



Northern & Southern Gateway Assessment Materials & Feature Schedule

June 2024

Roofing and Front Façade Material Assignment

The roofing and front façade material assignment is directly informed by the prevailing materials used in the construction of Heritage and contributory items.

Materials Area A

- Red facing brick facades (unpainted)
- Corrugated, galvanised or painted iron or steel sheet roof

Roofing Material

The significant majority of properties in Materials area A have corrugated galvanised or painted iron or steel sheet roofs with nearly all heritage and contributory items characterised by this roofing material.

The prevailing roofing material on heritage items and contributory items is that of corrugated galvanised or painted iron or steel sheet.

Materials of Front Facades

6 to 60 Lagoon Street & 54 Cole Street.

Properties along this stretch of Lagoon Street are characterised by both red and brown facing brick facades particularly at the bottom of the street. A number of properties toward the upper end have painted timber weatherboarded facade frontages but these properties are not heritage or contributory items. 54 Cole Street is characterised by common red facing brick façade.

The prevailing front façade material on heritage and contributory items is that of red facing brick.

82 to 136 Lagoon Street

This section of Lagoon Street includes a varied range of properties, particularly between 72 and 96 Lagoon Street. These properties include a two storey multi-unit development with dark tan facing brick facades, a residential flat building with a brown brick façade and red tiled roof, Victorian properties with facing brickwork which has been rendered or painted with corrugated galvanised iron or steel sheet roofing. None of these buildings are heritage or contributory items.

Mention 72 excluded as presents to wheatley and placed within the corresponding category.

The upper part of Lagoon Street (106-136) includes six contributory items. Two of these contributory items are Victorian with facing brickwork facades, although one has been painted which obscures brickwork detailing. Three Californian bungalow styled properties stand at the top of Lagoon Street which are characterised by common red facing brick facades and corrugated, galvanised iron sheet roofing.

The prevailing front facade material of the contributory items is that of red facing brick.

327 to 343 Auburn Street

Properties along this part of Auburn Street include a number of contributory items, predominately reflecting the architectural styling of the Federation period. These federation properties are all characterised by red facing brick facades. The area also includes two

properties of an interwar period which also include red facing brick facades with the addition of painted stucco on the upper half of the façade.

The prevailing façade material on contributory items is that of red facing brick.

7 to 13 Lagoon Street

Properties forming 7 to 13 Lagoon Street are all of the federation period, characterised by red facing brick facades which largely reflect the styling and materials of properties on the opposing side of Lagoon Street.

All these properties are contributory items with their prevailing façade material of red facing brick.

59 to 71 Lagoon Street

The lower row of properties with weatherboarded facades on Lagoon Street terminates at 59 Lagoon Street which is a red facing brick federation property on a prominent corner lot. This is followed by a painted rendered façade of a 1920's bungalow which has covered original facing brickwork and a late Victorian cottage with painted brickwork which serves to conceal brickwork detailing. These alterations to original facing brickwork do not serve as a contribution to overall character and are not desirable in the future character of the area. The final two properties consist of a 1940's bungalow with contrasting light and dark red facing brickwork and a federation/Edwardian property with the characteristic federation common red facing brick façade. The prevailing character of contributory items in which it is desirable to be reflected in the future character statement is common red facing brick. This character area also incorporates the two commercial lots at 75 and 87 Lagoon Street.

4 to 46 Grafton Street

This span of Grafton Street includes nine heritage items and three contributory items. The heritage items primarily include Victorian and federation properties with red facing brick facades and corrugated, galvanised iron sheet roofs. Only one of the nine heritage items has a weatherboarded façade. Two of the three contributory items are Art Deco in their design one with a painted render façade the other with a red facing brick façade. The remaining contributory item is a federation property with a red facing brick facade and iron roof. The prevailing characteristic façade and roofing material is red facing brick and corrugated, galvanised iron sheet roofing and this is reflected in the desired future character for this part of Grafton Street.

Materials Area B

- Red brick facing brick facades (unpainted)
- Red tiled roofs

91-129 & 118-129 Reynolds Street & 31 to 37 Upper Stern Street

This section of Lagoon Street includes three residential properties all with varying facades including a light tan facing brick façade, a painted timber and stucco façade and a white weatherboarded façade. Two of the properties have red tiled roofs and one has a red corrugated iron sheet roof. None of these properties are heritage or contributory items. These properties are followed by a collection heritage listed church buildings including Our Lady Fatima Church which is of a light sandstone construction. This building material is appropriate for a religious structure but is not a suitable material to be repeated through the desired future

character for residential properties. The remainder of the street includes St Joseph's School and a service station. The school spans across lots at 101 Lagoon Street and the lot behind at 128 Reynolds Street. The school buildings are characterised by dark tan facing brickwork. Whilst the lot of the school is designated a heritage item the school buildings themselves have little historical significance. St Joseph's Convent heritage listed building occupies 118 Reynolds Street and is characterised by a red facing brick façade and a red tiled roof. The block then follows onto Upper Stern Street where two residential care homes are located. These properties are characterised by tile roofs, one being red, the other grey and a light tan brick façade. St Joseph's convent is the dominant heritage item on the block and this has informed the desired future character of residential front facades and roofing material for the remainder of the nearby lots within the street block.

