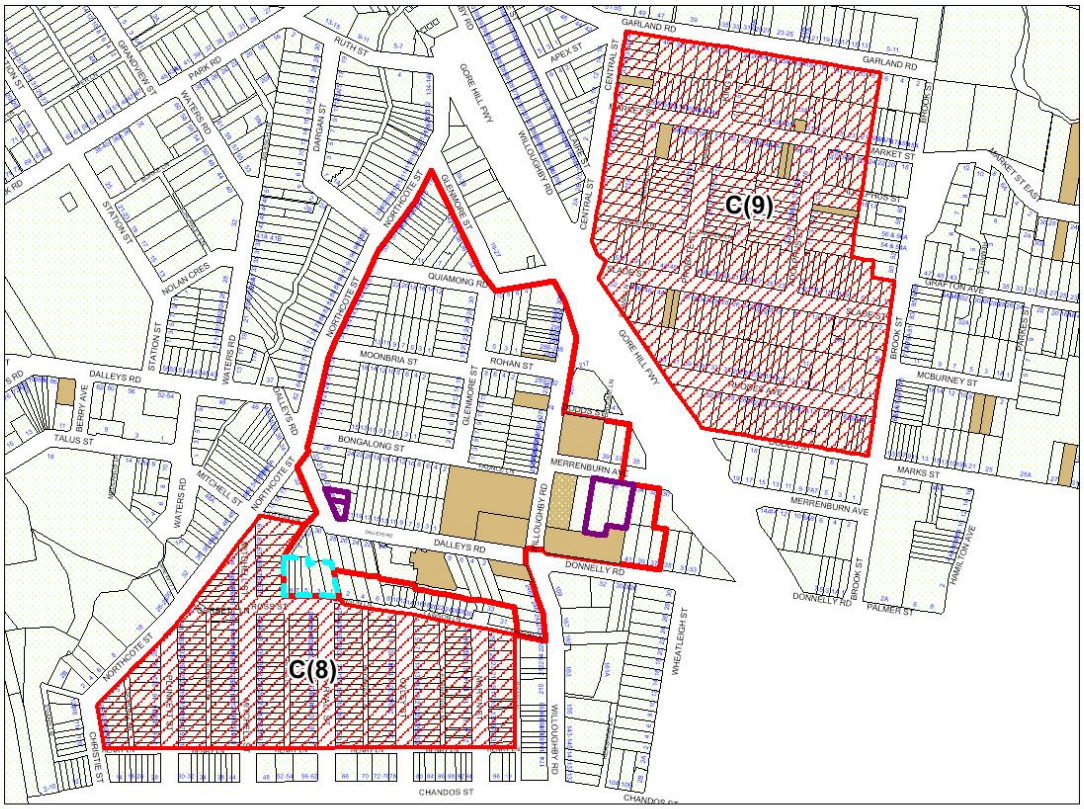
Naremburn Central Civic Centre Conservation Area

Location

Map of Naremburn Civic Centre Conservation Area



Proposed New Heritage Conservation Area - Naremburn Civic Centre Heritage Conservation Area

Proposed New Heritage Items

Proposed Boundary Change to the existing Naremburn Heritage Conservation Area (C8)

Existing Naremburn Central Township Heritage Conservation Area

History

The suburb of Naremburn was among the first settled areas of what is now the Willoughby Council local government area. Established in the mid-19th century, the locality first developed within two Crown grants of approximately 6 acres each made to Dugald MacPherson in the 1850s, located on the eastern side of Willoughby Road.

Originally known as Central Township, the area was expected to become the commercial centre of the North Side (or North Shore), and early development was concentrated in the area between Central Street in the east, Brook Street in the west, Garland Road in the north and Slade Street in the south; and including Market Street.

