses to the matters raised can be found later in this document.

We asked	You said
<p><b>Do you support the proposed amendments to the Haberfield DCP?</b></p> <p><i>19 responses</i></p>	<p>6 people (31.6%) responded “Yes” All 6 people are residents of Haberfield and appreciate controls that protect the suburb’s heritage value.</p> <p>10 people (52.6%) responded “No”</p> <ul style="list-style-type: none"> <li>• 2 did not support the changes as they wanted stricter heritage controls</li> <li>• 8 did not support the changes as they believe they would restrict housing supply and affordability in the area.</li> </ul> <p>3 people (15.8%) responded “Don’t know/unsure”</p>



## Email

We received 10 emails from individuals:

- 6 responses (60%) support the proposed document
- 4 responses (40%) did not state a position but provided valuable comments on the proposed controls

We received 46 emails via the 'Sydney YIMBY' email form:

- 1 response supported the proposed document
- 45 responses do not support the proposed document

Issue raised	Council response
<p>The 'Sydney YIMBY' campaign calls for IWC to permit apartments on the land at 140a Hawthorne Parade to support affordability and increased housing diversity in the area. Many submissions specifically advocate for three storey apartment buildings on the Defence land with some requesting that a portion of the land to be allocated to affordable or social housing. They highlight the site's proximity to public transport and open space.</p>	<p>Permitted land uses are determined by the Local Environmental Plan (LEP). The proposed controls respond to current LEP provisions and development consent to subdivide the land at 140a Hawthorne Parade issued in 2001.</p> <p>There is a systematic process for Council to investigate future housing opportunities through its Local Housing Strategy. Haberfield was not identified as a housing investigation area in the most recent Inner West Local Housing Strategy. Reforms to create additional</p>



	<p>housing are being investigated by State government.</p> <p>The DCP cannot require affordable or public housing to be built; this is a matter for State government.</p>
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## Council responses to key themes raised in the YSIW online survey and email submissions

The table below presents the key ideas expressed in the survey responses and email submissions with a corresponding Council response.

Key idea	You said	Council response
<b>Housing supply and affordability</b>	The controls should allow for higher density residential development and subdivision in Haberfield to increase housing supply and support housing diversity and affordability.	Land use permissibility is governed by <i>Inner West Local Environmental Plan 2022</i> , not the DCP. Regardless of the controls contained within the DCP the LEP restricts the type of housing permitted in Haberfield.
<b>Parking and access</b>	New dwellings at 140a Hawthorne Parade will worsen on-street parking conditions on surrounding local roads. Parking restrictions should be introduced to mitigate this.	Each dwelling has the potential for onsite parking thus it is not clear how their construction will worsen on-street parking on surrounding roads. A resident parking scheme can be investigated in the future if required.
<b>Landscaping</b>	Urban greening including trees should be maximised.	Urban greening is maximised in Haberfield - Clause 6.20 (3)(d) of the Inner West LEP requires 50% of each lot to be landscaped - higher than elsewhere in Inner West to reflect Haberfield's status as the garden suburb.
<b>Contamination</b>	The remediation of 140a Hawthorne Parade must be confirmed to ensure that the land is suitable for the proposed use before the DCP is endorsed.	The subdivision certificate cannot be issued until the site has been remediated and is suitable for residential use.
<b>Flooding</b>	Council must ensure that property owners of new dwellings at 140a Hawthorne Parade are notified	The site is identified as being affected by flooding on the planning certificate that is attached to the contract of sale of

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	about the flood status of the site and the need to maintain drains.	the lots. The details of any easements on the site will be on the relevant certificate of title and survey plan.
<b>Heritage conservation</b>	Planning controls should protect development that reflects the heritage significance of Haberfield and require new development to be consistent with the existing character.	The proposed planning controls aim to do just that and were developed with the assistance of the Haberfield Association.
<b>Institutions</b>	The section with controls for commercial buildings should be expanded to include institutions.	The section heading will be changed from “ <i>Commercial Buildings</i> ” to “ <i>Commercial Buildings and Institutions</i> ”. Introductory text will be edited to reflect this change.
<b>Built form controls</b>	Slate should be included as a permissible roof material for new dwellings if the controls are to be consistent with historical construction materials in Haberfield.	Agree. The control will be amended as follows:  <i>New buildings are to have roofs that reflect the size, mass, shape, and pitch of the typical neighbouring original roofs in Haberfield. Roof materials are to be consistent with C18 of this section of the DCP.</i>
	Aluminium doors and windows should not be permitted as they are inconsistent with heritage construction materials.	Windows and doors in the original parts of houses should be timber and match the original windows and doors. Aluminium in new development is a suitable option if the proposed design is of appropriate detail and vertical in proportion as hollow box section sashes resemble the visual weight and dimensions of timber.  The control will be amended for clarity as follows: <i>The use of box section aluminium doors and windows using sash sections and pre-finished colours is permitted in extensions and new dwellings, subject to appropriately matching the existing design. It is</i>



		<i>not permitted in original parts of rooms of existing houses.</i>
	Basement levels should not be permitted as they are detrimental to Haberfield’s heritage character and may cause damage to neighbouring heritage properties.	Basement levels on sloping sites have been constructed in Haberfield since its origin. C24 ensures that sub-floor and basement development does not significantly impact on the building’s scale or contribution to the streetscape. Applications will be assessed to ensure that there is no risk to adjacent heritage buildings.
	The required 4 metre front setback for dwellings at 140a Hawthorne Parade is not substantial and inconsistent with the rest of Haberfield. The subdivision pattern should change to accommodate a larger setback.	It is noted that a set back of 4m is less than what is typical elsewhere in Haberfield however a lower front setback enables development to comply with other development standards and is not readily from outside the subdivision. Development consent for the subdivision of 140a Hawthorne Parade was issued in 2001 and cannot change now without the owner’s consent.

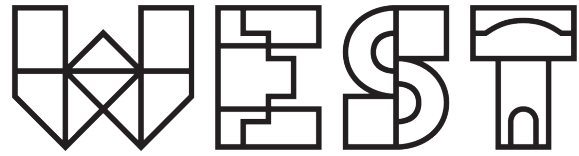
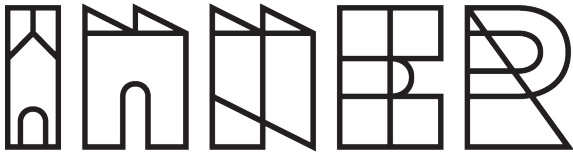
### Stakeholder group response

We received three submissions from community groups.

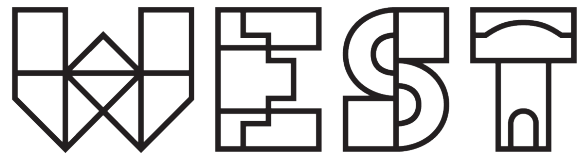
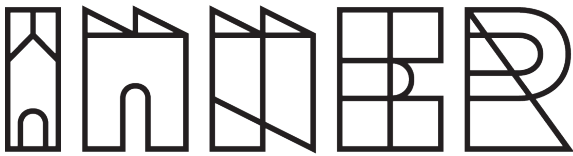
1. Haberfield Association
2. Burwood and District Historical Society
3. Resident Action Coalition

#### Haberfield Association

The group made a submission on behalf of their members which contained a reworked draft DCP including suggested amendments and new content (see **Appendix**). The table below summarises the recommendations from this document and Council officers’ response. Any references to controls align with the numbering in the document provided by Haberfield Association.



Suggested amendments	Council response
<p>Haberfield Association believes that the Statement of Significance for Haberfield Heritage Conservation Area (HCA) contains factual errors and excludes elements of Haberfield's history.</p>	<p>The suggested Statement of Significance is lengthy and hinders practical application. The Statement of Significance included in Council's State Heritage Listing application for Haberfield will be reinstated. Supplementary descriptive statements of important elements have been kept in their respective sections to provide context.</p>
<p>Terms such as <i>HCA</i>, <i>Desired Future Character</i> and <i>Neighbourhood</i> are not defined in this section of the DCP.</p>	<p>The term 'HCA' refers to Heritage Conservation Areas. Minor changes to wording will be made to clarify this. Definitions for Desired Future Character and Neighbourhood will be added to Chapter G – Definitions of the Comprehensive DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park, and Summer Hill as follows:</p> <p><i>Desired Future Character:</i> The set of objectives and controls prescribed to a Neighbourhood to ensure that development outcomes enhance the key features and qualities of the area.</p> <p><i>Neighbourhood:</i> An area with a distinct character defined by the dominant or unique topography, estate and street pattern, land uses, environmental quality, heritage significance and built form.</p>
<p>The formatting of the document could be improved to distinguish between sections.</p>	<p>Noted and modified as requested.</p>
<p>Some controls for new dwellings repeat controls that apply to all properties within the Haberfield Neighbourhood and Haberfield Heritage Conservation Area</p>	<p>Controls will be removed or amended to ensure that there are no duplicate controls.</p>
<p>Fencing should be restricted to a height of 1.2 metres</p>	<p>Noted. C74 and C105 will be modified to reflect this change.</p>
<p>Controls C17 and C97 lack explicit metrics for roof extensions and setbacks respectively.</p>	<p>Amended C17 as follows:  <i>"Roof extensions are to be considerably lower than the original roof and clearly differentiated from the original section. A setback of 500 mm is generally acceptable."</i></p>



	<p>C97 will not be changed. Setting a numerical control for front and rear setbacks is not appropriate as setbacks vary throughout the suburb. It is preferred to reference the setbacks of adjoining properties to ensure a more consistent streetscape.</p>
<p>Wording in controls C19, C74 and C96 could be improved to assist interpretation.</p>	<p>Amended C19 as follows:  <i>“C19. Roof details such as finials, ridge capping, are to be maintained, repaired and/or reinstated as required.”</i></p> <p>Amended C74 as follows:  <i>“New front fences of timber are encouraged. They should be between 1m to 1.4m in height. The timber should be <b>painted in colours historically used in Haberfield.</b>”</i></p> <p>Amended C96 as follows:  <i>“Any alterations and additions to the shape, scale and materials of non-conforming houses should respond to the form of surrounding original dwellings <b>and must be compatible with the general pattern of development within the conservation area and its distinctive character.</b>”</i></p>
<p>The commercial area to which C89 applies should be specified.</p>	<p>The commercial area refers to the land zoned E1 at the intersection of Ramsay and Dalhousie Street. An advisory note to this effect will be included.</p>
<p>The site-specific controls for 140a Hawthorne Parade are not substantive enough to address flood risk. Haberfield Association suggests adding controls that:</p> <ol style="list-style-type: none"> <li>a. Require fence designs that enable stormwater flow</li> <li>b. Require non-habitable spaces to be at the subdivision level</li> <li>c. Do not permit structures over or enclosing the surrounding easement</li> </ol>	<p>Future development on the Defence land will be designed in accordance with relevant controls in Part A3 – Flood Hazard of the Comprehensive DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park, and Summer Hill.</p> <ol style="list-style-type: none"> <li>a. An advisory note to this effect will be included in the DCP.</li> <li>b. It is not feasible for this site specific DCP to conflict with the existing flood controls.</li> <li>c. Existing controls in <i>Chapter A15 – Stormwater Management</i> of the Ashfield</li> </ol>



	DCP already do not permit structures above drainage lines and within easements.
Diagrams illustrating the subdivision pattern of 140a Hawthorne Parade should be included in the DCP to improve interpretation of controls.	An annotated plan of 140a Hawthorne Parade will be included in the amended DCP. Finished floor levels are not finalised at this stage and have therefore been omitted from the diagram.

## Next steps

As outlined in the *Summary of feedback* section of this document, comments from the community have informed edits to the content of the draft DCP including:

- Changes to wording and formatting to improve clarity and aid interpretation
- Removal of repetition
- Additional diagrams and definitions to aid interpretation and application
- Additional advisory notes for the site-specific controls relating to 140a Hawthorne Parade relating to flooding

The revised site specific DCP for Haberfield, this Engagement Outcomes Report and supporting documents will be reported to Council at the meeting on 9 April 2024. Council will decide whether to endorse the proposed amendments to commence 30 April 2024.

All community members who participated in this engagement and provided contact details will be notified of the Council meeting date.



Engagement Outcomes Report – Appendix

## **Haberfield Development Control Plan**

28 November 2023 to 11 February 2024

## Your Say Inner West survey responses

Survey participants were asked “Do you support the proposed amendments to the DCP?” Identifying details have been redacted.

Answer	Please explain your answer.
<b>Housing supply and affordability</b>	
No	<p>We need more housing in Sydney. 2 bedroom apartments are selling for \$1.5 million. Please use this rare opportunity to build affordable housing not more mansions.</p>
No	<p>I support the changes to all except Clause 6.20 for the Defence Land - this land has more potential to offer the community through the provision of more housing, while retaining the ratio of open space. A limit of 4 storeys could be applied, which could also adhere to period appropriate design detail and suit the character of the period, even in a slightly different typology.</p>
No	<p>The current proposal to allow only large, single-story houses on 900sqm lots, aligning with the heritage conservation area, seems to be a missed opportunity for more inclusive housing.</p> <p>This approach doesn't consider the need for diverse and affordable housing. Restricting this significant land area to single-story houses is an inefficient use of space in an urban setting where diversity in housing options is crucial. Haberfield needs more than just large, expensive homes; it needs affordable and varied living options to cater to a broader demographic, ensuring a vibrant community.</p> <p>I urge the council to revisit these plans. Permitting three-story apartment buildings would be a more beneficial approach, offering a mix of housing options and catering to a wider range of residents. This not only aligns with the urgent need for affordable housing but also promotes a diverse, inclusive community.</p> <p>It's essential that our urban planning adapts to the changing needs of our population. The current proposal, while preserving a certain aesthetic, fails to address the broader community needs. By allowing for more varied housing, we can create a more inclusive Haberfield,</p>

	<p>catering to all residents, not just those who can afford large homes.</p> <p>I hope the council will consider the long-term benefits of diversity in housing over the existing single-use, low-density proposal. Thank you for considering my perspective.</p>
No	<p>There is no good reason for stringent appearance-related controls to apply to newly available land. Character can be maintained through smart aesthetic choices while allowing buildings higher than a single storey to be built.</p> <p>Suburb-wide legal protection for the flatness of a building, at the expense of people who would live on the second or third storeys if allowed – in the context of a housing crisis – is cruel and absurd. It is appropriate for safety controls to apply.</p>
No	<p>More housing should be allowed in heritage protection areas. The heritage protection area should be rezoned to B4 allowing 20-30 storey apartments. By heritage listing buildings you are protecting the Haberfield of the 1950s not the embracing the change that has to come to provide housing to people who desperately need it.</p>
No	<p>In a time of housing crisis in Sydney, the idea of refusing to allow subdividing the lots because it would be 'detrimental to the heritage significance' of Haberfield is frankly absurd.</p>
No	<p>The restrictions contained in the proposed amendments present another lost opportunity to deliver much needed housing in an acute housing crisis. The restrictions on density, building height and land use are overly burdensome. The lack of affordable and high density housing locks key workers out of Haberfield. Heritage concerns should not be used to waste prime real estate that should be used to deliver much needed density, different types of housing, and more affordable housing options in the area.</p>
No	<p>The imposition of additional control on subdivision, preventing the construction of new dwellings during an acute housing shortage is inappropriate. I would urge council to redirect its attention from the placement of carports and towards maximising the number of houses constructed for people to live in.</p>

Don't know/unsure	<p>The amendments need to also allow flexibility to accommodate apartments and higher density living.</p> <p>The area needs to include more diversity in housing options to maintain and attract more diverse people (primarily younger) with more affordable options for the population. Infrastructure in the area is excellent and can accommodate more density.</p> <p>With the right master plan concept this could become another wonderful centre for Haberfield and the inner west. This does not mean tall towering apartment towers designed in a modern architectural style, but a style with a modern reimagining of federation - with a 3-5 storey maximum with appropriate setbacks in-keeping with the broader area. Consideration of an aged care facility or retirement village is also of merit.</p> <p>The suburb needs to do it is part in responsibly helping deliver more housing to the area. It will also help bring more vitality and a new centre to the area. I say this with the best interests of the broader community at heart, including those in Haberfield. I am a long term rate payer (25 + years) and also property owner and former resident in the Council. This is an unbiased view genuinely seeking what is right for all.</p>
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**Heritage conservation**

Yes	<p>Haberfield is a unique area and its heritage architecture should be preserved for residents and the increasing number of visitors who enjoy the cafes, restaurants and park lands. More recently there seems to be confusion and inconsistency when applying the DCP to developments and renovations so clearer guidelines and definitions would be beneficial.</p>
Yes	<p>I like the suburb's houses' styles and controls will be good to make sure it stays as 'the garden suburb'</p>
Yes	<p>Maintaining the character and charm of Haberfield is culturally important to the nation and to the residents</p>
Yes	<p>New developments should be controlled to a maximum extent to preserve the heritage value of the area. Even rear facades of new dwellings should NOT be modern in design. Brickwork should NOT be dark and should match colouring</p>

	of original heritage bricks. Attached garages should not be permitted.
Yes	I support the proposed amended controls to ensure that any new builds are generally in keeping with the character of the suburb
Yes	The new buildings on the defence land must be in keeping with the existing homes originally built in Haberfield.
No	Development should be extremely strict and new dwellings should be built strictly in the style of the area and that any idea and proposals of any increased density should be strongly opposed.
No	Feedback should be that development should be extremely strict and new dwellings should be built strictly in the style of the area and that you think the idea of any increased density should be strongly opposed.
<b>Urban greening</b>	
Don't know/unsure	Would like to make sure whatever works or project undertake in. Urban greening is maximised., lots of trees!!
<b>Contamination and flood risk</b>	
Don't know/unsure	With regard to the Defence land in Haberfield, Council needs to get an unredacted report on site contamination. The Defence Dept is responsible for the remediation of this site so the IWC needs to make sure they get this unredacted report. This land is also subject to a once in a 100 years flood and if the land is going to be used for housing the drainage on the site needs to be maintained and potential home owners need to know about these two important issues. Access to this drainage needs to be in a legally binding document so that surrounding neighbours are not affected and these drains can be maintained.

## Individual email responses

Identifying details have been redacted.

### Heritage conservation

I was one of the many people who was devastated at the loss of so many fine homes for the West Connex project. I support the Haberfield Association's call to maintain the Haberfield Conversation Area; it is such a significant part of Inner West's heritage. I believe a site specific DCP for the "army land site" in Hawthorne Parade should be reinstated.

I am very concerned about the preservation of Haberfield as a Heritage Garden suburb.

Thank you for the opportunity to provide feedback on the draft review of the Haberfield DCP. I, like many others am concerned about the housing crisis, but also the crises in good planning and heritage management. Housing growth and Heritage can work together as seen in many European cities. It does not have to be either or.