72 Lagoon Street, 5 Wheatley and 7 Wheatley

These properties include a large corner lot with 4 two storey attached properties with their frontages staggered from the boundary with Wheatley Avenue. These are relatively modern properties with tan facing brick facades and red tiled roofs. The adjacent two properties occupy two lots each and have long front elevations characterised by different shades of tan brick and tiled roofs. The remainder of the properties along this side of Wheatley Avenue are dominated by post war housing characterised by red and brown tiled roofs and red and brown facing brick facades. No heritage items or contributory items stand in close proximity to inform the prevailing material other than the existing character of the street and the wider prevailing character of the conservation area. The Tan brick of the existing three properties at the top of Wheatley Avenue is not a prevailing material for front facades either within the precinct or the street. Red brick facades and red tiled roofs are the prevailing materials in the locality and accord with wider materials used in the Conservation Area and Precinct more specifically and use of these materials would align with the precincts desired future character.

Materials Area C

- Weatherboarded facades
- Corrugated, galvanised or painted iron or steel sheet roof

Citizen Street (16-28)

This part of Citizen Street illustrates a number of architectural styles including a Californian styled bungalow, a cape cod style property, post war housing and a row of 1930's cottages. As such the materials of front facades include red facing brick, modern brown brick and weatherboarded facades. The prevailing façade material on contributory items is that of painted timber weatherboarded facades.

15-57 Lagoon Street

15 Lagoon Street is a two storey heritage item with a weatherboarded façade and marks the beginning in a distinct change in the character of properties from formal red facing brick facades to painted timber weatherboarded facades up to 59 Lagoon Street corner lot. The weatherboarded facades are nearly all painted in white, cream or yellow. Two 1940's properties also stand within this area which are characterised by brown and blue contrasting brickwork. However the prevailing facade material on the heritage item and contributory items is that of painted timber weatherboarding.

The significant majority of properties in Materials area B have corrugated galvanised or painted iron or steel sheet roofs with nearly all heritage and contributory items characterised by this roofing material. The prevailing roofing material on heritage items and contributory items is that of corrugated galvanised or painted iron or steel sheet roofs.

Materials Area D

- Corrugated, galvanised or painted iron or steel sheet roof
- Common brick facades (painted or unpainted)

8 to 32 Upper Stern Street

This part of Upper Stern Street includes a range of properties from different periods including Victorian, Federation, post war and 1970s. The prevailing facade material is that of facing brick with most being painted. There are examples of unpainted brown brick on two properties, a stone façade on a Victorian property and one example of a weatherboarded facade. All but two of the properties are characterised by their corrugated, galvanized iron sheet roofing. The prevailing facade material in the wider conservation area is that of red facing brick. The majority of properties have a brick façade

7 to 29 Joshua Street

These properties comprise 8 lots with two of those being multi dwelling units, one with dark grey facing brickwork and the other with contrasting coloured brickwork. Properties 9 to 17 are detached dwelling houses and all identified as contributory items. They include Victorian villas, Californian bungalow styled properties all with iron roofs. Most properties would have originally been red facing brick but some have been painted or rendered over time. The contributory items on this part of the street inform the desired future character and their prevailing materials are red facing brick facades, painted or unpainted and corrugated galvanised iron sheet roofs.

52 to 74 Grafton Street

There are 8 lots along this section of Grafton Street with heritage items accounting for five of these. They range from Georgian to Victorian with one example of a Federation property. They are all of brick construction but some have painted rendered facades and others with painted brick facades or red facing brick. This range of prevailing façade materials does not include weatherboarding and this has not been included within the desired future character of this part of Grafton Street. All heritage properties are characterised by corrugated, galvanised iron sheet roofing which also forms part of the desired future character.

Materials Area E

- Weatherboarded facades
- Corrugated, galvanised or painted iron or steel sheet roof
- Common red facing brick facades (painted or unpainted)
- Red tiled roofs

2 to 12 Cove Street

Cove Street contains a range of properties from different periods with all being built since WWII and none designated as heritage items or contributory items. The range of development periods is reflected in the range of materials used for front facades and roofs. The properties

include light tan brick, painted brick, rendered and weatherboarded facades and corrugated galvanised iron or steel sheet roofing, grey and red roof tiles. Cove Street is a secondary road connecting Lagoon and Grafton Street and is largely out of view of the primary streetscape of the conservation area. The less visually prominent location of the street and the range of existing façade and roofing materials on the street justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

1 to 11 Marsden Street

Marsden Street is a mix of detached single storey properties from different eras including Victorian, interwar, post war and contemporary development from the last 5 years. Due to the variety of architectural periods the materials used for roofing materials includes red, grey and brown roof tiles, corrugated galvanised iron roofs, including a white painted iron roof. Front façade materials are equally as varied and include weatherboard, red facing brick, painted brick, painted render and a mixture of brick and weatherboard.