Although granted in the 1850s, it was not until the 1870s that the locality began to be developed following the establishment of Flat Rock Road in 1866 connecting Crows Nest to Willoughby.2 Flat Rock Road originally went straight along Central Street to Garland Street, however by the 1870s, the roadway veered to the left at Slade Street leading to the creek crossing at The Flat Rock. In 1890, the roadway was renamed Willoughby Road, although it had also been known as the North Sydney Road.

The area consists of six separate subdivisions that were undertaken in the late 19th and early 20th century (either in part or in total) dating from 1899 to 1920. These were: Peter Dargan's 25 acres (1794), Humphrey Evans's 25 acres (1794), John Henry's 60 acres (1821), Wollstonecraft's Crows Nest Estate of 524 acres (1825), Thomas Ryan's 14 acres (1849) and John Sylvester Ryan's 14 acres (1849) (refer to chapter 1 and figure 2.2 below). However, as each subdivision was developed in a similar period, little distinction can be made between them as the architectural styles and forms of development are fairly consistently early Federation throughout the study area. The study area is bookended at the north and the south by later development; however, the area in between remains substantially intact to its original subdivision pattern. Little change to the original lot configuration and the original Federation cottages means that the original pattern of subdivision is still able to be clearly understood.

Description

The area is predominantly residential in character, with a grouping of commercial and community buildings concentrated around Willoughby Road to the eastern side of study area. Northcote Road to the west and Willoughby Road to the east are both well-trafficked roads and provide a clear boundary to the area. The area is surrounded by pockets of residential development, also predominantly low scale Federation. The area is strongly defined on the eastern side by the Gore Hill Freeway, which has resulted in the suburb of Naremburn being cut in two and clearly distinguishes the area from the Naremburn Central Township HCA to the west. It has also resulted in irregular street and allotment layouts on the eastern side, where streets have been physically truncated.

By contrast, the western side of the area comprises a more regular arrangement of streets at right angles, with regular sized suburban allotments aligned perpendicular to the road. That part of the study area defined by Dalleys Road, Northcote Street and Willoughby Road form a discrete pocket of Federation style low-scale residential development.

Statement of significance

The subdivision pattern, includes wide streets with regular rectangular allotments with minimal amalgamation of allotments. It contains high integrity / intactness of the original subdivision pattern including street alignment and street names (although disrupted on the eastern side by the Gore Hill Freeway).

Key period of significance

The key period of significance is 1899 to 1920.

Management policies

a. Retain the historical and social significance of the area as an early commercial centre and working class residential area by retaining the existing streetscape character and contributory individual buildings.

Examples of early residences and places of business are to be retained.

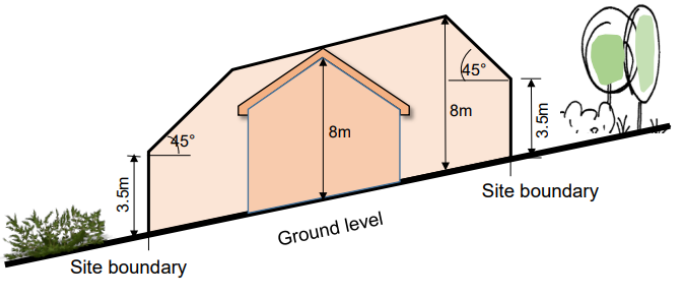
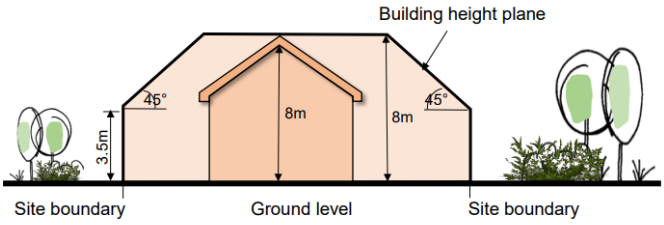
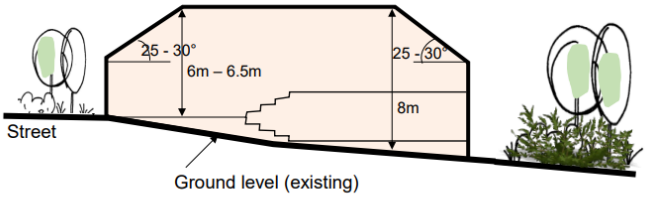
Additions must respect the scale and form of existing buildings, and the modest character of the general development.