Haberfield is the seminal suburb in the creation of a Conservation Area under the Environment, Planning and Assessment Act, 1979 and is of State Significance.

I support the Haberfield Association in maintaining the current DCP for the Haberfield Conservation Area. I also support their position that the new specific clauses for "new dwellings" and "140a Hawthorne Parade" apply specifically only to that land in Hawthorne Parade which we understand had a site specific DCP applied to it in 2002 (and subsequently disappeared when the councils were forcibly amalgamated).

As a senior long term resident of the Inner West I'm very concerned about the idea that has been floated that only old people live there and that the old houses (and the old people) should go in order to develop this most precious site.

I hope that Haberfield's important heritage protections remain in place and that the council continues to support the Inner West's diverse historic suburbs that contribute to its diversity and distinctive character.

As a resident and long-standing property owner in Haberfield, I support the Haberfield chapter of the DCP.

I support the new sub-sections caused by the 140a Hawthorne Parade site.

#### **Why IWC current exhibition was triggered?**

Application is pending for the land, known as 'the army site' 140a Hawthorne Parade, to be put up for sale.

The Ashfield Council c2000 rezoning of this land included a site specific DCP.

When the Councils were amalgamated the site specific DCP disappeared. The community has been urging the Council since the amalgamation to reinstate a site specific DCP for this site to guide any potential development on this land.

Council staff took this as an opportunity for the Haberfield DCP chapter to conform with its amalgamated DCP template. Hence the entire Haberfield chapter went on exhibition.

The Haberfield chapter is largely the same. Council staff inserted new sub-sections dealing with

- commercial zone arising from the car wash court cases,
- new houses,
- specifically for 140a Hawthorne Parade.

#### **A brief summary of the making of the Haberfield DCP**

The NSW Department of Planning instigated a Commission of Enquiry under the Environmental Planning & Assessment Act into the making of the Ashfield LEP: this confirmed the standing of the Haberfield Conservation Area and its significance.

The gazettal of the 1985 Ashfield LEP contained clauses for the Haberfield Conservation Area and as mapped in the statutory instrument. A departmental directive at that time required there be a DCP.

The Haberfield Conservation Area was placed on the Australian Register of the National Estate in 1991 for seminal significance.

The IWC DCP, inclusive of the Haberfield Conservation Area, is cited on any land sale contract and has been a legislative requirement since 1985 – this will be 40 years in 2025.

Haberfield Conservation Area is of State Significance. Both Ashfield Council and more recently IWC resolved consistently support the Haberfield Conservation Area and its State listing, which was acknowledged by the NSW Heritage Council minute 31st January 2022 subsequent to its “current priority area of First Nations heritage and LGBTIQ+ places”.

In conclusion, this is a procedural matter brought about by Council amalgamation. It is a vital need for the IWC in its duty to manage the land and specifically for any pending proposals for the site at 140a Hawthorne Parade.

I urge impartial support by all councillors.

I fully support the Haberfield DCP as a proud resident of this suburb and proudly support the Haberfield association in its endeavours over 40 years to advocate for this through the Ashfield Council over time and I would expect the merged Inner west Council would also respect it as well for the future. Haberfield today is

what it is today and what it will be into the future through the far sightedness of those who advocated for this. It therefore should be maintained to respect the heritage of the suburb & those who fought against the odds to obtain it.

It is a constant fight to maintain the status of our suburb and what it stands for in terms of good urban planning, social amenity and the maintenance of our strong community.

### Built form controls

C29 - New control - To make it clear that face brick and commons brick walls shall not be rendered with cement or plaster:

I don't know if there's an existing control re. painting face brick and commons brick wall but, if not, I think this should be included for most Haberfield homes, with exemptions for homes like mine - an 1880's Victorian terrace which requires the external walls to be painted as they're made of porous sandstock brick with no cavity between the double bricks, allowing water to seep through.

On the additional Controls C95 - C107, I have a comment on C97.

Historically, the original roofs could be either Marseilles pattern OR slate. In C97 Slate seems to have been omitted.

I recognise that the use of 'actual' slate would be unlikely because of its cost. However it should be permitted, even if controls are then imposed on 'pseudo slate'.

### Other

I support the draft DCP for Haberfield Conservation Area. I understand there has been a concerted campaign by pro-developer people outside the area to oppose this.

sewerage arrangements - it is not clear to me in relation to the Defence Land, that the sewerage arrangements have been properly considered. When we renovated our property some 14 years ago we had to instal (as a condition of the DA approval) a sewerage mechanism in our backyard - apparently the Haberfield sewerage system is very old, and was not designed for the number of properties that it has to service today. With the high number of new dwellings on the Defence Dept land, I doubt that the current sewerage system will cope and don't want sewerage overflows in existing properties. Is the council requiring the Defence Land developers to instal a new system?

parking - as you may be aware, all residents in Hawthorne Parade within about 200-300 meters from Marion Street experience severe parking difficulties due to the constant year round influx of people attending soccer practice or games- this really is constant (ie right up until 22 Dec!) and the soccer people take all the parks. With the Defence Land residents, this will bring more cars to Hawthorne

Parade and its surrounds, and exacerbate the parking issues. While I have no problem with the Defence Dept development in keeping with the character of the area, I do think it is time for the council to introduce residents parking restrictions in Hawthorne Parade and its surrounds (ie 2 car permit where no off-street parking and 1 car permit where there is off street parking). The soccer club unduly impact local residents - I have 75 year old neighbours forced to park in Ramsey Street and carry their groceries to their Hawthorne Parade properties because the soccer folk have taken all the parks. The same thing has happened to me. Parking should be restricted to 2 hours from 8am to 10pm 7 days a week (because the soccer folk are there those hours 7 days a week for about 50 weeks of the year).

I support the Haberfield Association Inc. submission.

My suggestion is to add to the Haberfield Association submission for the heading 'Commercial Buildings' to read as 'Commercial and Institutional Buildings'.

Noted the existing IWC DCP E2 already contains a section, and images, about commercial buildings. Further, the Statement of Significance discusses the importance of separation of land uses and describes Haberfield with its "commercial core, surrounded by institutions, then the single story houses". So in both instances this is a logical heading adjustment.

I highlight this heading as 'Commercial and Institutions' because both arise from court decisions.

## **Attachment A**

**Date:** 11 February 2024

**My ref:** HFDCP-2024-001

**Subject:** Feedback to the proposed amendments to the Haberfield Development Control Plan (DCP)

### **Background**

- 1) The webpage titled "Proposed amendments to the Haberfield Development Control Plan (DCP)"<sup>1</sup> ("**Webpage**"), on the Inner West Council's website, seeks community feedback in relation to the proposed Haberfield Development Control Plan (DCP) ("**Proposed DCP**"). This document provides my feedback to the Proposed DCP.
- 2) The Website notes that "At its meeting on 21 November 2023 Council resolved to place the proposed amendments to the Haberfield Development Control Plan (DCP) on public exhibition for community feedback."
- 3) The Website includes a heading titled "More information" and a hyperlink under that heading named "Read the Council report", with the hyperlink as follows:  
[https://innerwest.infocouncil.biz/Open/2023/11/C\\_21112023\\_AGN\\_4014\\_AT.htm#PDF2\\_ReportName\\_64063](https://innerwest.infocouncil.biz/Open/2023/11/C_21112023_AGN_4014_AT.htm#PDF2_ReportName_64063)
- 4) The document available at the hyperlink is specified as the agenda and minutes for the InnerWest Council meeting for Tuesday 21 November 2023. Under heading titled "C1123(1) Item 7, Updated Site Specific Development Control Plan for Haberfield", there is a table identified as the substantive changes to the development controls and the reasons why. The table ("**Table**") reads as follows:

<b>Clause</b>	<b>Change</b>	<b>Reason</b>
C4	<i>New control</i>	To make it clear that subdivision of existing allotments is not permitted as it would be detrimental to the heritage significance of the Garden Suburb by changing its historic pattern.
C20	<i>Updated control</i>	To clarify when basement levels are permitted
C29	<i>New control</i>	To make it clear that face brick and commons brick walls shall not be rendered with cement or plaster.
C41	<i>New control</i>	The use of box section, aluminum doors and windows using pre-finished colours is permitted in extensions and new dwellings, but not in original parts of rooms of existing houses.
C56	<i>Amended control</i>	Garage doors are to be simple timber or metal cladding in a recessive dark colour.
2.33(d)	<i>Delete control</i>	Carports forward of the building line are not permitted elsewhere Inner West
C95-C107	<i>Added – New Dwellings</i>	There are currently no controls in Ashfield DCP that relate to the form of new dwellings for Haberfield.
2.3.1	<i>Added – controls for 140a Hawthorne Parade, Haberfield</i>	<p>A consistent front setback of 4m is proposed – while this is less than the typical front setback within Haberfield it is considered sufficient to allow the other development standards to be met – a greater setback would make compliance with these difficult to achieve.</p> <p>Driveways for lots 16 and 17 are required to be on the southern side of the dwellings to allow for adequate manoeuvring.</p>

- 5) The minutes also include an attachment specified as "Draft Updated Haberfield DCP", being a document of 21 pages in length. This appears to be the Proposed DCP.

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<sup>1</sup> 'Proposed amendments to the Haberfield Development Control Plan (DCP)', *Inner West* (Web Page) <<https://yoursay.innerwest.nsw.gov.au/proposed-amendments-haberfield-development-control-plan>>.

- 6) On the Website:
  - a) the text of the abovementioned Table is reproduced; and
  - b) a document titled "Updated Haberfield DCP" is included, which also appears to be the Proposed DCP.
- 7) As I understand it, the current Development Control Plan is set out in "The Comprehensive Inner West Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill"<sup>2</sup> ("**Current DCP**"), with Chapter E2 relevant to Haberfield.

### **Error in the Table**

- 8) The Table in the minutes and on the Website contains material errors when compared to the Proposed DCP, in that:
  - a) C20 in the Table includes an incorrect reason; and
  - b) there is no C24 specified in the Table, which C24 involving a substantive change to the Current DCP comprising the addition of approximately 72 words and the deletion of approximately 41 words. This change is omitted from the Table in the minutes and on the Website.
- 9) Further, the reason specified for updating C20 is "To clarify when basement levels are permitted", yet the original C20 and the update to it is unrelated to basements. C24 relates to basements, accordingly I assume the reason against C20 should be specified for C24. The reason for the change to C20 is not specified and is unknown to me.
- 10) It follows from the above that as the Table is incorrect and it is used in the minutes and on the Website:
  - a) the minutes are incorrect and I assume the Council will need to take steps to publicly correct or highlight the error in those minutes;
  - b) the Website should be updated to specify a correct Table; and
  - c) there is a serious risk that any person relying on the Table in the minutes or on the Website will be misled as to the reason for control changes without conducting a reconciliation between the Current DCP and Proposed DCP.
- 11) Given that a Table with errors is on the Website on 11 February 2024, I assume the errors in the Table have not been raised previously during working hours with the Council, otherwise I assume it would have been changed on the Website (time permitting). It appears likely that submissions that do not self-identify the errors are at risk of relying on an incorrect Table.
- 12) **Important note 1:** Given what appears to be material errors in the Table, which is in the minutes and on the Website, Council should repeat the community feedback process, including by making public a correct Table and writing to those that made submissions that the process is being repeated. Please note Comment 11 below regarding the Council providing additional information, which should apply to any repeat feedback process.

### **Comments to the Proposed DCP**

My comments to the Proposed DCP are based on the view that Haberfield is a suburb of strong heritage significance to NSW and Australia. Given that Haberfield's creation was, I understand, based on views of garden cities current at that time in England and other countries, I believe it reasonable to take the view that Haberfield's heritage has international significance. Maintaining this heritage builds a sense of connectedness and belonging to a larger story, it builds community and social wellbeing and the enjoyment derived from Haberfield's purposeful beautiful architecture fires the imagination and reminds us what cities could be. Even minor derogations to controls risk progressive de-gradation of that heritage. As a result, I believe the Council should hold firm and ensure that Haberfield's heritage obtains clear protection with limited compromise.

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<sup>2</sup> 'Ashfield DCP', *Inner West* (Web Page, 22 Aug 2023) <<https://www.innerwest.nsw.gov.au/develop/plans-policies-and-controls/development-controls-lep-and-dcp/development-control-plans-dcp/ashfield-dcp>>.

Recent news stories report views that Sydney’s housing crisis means that Haberfield’s heritage values should be relaxed, such as by permitting new residential developments in back yards. I believe such views are extremely short sighted and wrong. Such developments would at best provide a relatively minute change to the housing crisis at the cost of losing a unique and irreplaceable heritage that has significantly greater value to us all. Further, allowing new developments will attract a corresponding increase in parked cars and car traffic, degrading the quality of the suburb in circumstances where there is already limited parking and a tendency for drivers to rush between stops and roundabouts. Finally, I view Sydney’s story as one of lament, the constant lament as to why did previous generations continually destroy heritage. There are suburbs in the Inner West or other parts of Sydney where such development is far better suited and that is where it should be carried out, not Haberfield.

My detailed comments regarding the Proposed DSP are as follows:

<b>Clause</b>	<b>Change</b>	<b>Council’s comment</b>	<b>My comment</b>
C4	<i>New control</i>	To make it clear that subdivision of existing allotments is not permitted as it would be detrimental to the heritage significance of the Garden Suburb by changing its historic pattern.	<b>Comment 1:</b> C4 is strongly <u>supported</u> because a subdivision of an existing allotment would be a serious detriment to Haberfield’s heritage.
C20	<i>Updated control</i>	To clarify when basement levels are permitted	C20 does not relate to basements and C20 in the Proposed DCP reads: “The established pattern of front and side setbacks should be kept. Nil side setbacks were rare”  <b>Comment 2:</b> It appears that the addition to C20 favours heritage preservation and on that assumption the update is <u>supported</u> .
C24	<i>Updated control</i>	None provided, but assume it is “To clarify when basement levels are permitted”	The new text for C24 is shown in italics:  “Where natural land slope allows, sub-floor and basement development is permitted for use as laundries, storerooms, workrooms or garages. <i>Habitable rooms may be considered but must not change the single storey scale of a building; openings (windows and doors) are only permitted in the rear elevation. A basement level is only permitted if enabled by the site topology; the floor level of the ground floor of the dwelling must be at the same level and significant excavation to provide adequate floor to ceiling heights in the basement level is not permitted.</i> ”  Further, it appears that the following text in the Current DCP has been deleted from the Proposed DCP: “Where land slope or the existing plate height allows, split level development is permitted so long as the structure complies with Clauses 2.7 - 2.9 ‘Roof Forms’ of this Plan, and does not result in visible of otherwise explicit two-storey development.”  <b>Comment 3:</b> Regarding the abovementioned new text, one reading is that it permits new basement levels that meet the specified requirements. If this is not the intent it should be clarified and after that clarification, the proposed amendment is supported. If the intent is to permit

<b>Clause</b>	<b>Change</b>	<b>Council's comment</b>	<b>My comment</b>
			<p>such developments, it is strongly opposed because it would be a serious detriment to Haberfield's heritage and, despite best intentions, risk damaging adjacent heritage properties and foundations.</p> <p><b>Comment 4:</b> The above mentioned deletion is strongly supported because a new split level development would be a serious detriment to Haberfield's heritage.</p>
C29	<i>New control</i>	To make it clear that face brick and commons brick walls shall not be rendered with cement or plaster.	<b>Comment 5:</b> C29 is strongly <u>supported</u> .
C41	<i>New control</i>	The use of box section, aluminum doors and windows using pre-finished colours is permitted in extensions and new dwellings, but not in original parts of rooms of existing houses.	<b>Comment 6:</b> C41 is strongly <u>opposed</u> because aluminum doors and windows are clearly inconsistent with original construction materials or their reconstruction. This change would be a serious detriment to Haberfield's heritage.
C56	<i>Amended control</i>	Garage doors are to be simple timber or metal cladding in a recessive dark colour.	<b>Comment 7:</b> C56 is strongly <u>supported</u> .
2.33(d)	<i>Delete control</i>	Carports forward of the building line are not permitted elsewhere Inner West	<b>Comment 8:</b> Deleting 2.33(d) is strongly <u>supported</u> .
C95-C107	<i>Added – New Dwellings</i>	There are currently no controls in Ashfield DCP that relate to the form of new dwellings for Haberfield.	<b>Comment 9:</b> On the assumption these new controls appear generally consistent with Haberfield's heritage adapted to modern conditions and other comments on related controls in this document are supported, these controls are <u>supported</u> .
2.3.1	<i>Added – controls for 140a Hawthorne Parade, Haberfield</i>	<p>A consistent front setback of 4m is proposed – while this is less than the typical front setback within Haberfield it is considered sufficient to allow the other development standards to be met – a greater setback would make compliance with these difficult to achieve.</p> <p>Driveways for lots 16 and 17 are required to be on the southern side of the dwellings to allow for adequate manoeuvring.</p>	<p>New control C108 is as follows: "The dwelling must be set back 4 metres from the front boundary of the lot." As noted in the left hand column, 4 metres is typically less than the typical front setback within Haberfield, but is required to allow other development standards to be met. There is no explanation why other development standards cannot be met and this should be explained by the Council. I assume it is because the subdivisions are too small, which indicates they are not fit to meet the intent of the Current DCP is it applied to new developments. If this assumption is correct, why were subdivisions approved that cannot meet the intent of the Current DCP? How has this been allowed to happen? The better process is that after the Proposed DCP is finalised and approved, then subdivisions are determined to meet it.</p> <p><b>Comment 10:</b> Control C108 is strongly <u>opposed</u> because it would be a serious detriment to Haberfield's heritage and a <u>greater set-back is</u></p>

Clause	Change	Council's comment	My comment
			<p data-bbox="807 181 1404 300"><u>required</u>. The result will be that 140a Hawthorne Parade will not match much of Haberfield. It means the new development will be compromised from inception.</p> <p data-bbox="807 338 1398 456"><b>Comment 11:</b> There is no explanation why other development standards cannot be met and this should be explained by the Council in the documents available for comment.</p> <p data-bbox="807 495 1404 647"><b>Comment 12:</b> If the subdivisions are too small or too numerous to meet the intent of the Current DCP, then the sub-divisions should be changed to meet the final DCP with C108 specifying a greater set back.</p>

## Responses to the 'Sydney YIMBY' online campaign

Identifying details have been redacted.

### Housing supply and affordability

I do not support the DCP updates for the Haberfield defence land at 140A Hawthorne Pde because they do not allow for meaningful new density on the site.

Instead they repeat the same pattern of single storey houses on huge lots that characterises the rest of the suburb. These houses will doubtless sell for \$3m - well beyond the capacity for any ordinary person to buy.