Marsden Street is small enclave of 10 properties centrally located within the street block between lagoon and Grafton streets and does not serve as a connecting road. This creates a street which is largely out of view of the primary streetscape of the Conservation area. None of the properties are identified as heritage items or contributory items. The less visually prominent location of the street and the range of existing façade and roofing materials on the street justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

1 to 14 Ushers Lane & 12 Wheatley Avenue

Ushers Lane is small enclave of 7 properties centrally located within the street block between Wheatley Avenue and Joshua Street. Ushers Lane connects Lagoon Street with Wheatley Avenue but the narrow road width indicates it serves more as a laneway than a primary connection. This creates a street which is largely out of view of the primary streetscape of the Conservation area. None of the properties are identified as heritage items or contributory items.

The properties are a collection of modest sized single storey cottages which range from Victorian to post war with some properties being heavily modified. Their roofing materials are nearly all corrugated, galvanised iron sheet roof but front facades differ significantly and include red facing brick, weatherboard, painted render and colourbond facades.

The less visually prominent location of the street and the range of existing materials present, particularly relating to front facades, justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

5 to 21 Bruce Street

Bruce Street includes a cluster of simple Victorian cottages between 5 and 12 Bruce Street, all with varying front facades including red facing brick, weatherboard, painted render and painted facing brickwork. All those properties have corrugated iron sheet roofing. None of properties on Bruce Street are identified as heritage items or contributory items.

The second cluster of properties between 13 and 21 Bruce Street are of a contemporary design from the previous 20 years and all demonstrate tiled roofs, predominately red but also with an example of a green tiled roof. Front facades of these properties are all red and brown facing brick facades.

The less visually prominent location of the street, the lack of heritage items or contributory items and the range of existing materials present, particularly relating to front facades, justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

1 to 20 Fenwick Crescent

Fenwick Crescent stands behind the primary streetscape of Lagoon and Grafton Streets and the roadway of Fenwick Crescent largely serves as an internal road, although it does provide a connection between Bradley and Bruce Streets. This creates a street which is largely out of view of the primary streetscape of the Conservation area. These lots include a variety of uses including a medical centre, tennis court, vacant car park and a primary school. The area also includes a manufactured home and a multi-unit, two storey development currently under construction. None of the properties are identified as heritage items or contributory items. The area lacks a cohesive character with a range of front façade materials present including tan brick, weatherboard, painted render and fibro. The less visually prominent location of the street and the range of existing façade and roofing materials on the street justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

Materials Area F

- Red facing brick facades (unpainted)
- Corrugated, galvanised or painted iron or steel sheet roof
- Weatherboarded facades
- Common brick facades (painted or unpainted)

28 to 48 Cole Street & 25 to 29 Cole Street

This span of Cole Street includes two heritage items at 39 and 33 Cole Street and five contributory items. The heritage items are of the Victorian Italianate style and an Edwardian villa characterised by red facing brick facades and corrugated galvanised iron sheet roofs. The contributory items vary between Georgian, Victorian and Federation style properties with an example of an earlier cottage with a Californian style bungalow frontage. Due to this range, front façade materials differ between red facing brick, painted brick, painted render, timber weatherboarding and artificial weatherboarding. Render and artificial weatherboarding do not contribute positively to the prevailing character of the conservation area and would not contribute to the desired future character of the precinct. The range of facades of heritage and contributory items justified the broader availability of prevailing façade materials found in the wider conservation area of the precinct.

78 to 116 Grafton Street

This span of Grafton Street includes five heritage items and one contributory item from periods ranging from late Georgian to Federation. The heritage items are characterised by both red facing brick facades and iron roofs. The contributory item is a Victorian gothic property which has a painted brick facade but this would have originally been red facing brick. The remaining properties are a mix of weatherboarding, colour bond, red facing brick and painted render facades. The desired future character is informed by the prevailing materials of heritage and contributory items which is a mix of weatherboarded, red facing brick and painted brick facades and iron roofs.