Infill development must respect the existing development patterns and modest character of the heritage conservation area, in terms of typical lot size, dominant building setbacks, scale, character and form.

Carparking structures must not be dominant in the streetscape.

Controls for future development – Naremburn Civic Centre: R2 Residential

a. Scale	Generally:	Detached federation cottages, weatherboard cottages, interwar flat buildings and commercial shops. (some flat buildings).
	1. Storeys	1 (2nd storey located within roof) 2 storey flat buildings in established locations.
	Floor space ratio	Variable depending on lot size from 0.45:1 to 0.65:1. Area is included in Area 3 of the Floor Space Ratio Map. See Clause 4.4 (Floor space ratio) of Willoughby LEP. Zone R2 Area 3 <200m² 0.65:1 Zone R2 Area 3 ≥200m² and <300m² 0.55:1 Zone R2 Area 3 ≥300m² and <400m² 0.50:1 Zone R2 Area 3 ≥400m² and <500m² 0.47:1 Zone R2 Area 3 ≥500m² 0.45:1
b. Setting/ subdivision	Generally:	Regular, narrow rectangular allotments with minimal amalgamation of allotments
	1. Setbacks	Variable, consistent within groups of houses.
	Landscaping	Established street trees to along Dalleys Road Vegetation and street trees to obscure and soften contemporary development to the eastern side of Glenmore Road and the Gore Hill freeway. Wide grassed verges and secondary verges.
	Carparking	Generally on street.
	Front fencing	Established front gardens with timber picket or low brick fencing.
	1. Roof	Simple hipped and gabled roof forms.

c. Form/ massing	Façade	Mostly simple asymmetrical stepped façades.
	Typical building envelope	Roof pitch: 25 – 30° Eaves height: 3.5m from floor level Ridge height: 6 – 6.5m from floor level Building height 8.5m from natural ground level to the vertical distance between ground level (existing) and to the highest point of the building in line with Clause 4.3 (Height of buildings) of Willoughby LEP **(a) Building Envelope on Sloping Site**  **(b) Building Envelope on Flat Site**  **(c) Building Height with Heritage controls relating to roof pitch, eaves height and ridge height** Roof pitch: 25 – 30° Eaves height: 3.5m from floor level Ridge height: 6 – 6.5m from floor level 
Notes:		

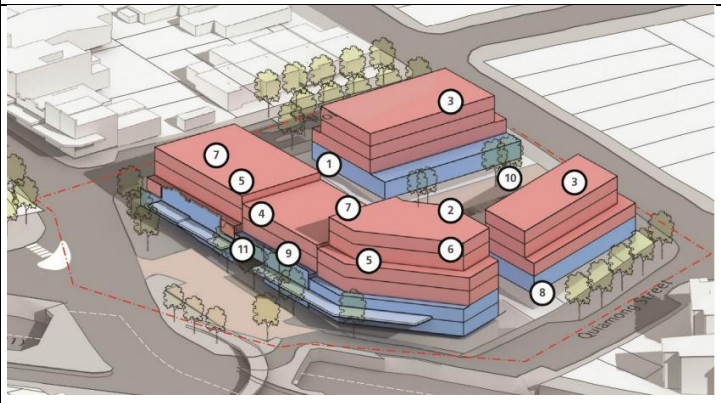
• The building envelopes for (a) and (b) are determined by planes projected at 45^{O} from a height of 3.5m at the side boundaries of the site. • The building envelope for (c) is determined by the eaves and ridge heights above the ground floor level. • There are variable maximum height limits for dwellings in the Heritage Conservation Areas (the maximum height for a specific site can be identified on the 'Height of Buildings Map' in accordance with Clause 4.3 under the WLEP).		
d. Materials/ details	1. Roof	Unglazed terracotta Marseilles tile, corrugated metal sheet.
	Walls	Rendered masonry, weatherboard, or face brick: (all unpainted face brick to be retained), often with stone or render base courses.
	Windows and doors	Timber framed or bay windows. Timber framed doors with etched glazing
	Joinery and decoration	Simple and modest.