I write instead to ask you to permit apartment buildings on these lots such that we can (a) add housing at a more affordable price point to an area which has none; and (b) increase housing diversity in Haberfield.

This is particularly important because as an ageing suburb with no apartments it will be very difficult for residents to age in place once they can no longer maintain four bedroom houses with large gardens.

While noting that flooding considerations may make it difficult to build very tall buildings, there's no reason 3 storey units couldn't be allowed as these do not require deep foundations. These could be done with a similar lot coverage to that canvassed for the single storey houses (i.e., 50% of lot area being landscaping).

I also note the very close proximity of the Marion light rail stop to this site: this is perfect for transit-oriented development.

I am writing to express my concerns regarding the current development plans for the 2ha of defence land for sale in Haberfield. While I understand the council's intent to maintain consistency with the neighbouring lots in the heritage conservation area, I believe this approach significantly misses a crucial opportunity for our community.

The proposed restriction to single-story houses not only overlooks the pressing need for more diverse housing options but also seems to be an inefficient use of valuable urban land. Our area is in dire need of increased density and affordable housing options, which are currently non-existent. The demand for varied housing, including apartments, is not just a preference but a necessity for creating a vibrant, inclusive, and sustainable community.

In light of this, I strongly urge the council to reconsider the proposed development controls. Allowing for the construction of three-story apartment buildings on this site would be a far more beneficial use of the space. This would not only cater to a wider demographic, but also provide more affordable

housing options, which are essential for the diversity and vitality of our community.

I trust that the council will take into account the long-term benefits of diverse housing solutions over the current single-use, low-density approach. It is imperative that we adapt our urban planning strategies to meet the evolving needs of our residents, ensuring Haberfield remains a thriving and inclusive community for all.

Thank you for considering my views on this matter. I look forward to the council's response and am hopeful for a positive outcome that reflects the needs and aspirations of our community.

I am writing to express my dismay that your provisions that new development in Haberfield to be single storey houses - I would like to see 3-6 story apartment building permitted. I believe that such a change would bring numerous benefits to the community and contribute to the ongoing development and improvement of the area.

Haberfield, with its rich history and unique character, stands as a testament to the vibrant cultural tapestry that defines the Inner West. However, in light of the increasing demand for housing in Sydney and the need for sustainable urban development, I propose that the council considers revisiting the current zoning restrictions to allow for taller residential structures.

The current lack of housing diversity in the suburb has led to the median house price in the area being 2.9 million dollars. This is completely unaffordable for people without inherited wealth. It also means that the aging members of the community are out of options if they want to downsize and stay in the area.

Here are some key points to consider in support of this proposal:

**Increased Housing Supply:** Sydney is facing a housing shortage, and by allowing 3 to 6-story apartment buildings in Haberfield, we can contribute to meeting the growing demand for housing in the Inner West. This would not only benefit current residents but also attract new individuals and families to the area.

**Transit:** The area is well serviced by the inner-west light rail. By allowing taller buildings in Haberfield, the proximity to public transport will mean new residents will not need to own the council average of around 2 cars, contributing to a more sustainable urban environment.

**Economic Growth:** The increased population density can attract new commercial ventures, further enhancing the economic vitality of Haberfield.

I understand that zoning changes are significant decisions that require careful consideration. I appreciate your dedication to maintaining the unique identity of the Inner West while addressing the challenges of urban growth. I hope you will seriously consider the benefits of allowing apartment buildings in Haberfield,

ultimately contributing to a more sustainable, inclusive, and prosperous community.

Thank you for your time and consideration. I look forward to seeing positive changes that will benefit the residents and future generations of the Inner West.

I'm emailing to express my strong concern for the Haberfield defence land development plan. This is a location well situated near green space, higher order public transportation and other amenities. With our current housing shortage in Sydney it's very short sighted to develop a limited number of single family homes that will only be attainable by the wealthy. This site is a perfect opportunity to have a mix of multiplexes, 3-4 storey apartments and terrace houses. This would greatly diversify the housing stock in the area and a number of units could be set aside as affordable housing. Further a small scale commercial space (convenience store, etc) could serve this site.

As a student and resident in the Inner West I constantly face the prospect of being priced out of the area I call home. I would love to see sites like this thoughtfully utilized so that people like me have a better chance of securing housing in the future.

Please allow this. It's a very high priority for this site and all Infill Govt owned or related department controlled land in all our cities

I write to object to proposed development constraints of large lots with large single-story housing for on the 2ha Surplus Defence Land on Hawthorne Parade, Haberfield NSW.

The unique 'enclosed' site needs to be zoned for a new urban village, with a perimeter urban forest, to permit and enable social housing (for example to 3 levels, or 11m) through design excellence competition.

The cultural, architectural and horticultural qualities of the Haberfield Heritage Conservation Area can be retained in principal and particularly as street-frontage. This site needs to be provided to NSW Govt or Council to treat differently to achieve well-designed and considered infill housing with social and affordable benefits.

I look forward to your advice on this rezoning request.

As a young person who wants to see a more affordable and vibrant Sydney, I am writing to echo the letter on behalf of Sydney YIMBY.

I urge you to donate the army lands 140A Hawthorne Parade, Haberfield to the local council or state government, with the provision that they build medium-to-high density social housing there, rather than expensive large homes. We need more housing and density in the inner city, and to make these areas more affordable for younger and lower-income people. Haberfield is completely

locked down from development by restrictive heritage zoning, meaning this is a rare opportunity to build more urgently needed housing.

We are in a housing affordability crisis, climate crisis and obesity epidemic. It is essential that we create housing that is affordable, in locations that are walkable, and minimise our environmental footprint.

Research by TfNSW (unpublished) and Professor Bille-Giles Corti shows that the most walkable places have less than 30% single dwellings. This, combined with mixed land use, and >45 intersections per sqkm, accounts for 55% of all walking. Based on this evidence, I strongly recommend that Council increase the housing density to a minimum of 30% single dwellings, and ensures at least 20% affordable housing.

I'm writing to request that Inner West Council change the development controls for the Department of Defence owned site on Hawthorne Pde, Haberfield, to allow denser development. I am also requesting that IWC lobby the Department and Minister to gift the land to either IWC or the NSW Land and Housing Corporation, so that it can be developed as 100% social housing.

The case for both requests should hardly need to be made. The Albanese and Minns Governments have both set clear objectives for increasing housing supply, and the location of this site is well-suited for medium density housing. There is also a chronic shortage of social housing in NSW, and in this location in particular: there are currently more than 1500 applicants for social housing in the Inner West allocation zone, facing a wait of at least 10 years.

Both the Albanese and Minns Governments have expressed a desire for not just more housing, but more social housing, with the former establishing the \$2b Social Housing Accelerator and Housing Australia Future Fund. This funding can be used to its maximum effect by building 100% social housing on sites like this -- surplus public land.

I hope that you will take this request forward and I look forward to your response.

This initiative could be part of a clear whole-of-government mindset that could be rolled out entirely across other key inner urban Defence sites such as DSM in Maribyrnong, Melbourne and Bulimba, Brisbane.

I am writing to flag my concern that a 2 hectare site in Haberfield owned by the defence force is to be subdivided into single family lots.

I am a young Australian who wants to own my own home one day. We can expect these single family homes to sell for \$3 million. I'd need a salary of \$500,00 a year to afford that! That's just unsustainable.

Do you want your council to become a council of just the ultra-wealthy? Because by building more single-family detached dwellings here, that's precisely what you're signalling to the public.

I know that I don't live in your council, but frankly, I can never expect to given decisions like this. You should subdivide this land for medium density townhouses or even apartments. It's a prime location in the inner city where plenty of young people such as myself would like to live.

Only allowing single family homes will aid in the departure of many young Australians such as myself to other capital cities. Sydney's economic activity and cultural vibrancy will die. This is more than a 2 hectare piece of land; this is a housing crisis, an Australian crisis. I promise that Sydney will regret decisions like this in the future.

I beg you to listen to voices from everywhere, not just in your council. Don't just maintain the status quo. Don't just believe that the Inner West Council has already done enough, because every council can do more.

I sincerely thank you for reading my email and considering my views.

I strongly support the use of this land for public housing or at the very least low rise medium density housing to support Sydney's growing population.

I disagree with the provisions that require new development in the area to be single storey houses, and would like to see three storey apartment buildings permitted instead.

The current lack of housing diversity in Haberfield (which is all huge \$3m houses), unaffordability of these houses and the need for this ageing community to have appropriate local options if they want to downsize.

I am writing to express my support for the Sydney YIMBY position that Haberfield land should be used for median density housing, public or otherwise. It should not be used for low density single story housing, which will, by definition, house far fewer residents.

We are in the middle of a housing crisis, and increasing supply is the best way to ensure that people from all backgrounds have more options to live where they want to live.

I was deeply disappointed to learn of the planned development controls for defence land in Haberfield. The proposal to limit lot sizes to 900sqm is frankly ridiculous. That would put the price at upwards of \$3million dollars, which is an astronomical amount of money and would require an annual income of at least \$500k to service a mortgage. Less than 1% of the population could afford that. Is the plan to create a suburb only for the super wealthy in defiance of Defence

policies that call for the creation of affordable housing with defence land that is sold off?

By embracing these development controls Inner West Council is yet again proving that it prioritises heritage over housing and the desires of a small number of rich homeowners over the community as a whole.

While I do not live in the inner west or Haberfield I did spend about a decade in the inner west and am fairly familiar with Haberfield.

People need a place to live, people need places to thrive not just survive and not leave the city for greener pastures. My partner is a nurse and if we had kids we would not be able to afford to live in Sydney, many of his colleagues are going through that decision making process now.

This land is a great opportunity for apartments. Also, I think locals will find once it's done they actually like the change more people and you her people bring. It's amazing to walk to get groceries, or to a wine bar or to have dinner. I live in Zetland and my parents are in their late 60s. When they stay at our place they love it, when their friends visit they love it and these are people that live in houses in the suburbs but they appreciate the option to walk places rather than getting in a car.

Development done right is a benefit to everyone.

I am writing to express my disapproval of the current planning controls for the 2 hectare land up for sale.

Allowing only single storey homes on 900sqm lots to be built there, especially ones that'll be worth \$3m is not productive use of that land.

Seeing as Australia is currently in the midst of a rental and housing crisis, I believe it makes more sense to allow for as many three storey apartments buildings as possible to be built on that land.

Also, Haberfield doesn't have a lot of diverse housing as the only homes there are massive \$3M mansions. This makes Haberfield extremely unaffordable and limits the options for this ageing community to have appropriate local options if they want to downsize.

Please reconsider the current proposal and instead go for allowing as many three storey apartments buildings as possible on that land.

I am writing to express my strong disagreement with the proposed development controls for the 2 hectares of defence land currently for sale in Haberfield. While I understand the desire to maintain consistency with the neighbouring heritage conservation area, I believe limiting the development to large houses on 900sqm lots is a missed opportunity to address the significant housing challenges facing our community.

Haberfield is currently suffering from a severe lack of housing diversity. Haberfield's streets are dominated by large, expensive houses, often exceeding \$3 million in value. This makes it virtually impossible for young families, low-income earners, and our ageing population to find suitable housing within the suburb. For many, downsizing within Haberfield simply isn't an option, forcing them to leave their established community and support networks.

The development of this defence land presents a crucial opportunity to inject much-needed diversity into our housing landscape. Instead of perpetuating the existing pattern of single-storey homes, I urge the council to consider permitting three-storey apartment buildings on this site. This would provide a range of housing options at different price points, making Haberfield more accessible to a broader demographic.

Three-storey apartment buildings can be designed to integrate seamlessly with the existing streetscape. Modern architectural design allows for buildings that respect the scale and character of the neighbouring homes while offering contemporary living spaces. Additionally, incorporating green spaces and communal areas within the development can foster a sense of community and enhance the overall atmosphere.

Of course, any development must carefully consider heritage, environment, and traffic concerns. However, with thoughtful planning and community consultation, I believe a three-storey apartment development can be a positive addition to Haberfield. It would create much-needed housing options, revitalize the area, and allow our ageing population to downsize within their own community.

I urge you to reconsider the proposed development controls and explore the potential of three-storey apartment buildings on this site. Let's make Haberfield a truly inclusive and diverse community where everyone has the opportunity to find a place to call home.

Three storey apartments in Haberfield are much needed. It is right next to the Greenway and the light rail and more people deserve access to these great amenities. New developments should not be limited to large blocks with single storey houses as that will exclude everyone but the incredibly rich from the suburb, something that has already begun to happen due to the lack of housing diversity. As a teacher who is currently in the process of leaving Sydney due to its lack of affordability, I can attest to the negative impact of the housing crisis which is worsened by restricting the amount of affordable housing that can be built.

I am writing to express my deep concern and disagreement with the current provisions that mandate new developments in our community to be limited to single-storey houses. Beyond the immediate impact on Haberfield, I believe there are broader implications that should be considered for the greater good of Sydney.

The current lack of housing diversity in Haberfield, primarily consisting of large, expensive houses valued at around \$3 million, has created a situation of unaffordability for many residents. This issue extends beyond our community, contributing to the broader challenge of housing unaffordability across Sydney. Young people, in particular, find it increasingly difficult to afford suitable housing, hindering their ability to start families and contribute to the growth and vitality of our city. This also impacts the ageing population seeking more manageable and affordable housing options. The lack of appropriate alternatives hinders the ability of the community to downsize and remain within the locality they have called home for many years.

Moreover, as a society that promises immigrants a better life, it is our responsibility to provide them with more than just opportunities but also a roof over their heads. It is expected that 250'000 people will arrive in Australia in 2024. Restricting housing options to single-storey houses limits the availability of affordable and diverse housing, making it challenging for newcomers to establish themselves in Sydney.

In proposing the consideration of three-storey apartment buildings, I believe we can initiate a positive shift in addressing housing unaffordability not just in Haberfield but also in Sydney at large. By providing a mix of housing types, we can create opportunities for young families and immigrants to find affordable and suitable living arrangements.

I understand the importance of maintaining the aesthetic appeal of our community, but adapting to the evolving needs of our residents is equally crucial. Allowing for increased housing diversity does not mean that the buildings have to be brutalist/post-modernist. Many Australians flock to Europe specially to enjoy the beauty of their architecture; much of it 5-6 story apartment buildings. There is no reason why we cannot create a softer, heritage themed apartment complex.

I urge the council to reevaluate the current provisions with a broader perspective, considering the long-term benefits for both Haberfield and Sydney as a whole. Thank you for your attention to this matter, and I look forward to positive changes that will address the pressing issue of housing unaffordability.

The prevailing focus on single-storey houses has caught my attention, and it's time for a good old rethink. This approach not only limits our housing options but

also contributes to urban sprawl, putting a strain on our transportation network. Let's consider a shift in our housing policies to welcome three-storey apartment buildings, broadening the scope of affordable living.

Beyond the matter of affordability, the inefficiency in land use tied to single-storey homes poses a dual challenge. Urban sprawl not only reduces access to affordable public transport but also disrupts the walkability of our community. The decline in children walking to school, thanks to this sprawl, contributes to increased traffic congestion and a loss of community cohesion. Permitting the construction of three-storey apartments would optimize land use, fostering a more sustainable and walkable community.

Our elderly population faces distinctive challenges due to the lack of housing diversity. With limited downsizing options, many elderly residents find themselves stuck in larger homes, hindering their ability to age in place within their community. The absence of smaller apartments exacerbates the issue, often forcing our elderly to leave their friends and familiar surroundings. Introducing smaller apartments within three-storey buildings would offer a practical solution, allowing our elderly community members to downsize without sacrificing their connections.

On a broader scale, embracing more sustainable and compact development practices aligns with our commitment to environmental responsibility. This approach minimizes the need for extensive land development, mitigating deforestation and preserving natural habitats. Compact living spaces in apartments often lead to more energy-efficient structures, and centralized services in urban areas can be more sustainable. In contrast, urban sprawl, with its low-density development, heightens the demand for land, results in longer commutes, and contributes to the loss of green spaces, leading to elevated energy consumption, air pollution, and overall environmental degradation.

While preserving our community's character remains a priority, adapting to the evolving needs of our residents is equally essential. I advocate for a comprehensive reconsideration of our current housing provisions, considering affordability, environmental sustainability, and the holistic well-being of all community members.

Thank you for your service to our community, and I am optimistic that positive changes can be implemented to enhance the overall quality of life for all residents.

Rather than exacerbate Sydney's housing crisis, the defence land on Hawthorne Parade in Haberfield needs to be set aside for high density affordable housing. I walk past that spot every day and it is infuriating how a tiny handful of fuddy-

duddy NIMBYs have stopped Haberfield from becoming a thriving and interesting suburb like those around it.

I support the initiative to construct apartments on this land. Heritage protection needs to be more selective and balance need for housing demand. The balance is not correct at the moment

I am writing to express my objection to the council's plan to create low density millionaire mansions on the defence land in Haberfield. The land should be gifted to the State Government to deliver high density social and affordable housing.

Council continues to place petty heritage and NIMBY concerns above the very real need for working class people to access housing near employment opportunities. NSW is in an acute housing shortage with young people permanently locked out of home ownership. There is a shortage of affordable and social housing in the inner west for people to rent. This land represents a unique opportunity for council to deliver much needed housing choice. Selling public land to build more mansions for millionaires in Haberfield would be an extremely disappointing decision and I urge council to reconsider their plans.

Just joining the chorus for DCP amendments to allow apartments on that land that Defence will hopefully give you. Revitalise the place! Do some good for the families who are living in homeless camps because of the people who oppose every housing development! Pretty please.

Regarding the Australian Department of Defence's 2 hectare site on Hawthorne Parade, Haberfield, I would like to express my opposition to the current plan for sale of the site to result in subdivision into 900sqm lots for the construction of single family homes.

In the current market, these lots would be expected to sell for around \$3 million each. A household income of around \$500,000 a year would be needed to buy such a property with a mortgage. Fewer than 1% of Australian households have that kind of income.

I understand that under Department of Finance policy, the sale of Commonwealth land suitable for housing should include affordable housing initiatives.

I agree with Sydney YIMBY that the land would be better offered to either the state government or to your council, to develop as social housing, with medium density development allowed.

Please consider changing the controls on the site to permit apartments. This will help with affordability in the area and will increase housing diversity. This affordability and diversity is very important when the whole suburb consists of

large houses on 800sqm blocks, and the population is ageing rapidly, with many residents needing to downsize (preferably locally) in the coming years.