Materials Area	Allowable Materials				
	Front Facades			Roofing	
	Timber Weather boarding	Red/brown facing Brick	Painted Brick	Iron sheet	Red tiles
Area A		x		x	
Area B		x			x
Area C	x			x	
Area D		x	x	x	
Area E	x	x	x	x	x
Area F	X	X	X	x	

Roofing and Front Façade Material Assignment

The roofing and front façade material assignment is directly informed by the prevailing materials used in the construction of Heritage and contributory items. **When should this be used- new developments (residential), new additions (to heritage and contributory items?)**

Materials Area A

- Red facing brick facades (unpainted)
- Corrugated, galvanised or painted iron or steel sheet roof

Roofing Material

The significant majority of properties in Materials area A have corrugated galvanised or painted iron or steel sheet roofs with nearly all heritage and contributory items characterised by this roofing material.

The prevailing roofing material on heritage items and contributory items is that of corrugated galvanised or painted iron or steel sheet.

Materials of Front Facades

6 to 60 Lagoon Street & 54 Cole Street.

Properties along this stretch of Lagoon Street are characterised by both red and brown facing brick facades particularly at the bottom of the street. A number of properties toward the upper end have painted timber weatherboarded facade frontages but these properties are not heritage or contributory items. 54 Cole Street is characterised by common red facing brick façade.

The prevailing front façade material on heritage and contributory items is that of red facing brick.

82 to 136 Lagoon Street

This section of Lagoon Street includes a varied range of properties, particularly between 72 and 96 Lagoon Street. These properties include a two storey multi-unit development with dark tan facing brick facades, a residential flat building with a brown brick façade and red tiled roof, Victorian properties with facing brickwork which has been rendered or painted with corrugated galvanised iron or steel sheet roofing. None of these buildings are heritage or contributory items.

Mention 72 excluded as presents to wheatley and placed within the corresponding category.

The upper part of Lagoon Street (106-136) includes six contributory items. Two of these contributory items are Victorian with facing brickwork facades, although one has been painted which obscures brickwork detailing. Three Californian bungalow styled properties stand at the top of Lagoon Street which are characterised by common red facing brick facades and corrugated, galvanised iron sheet roofing.

The prevailing front facade material of the contributory items is that of red facing brick.

327 to 343 Auburn Street

Properties along this part of Auburn Street include a number of contributory items, predominately reflecting the architectural styling of the Federation period. These federation properties are all characterised by red facing brick facades. The area also includes two

properties of an interwar period which also include red facing brick facades with the addition of painted stucco on the upper half of the façade.

The prevailing façade material on contributory items is that of red facing brick.

7 to 13 Lagoon Street

Properties forming 7 to 13 Lagoon Street are all of the federation period, characterised by red facing brick facades which largely reflect the styling and materials of properties on the opposing side of Lagoon Street.

All these properties are contributory items with their prevailing façade material of red facing brick.

59 to 71 Lagoon Street

The lower row of properties with weatherboarded facades on Lagoon Street terminates at 59 Lagoon Street which is a red facing brick federation property on a prominent corner lot. This is followed by a painted rendered façade of a 1920's bungalow which has covered original facing brickwork and a late Victorian cottage with painted brickwork which serves to conceal brickwork detailing. These alterations to original facing brickwork do not serve as a contribution to overall character and are not desirable in the future character of the area. The final two properties consist of a 1940's bungalow with contrasting light and dark red facing brickwork and a federation/Edwardian property with the characteristic federation common red facing brick façade. The prevailing character of contributory items in which it is desirable to be reflected in the future character statement is common red facing brick. This character area also incorporates the two commercial lots at 75 and 87 Lagoon Street.

4 to 46 Grafton Street

This span of Grafton Street includes nine heritage items and three contributory items. The heritage items primarily include Victorian and federation properties with red facing brick facades and corrugated, galvanised iron sheet roofs. Only one of the nine heritage items has a weatherboarded façade. Two of the three contributory items are Art Deco in their design one with a painted render façade the other with a red facing brick façade. The remaining contributory item is a federation property with a red facing brick facade and iron roof. The prevailing characteristic façade and roofing material is red facing brick and corrugated, galvanised iron sheet roofing and this is reflected in the desired future character for this part of Grafton Street.

Materials Area B

- Red brick facing brick facades (unpainted)
- Red tiled roofs

91-129 & 118-129 Reynolds Street & 31 to 37 Upper Stern Street

This section of Lagoon Street includes three residential properties all with varying facades including a light tan facing brick façade, a painted timber and stucco façade and a white weatherboarded façade. Two of the properties have red tiled roofs and one has a red corrugated iron sheet roof. None of these properties are heritage or contributory items. These properties are followed by a collection heritage listed church buildings including Our Lady Fatima Church which is of a light sandstone construction. This building material is appropriate for a religious structure but is not a suitable material to be repeated through the desired future

character for residential properties. The remainder of the street includes St Joseph's School and a service station. The school spans across lots at 101 Lagoon Street and the lot behind at 128 Reynolds Street. The school buildings are characterised by dark tan facing brickwork. Whilst the lot of the school is designated a heritage item the school buildings themselves have little historical significance. St Joseph's Convent heritage listed building occupies 118 Reynolds Street and is characterised by a red facing brick façade and a red tiled roof. The block then follows onto Upper Stern Street where two residential care homes are located. These properties are characterised by tile roofs, one being red, the other grey and a light tan brick façade. St Joseph's convent is the dominant heritage item on the block and this has informed the desired future character of residential front facades and roofing material for the remainder of the nearby lots within the street block.