Addendum states

it is suggested that the southern area bordered by Glenmore Street, Rohan Street, Willoughby Road, and Faunce Lane which is also identified as part of the Naremburn Town Centre should not be subject to any future substantive variation of heritage controls.

Controls for future development – Naremburn Civic Centre: E1 Local Centre

e. Scale	Generally:	Retain the fine grain shop fronts/facades fronting Willoughby Road. maintain active street frontages. Provide through site/arcade links. Retain heritage buildings/facades. Provide public car parking and service access to the rear of lots fronting Willoughby Road. Create additional high quality public space fronting Willoughby Road. Provide pedestrian access for the public. create through site activated arcade links Provide roof top gardens and communal open space for shop top housing. Provide an opportunity for a new public plaza. Provide an opportunity for a small supermarket with basement car parking.
	2. Storeys	4 or 6 storeys as indicated on the Height of Building Map.
	Floor space ratio	Ensure a maximum of 6 storeys and floor space ratio of 1.9:1 for amalgamated lots on the north-east corner site.

		Ensure a maximum of 4 storeys and floor space ratio of 1:1 for amalgamated lots with 3m setback above 2 storeys fronting Glenmore Street and Rohan Street.
f. Setting/ subdivision	Generally:	Maintain fine grain shop fronts along Willoughby Road
	3. Setbacks	Provide a minimum 3m upper level setback above 2 storeys fronting Willoughby Road. Additional 3m setback above 4 storeys fronting Willoughby Road. Ensure the built form (including height and setbacks) of new development does not detract from the heritage values of adjacent heritage listed buildings. Provide a minimum rear setback of 18m for lots fronting Willoughby Road to allow for future public parking and service areas.
	Landscaping	encourage green roofs, and roof top gardens in appropriate locations provide deep soil zones in appropriate locations to support existing and additional mature trees with wide tree canopies to improve the streetscape and reduce urban heat impacts
	Carparking	Provide public car parking and service access to the rear of lots fronting Willoughby Road. Delete car parking spaces in front of shops and relocate car parking spaces within new developments to create improved public plaza on Willoughby Road
g. Form/ massing	4. Roof	Simple hipped and gabled roof forms.
	Façade	Retain the fine grain shop fronts/facades fronting Willoughby Road. Retain heritage buildings/facades
	Indicative Scale of Naremburn growth (summary of above controls)	 1. Ensure a maximum of 4 storeys. 2. Ensure a maximum of 6 storeys and floor space ratio of 1.9:1 for amalgamated lots on the north-east corner site. 3. Ensure a maximum of 4 storeys and floor space ratio of 1:1 for amalgamated lots with 3m setback

		above 2 storeys fronting Glenmore Street and Rohan Street. 4. Maintain fine grain shop fronts along Willoughby Road. 5. Provide a minimum 3m upper level setback above 2 storeys fronting Willoughby Road. 6. Additional 3m setback above 4 storeys fronting Willoughby Road. 7. Ensure the built form (including height and setbacks) of new development does not detract from the heritage values of adjacent heritage listed buildings. 8. Provide a minimum rear setback of 18m for lots fronting Willoughby Road to allow for future public parking and service areas. 9. Make provision for ground floor arcade/public through site link. 10. Make provision for new public space with active ground floor frontage. 11. Delete car parking spaces in front of shops and relocate car parking spaces within new developments to create improved public plaza on Willoughby Road