I am writing to you as a concerned citizen who is interested in the issue of social housing development on the land currently owned by Defence Australia in Haberfield, Sydney. I have learned from the Defence website<sup>1</sup> that the former Haberfield Army Reserve Depot is surplus to Defence requirements and will be divested in accordance with the Commonwealth Property Disposal Policy. I have also read from the ABC News<sup>2</sup> that the property is 1.9 hectare located at 140A Hawthorne Parade in the suburb of Haberfield, and that work is underway to divide the land into 21 lots that can be developed into residential homes<sup>3</sup>. I appreciate the important role that Defence Australia plays in providing suitable housing solutions for Defence members and their families, as well as private owners, through the Defence Housing Australia (DHA) program.

However, I also believe that there is a pressing need for more social housing development in Sydney, especially in areas where there is a shortage of affordable and accessible housing options for low-income and vulnerable people. According to the Australian Institute of Health and Welfare, there were about 116,000 people experiencing homelessness on census night in 2016, and more than 140,000 households on social housing waiting lists in 2018-19. These figures indicate that there is a significant gap between the demand and supply of social housing in Australia, and that many people are facing housing stress and insecurity.

One of the potential solutions to address this issue is to use some of the land currently owned by Defence Australia in Haberfield for social housing development. I understand that Haberfield is a federation suburb recognised by the National Trust of Australia, and that developments in Haberfield are bound by strict rules to preserve its character. However, I also think that social housing development can be compatible with the heritage and aesthetic values of Haberfield, if done with proper consultation and design. For example, social housing development can be limited to single-storey buildings, using similar materials and shapes as the existing homes in Haberfield, and incorporating green spaces and nature strips. Social housing development can also benefit the local community, by providing more diversity, inclusivity, and social cohesion, as well as reducing the environmental impact of urban sprawl.

Therefore, I urge you to reconsider the current and future plans of DHA and Defence Australia regarding the use of their land in Haberfield, and to allocate some of it for social housing development. This would be a win-win situation for both Defence Australia and the Sydney public, as it would demonstrate Defence

Australia's commitment to social responsibility and community engagement, as well as help address the housing crisis and reduce homelessness in Sydney.

Please allow the inner west to have affordable housing - medium density apartments that promote shared green spaces, active transport connections and diversity in our community.

I am writing to express my strong disagreement with the current provisions in Haberfield that restrict new developments to single-storey houses. While preserving the suburb's character is important, I believe it is essential to reconsider these restrictions and allow for three-storey apartment buildings. Haberfield's housing landscape is characterized by large, expensive houses, making it unaffordable for many younger individuals to own a home in the area. The lack of housing diversity limits options for the younger demographic, hindering their ability to establish roots in the community.

I urge the council to review and revise the existing provisions to permit three-storey apartment buildings. This change would not only address the affordability crisis but also contribute to a more diverse housing market in Haberfield, providing opportunities for younger people to live in and contribute to the community.

Thank you for your attention to this matter. I look forward to positive developments that will enhance housing opportunities for the younger generation in our suburb.

Regarding the training of the Defence site in Haberfield.

I have chosen to live in medium density housing all my adult life and have raised a family in two of the places I have lived. There are so many advantages.

I grew up in suburbia in low density housing and got out as soon as I could, the only saving grace was that the backyard was National Park.

Large family homes will always be available for those who choose but we need much more variety in housing choice.

Please allow more housing choice in Haberfield and rezone the Defense site to encourage this.

As you would be aware, Sydney has a housing crisis. We need more homes built and at higher density. It would be of great benefit to the area to build more mid-density housing. Apartments like the ones in Williams Parade Dulwich Hill would be great in the space in Haberfield. Apartments that aren't too high, house many and have green spaces.

I strongly disagree with your provisions that require new development in the area to be single storey houses. I would like to see three storey apartment buildings permitted instead.

Due to the current lack of housing diversity in Haberfield (which is all huge \$3m houses) and the unaffordability of these houses, there is a great need for the ageing community to have appropriate local options if they want to downsize.

I am writing to you about the current plan for the Defence Land site on 140a Hawthorne Pde. As I understand it, any development on that land would be restricted to single-storey level with the regulations that are currently proposed. This will severely restrict the diversity of dwellings that could be built on this site and will do little to alleviate the affordability problem we have here in the Inner West.

Haberfield is a beautiful suburb to live in, but also a very expensive one. As someone who grew up in Haberfield, I am now in a position where I could not afford to buy a house here, since the median house price is just under \$3million. While I think it is admirable that the council seeks to conserve the heritage of the suburb through the appearance of the dwellings, I would think that preserving the diverse community that has made this suburb what it is, is more important. By refusing to allow higher density housing, the council is ensuring that stand-alone houses are the only option available which appeal only to certain demographics. This suburb has a rich history and a significant elderly population who can find single-storey houses difficult to maintain with a retirement income and declining health. If there was more dwelling diversity, they wouldn't have to choose between moving out of the community they've lived in their whole life and having accommodation appropriate for their needs. This would also mean existing homes become available for new people to be able to buy in to the suburb.

Given how well-connected Haberfield is to public transport with the bus network and light-rail, higher-density and public housing would be very desirable to all sorts of people who work in or around the Sydney CBD. This would bring more people into the suburb and benefit the local economy. It is striking to me that just across Parramatta Rd we have Summer Hill, which has more high density housing around its main shopping area than Haberfield does, most recently with the old Flour Mill development. Especially between Parramatta Rd and the train line, there are multiple apartment blocks. Having used both shopping areas regularly over the years, Summer Hill feels consistently busier, more welcoming, and more representative of the community spirit in the Inner West. If there was more housing diversity like this in Haberfield, we could increase the community life in the suburb. It's not like there's no precedent for different types of development in the Haberfield either, there are a few apartment buildings around, I live across from one.

I say all this to implore the council to amend the regulations for the Defence Land site to allow for multi-storey development on the site. It will only benefit the

suburb and be more effective in reducing the housing crisis that is affecting us at the moment. This would be one step in sustaining the community that is Haberfield, which is infinitely more valuable than the appearance of houses. Do the right thing now, so that in the future, people from all walks of life can experience life in the Haberfield community.

I am writing to urge you to amend controls to allow apartments to be built on the unused defence land in Haberfield. Too many people are living in cars, couch surfing, staying in a domestic violence situation because there is not affordable housing available to them. As a Council you are responsible for providing housing for the less privileged of your community. All of us residents of Sydney must let go our privileged NIMBYism in favour of a higher value, which is everyone's right to a home of their own. It will be a great legacy for Inner West Council to lead the way in this.

Hi IWC, we're in a housing emergency, it's a disgrace that we're only targeting 23 homes on this defence land. It's close to the light rail. It's close to parks. Let more people live here. It'll make Haberfield more vibrant, having more people live in it. It just might even save their high street.

I walk through Haberfield fairly often. It's really a lovely area and many of the heritage buildings are beautiful. But opening up this defence land to similar single story houses with gardens is just not the way forward.

Firstly, these new houses are never going to look the same as the heritage-listed houses - we just don't build houses like that anymore. So the idea of zoning the area for this style of house when they're already going to be different to the "character" of the neighbourhood seems insane. But secondly and more importantly, building big houses with huge backyards in a suburb so close to the city is both creating more unaffordable housing in a crisis and is a poor use of the land.

I'm a young-ish person living nearby and I would love to be able to buy a flat in the inner west. I just can't look at real estate websites anymore without feeling a great sense of depression about the future, and it doesn't seem like there is a concerted effort to do anything about building more in this area or anything else that might increase supply or reduce prices. Would you really take the ability to live in an affordable home in Haberfield away from someone when any new building is going to look different from the houses that are currently there anyway? Why not embrace this? We have the opportunity to build apartment buildings and community areas that allow young (and young-ish) people like myself the opportunity to bring fresh new life and ideas into the old suburb. The people in these heritage-listed houses who have voiced their opposition in the

newspapers will not be around forever, and we cannot stop progress on a vacant block for the sake of people who are not the future of this city.

I am writing to request that IW Council change the controls on the Hawthorn Parade Defence site to permit apartments. Australia has a severe lack of housing and any increase in supply of housing will help provide the shelter which human beings need.

Only you have the power to help address this issue to provide more safe, secure shelter for families in Sydney!

Writing the voice my disagreement with the existing provisions requiring new developments in the area to be just single-storeys, particularly with relevance to the DoD owned land up for sale soon on Hawthorne Parade, Haberfield.

I voice my support and call for the height of new developments allowed to be raised to three storeys at least to allow for apartments.

This would support with the current lack of housing diversity in Haberfield (in which essentially only large single-storey dwellings exist at very high prices), and the need for an ageing community to have appropriate local options if they want to downsize, as well as the opportunity for those who would love to call Haberfield home the opportunity too via lower prices/more varied dwelling supply.

While any new supply in well-located areas is welcome news, it is concerning proposed new development on defence land is limited to single storey houses.

Given the current lack of housing diversity in Haberfield (which are all huge \$3m+ houses) and the concurrent unaffordability of these houses, it would be significantly preferable this medium density housing e.g. 3 storey apartments or townhouses were to be permitted on this site, ideally as social or public housing to address ongoing housing supply issues.

I disagree with the provision for new development on the Haberfield Army Land to be restricted to single storey houses.

Higher density zoning can generate greater revenue for council, all while lowering rates on each household. This means more money for council to wield, so the council can be made even better. It will mean very slightly more wear on non-congested roads, so a slight increase in road maintenance may be required. Nonetheless, the increased revenue far outweighs that.

Therefore, for the benefit of all of the people of the Inner West, please consider allowing medium density development here.

With regards to the upcoming sale of the Haberfield defence land off Hawthorne Parade, I implore you not to release this land for more low density housing.

Rather I would ask all of you to consider the future of Haberfield, and indeed Sydney by looking to rezone this land for suitable medium density apartments and townhouses.

As Sydney (and indeed the rest of Australia) faces an unprecedented housing affordability crisis, rezoning this land for medium density mixed use will help to allow younger Sydneysiders to move back to Haberfield and revitalise the area which is rapidly ageing. Similarly for the ageing residents of Haberfield who may be looking to downsize, having new stock of well-built and suitable apartments and townhouses gives them the opportunity to stay within the community they love without the hassle of managing a larger property.

This is an incredible opportunity to do right by Haberfield, younger Australians and by Sydney in general.

Let's keep Haberfield beautiful and futureproofed.

the need for high density housing in the inner west is clear, we need to provide well designed apartments to house the significant increase in population, small lot sizes with single homes are not a satisfactory use of the available land. gardening activity can be provided by community gardens and or significant balcony sizes.

Given the current state of the housing crisis, which only looks to worsen, we must find ways at all points to increase density of housing throughout Sydney. Using Haberfield to build more single storey houses, which only 1% of would-be buyers in Sydney could plausibly afford, is an absolute waste of an opportunity. The provisions that prevent building medium density housing (such as three storey apartment buildings) instead actively harm the city's future development in this regard.

The Haberfield Department of Defence land should not be used for single-storey standalone housing but a well planned set of medium density apartment blocks. Efforts should be made to ensure this occurs.

The Australian Department of Defence has a 2 hectare site on Hawthorne Parade, Haberfield that it is looking to sell. The current plan is for the site to be subdivided into 900sqm lots for the construction of single family homes, due to the Inner West Councils restrictive low density zoning.

In the current market, they would be expected to sell for around \$3 million each. This is not affordable, which would be defying Defence's own official policy to sell land for housing that is affordable.

Please gift the land to the Inner West Council on the condition of medium-high density social and affordable (i.e. below market-rate housing managed by Community Housing Providers) apartments.

This is not something that is warranted because of the housing crisis - we must enable Defence to exercise their existing and reasonable policy. The council's planning restrictions stands in the way of Defence, and of affordable housing.

I encourage the building of apartments on defence land in Haberfield, on the land above the expressway entrance in William St Darlinghurst and other underutilised sites

### **Parking and access**

This yimby movement has zero insight into the infrastructure challenges of putting apartments into hawthorn parade. There is only one street in and out with the traffic daily at a standstill every weekday morning. Adding substantial new residents and their cars will only compound this.

The YIMBY movement must be stopped before they rip up every piece of vibrant history we have in Sydney.

## Stakeholder group responses

### Burwood and District Historical Society

Burwood & District Historical Society would like to comment on the proposed amendments to Haberfield DCP to urge Inner West Council ensure the ongoing protection of the heritage of Haberfield. The DCP amendments appear reasonable.

In the current planning environment, with increasing public attacks on heritage conservation, it is crucial that Council maintains the high standard of heritage planning controls over Haberfield, one of the earliest gazetted Heritage Conservation Areas in NSW.

### Resident Action Coalition

Thank you for allowing us to provide feedback on the draft review of the Haberfield DCP. We are a new coalition of groups and individuals from the Inner West and surrounds concerned, not only about the housing crisis, but also the crises in good planning and heritage management.

Haberfield is the seminal suburb in the creation of a Conservation Area under the Environment, Planning and Assessment Act, 1979 and is of State Significance.

We support the Haberfield Association in maintaining the current DCP for the Haberfield Conservation Area.

We also support their position that the new specific clauses for "new dwellings" and "140a Hawthorn parade " apply specifically only to that land in Hawthorne Parade which we understand had a site specific DCP applied to it in 2002 (and subsequently disappeared when the councils were forcibly amalgamated).

We hope that Haberfield's important heritage protections remain in place and that the council continues to support the Inner West's diverse historic suburbs the contribute to its diversity and distinctive character.

The Residents Action Coalition,

a newly formed alliance of individuals and groups from across the Inner West and surrounding precincts, including, but not limited to, representatives from The Ashfield and District Historical Society, Balmain Association, Burwood and District Historical Society, Cooks River Valley Association, Glebe Society, Haberfield Association, Hurlstone Park Association, Lungs of Leichhardt and Save Marrickville.

## Haberfield Association

The document with suggested amendments prepared by Haberfield Association found on the next pages of this document.

A couple of specific comments:

1. In relation to the issue we discussed regarding the application of general controls to new buildings/dwellings and the site at 140A Hawthorne Parade we have suggested wording to confirm that all controls apply to the extent they are relevant and are not modified by specific controls set out in the new buildings/dwellings or 140A Hawthorne Parade section of the DCP as appropriate.

Alternatively you could specify the controls that apply and do not apply to these developments. From our review we consider that:

- i. the following controls can and should apply to them:  
C1, C4, C5, C11, C16, C20 – C24, C29, C41 (if not deleted), C44, C49, C52 – C56, C58- C65, C67, C70, C73 – C78, C81 – C87 and
  - ii. these controls are not applicable  
C2, C3, C6 – C10, C12 – C15, C17 – CC19, C25 – C28, C30 – C40, C42, C43, C45 – C48, C50, C57, C66, C68, C69, C71, C72, C79 and C80.
2. Terms such as 'building' 'dwelling' and 'development' are used interchangeably throughout the document. Care should be taken when drafting the new DCP to clearly identify the types of structures and developments to which each control should apply. We have not have the opportunity to fully consider this in preparing our response but would be happy to discuss further with you if that would assist.

NOTE to reviewers/Council Officers:

### A. LEP

1. See IWC LEP 2022 Inner West Local Environmental Plan 2022 – NSW Legislation Dictionary for terminologies used e.g. “landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.”

2. NOTE IWC LEP 2022 clause 6.20 (3)

(a) if the development involves an existing dwelling, or alterations or additions to an existing building

- (i) development above the existing ground floor level will not exceed the development contained within the existing roof space, and
- (ii) development below the existing ground floor level will not exceed 25% of the gross floor area of the existing ground floor”, as well as
- (c) the development will not involve the installation of dormer or gable window.

#### B. Dwelling/Building/Development References

When using the word ‘dwelling’ or ‘building’, consider that a building has a much wider application than ‘dwelling’ e.g. it includes residential, commercial, institutional and e.g. the car wash.

- The word ‘structure’ has even wider application e.g. pergolas and low garden walls.
- The word ‘development’ ditto is wider still
- Not all objectives or controls refer to a ‘dwelling’. Where they do they do not capture e.g. commercial buildings
- The word ‘residential’ refers to all types of residential, not just a house. And a house may contain more than one ‘dwelling’ e.g. the former Police station now contains 2 Dept Housing ‘dwellings’.

## Chapter E2: Haberfield Neighbourhood

NOTE to reviewers: see also IWC LEP 2022 Inner West Local Environmental Plan 2022 - NSW Legislation Dictionary for terminologies used e.g. “*landscaped area* means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.”

### Application

This chapter applies to the Haberfield neighbourhood as shown on Figure 4.10.1 below.

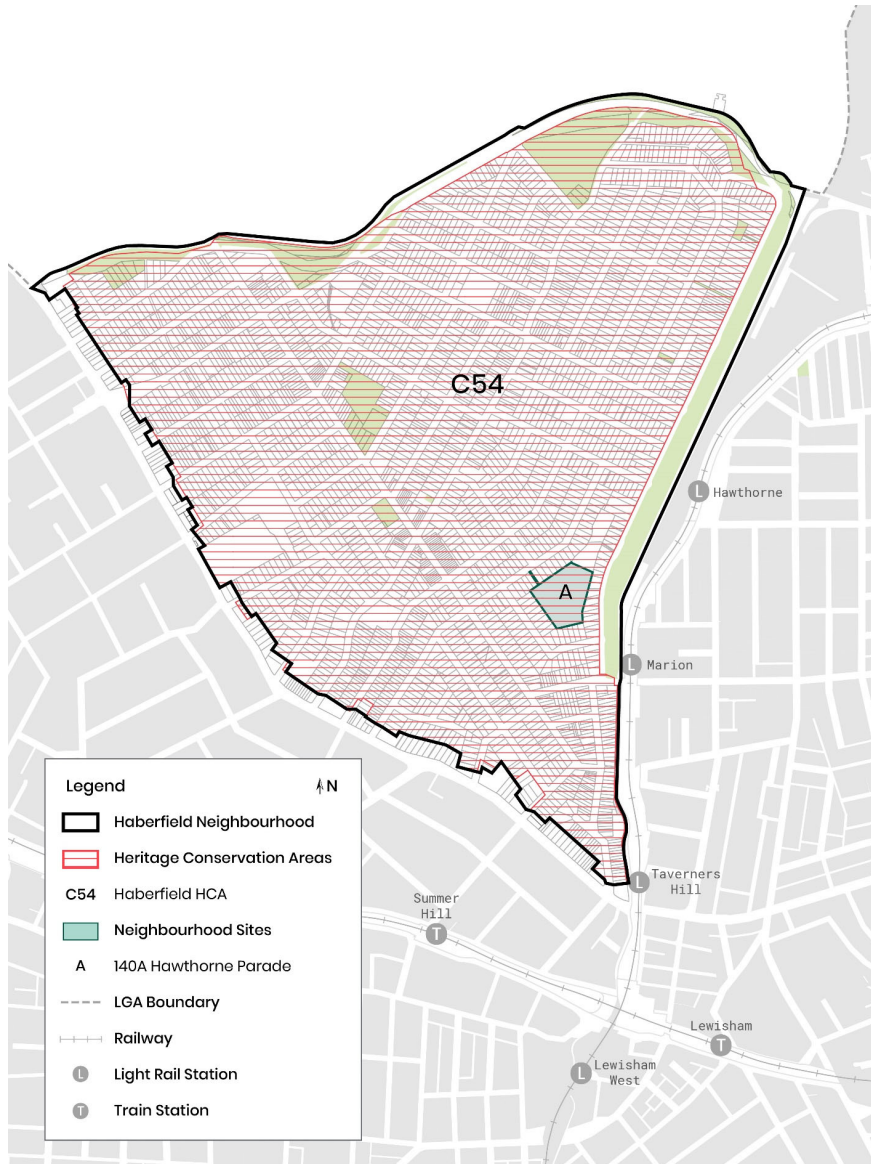


Figure 4.10.1. Map of Haberfield Neighbourhood

The controls for:

- Haberfield Heritage Conservation Area apply to the land listed as C54; and

- 140a Hawthorne Parade, Haberfield apply to the land marked 'A'.