72 Lagoon Street, 5 Wheatley and 7 Wheatley

These properties include a large corner lot with 4 two storey attached properties with their frontages staggered from the boundary with Wheatley Avenue. These are relatively modern properties with tan facing brick facades and red tiled roofs. The adjacent two properties occupy two lots each and have long front elevations characterised by different shades of tan brick and tiled roofs. The remainder of the properties along this side of Wheatley Avenue are dominated by post war housing characterised by red and brown tiled roofs and red and brown facing brick facades. No heritage items or contributory items stand in close proximity to inform the prevailing material other than the existing character of the street and the wider prevailing character of the conservation area. The Tan brick of the existing three properties at the top of Wheatley Avenue is not a prevailing material for front facades either within the precinct or the street. Red brick facades and red tiled roofs are the prevailing materials in the locality and accord with wider materials used in the Conservation Area and Precinct more specifically and use of these materials would align with the precincts desired future character.

Materials Area C

- Weatherboarded facades
- Corrugated, galvanised or painted iron or steel sheet roof

Citizen Street (16-28)

This part of Citizen Street illustrates a number of architectural styles including a Californian styled bungalow, a cape cod style property, post war housing and a row of 1930's cottages. As such the materials of front facades include red facing brick, modern brown brick and weatherboarded facades. The prevailing façade material on contributory items is that of painted timber weatherboarded facades.

15-57 Lagoon Street

15 Lagoon Street is a two storey heritage item with a weatherboarded façade and marks the beginning in a distinct change in the character of properties from formal red facing brick facades to painted timber weatherboarded facades up to 59 Lagoon Street corner lot. The weatherboarded facades are nearly all painted in white, cream or yellow. Two 1940's properties also stand within this area which are characterised by brown and blue contrasting brickwork. However the prevailing facade material on the heritage item and contributory items is that of painted timber weatherboarding.

The significant majority of properties in Materials area B have corrugated galvanised or painted iron or steel sheet roofs with nearly all heritage and contributory items characterised by this roofing material. The prevailing roofing material on heritage items and contributory items is that of corrugated galvanised or painted iron or steel sheet roofs.

Materials Area D

- Corrugated, galvanised or painted iron or steel sheet roof
- Common brick facades (painted or unpainted)

8 to 32 Upper Stern Street

This part of Upper Stern Street includes a range of properties from different periods including Victorian, Federation, post war and 1970s. The prevailing facade material is that of facing brick with most being painted. There are examples of unpainted brown brick on two properties, a stone façade on a Victorian property and one example of a weatherboarded facade. All but two of the properties are characterised by their corrugated, galvanized iron sheet roofing. The prevailing facade material in the wider conservation area is that of red facing brick. The majority of properties have a brick façade

7 to 29 Joshua Street

These properties comprise 8 lots with two of those being multi dwelling units, one with dark grey facing brickwork and the other with contrasting coloured brickwork. Properties 9 to 17 are detached dwelling houses and all identified as contributory items. They include Victorian villas, Californian bungalow styled properties all with iron roofs. Most properties would have originally been red facing brick but some have been painted or rendered over time. The contributory items on this part of the street inform the desired future character and their prevailing materials are red facing brick facades, painted or unpainted and corrugated galvanised iron sheet roofs.

52 to 74 Grafton Street

There are 8 lots along this section of Grafton Street with heritage items accounting for five of these. They range from Georgian to Victorian with one example of a Federation property. They are all of brick construction but some have painted rendered facades and others with painted brick facades or red facing brick. This range of prevailing façade materials does not include weatherboarding and this has not been included within the desired future character of this part of Grafton Street. All heritage properties are characterised by corrugated, galvanised iron sheet roofing which also forms part of the desired future character.

Materials Area E

- Weatherboarded facades
- Corrugated, galvanised or painted iron or steel sheet roof
- Common red facing brick facades (painted or unpainted)
- Red tiled roofs

2 to 12 Cove Street

Cove Street contains a range of properties from different periods with all being built since WWII and none designated as heritage items or contributory items. The range of development periods is reflected in the range of materials used for front facades and roofs. The properties

include light tan brick, painted brick, rendered and weatherboarded facades and corrugated galvanised iron or steel sheet roofing, grey and red roof tiles. Cove Street is a secondary road connecting Lagoon and Grafton Street and is largely out of view of the primary streetscape of the conservation area. The less visually prominent location of the street and the range of existing façade and roofing materials on the street justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

1 to 11 Marsden Street

Marsden Street is a mix of detached single storey properties from different eras including Victorian, interwar, post war and contemporary development from the last 5 years. Due to the variety of architectural periods the materials used for roofing materials includes red, grey and brown roof tiles, corrugated galvanised iron roofs, including a white painted iron roof. Front façade materials are equally as varied and include weatherboard, red facing brick, painted brick, painted render and a mixture of brick and weatherboard.

Marsden Street is small enclave of 10 properties centrally located within the street block between lagoon and Grafton streets and does not serve as a connecting road. This creates a street which is largely out of view of the primary streetscape of the Conservation area. None of the properties are identified as heritage items or contributory items. The less visually prominent location of the street and the range of existing façade and roofing materials on the street justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

1 to 14 Ushers Lane & 12 Wheatley Avenue

Ushers Lane is small enclave of 7 properties centrally located within the street block between Wheatley Avenue and Joshua Street. Ushers Lane connects Lagoon Street with Wheatley Avenue but the narrow road width indicates it serves more as a laneway than a primary connection. This creates a street which is largely out of view of the primary streetscape of the Conservation area. None of the properties are identified as heritage items or contributory items.

The properties are a collection of modest sized single storey cottages which range from Victorian to post war with some properties being heavily modified. Their roofing materials are nearly all corrugated, galvanised iron sheet roof but front facades differ significantly and include red facing brick, weatherboard, painted render and colourbond facades.

The less visually prominent location of the street and the range of existing materials present, particularly relating to front facades, justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

5 to 21 Bruce Street

Bruce Street includes a cluster of simple Victorian cottages between 5 and 12 Bruce Street, all with varying front facades including red facing brick, weatherboard, painted render and painted facing brickwork. All those properties have corrugated iron sheet roofing. None of properties on Bruce Street are identified as heritage items or contributory items.

The second cluster of properties between 13 and 21 Bruce Street are of a contemporary design from the previous 20 years and all demonstrate tiled roofs, predominately red but also with an example of a green tiled roof. Front facades of these properties are all red and brown facing brick facades.

The less visually prominent location of the street, the lack of heritage items or contributory items and the range of existing materials present, particularly relating to front facades, justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

1 to 20 Fenwick Crescent

Fenwick Crescent stands behind the primary streetscape of Lagoon and Grafton Streets and the roadway of Fenwick Crescent largely serves as an internal road, although it does provide a connection between Bradley and Bruce Streets. This creates a street which is largely out of view of the primary streetscape of the Conservation area. These lots include a variety of uses including a medical centre, tennis court, vacant car park and a primary school. The area also includes a manufactured home and a multi-unit, two storey development currently under construction. None of the properties are identified as heritage items or contributory items. The area lacks a cohesive character with a range of front façade materials present including tan brick, weatherboard, painted render and fibro. The less visually prominent location of the street and the range of existing façade and roofing materials on the street justifies a broader availability of prevailing materials found in the wider conservation area of the precinct.

Materials Area F

- Red facing brick facades (unpainted)
- Corrugated, galvanised or painted iron or steel sheet roof
- Weatherboarded facades
- Common brick facades (painted or unpainted)