## Background and Existing Character

Haberfield development as Australia's first Garden Suburb is due to the successive purchase and development by R Stanton and W H Nicholls, real estate agents of Summer Hill. Stanton's Haberfield estate was the first successful Garden Suburb in Australia, predating the first in Britain (Hampstead) by five years.

Stanton and Nicholls purchased fifty acres from two Ramsay children in 1901 and laid out the estate on Stanton's own principles of garden suburb design and management. He set aside land for commercial purposes (there were to be no hotels, no corner shops, and no factories in this model suburb); laid out the roads (named for members of the new Federal Government - Turner, Barton, Forrest, Kingston & O'Connor - and the generous allotments; established an integrated drainage and sewerage system at the back of the lots and planted the street trees. High quality modest houses designed by estate architects, Spencer, Stansfield and Wormald, were built for sale, and title covenants were placed on vacant allotments to ensure a continuation of Stanton's overall design intentions - single storey cottages, one per allotment, uniform setbacks, and quality materials, brick and stone, slate, or tiles. Gardens were laid out by estate gardeners before owners moved in.

It is unusual for any subdivision to be fully developed immediately, but the Stanton Estates were remarkable for the short time frame in which most of them were built upon. Where vacant lots remained, these were built on in the 1920s, 1930s and 1940s, and an examination of the period of each house can provide an interesting history lesson in the progressive development of the suburb.

Amongst the single-family dwellings Stanton also included semi-detached pairs of cottages, carefully designed to appear as one house, so that with consistent forms, setbacks and gardens the pattern of development was maintained.

By the 1960s and 1970s some of the original houses had been demolished for flats or larger houses. Others have changed so extensively, including reskinning of outer walls, that only their original roof shape and footprint remains beneath.

As a result of Stanton's commitment to quality construction and design, and to his application of title covenants the residential parts of Haberfield are characterised today by single storey brick houses on generous garden lots with uniform setbacks and a similarity of form and materials. Stanton's interpretation of Garden Suburb concepts and his consistent development strategy continue to set Haberfield apart.

Within Stanton's strong planning concept, the architectural character and detail of its individual houses, including later 1920s and 1930s bungalows, is richly varied but harmonious, of great visual cohesion and consistency - achieved through the uniformity of materials, scale and forms. Through the sustained efforts of Councillors, the community and its homeowners, Haberfield has strengthened and maintained its identity and rich heritage values for present and future generations.

## Statement of Significance

Developed at the turn of the twentieth century, the Garden Suburb of Haberfield is of significance in the history of Australian town planning as a comprehensively planned and designed 'model garden suburb' influenced by the international Garden City movement and the nascent 'art and science' of the modern town planning movement. Marketed as 'slumless, laneless, and publess', as Australia's first Garden Suburb, it was coherently and pragmatically planned to address the social, physical, aesthetic, and economic planning issues as a direct consequence of the ills of unfettered city growth.

Haberfield demonstrates the garden suburb separation of land uses. The commercial core is of attached two storeys in the Federation styles and use of materials. Surrounding the shops are institutional uses, then single storey residential housing.

Realisation of Haberfield occurred at a time when the principles of Garden City movement were still emerging in Europe. It predates international exemplars, such as Letchworth (1904) and Hampstead

Garden Suburb (1907), and Colonial Light Gardens in South Australia (1921). It was influential in shaping the state's emergent town planning discourse, future legislation, and the design and planning of subsequent 'model suburbs', including Daceyville, Roseberry Appian Way Precinct in Burwood, Lang Road and Martin Road in Centennial Park, Hamilton South Garden Suburb in Newcastle and Colonel Light Gardens (1921) in Adelaide, South Australia.

Haberfield has a strong historical association with auctioneer, real estate entrepreneur, town planning advocate, Richard Stanton (1862–1943) who was the visionary behind the suburb's development. A reformer and staunch advocate for Federation, Haberfield is representative of Stanton's interest in city 'improvement' and in the planning of healthy social and physical environments for 'betterment' and moral reform in New South Wales. Land use of the emerging garden suburb philosophy is exhibited by the commercial core of attached two storeys, then institutional uses, both surrounded by single storey housing.

Haberfield demonstrates the commercial, social, aesthetic and broader civic values of Stanton's innovative approach to town planning through a comprehensive and clever vertically integrated system from land purchase, zoning principles, strict covenants for built form design, and intervening spaces between houses, spatial relationships, landscape controls, infrastructure provision prior to house construction, supplier of building products, a dedicated labour force and providing mortgages.

Stanton and his family resided in The Bunyas, a grand Federation-period residence displaying Arts and Crafts stylistic influences that was designed by Stanton and Sons' architect, John Spencer-Stansfield. As the architect for the Haberfield Estates between 1905 and 1914, he designed several floorplan templates but no two are alike being individualised using Estate materials and the Estate carpentry works in Forrest Street. Initial Estate architect was D. Wormald.

Haberfield has an historical association with Dr David Ramsay (1794–1860), a medical practitioner and merchant associated with the historic property, Yasmarr House and Estate. Several streets in the area retain names reflecting the historical association with the Ramsay family, including Ramsay Street and Dalhousie Street (reflective of the Ramsay's historical connections to Scotland). Stanton purchased land from the Estate heirs when much of the suburb was called 'Ramsay's bush'.

Haberfield has historical associations with other individuals of note in the history of New South Wales, including Joseph Neal Grace, the founder of Grace Brothers department store, and the composer, Peter Dodds McCormick, who wrote the national anthem, Advance Australia Fair.

Haberfield is a major research repository of the Federation era, as a collective and for the application of Garden Suburb principles. Haberfield is a formally designed and planned suburban living environment that is integral to understanding the development of Australian town planning.

Within New South Wales, Haberfield is an early and outstanding example of both a design landscape and environmental forethought for comprehensiveness in Australian suburban planning - with landscape design given equal priority to the design of built fabric. Both sit within the collection of interrelated public and private spaces, Haberfield is a formally designed and planned suburban living environment that is integral to understanding the development of Australian town planning. The landscape significance of Haberfield is encapsulated by four principal elements:

- the extant street pattern of the suburb's original layout;
- the extant residential allotment proportions developed in Haberfield's original layout and ensure space and spatial rhythm between built forms;
- remnant hard and soft garden fabric from original residential garden layouts, and historical plantings in those gardens; and
- street tree plantings from the first phase of the suburb's development.

Through its overall landscape setting and design, combined with the composition and arrangement of built form and spatial relationships, Haberfield is simultaneously cohesive and unique, demonstrating the Garden City principle of 'unity but not uniformity'. Setbacks from the street and between houses were

specific and are uniform. , with landscaped front gardens and low front fences ensuring long park-like views along street alignments. Detailed design for civic works, including road verges, trees locations with timber guards, stone kerb and guttering, nature strips with concrete paths and street lighting ensure visual harmony and consistency.

Haberfield is important in demonstrating aesthetic characteristics that define the Garden Suburb, as well as several Federation architectural styles within New South Wales. Overall, the suburb's residential architecture presents as a collection of well-detailed and crafted period houses that evidence an overarching visual coherence in design, form, materiality and colour. The suburb is characterised by its ability to demonstrate a collection of distinctive Federation period architectural styles within New South Wales in its residential architecture. Houses were designed under covenants which ensured that each was of similar form, materials, scale and setbacks. Materials the Company catalogue provide visual unity yet combined to be is aesthetically individually distinctive demonstrating visually pleasing arrangements that have sensory appeal. Federation-era houses designed in the Queen Anne and Arts and Crafts styles integrate demonstrate the culmination of these styles' vernacular motifs, including rising sun motifs, waratah, flannel flowers and the first Australian coat of arms. The composition of forms and textural arrangements of materiality demonstrates a high degree of mastery.

The Haberfield HCA has a strong connection to the community through the Haberfield Association, which has advocated consistently for the protection and conservation of the area since 1980. for over four decades. Haberfield has strong associations with Italian cultural traditions and culinary influence along Ramsay Street, shaped by mass Italian post-war migration to Australia and settlement in the area. Haberfield is representative of the course and pattern of migration to NSW in the mid-twentieth century.

Haberfield is of significance to the state of New South Wales and displays historical, associative, aesthetic, and representative qualities and research potential that are rare or unique within the state of New south Wales.

Note: Avoid even minor alterations (such as removing finials) or additions (such as enclosing a verandah) and unsympathetic changes to building details that reduce the historical, architectural, and real estate value of the individual building. These will reduce its relationship with neighbouring buildings and diminish the overall heritage value of Haberfield which has such a strong common design theme.

### **Building Form**

Historically the houses of Haberfield are significant as they form part of the first comprehensively planned and successfully marketed model Garden Suburb in Australia.

Architecturally the earlier houses, although of individual design, are strongly related to one another and are collectively significant for the homogeneity of their bulk and single storey built form. Individually, the houses are significant for their rich variety of architectural detail and excellence of design. The architectural style of each house identifies the period of its construction and documents the development history of the suburb.

### **Roof Forms**

The roof shape and materials, as an integral part of the design of the house, help identify the architectural style and period in which the house was built.

The complex roof forms and decorative detail are important identifying characteristics of the Federation house.

The tall chimneys and ridge decoration provide a visually interesting skyline and identify the suburb from afar.

### **Siting, Setbacks and Levels**

The uniform pattern of site coverage and setbacks is one of the most significant aspects of Haberfield, demonstrating Stanton's Garden Suburb ideals and establishing the principles for Australian suburban

**Commented [1]:** Significance statements from the current DCP for each specific subject have been included here as they add to the guidance and provide importance context for each set of controls.

development. The close relationship between ground floor and natural ground level means that the overall built form of Haberfield reflects the underlying natural topography.

### **Walls**

The brick walls of Haberfield reflect Stanton's covenants on building materials and the extension of those covenants onto later adjoining suburban development. The use of cavity brick walls was innovative for its time.

Within the limitations imposed by the sole use of brick, a variety of wall treatments and decoration contribute to the distinctive character of the suburb.

### **Chimneys**

Chimneys are essential elements in the design of the houses of Haberfield: their height helps to balance and articulate the massive forms of the roofs; they create a distinctive skyline identifying the Federation suburb from afar. Chimneys also provide a means of elaborate architectural expression reflecting the stylistic influences of the time.

### **Joinery**

Internal and external decorative timber work is an integral part of the distinctive detailed design of Federation house and of houses in the 1920s. It was a way of expressing the individuality of houses which were otherwise similar in scale and shape, and in decorative themes.

It provides a light and textured contrast to the solid brick walls of houses and shops and their slate and tiled roofs. The interplay of sun and shadow through the decorative timber creates ever changing patterns on the buildings.

### **Windows and Doors**

Windows and doors are an integral part of the design of each building in Haberfield. Their design reflects the relative importance of the room to which they belong.

The extensive use of coloured and decorative glazing to windows and doors illustrates the architectural detailing of the period, and the aspirations of the original owners. Haberfield is important today because it houses in situ a rich collection of this decorative art.

#### **Window Sunhoods, Blinds and Awnings**

Sunscreening devices are part of the individualised decorative detailing on each house, and contribute to their architectural importance and visual interest.

### **Verandahs**

Verandahs are a very important integral part of the design and use of Federation and 1920s and 1930s houses. They provide extra outdoor rooms to a house generally outside the scale of the roof: the floor space of the house therefore is often larger than the main roof suggests.

Haberfield's verandahs are a focus for timber craftsmanship employing great originality of design in the use of posts, brackets, valances and balustrades, and motifs.

### **Garages and Carports**

The garages, carports and sheds found in Haberfield provide evidence of the impact of the early years of motor vehicle ownership upon the suburb and its residents. Older garages in particular show how modern car accommodation can be designed to reflect the original practice of garaging in the suburb.

### **Outbuildings: Studios, Secondary Dwellings, Garden Sheds**

Early garden sheds and outhouses are important in demonstrating the way in which pre-1950s suburban residents used their allotments.

### **Colour Schemes**

Commented [2]: Note new text

Commented [3]: Note: Some of the current description has been omitted - it is not clear why.

The use of original or traditional colour schemes enhances the presentation of the house and the HCA and augment the public's visual appreciation of its Federation and early 20<sup>th</sup> century domestic architecture.

**Commented [4]:** New text. HCA is not defined in this section of the DCP.

Unpainted masonry walls are an integral part of the architecture of Federation, Bungalow and the pre-1950s periods in general. The inter-relationship of painted timber and guttering on the natural tones of stone, brick, slate and tile is a most important decorative element in the appreciation of pre-1950s domestic architecture.

#### **Fences & Gates**

Fences define each individual garden allotment and illustrate the major principle of the Garden Suburb – one house, one lot.

Front fences and side fences in front of the house are a very important part of the integrated design of house and front garden and of its presentation to the public view.

#### **Garden Elements, Including Paving, Driveways, Pergolas and Pools**

The light structures which enclose and furnish Haberfield's gardens are an integral part of the suburb's garden heritage and character.

Garden elements contribute to a better understanding of Stanton's vision, and the contemporary impact that "The Garden Suburb" ethos had in its time.

#### **Commercial Buildings**

Haberfield's commercial centres demonstrate Stanton's ideal of separating land uses so that the amenity of residential areas was ensured. The commercial buildings are remarkable for their diversity of design within a harmonious two-storey streetscape. The consistent streetscape comes from the original above-awning facades which feature recessed balconies, arched verandah openings, bay windows and roof-screening parapets above.

At ground level the few remaining shopfronts provide evidence of stained glass and leadlight windows, heavy copper or brass mouldings, glazed tiles below the display window, central entryways and porches embellished with tessellated tiles.

The Haberfield Main Street Heritage Study is a valuable reference indicating the style and significance of original commercial facades.

A legacy of some non-conforming uses and structures in and near the neighbourhood shops. Even so the goals and objectives for the Haberfield Conservation Area apply to alterations, additions and new structures.

### **Pattern of Development & Existing Character**

Haberfield's character is due to its intact visual cohesion and consistency – achieved through the uniformity of its spatial relationships, scale, forms and use of materials. This is because Haberfield is the seminal realised application of the Garden Suburb philosophy in Australia, that predated the first in Britain, at Hampstead, by five years. Haberfield demonstrates how influential it was then and continued to be throughout the 20<sup>th</sup> century, via the application of early town planning principles prior to government regulation, and which became the basis of local government legislation after 1918, including providing infra-structure on new estates.

Haberfield's distinctive pattern of development is a product of these factors.

Conceived by Richard Stanton, real estate agent of Summer Hill, and financed by the Nicholls family, they formed the Haberfield Proprietary Company to purchase fifty acres from two Ramsay family heirs in 1901. Stanton was a founding member of the fledgling Real Estate Institute and Town Planning Association, the latter having its basis in the Garden Suburb philosophy. Haberfield was laid out according to Stanton's own principles of Garden Suburb design and as a 'model' total package that integrated all aspects guiding private and public lands.

Haberfield deliberately differed from the preceding Victorian-era inner suburbs. Factories and hotels were specifically excluded as a reaction against the grimness of the 19<sup>th</sup> century industrial city. The Garden Suburb philosophy specifically separated residential from other types of land uses. On the periphery of Haberfield's commercial core are institution buildings, then single storey houses. Decisive too was for each free standing family home to have a uniform front setback of approximately 6 metres, similar site coverage, and ample side setbacks to enable access to natural ventilation and sunlight, to ensure views remained between houses and to emphasis on the garden setting.

Also the antithesis of 19<sup>th</sup> century speculative subdivisions was installation of infrastructure prior to house and land package sales: sealed, kerbed and guttered roads (named for most members of the first Federal Government); planting shade street trees in the carriageway and grass nature strips; pioneering connections to sewerage, running water, gas and electricity. Stanton foresaw the motor car by siting houses off-centre on each lot to enable a side driveway to a rear 'motor house'. Serpentine paths and gardens were laid out by estate gardeners before owners moved in.

Spatial cohesiveness was also via single storey houses to ensure a house did not dominate the garden setting. Estate architects, Spencer-Stansfield and Wormald used floor plan templates each individualised by use of company standard products so that no two are alike.

Title covenants were placed on vacant allotments to ensure a continuation of Stanton's overall design intentions - single storey cottages, one per allotment, uniform setbacks, and use of quality materials of brick and stone, slate, or tiles.

It is unusual for any subdivision to be fully realised in a short time frame, hence the harmonious legacy seen today. Haberfield was so socially and financially successful, the Stanton model was quickly copied. An examination of the period of each house is an interesting history lesson in the suburb's evolution. Interrupted by World War One, remaining vacant lots in the 1920s, 1930s and 1940s were occupied by bungalow forms, based upon the same model. The Haymarket Proprietary Company continued Stanton's consistency of built forms, setbacks, site coverage and spatial rhythm, although it included semi-detached pairs of cottages, carefully designed to appear as one house. Infill on the former Haberfield golf course occurred at this time.

During the 1960s and 1970s some original houses were demolished for flats (several demolished for WestConnex in 2019?) or rebuilt in 'immigrant nostalgia' styles. Others were changed so extensively, including reskinning of outer walls, that only their original roof shape and footprint remain beneath. These actions triggered considerable community action for conservation and a Commission of Inquiry in 1980. Through the sustained efforts of Councillors and homeowners, Haberfield has strengthened and maintained its identity and rich heritage values for present and future generations.

## Objectives

- O1. To facilitate development that is consistent with the Desired Future Character and Controls for the Neighbourhood.
- O2. To maintain the heritage significance of Haberfield and remove or reverse detrimental works that detract from that heritage significance where possible.
- O3. To ensure that where new buildings can be constructed, they are carefully designed to fit in with the heritage significance and character of Haberfield as a whole.
- O4. Provide controls for buildings and their landscape that will ensure that the single storey appearance of each dwelling in the Haberfield Heritage Conservation Area is maintained, and the garden suburb character of Haberfield is conserved.