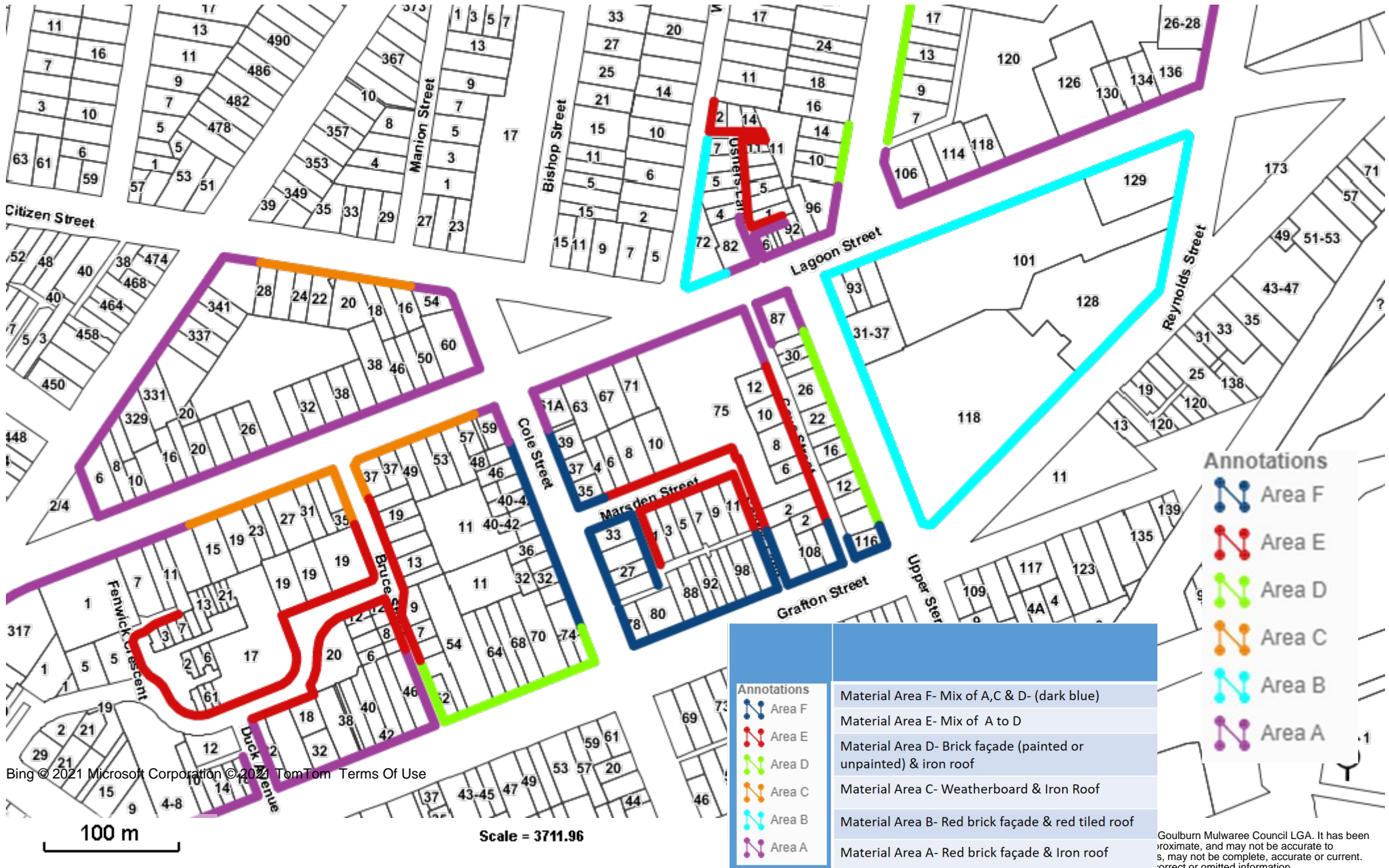
28 to 48 Cole Street & 25 to 29 Cole Street

This span of Cole Street includes two heritage items at 39 and 33 Cole Street and five contributory items. The heritage items are of the Victorian Italianate style and an Edwardian villa characterised by red facing brick facades and corrugated galvanised iron sheet roofs. The contributory items vary between Georgian, Victorian and Federation style properties with an example of an earlier cottage with a Californian style bungalow frontage. Due to this range, front façade materials differ between red facing brick, painted brick, painted render, timber weatherboarding and artificial weatherboarding. Render and artificial weatherboarding do not contribute positively to the prevailing character of the conservation area and would not contribute to the desired future character of the precinct. The range of facades of heritage and contributory items justified the broader availability of prevailing façade materials found in the wider conservation area of the precinct.

78 to 116 Grafton Street

This span of Grafton Street includes five heritage items and one contributory item from periods ranging from late Georgian to Federation. The heritage items are characterised by both red facing brick facades and iron roofs. The contributory item is a Victorian gothic property which has a painted brick facade but this would have originally been red facing brick. The remaining properties are a mix of weatherboarding, colour bond, red facing brick and painted render facades. The desired future character is informed by the prevailing materials of heritage and contributory items which is a mix of weatherboarded, red facing brick and painted brick facades and iron roofs.

Materials Area	Allowable Materials				
	Front Facades			Roofing	
	Timber Weather boarding	Red/brown facing Brick	Painted Brick	Iron sheet	Red tiles
Area A		x		x	
Area B		x			x
Area C	x			x	
Area D		x	x	x	
Area E	x	x	x	x	x
Area F	X	X	X	x	



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Annotations	
Area F	Material Area F- Mix of A,C & D- (dark blue)
Area E	Material Area E- Mix of A to D
Area D	Material Area D- Brick façade (painted or unpainted) & iron roof
Area C	Material Area C- Weatherboard & Iron Roof
Area B	Material Area B- Red brick façade & red tiled roof
Area A	Material Area A- Red brick façade & Iron roof

Goulburn Mulwaree Council LGA. It has been approximate, and may not be accurate to scale, may not be complete, accurate or current. Correct or omitted information.

Assessment Area	Assessment Sub Category	Assessment sub-area properties	Form												Façade Material												Roofing Material												Vernadnah/Porch						Boundary Treatment												Window Material			Window Emphasis			Garages & Car Ports						Development Type					
			Asymmetrical	Symmetrical	Double Gable front	Undetermined	Wormponding	Red facing Brick	Brown facing Brick	Tra facing Brick	Painted brickwork	Fibre facade	Brick and stone facade	Stone	Rendered	Sheet Metal	Face Bond	Mix of Brick & Weatherboard facade	Undetermined	Simulated metal tiles	Corrugated sheet metal	Colorbond	Tiled	Slate	Felt roof	Undetermined	Porch/Vernadnah	Enclosed Verandah	Open Verandah or porch	Unscreened Porch	Open/nose	Low Brick Wall	High/Medium height Brick Wall	Timber Picket fence	Brick pinnacles or base with timber screening	Brick pinnacles or base with iron railings	Stone Wall	Stone Columns	Metal mesh or panel	Iron railings	Undetermined	Timber	Metals/Plastic	Undetermined	Vertical	Horizontal	Undetermined	No garage	Car Port	Garage covered front	Garage behind rear	Undetermined	Detached	Manufactured Home	Attached	Multi Unit	Multi House	Industrial/Big Building	Non-residential															
N1a	6-60 Lagoon St		7	2	2	4	9	3	8	0	0	0	0	0	0	0	0	1	13	0	1	0	0	0	12	2	1	0	0	4	3	0	2	1	0	0	0	3	2	0	7	5	3	8	5	2	6	0	1	8	0	14	0	0	1	0	0																	
N6b	72 to 96 Lagoon St		0	2	0	5	0	0	1	2	2	0	0	0	2	0	0	0	5	0	2	0	0	0	4	1	2	0	0	2	1	1	3	0	0	0	0	0	1	3	3	1	5	1	3	0	1	3	0	4	0	0	1	0	1	1																		
N5a	106 to 136 Lagoon St		5	0	0	5	1	5	1	2	1	0	0	0	0	0	0	0	6	0	4	0	0	0	7	0	1	1	1	1	1	0	1	2	0	1	2	1	6	1	3	5	2	3	5	0	1	2	0	6	0	0	1	0	0	2																		
N2a	7 to 35 Lagoon St		8	1	1	0	6	4	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	9	1	0	0	0	0	3	0	2	2	0	0	0	3	9	0	1	9	0	1	5	0	0	5	0	10	0	0	0	0	0																			
N2b	37 to 59 Lagoon St		3	0	1	2	2	1	2	0	0	0	0	0	1	0	0	0	0	3	1	2	0	0	3	1	2	0	0	1	3	0	0	1	0	0	4	0	2	4	0	2	1	0	0	5	0	6	0	0	0	0	0																					
N3a	61a to 87 Lagoon St		2	1	0	1	0	1	1	0	1	0	0	0	1	0	0	0	0	3	0	1	0	0	3	0	1	0	0	1	0	1	1	0	0	0	1	0	3	0	1	3	0	1	3	0	0	4	0	0	0	0	0	0																				
N4a	91 to 129 Lagoon St		3	0	0	1	1	0	0	2	0	0	0	2	0	0	0	0	1	0	4	0	0	0	0	0	2	0	0	4	2	0	0	2	0	0	0	0	1	1	2	1	3	2	1	0	2	2	1	3	0	0	0	0	0	0																		
N2f	4 to 18 Grafton St		2	5	0	0	0	6	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	7	0	0	0	0	4	1	0	0	2	0	0	0	0	0	6	1	0	7	0	0	7	0	0	0	0	3	0	4	0	0	0																		
N2e	22 to 46 Grafton St		2	3	0	3	1	5	0	1	0	0	0	0	1	0	0	0	0	4	0	3	0	1	0	6	0	2	0	0	1	3	0	2	0	0	0	0	5	2	1	4	3	1	1	0	0	7	0	5	0	2	0	1	0																			
N2d	52 to 74 Grafton St		2	4	0	2	0	1	1	1	3	0	0	0	2	0	0	0	6	0	1	0	1	0	5	1	2	0	0	2	1	0	5	0	0	0	0	5	2	1	6	1	1	5	0	0	2	1	4	0	2	2	0	0																				
N3c	78 to 116 Grafton St		2	10	2	2	10	3	0	0	2	0	0	0	1	0	0	0	13	1	1	0	1	0	13	1	1	1	0	3	1	0	7	2	0	0	1	2	0	11	4	1	12	4	0	11	0	1	4	0	7	0	8	0	1	0																		
N2c	28 to 48 Cole St		3	4	0	3	3	2	0	2	2	0	0	0	1	0	0	0	8	0	2	0	0	0	9	0	0	0	1	3	2	1	3	0	0	0	0	1	0	2	5	3	2	5	3	3	1	2	3	1	9	0	0	1	0	0																		
N3d	25 to 39 Cole St		4	2	0	1	1	3	1	0	0	0	0	0	1	0	0	1	0	6	0	0	1	0	6	1	0	0	0	0	3	0	1	1	1	0	0	4	0	3	6	0	1	1	0	0	6	0	7	0	0	0	0	0																				
N1b	54 Cole St		1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0																				