Note: The same careful consideration should be given to changes to the back of houses and shops as are given to changes to those visible from the street or a public place because they could alter the harmonious proportion and scale common to the suburb.

- O5. Any proposal for change, such as alterations and extensions to existing buildings, must be compatible with the contribution of those buildings to the heritage significance of Haberfield and must not remove or detract from the special qualities that contribute to the heritage significance of Haberfield or have any ill effect on the heritage significance of Haberfield as a whole.
- O6. To encourage the removal and reversal of those components which detract from the heritage significance of Haberfield.

## Desired Future Character

### Controls

- C1. Any new development (whether it is a new dwelling or extension to an existing dwelling) shall result in site coverage that is similar in pattern and size to the site coverage established by the original development of the suburb.
- C2. Extensions shall not conceal, dominate, or otherwise compete with the original shape, height, proportion and scale or architectural character of the existing building.
- C3. Extensions are only permitted to the rear of the existing dwelling; extensions are not permitted to the side of an existing dwelling. Extensions to the rear of the existing dwelling must not be any wider than the existing dwelling, i.e., the rear extension should not be visible when the dwelling is viewed from the street. Side setback areas and gardens should not be filled in.

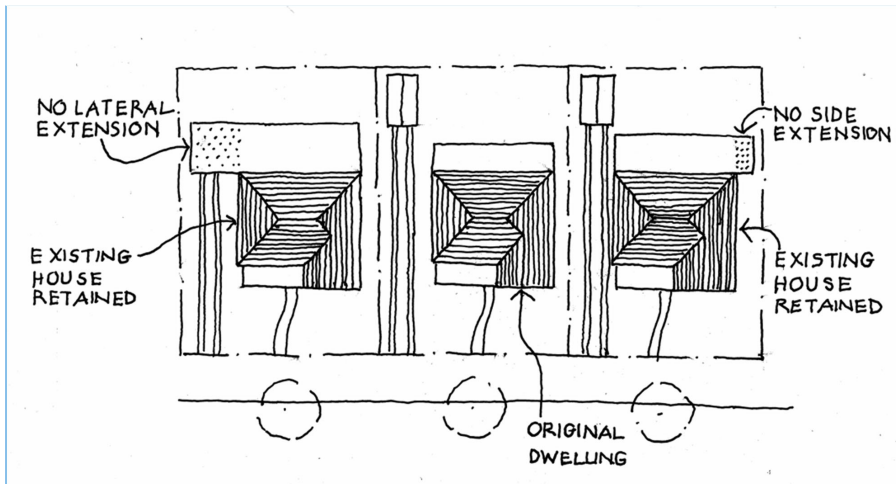
**Commented [5]:** All stated objectives have been combined in this section. Confirm if there are any other overall objectives to include here.

**Commented [6]:** Note: The interpretation section with definitions has been omitted from this draft on the basis all terms are already defined in the DCP or other planning documents eg Model Guidelines. Suggestion to check and confirm if any definitions should be reinstated to aid interpretation of the DCP.

**Commented [7]:** The capitalised terms are not defined in this section. Clarify what they mean.

**Commented [8]:** This section addresses new dwellings. The New Homes section later should clarify what DCP controls apply to new dwellings. There is no reason that new dwellings cannot comply with the vast majority of these controls - refer to covering email.

**Commented [9]:** Ensure there is an appropriate hierarchy of headings and there is clear differentiation between main (eg Desired Future Character) and subsidiary (eg Controls) headings. Consider using numbering to differentiate between topics.



**Commented [10]:** Not all diagrams from the current DCP have been carried over. Suggestion it to check and confirm no important or relevant diagrams have been inadvertently left out.

Figure 4.10.12. Where additions should be located.

- C4. Subdivision of existing allotments is not permitted as it would be detrimental to the heritage significance of the Garden Suburb by changing its historic pattern.
- C5. Any new development (new dwelling or extension to an existing dwelling) shall produce site coverage similar in pattern and size to the site coverage established by the original development of the suburb. No new structures are to be built forward of the existing building line; new car ports or garages in the front setback are not supported. Side setbacks must reflect those in the area and nil side setbacks are not appropriate.

**Commented [11]:** Note: new text

**Commented [12]:** This is an amalgamation of various controls that are set out elsewhere eg C20 – C25. LEP 50% coverage requirement should be included or referenced.

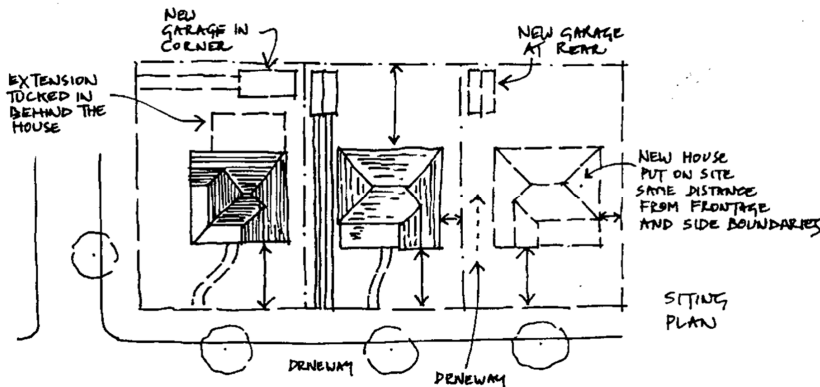


Figure 4.10.13. Where new structures should be located in Haberfield

### Building Form

Residential buildings in Haberfield are uniformly single storey and of a similar bulk. They are built of a restricted range of building materials (bricks, slate or unglazed tiles) and are of a similar shape but individually designed.

The style of their architecture is mostly Federation, but it includes many 1920s and 1930s bungalows, through to the pink brick cottage of the 1940s. Some houses have lost their original stylistic character through later changes.

### Controls

**NOTE:** IWC LEP 2022 clause 6.20 (3) (d) "the development will not involve excavation in excess of 3m below the existing ground floor".

- C6. Alterations to the original main part of a building (other than a non-conforming building), including front and side facades, verandahs and roof forms, are not permitted.
- C7. Where a building, other than a non-conforming building has undergone limited change, restoration, and repair of the original front of the building is encouraged.
- C8. Where a building, other than a non-conforming building has suffered major alteration, careful reinstatement is encouraged. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to the neighbouring or other original Haberfield houses is encouraged.
- C9. Where extensions are involved, new roofs are to be lower than the main roof form with a maximum height considerably less than the principal ridge point.
- C10. The overall length of any extension is to be less than, and secondary to, the original house.
- C11. Attic rooms can be built within the main roof shape where they do not involve alteration of the roof shape. They are to be modest in scale and comprise one (1) or at the most two (2) rooms capable of habitation. Skylights are not permitted in the front or side faces of the main roof. Dormer windows, Juliet balconies and similar protrusions are not permitted.
- C12. Rear extensions containing an attic may be considered where the attic does not cause the extension to compete with the scale and shape of the main roof and is not visible from a public place.
- C13. Where extensions to existing roofs are being undertaken, modestly sized in-plane skylights may be considered in the side and rear planes of the extension only and limited to one such window per roof plane.
- C14. Extensions shall not employ any major or prominent design elements that compete with the architectural features of the existing building.

### Roof Forms

Roofs of the Federation Period are steeply pitched (30°–40°) and often massive in form. After the First World War roofs were built to a lower pitch (25°–35°) because of changes in style and the need for economy.

The roofs are complex in design, and this accentuates the single storey scale of the house. The mass and bulk of the roof generally extends only over the main rooms of a house, with skillion roofs or lower hips to the rear. This allows the house to maintain a visual balance and not dominate its garden setting.

Tall chimneys help to balance the complex forms of the roof.

Roofs can be characterised by a picturesque arrangement of a variety of gables, gablets, vents, hips, conical turrets and deep jutting eaves and decorated with terra cotta finials, crests and ridge cappings. Gables are used at the front (and sides on corner lots) with hips and skillions used at the rear. Some roofs are fairly plain, while others are intricately detailed. Architectural details, such as finials, ridge cappings and the detailing of exposed eaves, are among the most visible characteristics of Haberfield houses and an important part of their picturesque qualities.

Stanton's covenants restricted roof materials to slates or unglazed terra cotta Marseilles pattern tiles, with unglazed terra cotta finials, crests and ridge cappings. Corrugated galvanised iron was used at the rear on skillions and lean-to rooms built soon after the brick house was finished. Areas not covered by Stanton's covenants also had main roofs of corrugated iron, asbestos cement and shingle tiles.

Some roofs have been altered over time. In many instances the original roof shape can be reinstated where it can be based on documentary or physical evidence.

### Controls

Commented [13]: Note: new text

**NOTE IWC LEP 2022 clause 6.20 (3)**

- (a) if the development involves an existing dwelling, or alterations or additions to an existing building
  - (i) development above the existing ground floor level will not exceed the development contained within the existing roof space, and
  - (ii) development below the existing ground floor level will not exceed 25% of the gross floor area of the existing ground floor”
- (c) the development will not involve the installation of dormer or gable window.

- C15. Roof extensions are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion, and materials.
- C16. New buildings are to have roofs that reflect the size, mass, shape, and pitch of the neighbouring original roofs. Gables to the rear are not permitted as hips and skillion roof forms are more typically used at the rear. Fully glazed gables are not permitted.
- C17. Roof extensions are to be considerably lower than the original roof and clearly differentiated from the original section.
- C18. Replacement roof materials are to match original materials or are to employ approved alternative materials. Suitable roof materials are:
  - a. unglazed terra cotta Marseilles tiles
  - b. unglazed terracotta shingle tiles
  - c. Welsh slate
  - d. corrugated non-reflective galvanised steel sheeting (painted or natural) (at the rear/on skillion roofs)
- C19. Roof details such as finials, ridge capping, are to be maintained, repaired and/or reinstated.



THE ROOFS OF HABERFIELD'S COTTAGES ARE ALL INDIVIDUAL BUT HAVE STRONG FAMILY RESEMBLANCES. THEIR HIPPS & GABLES GIVE THEM DISTINCT CHARACTER & MATERIALS HELP TO UNIFY THEM

Figure 4.10.1.4. Roofs in Haberfield

### Siting, Setbacks and Levels

Haberfield is notable for the uniformity of its building site-coverage and siting. Most houses are free standing with car access down one side, and a traditional tradesmen's path down the other side.

Development on corner sites is usually sensitive to the pivotal position they occupy in both streetscapes.

Houses are set back approximately six metres from the footpath alignment. This provides for a front garden in which to present the house and allows for privacy.

Haberfield houses are set close to natural ground level. There is usually no substantial difference between the main floor levels of adjacent houses.

Some houses, located on sloping sites, have a sub-floor or basement level located within the foundations. The lower level does not compete with the main level of the house. Basement doors and windows are small, plainly treated, and are not visible from outside the property. The space within the below-floor area was used for laundries, store or workrooms or sometimes garages, but not for extra living areas.

### Controls

**NOTE:** IWC LEP clause 6.20 (3) (d) "at least 50% of the site will be landscaped area."

**Commented [14]:** Various terms are used to refer to new residential buildings eg new buildings, dwellings, houses. Use dwellings as a global term. Note: house is used extensively, including in the updated statement of significance - change 'dwelling' to 'house'?

**Commented [15]:** Note: new text

**Commented [16]:** This is an example of a control for new dwellings that is in the general section not the specific section or new dwellings. It should apply to all buildings not just dwellings

**Commented [17]:** Define the height differential required with more precision so its meaning is clear and not open to debate. Other guides do specify a vertical height e.g. at least 2 tile lengths otherwise a merit assessment due to the variety of built form types

**Commented [18]:** Note: reference to 'approved fibrous cement tiles' deleted.

**Commented [19]:** Note: new text.

**Commented [20]:** All references to 'where necessary' removed as the term is not sufficiently precise. Consider alternative where the context permits eg 'as required'

- C20. The established pattern of front and side setbacks should be kept. Nil side setbacks were rare and are not consistent with Garden Suburb principles.
- C21. New residential buildings or extensions should not be built forward of existing front building lines.
- C22. Site coverage should be similar to the traditional pattern of development, leaving generous green garden space to the front and back areas.
- C23. There should be no substantial or visible difference between the main floor levels of adjacent houses unless natural ground levels require this.
- C24. Where natural land slope allows, sub-floor and basement development is permitted for use as laundries, storerooms, workrooms or garages. Habitable rooms may be considered but must not change the single storey scale of a building; openings (windows and doors) are only permitted in the rear elevation. A basement level is only permitted if enabled by the site topology; the floor level of the ground floor of the dwelling must be at the same level and significant excavation to provide adequate floor to ceiling heights in the basement level is not permitted.

Commented [21]: Note: new text.

Commented [22]: Note: new text.

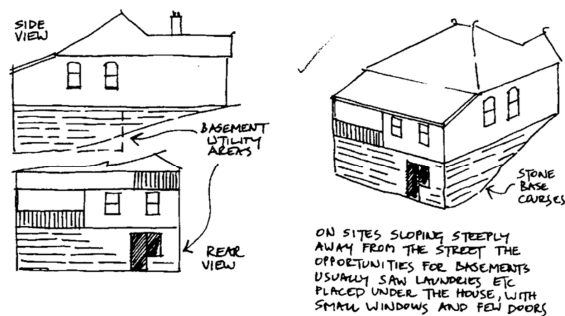


Figure 4.10.15. Characteristics of basement levels

## Walls

Stanton's covenants required that the main walls be built of brick. This uniformity of materials is part of the distinctive character of Haberfield today.

The houses are built of cavity brick walls, an innovation at that time, with machine-made smooth-faced bricks. The precision of the brickwork is accentuated on the main elevation by the use of tuck-pointing, usually in white or black.

The front elevation commonly makes decorative use of bricks such as shaped and moulded brick profiles, or two-toned brickwork, sometimes roughcast and shingle work is used. Side and rear walls are generally built of common bricks.

The walls of the houses in Haberfield are often divided horizontally into two or three distinct sections, for example, the base course can be rough cut sandstone or mock ashlar (rendered brickwork) with the main wall of tuck-pointed facebrick or commons, and occasionally an upper section of contrasting roughcast finish, often accented with a frieze of brick bands. The front gable ends often feature brick or timber strapwork, and timber ventilating panels of louvres framed by fretwork shapes.

Commented [23]: Significance statement in the current DCP was deleted but we have reinstated it in the Statement of Significance section above

## Controls

- C25. The original shape and materials of the front and side walls shall not be altered.
- C26. The removal of the external skin or rendering of an exterior wall is not permitted unless an essential part of approved reconstruction and authentic restoration works.
- C27. Unpainted surfaces shall not be painted.
- C28. Reconstruction of walls previously re-skinned must use machined smooth faced bricks similar in colour to those on original Haberfield houses. The "Common" bricks typically used at the rear should be matched.
- C29. Face brick and commons brick walls shall not be rendered with cement or plaster.

**Commented [24]:** Note: new text - appears to be positive.

**Commented [25]:** New text for consideration - appears to be positive.

**Commented [26]:** Reinstate significance statement in full from DCP 2016 here, or incorporate it into the significance statement at the beginning of this section.

### Chimneys

Federation houses commonly have three or more tall chimneys, heightened by terra cotta chimney pots. Houses of the 1920s and 1930s have fewer chimneys and they are not as tall. Although many chimneys are no longer used, they remain essential elements in the design of each house and in its architectural decoration. They stand out on the skyline.

### Controls

- C30. Chimneys cannot be demolished unless they are structurally or materially unsound and demolition is followed by immediate reconstruction using the original design.
- C31. All chimneys are to be retained internally and externally. Chimneys should be repaired even if the fireplace is no longer in use.
- C32. Reconstruction of original chimneys is encouraged.

Note: Archived plans and photographs are held in Council's library collections.

### Joinery

Decorative timber work is used on verandahs, gables, vents, bargeboards, windows, doors, screens and fences. It is used boldly and painted various colours.

**Commented [27]:** Significance statement in the current DCP was deleted but we have reinstated it in the Statement of Significance section above

### Controls

- C33. Existing joinery is to be kept, maintained and repaired.
- C34. Authentic reconstruction or reinstatement of missing joinery is encouraged, based on evidence.
- C35. Timber detailing on extensions and alterations shall respect the existing detailing but avoid excessive copying and over embellishment. Simpler approaches are best and the typology of the houses in Haberfield Heritage Conservation Area should be followed. Detailing at the rear is usually simpler.

**Commented [28]:** Note: new text

**Commented [29]:** Note: new text

### Windows and Doors

Window and doors are an integral part of the design of each building in Haberfield. Their design reflects the relative importance of the room to which they belong.

The extensive use of coloured and decorative glazing to windows and doors illustrates the architectural detailing of the period, and the aspirations of the original owners. Haberfield is important today because it houses in situ a rich collection of this decorative art.

The use of bullnose sill bricks and arch-shape header brickwork is characteristic.

The extensive use of decorative glazing and coloured glass is an important feature. Multi-coloured or textured glass are used in the upper fanlights to doors and windows. Leadlight glazing in Art Nouveau designs is prominent. It was expensive and is generally limited to windows facing the street where it could be admired by passers-by.

Windows and external doors are made of timber and are invariably painted. Doors frequently feature decorative mouldings with the detail painted in contrasting colours. Internally, doors and windows were often “grained” i.e., painted in simulation of expensive timbers like English Oak.

Commented [30]: Note: new text

### Controls

- C36. Original doors and windows are to be kept, maintained, and repaired. Authentic reconstruction is encouraged.
- C37. Original leadlight and coloured glass panes are to be kept and restored, matched, or reconstructed.
- C38. The size and style of new doors and windows should reflect the relative importance of the room to which they belong.
- C39. New doors and windows are to reflect the proportion, location, size, sill heights, header treatment, materials, detailing and glazing pattern of the original doors and windows on the house to which they belong.
- C40. If no indication of original treatment is available, new doors or windows should be vertical and be kept simple.

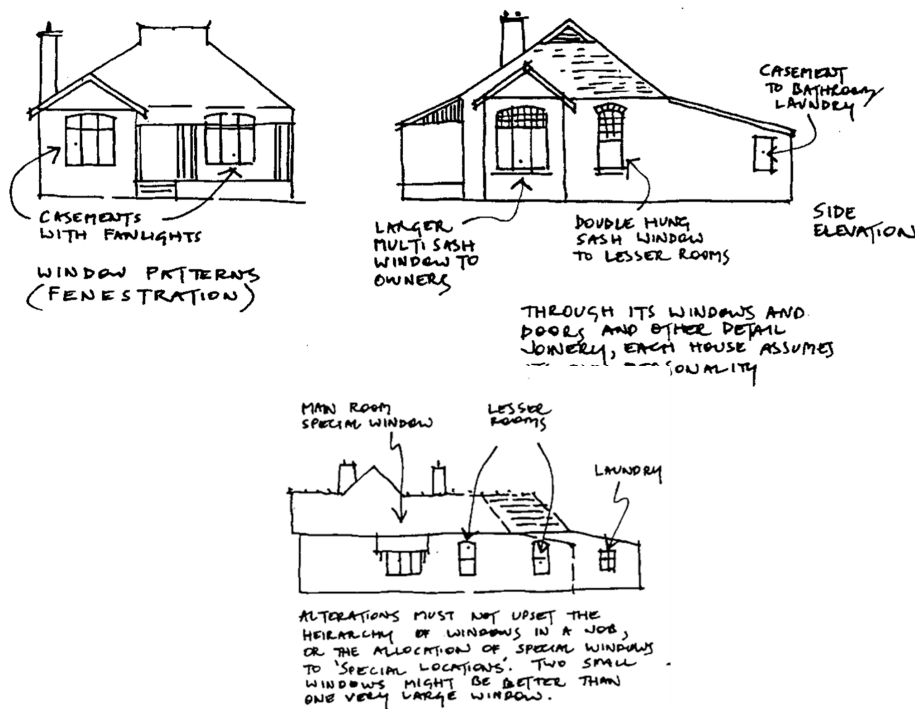


Figure 4.10.16. Hierarchy of windows and doors in Haberfield

### Window Sunhoods, Blinds and Awnings

Various sun screening devices are used in Haberfield. They provide important practical and decorative features. Window awnings or window hoods with timber fretwork frames and various roofing materials are the most noticeable. External timber window pelmets are also common. Verandahs often have wooden venetians or canvas roll-up blinds.

Commented [31]: Significance statement in the current DCP was deleted but we have reinstated it in the Statement of Significance section above

## Controls

- C41. Original sunhoods, blinds and awnings are to be retained and repaired.
- C42. Authentic restoration, reinstatement or reproduction is encouraged, based on evidence on the house itself, or on photos.
- C43. Modern-style security grilles, roll-up metal screens, metal window awnings, and non-characteristic shade treatments are not acceptable on the exterior of Haberfield cottages.

## Verandahs

Verandahs are an integral part of the design and use of Haberfield houses. On Federation houses they are marked by a change in roof slope, angle, or gable. In many instances the verandah itself includes a turret, bay, shaped balustrade, or similar effect for visual variety. Back verandahs, under iron skillion roofs, are often enclosed to make extra rooms. This was often done at the time the houses were built or soon after. Bungalow verandahs, where they are small, often have flat roofs; and they are incorporated under the main roof of the house, like an outdoor room.

The shadow or created by the verandah provides a sharp contrast to the solidity of the single storey roofed brick buildings. Verandahs are used as an effective way to ameliorate the hot, wet Sydney climate, and provide outdoor "rooms" popular in the first decades of this century.

Verandah floors were either tongue and groove timber boarding or tessellated tiles with slate, terrazzo, or marble edging, often incorporating entry steps with risers of patterned glazed tile.

## Controls

- C44. Existing original verandahs are to be kept and repaired or reinstated.
- C45. Removal, or infill of verandahs visible from a public place is not permitted.
- C46. Authentic reconstruction of verandahs is encouraged.
- C47. Verandah additions are to be simple in design and are not to compete with the importance of the original verandah. New rear verandahs are to be generally simpler than the front main verandahs, and not to challenge the street presentation of the house.
- C48. The design of any new dwelling shall take into account the architectural significance and design techniques of verandahs as used in Haberfield.
- C49. The roof of a verandah should not continue the main roof but should be a skillion roof or similar to minimise bulk.

**Commented [32]:** Significance statement in the current DCP was deleted but we have reinstated it in the Statement of Significance section above

**Commented [33]:** Control 2.30 d) in current DCP reinstated here.

**Commented [34]:** Note: new text

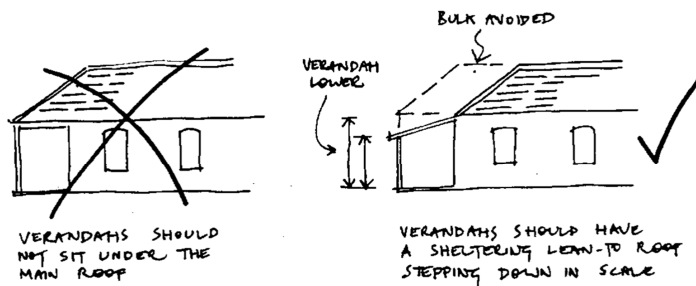


Figure 4.10.17. Design of verandahs in Haberfield

## Garages and Carports

**Commented [35]:** Significance statement in the current DCP was deleted but we have reinstated it in the Statement of Significance section above

The freestanding houses in Haberfield allowed early car owners to drive down the side to the “motor house” at the back. Some of these older garages dating from the 1920s still survive. They are located at the back of the house away from public view from the street. They were utility buildings, designed to be less important than the house; they often had roofs of a pitch lower than the house.

### Controls

- C50. The retention, repair and reconstruction of significant early garages, carports and sheds is encouraged.
- C51. New garages and carports are to be located at the back or at the side of the house.
- C52. Where a garage or carport cannot be located elsewhere, it may be permitted at the side of the house provided it is at least 3 metres back from the main front wall of the house.
- C53. Garages and carports are to be free standing.
- C54. Garages and carports shall be of simple utilitarian design. They shall not challenge the mass or bulk of the individual house.
- C55. Attached garages which form part of a basement level must be located at the rear of the house and not visible from a public place, but only where they would not conflict with other considerations in this Plan.
- C56. Garage doors are to be simple timber or metal cladding in a recessive dark colour.

Commented [36]: Note: new text

Commented [37]: Note: new text

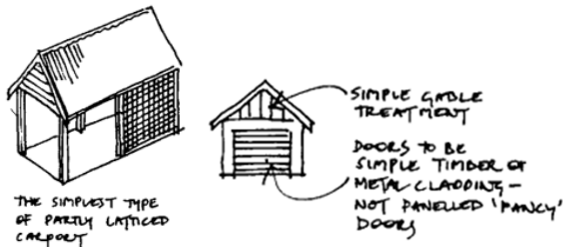


Figure 4.10.18. Design of garages/carports in Haberfield

### Outbuildings: Studios, Secondary dwellings, Garden Sheds

Outbuildings are located at the rear of houses away from public view. They were traditionally used to store garden tools, seeds, fertilisers, bicycles, canvas covered garden furniture etc: use of the garden to grow vegetables and prize flowers for exhibition at the Gardening Club was an integral part of suburban life before the 1950s. Often the laundry was in a separate outbuilding in the back garden. When the outbuilding might be visible from the street, a variety of screening devices are used, such as suitably plain fences, lattice work, hedges, or other screen planting.

In scale and form Haberfield outbuildings are small, functional, and simply built, with gable, hipped or skillion roofs. Materials used were inferior to those in the houses, with timber or fibro being the most common wall cladding. Their scale did not challenge that of the house they served and did not dominate views from neighbouring properties.

Commented [38]: Significance statement in the current DCP was deleted but we have reinstated it in the Statement of Significance section above

Commented [39]: Note: new general term used

Commented [40]: Note: new text

### Controls

- C57. The retention, repair and reconstruction of significant early garden sheds and outhouses is encouraged.
- C58. New outbuildings shall be located at the rear of the allotment. The location shall respect boundaries, tree-planting and other site details.
- C59. New outbuildings shall be sited to minimise visibility from the street and from neighbouring properties.

Commented [41]: Some of the current description in the DCP has been omitted from here.

- C60. New outbuildings shall be subordinate to the main house. They shall not challenge the shape, size, form, or decoration.
- C61. The floor plan for new outbuildings shall be simple, not complex.
- C62. The roof form of new outbuildings shall be simple and practical in scale. The pitch shall be lower than the roof pitch of the house and shall use skillion, hip, or gable forms. Storerooms and outhouses attached to the main house or garage are encouraged where lean-to skillion roofs can shelter them.
- C63. Construction materials shall be brick, weatherboard, or fibre cement sheeting with cover battens. Roofs shall be of unglazed terra cotta Marseilles tiles or corrugated metal. Kit garden sheds of metal construction are acceptable subject to screening from the street or a public place.
- C64. Windows to outbuildings shall be of vertical proportions and shall be timber framed.
- C65. Merging outbuildings into the landscape by use of planting and screen elements is encouraged.

Commented [42]: Note: new text

### Colour Schemes

Large parts of the house were never painted, such as all brickwork, exposed bricks on chimneys, slate verandah edging and steps.

On timber and render a comparatively narrow range of exterior paint colours was used to enhance the natural colours of the bricks and stone. Paint technology at the time could not produce a bright white so shades of cream predominated. Authentic colour schemes usually consist of one or two lighter tones, with one much darker colour for contrast. An additional trim colour might also be used.

Careful scraping of protected, difficult-to-paint areas such as behind eaves or under windowsills might reveal the colours originally used. Such evidence might also survive under layers of later paint. Old photographs also can provide valuable evidence of the original paint treatment, particularly the use of contrasting colours for the various elements of the building.

### Controls

- C66. Paint shall not be applied to any brickwork, stonework, exposed bricks on chimneys, terra cotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps that have not already been painted.
- C67. New exterior brickwork is to remain unpainted.
- C68. On an existing house Council encourages owners to identify and use the original colour scheme.
- C69. On an existing house, where the original colour scheme or traditional colour scheme is not to be used, the scheme should be simple, consisting of one or two lighter tones and a darker colour for contrast. A trim colour may be used.
- C70. New dwellings and outbuildings should use colours that harmonise with the traditional colour schemes.

Commented [43]: Note: new text

### Fences & Gates

Fences define each individual garden allotment and illustrate the major principle of the Garden Suburb – one house, one lot.

The front fence is of modest height (1m to 1.4m), with hedges often planted behind. They were designed to match both the house they serve and their streetscape.

They are not solid but allow the public to see the front garden, and the front of the house – the status symbol for the suburban resident pre-1950s.

Documentary evidence and surviving original fences provide clues to the great variety of fence designs: most feature decorative timberwork in beams, shapes and panels, often with gates to match. Picket

Commented [44]: Significance statement in the current DCP was deleted but we have reinstated it in the Statement of Significance section above

Commented [45]: Note: new text

fences were not common. Chain mesh within timber frames and fancy woven wire fences were also used.

Haberfield brick fences display brickwork techniques similar to that used in the houses, such as the decorative use of moulded bricks. These are also used in the footings for timber and chain mesh fences. A number of original front brick fences survive in Haberfield. Other early brick fences use galvanised pipe as a railing between brick piers.

Dividing fences and side fences on corner allotments traditionally used timber palings (rough or reasonably dressed).

The use of "colorbond" fencing, modern metal 'spear' and similar topped pickets, aluminium lacework panels, bagging of masonry and similar effects are relatively new treatments and are not appropriate materials or designs in the Haberfield Conservation Area.

### Controls

- C71. Original front fences and gates are to be kept and repaired.
- C72. Reconstruction of lost fences to their early design and detail is encouraged. It needs to be based on documentary evidence (photographs, descriptions). Demolition should only be permitted where accurate reconstruction is to occur immediately.
- C73. New front fences which are not reconstructions of an earlier fence should be simple in design and decoration and fit in with the design of traditional fences in Haberfield.
- C74. New front fences of timber are encouraged. They should be between 1m to 1.4m in height. The timber should be painted and in an appropriate colour.
- C75. High brick fences on front alignments are not permitted in Haberfield.
- C76. Materials and designs inappropriate to the age of the house or to the character of Haberfield Conservation Area will not be considered.
- C77. Brick dividing fences are not permitted unless there are overriding environmental, safety or fire separation reasons for such use.
- C78. Swimming pool safety fencing must not be visible from a public place.

**Commented [46]:** Some of the description content in the current DCP has been deleted in this version.

**Commented [47]:** Cross reference to colour schemes has been deleted - why?.

**Commented [48]:** Note: text has been modified.

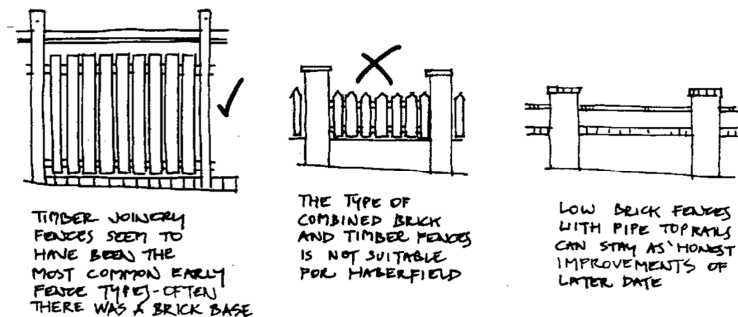


Figure 4.10.19. Appropriate fences in Haberfield.

### Garden Elements, Including Paving, Driveways, Pergolas and Pools

Richard Stanton paid great attention to all aspects of this Haberfield's subdivision including the treatment of gardens: the grounds of each new house built by his company were laid out before the owners moved in. He consistently promoted Haberfield as "The Garden Suburb".

**Commented [49]:** Significance statement in the current DCP was deleted but we have reinstated it in the Statement of Significance section above

Original Haberfield gardens are bounded by front fences of timber with handsome joinery gates, or brick fences with wrought iron palisades. Through these fences can be seen ornamental trees and shrubs, typically in tidy beds amid neat buffalo lawn. Specimen plantings were supported on arbours of timber or metal.

A gently curving front path leads from a single, or wicket, gate to the front entry. This path is often made of tessellated tiles in elaborate patterns to match the front verandah, or more economically in coloured concrete with brick borders and garden edging.

Driveways, with double gate in the front fence, usually consist of two sealed strips with a central section of grass or garden in between which allows for onsite drainage.

Side and rear paving is extremely minimal. Frames and lattice-screened fences and gates are often used to close off, disguise and protect access to the back yard.

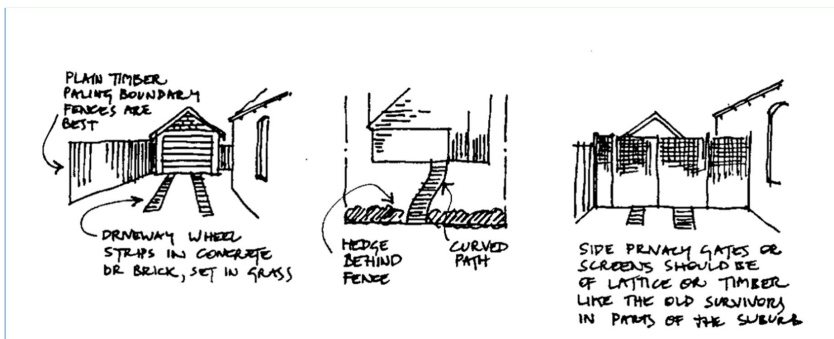
Uncovered pergolas are secondary to the house and fit into the garden setting. Haberfield's original pergolas were used as a garden element and, along with other more modern elements, are not detrimental to the soft landscaping on the site.

The percentage of site coverage used by such elements should not dominate or overwhelm the garden of which they are part.

### Controls

- C79. The surviving original garden elements in Haberfield are to be kept and repaired.
- C80. Reconstruction of lost garden elements is encouraged where it can be based on documentary evidence (photos, plans).
- C81. Paving, hard surfacing and secondary outbuildings shall be kept to an absolute minimum on individual sites.
- C82. Materials for new front paths shall be only tessellated tiles or smooth-textured, red-tinted concrete.
- C83. Driveways shall consist of two (2) strips of hard surface brick paving or concrete with grass, or garden in between.
- C84. Concrete paving for driveway strips is to be natural off-white, pale grey or have a red-tinted finish. Bright white concrete is not permitted.
- C85. Swimming pools shall be at the rear of the property and shall be small enough to retain an adequate garden setting.

Commented [50]: References to gravel deleted.



Commented [51]: These drawings should appear after the previous section - Fences and gates

C86.

Figure 4.10.1.10. Appropriate garden elements in Haberfield

Figure 4.10.1.11.

### Modern Technological Developments

Stanton's original concept for Haberfield included up to date services such as sewerage and water on

tap. The services were integrated with the development and were most unobtrusive. Solar hot water systems, photo-voltaic systems, telecommunication structures and other modern technologies are more recent inventions. Further, there is community awareness of the need to conserve water, and rainwater storage tanks are becoming more popular. It is important that the placement of such structures be discreet and not intrusive.

**Commented [52]:** Text has been modified

### Controls

C87. Hot water tanks should not be located externally on the roof but be within the roof space or within the building envelope. Solar hot water system tanks should not be located externally on the roof but be within the roof space or screened from public view if placed at ground level.

**Commented [53]:** Other controls over solar panels deleted - presumably due to SEPP

C88. Rainwater tanks are to be located behind the building line of any road frontage.

**Commented [54]:** Revert to existing control.

### Commercial Buildings

One of the principles of the Garden City movement and the subsequent Garden suburbs was the separation of land uses: industry, housing, commerce, open space, were all contained in different areas. Haberfield was different from the residential areas which preceded it - it had no corner store, and no pubs, and shops were grouped together in two small centres.

**Commented [55]:** The existing provisions only apply to existing buildings on the shopping strips. We propose that the controls are expanded to address any other non-conforming or new commercial buildings or development anywhere in the area so it is clear what general and specific controls apply to those properties. This has been an issue with some developments in the recent past eg Crystal Car Wash. The draft wording is compatible with Council submissions to court, case law and old provisions of the Ashfield LEP.

### Controls

C89. The existing siting pattern within the commercial area surrounding the intersection of Ramsay Street and Dalhousie Street is to be maintained. The notion of a forecourt or entrance area to a commercial building is not appropriate as these interrupts the continuity and strength of the streetscape siting pattern.

**Commented [56]:** The commercial area to which the current controls apply should be defined in some way - this is my suggestion

C90. Removal of or alteration to original facades is not permitted.

C91. Retention, repair, and restoration of original above-awning facades is encouraged.

C92. Below awning level, new work is to be in sympathy with, and not detract from, the style and character of the building and streetscape. Designs, including materials, colours, signage, etc should reflect the original facades of the commercial buildings of Haberfield.

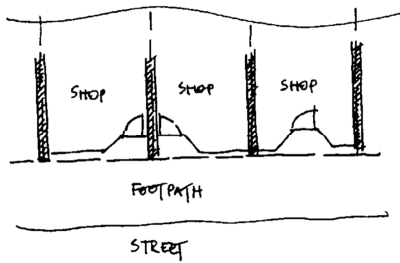
C93. Reinstatement of the original street-level facades is encouraged, including the reinstatement of posted verandahs.

C94. The design of any new commercial building may include verandah or awning facades to improve or consolidate streetscape and footpath shelter.

C95. The design and use for any alterations, additions or new commercial development outside the commercial shopping area must not impact neighbouring properties, the residential character of the surrounding streetscape or the heritage significance of the Haberfield Conservation Area. The development must be compatible with the settlement and development pattern and the distinctive character and significance of the Haberfield Conservation Area.

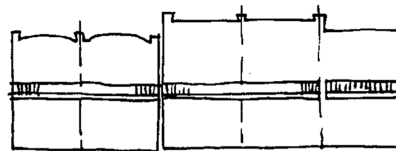


ANY NEW SHOPS SHOULD CAREFULLY REFLECT THE CHARACTER AND SCALE OF EXISTING, RELATING TO PARAPET & AWNING LINES, TERRACE WIDTHS ETC.

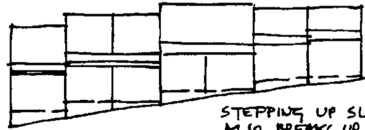


MOST OF HABERFIELD'S SHOPS SIT RIGHT UP TO THEIR FRONTAGE WITH SMALL ENTRY AREAS AND SIMPLE DOORS.

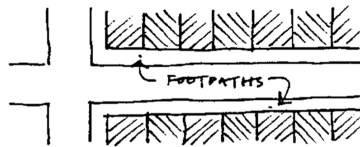
NEW SHOPS SHOULD CONSIDER SOMETHING SIMILAR.



HABERFIELD'S SHOPS ARE MOSTLY NARROW UNITS IN RELATED GROUPS BUT OF INDIVIDUAL CHARACTER. NARROW WIDTH BREAKS UP THE FRONTAGES, BUT FEW OF THE SITES ARE REALLY SO FLAT, LIKE THIS.



STEPPING UP SLOPES ALSO BREAKS UP SCALE



IN THE COMMERCIAL BLOCKS SHOPS TIE UP TO THEIR FRONTAGE LINES.

Figure 4.10.12. Commercial buildings in Haberfield

### Non-Conforming Houses

Some parts of the Haberfield Conservation Area contain houses which are of post Federation and post 1920s construction. Such houses are usually single storey, low set and of brick and tile construction. This scale and use of materials lets them blend in with the character of Haberfield.

A small number of original houses have been demolished and replaced in recent years by two storey houses or by blocks of flats. These are non-conforming buildings and are out of character with the surrounding dwellings, and with the Conservation Area.

Note: New dwellings are not non – conforming houses of the purposes of this Development Control Plan. Refer to the separate section on New Dwellings below.

## Controls

- C96. Any alterations and additions to the shape, scale and materials of non-conforming houses should respond to the form of surrounding original dwellings and must be compatible with the general pattern of development within the conservation area and its distinctive character.

## New dwellings

New dwellings within Haberfield must be very carefully designed and controlled to protect and complement its unique heritage status as Australia's first garden suburb. The architectural language must be compatible with the Haberfield HCAs "Queen Anne" style federation houses with each dwelling being individually designed to suit the specific site. Every dwelling must be placed within a garden suburb setting and exhibit common style elements that result in a streetscape appearance of single storey scale, roof form, bulk, and materials.

Some basic traditional architectural canons must be followed, such as a tripartite composition which has:

- The 'base' is the part of the building from the ground-to-ground floor level, often incorporating a plinth.
- The 'body' comprises the main walling and its window and door opening fenestrations, including shadowed areas such as verandas
- The 'top' is the complex of roof forms including eaves, which forms the 'crown' of the building.

The front part of the house must be the prominent part and must have a pitched tiled roof. The rear part of the house must be subservient in scale to the front part.

## Controls

Note: These Controls [C95 to C107] are in addition to, and not in substitution of, the other controls set out in this DCP, except to the extent they are inconsistent with or have been specifically modified by Controls [C95 to C107]

- C97. Any new development must produce site coverage similar in pattern and size to the site coverage established by the original development of the suburb. That is, free standing single storey scale brick houses in a garden setting with uniform front setbacks, a 3m wide side setback for driveway access to a garage, a smaller side setback for a traditional tradesmen's path down the other side, and a generous rear setback.

Note: Nil side setbacks were rare, depart from Garden Suburb principles and are not permitted.

- C98. The shape, scale, form, and materials of new dwellings should be sympathetic to those of surrounding original dwellings.
- C99. New dwellings are to have roofs that reflect the size, mass, shape, and pitch of the typical neighbouring original roofs in Haberfield. Roof materials are to be unglazed terra cotta Marseilles pattern. Corrugated iron (traditional profile) is acceptable for the rear (skillion) portion of a roof.
- C100. The main front part of houses facing the street are to have pitched roof at minimum of 30 degrees placed over a footprint of a minimum of four rooms. Beyond this the rear part of houses are to be subservient in scale to the front part.
- C101. Attic rooms can be incorporated into the main roof shape. They are to be modest in scale and comprise one (1) or at the most two (2) rooms capable of habitation in the main roof shape. Attic windows must be modest timber framed flush "in plane" skylights only – maximum one skylight per side or rear roof elevation. Dormer windows, Juliet balconies and similar protrusions are not permitted.

**Commented [57]:** A statement such as this is required to avoid any argument that new dwellings are simply non conforming houses and therefore not captured by many of the controls that apply.

**Commented [58]:** Amendment proposed to explicitly require that development is consistent with the form and character of the conservation area.

**Commented [59]:** A new separate section has been included for all new dwellings and it contains most of the controls that will cover 140A. This approach does complicate the drafting as set minimum standards should be set for all new development in line with the controls for existing houses, and any modification for 140A army land should be limited to derogations required by the nature of the site and its limitations. Either (a) a statement should be included here to clarify that these controls are in addition to all the others and that the rest of the DCP controls also apply to new dwellings as far as it is practicable to do so - and to any future modifications of these dwellings or (b) the controls that do and don't apply to new developments should be listed in this section - refer to covering email. The DCP also needs a clause to clarify that all general controls apply. [1]

**Commented [60]:** Again this term is not defined.

**Commented [1]:** Most of these controls are the same or similar to controls set out elsewhere. They should be deleted if they are already covered or amended to reflect any differences. [2]

**Commented [62]:** Ideally a minimum setback should be specified for all new dwellings - otherwise the requirement is unclear and open to interpretation. [3]

**Commented [63]:** What does this mean? Is there a better and more precise way to define this requirement?

**Commented [64]:** This control overlaps with C1 and aspects of controls in various sections. Suggest it should be amended to just modify any specific requirements in existing controls.

**Commented [65]:** What does this mean? Is there a better and more precise way to define this requirement?

**Commented [66]:** This control overlaps with C16 and C18. Is there any reason why a separate control is required?

**Commented [67]:** New control for consideration

**Commented [68]:** Note: new text

**Commented [69]:** This is almost identical to C11 so is not required. Any minor variance in wording should be removed unless there is a reason it is required.

C102. Light and ventilation can be provided to rooms within roof extensions via one modestly sized in-plane skylight per roof plane.

C103. Walls must not be painted or rendered and are to be clad with machine made smooth faced bricks similar in colour to those used on original Haberfield houses.

C104. Joinery, doors and windows are to reflect the materials, proportions, location, size, sill heights, header treatment, materials, detailing and glazing patterns of original Haberfield houses.

C105. New dwellings should use colours that harmonise with the traditional colour schemes in Haberfield. Colours of timber trim and other external (non-brick) elements are to harmonise with these traditional colour schemes.

C106. Garages and carports are to comply with the following:

- free standing, low in scale and simple in form to not challenge the mass or bulk of the house
- garages must be located at the back (rear) of the house
- car ports can be located at the side of the house if setback at least 1 metre from the main front building alignment and maximum 3m width
- materials to match those used in dwelling
- Garage doors are to be simple timber or metal cladding in a recessive dark colour.

C107. Front fences, and side fences within the front building setback are critical due to their prominence in the streetscape. Accordingly, all dwellings are to contain a front fence; front fences are to comprise traditional style timber joinery fences of simple design, up to 1.4m in height, and painted in traditional colours.

C108. Rear and side fences behind the front building line are to be constructed of timber palings to a maximum height of 1.8m.

C109. Front paths are to be curved and comprise tessellated tiles or smooth-textured, red-tinted concrete.

## Site Specific Planning Controls

### 140a Hawthorne Parade, Haberfield

A subdivision/ road layout plan for the land was conditionally approved by Council on 18 December 2001. The subdivision is to be Torrens title for each of the proposed residential lots. An area of public open space is provided as a central focal point to the future development. The roads, public reserve, and provision for drainage easements and infrastructure are to be dedicated from the Commonwealth to Council.

The approved subdivision lot pattern reflects, as far as possible, the principles of the existing surrounding subdivisions and the garden suburb ideal which dates from Richard Stanton's first Haberfield Estate of 1901 and its 1905 extension.

The subject site, including house lots and public reserve, is susceptible to stormwater inundation events. Therefore, minimum required elevated ground floor levels are necessary to ensure dwelling-house habitable living areas are above stormwater inundation levels associated with 1 in 100-year ARI events. Also, minimum required levels for all electrical wiring/power points/switches are detailed for all house lots. Building designs are required to be accompanied with a hydraulic engineering report to establish the minimum floor levels of structures.

## Objectives

O7. Ensure new development does not detract from the heritage significance of Haberfield.

**Commented [70]:** This control should apply generally so incorporate it into C11 and delete it here.

**Commented [71]:** Meaning of this term is unclear - is there a more precise term that can be used for greater clarity?

**Commented [72]:** These types of controls make sense as they explain how existing controls that do not contemplate or address new dwellings should apply to new developments.

**Commented [73]:** This is a summary of the existing controls. Is there any reason that the existing controls cannot apply in their current form?

**Commented [74]:** Why is this 1.4m not 1.2m?

**Commented [75]:** Overlaps with C82

**Commented [76]:** Consider if there are any other specific controls set out in the previous site specific DCP that should continue to apply to this site

**Commented [77]:** These requirements should be set out as specific controls to the extent they are not captured by controls elsewhere in the DCP. Regardless explicit cross references should be made to other DCP sections where applicable eg flooding, contamination etc to draw the readers attention to them and avoid any suggestion or argument that the drafting infers that the chapter sets out all the controls that apply to the site

- O8. Ensure vehicles can manoeuvre in accordance with the relevant Australian Standards.
- O9. Establish appropriate uniform front setback for subdivision to enable garden setting to be established.

### Controls

Note: These Controls [C108 to C110] are in addition to, and not in substitution of, the other controls set out in this DCP, except to the extent they are inconsistent with or have been modified by Controls [C108 to C110].

- C110. Each dwelling must be set back 4 metres from the front boundary of the lot.
- C111. Driveways on subdivision lots 16 and 17 must be located on the southern side of the dwelling.
- C112. Front garden levels within the required building setback are to generally match the levels of the adjacent public footpath to achieve a uniform, cohesive garden setting throughout the development.

#### Include:

<<New and different control for Flood Fences – the fences must be open to allow for overland flows, Suggest open fence design on the lower 1 meter.

<< new control Only habitable space to conform to the finished floor heights – ie to avoid flooding – space buildings, eg garages and pool pergolas are not be at the floor height of the livable space.

#### Also suggest the following:

C1. Only habitable space is to conform to finished floor heights as supported by a lot engineering report and flood mitigation impact statement.

C2. Any non-habitable space, including hard surfaces and driveways, parking and garden structures, other miscellaneous lot elements and the like, are not to be elevated or raised above finished subdivision level.

C3. Each dwelling must be set back 4 metres from the front boundary of the lot.

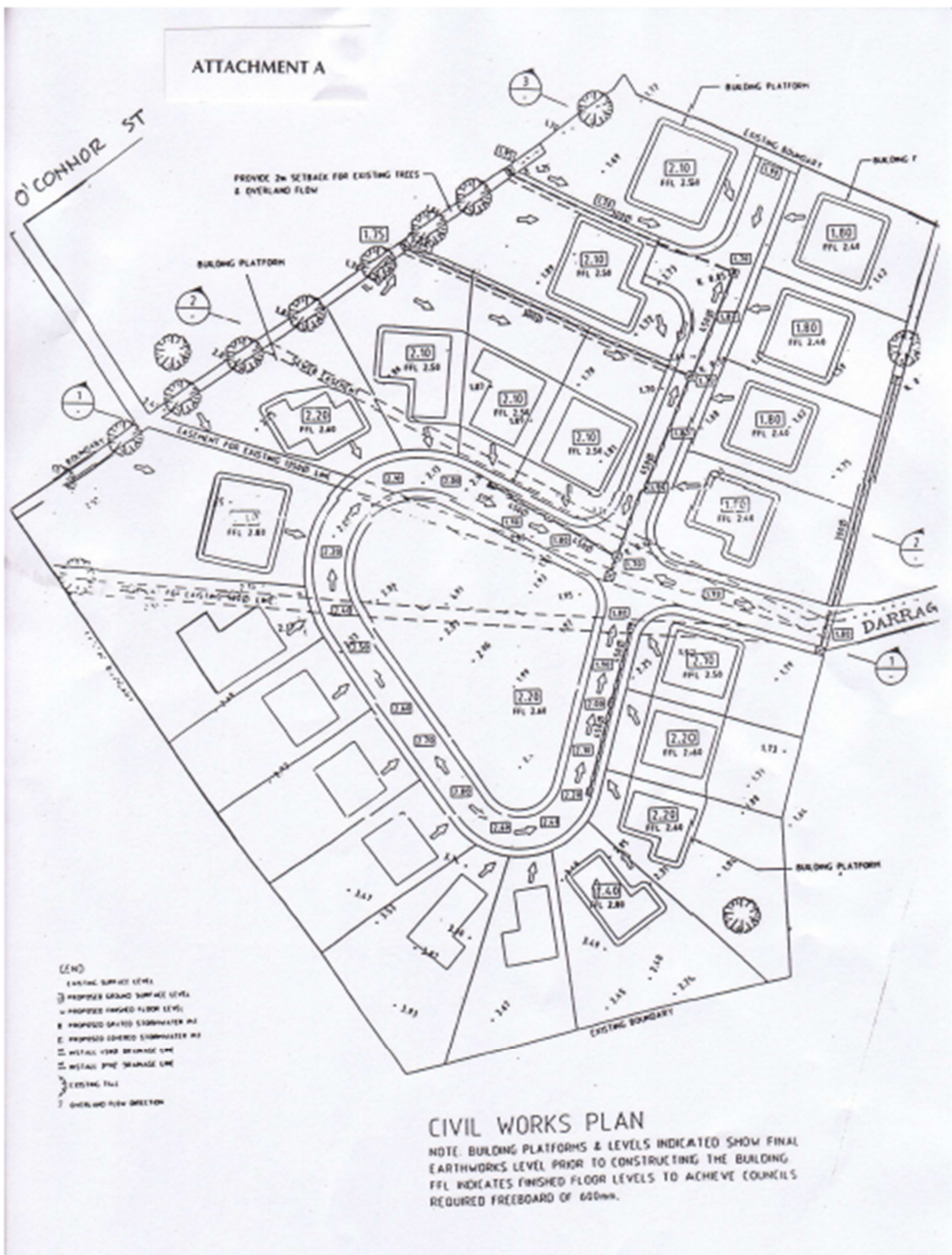
C4. Driveways on subdivision lots 16 and 17 must be located on the southern side of the dwelling.

C5. Front garden levels within the required building setback are to match the levels of the adjacent public footpath to achieve a uniform, cohesive garden setting throughout the development. Rear yard levels are not to be raised or intrude upon the subdivision drainage canal.

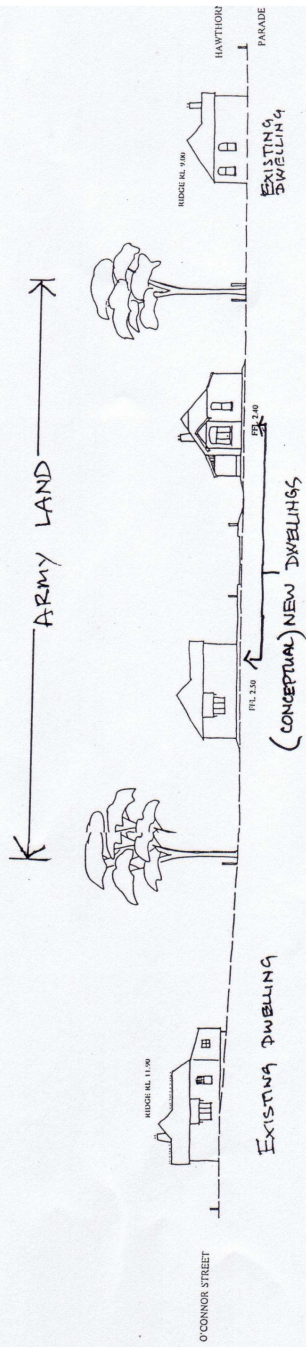
C6. Some boundary fences may be considered for an alternative design supported by a site engineering and flood mitigation impact statement. For example the lower 1 metre open to allow for overland flows.

There is to be no structure built over or enclosing of the subdivision perimeter drain

**Commented [78]:** Add a specific control for fences to allow runoff, and clarify that only habitable buildings can have an elevated floor height - refer below



ATTACHMENT B



SECTION 3-3  
INDICATIVE BUILDING FORMS:  
EXISTING AND PROPOSED  
(BASED ON HABERFIELD HERITAGE CONSERVATION AREA DCP)

**Page 22: [1] Commented**

A new separate section has been included for all new dwellings and it contains most of the controls that will cover 140A. This approach does complicate the drafting as set minimum standards should be set for all new development in line with the controls for existing houses, and any modification for 140A army land should be limited to derogations required by the nature of the site and its limitations. Either (a) a statement should be included here to clarify that these controls are in addition to all the others and that the rest of the DCP controls also apply to new dwellings as far as it is practicable to do so - and to any future modifications of these dwellings or (b) the controls that do and don't apply to new developments should be listed in this section - refer to covering email.. The DCP also needs a clause to clarify that all general controls apply except to the extent they are modified by specific controls

**Page 22: [2] Commented**

Most of these controls are the same or similar to controls set out elsewhere. They should be deleted if they are already covered or amended to reflect any differences that are specific to new dwellings. EG C97 is covered by C16 and C99 by C11. Refer to our general covering comments in this regard.

**Page 22: [3] Commented**

Ideally a minimum setback should be specified for all new dwellings - otherwise the requirement is unclear and open to debate or practice may vary between developments..