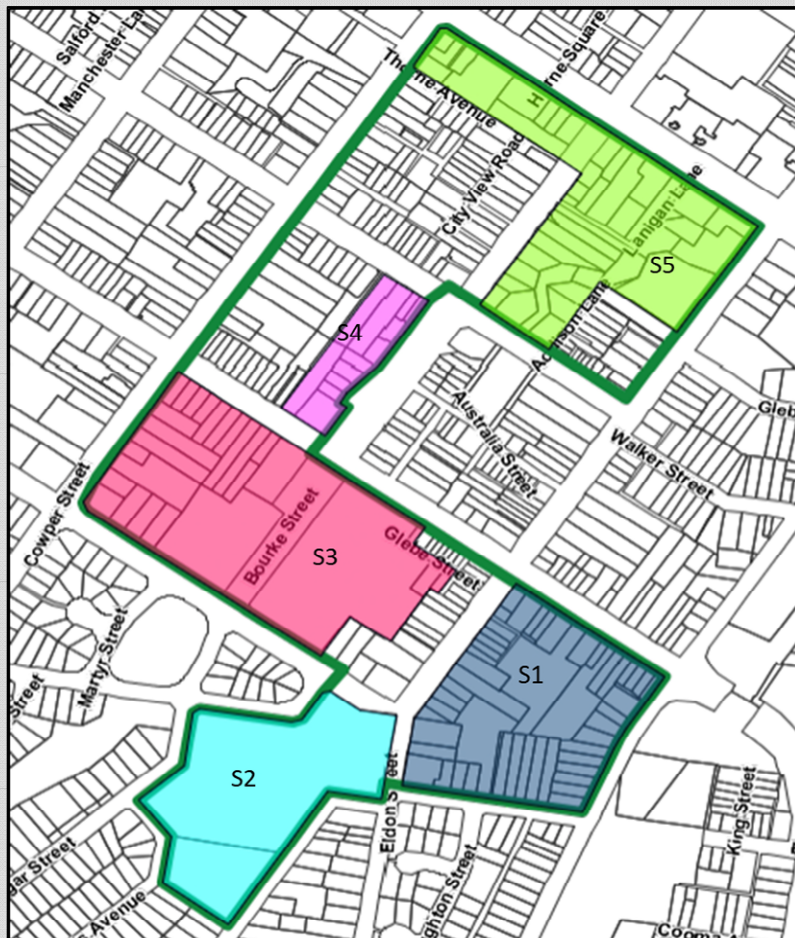




Pathway to Transformation

Part 1: *Understanding Place*

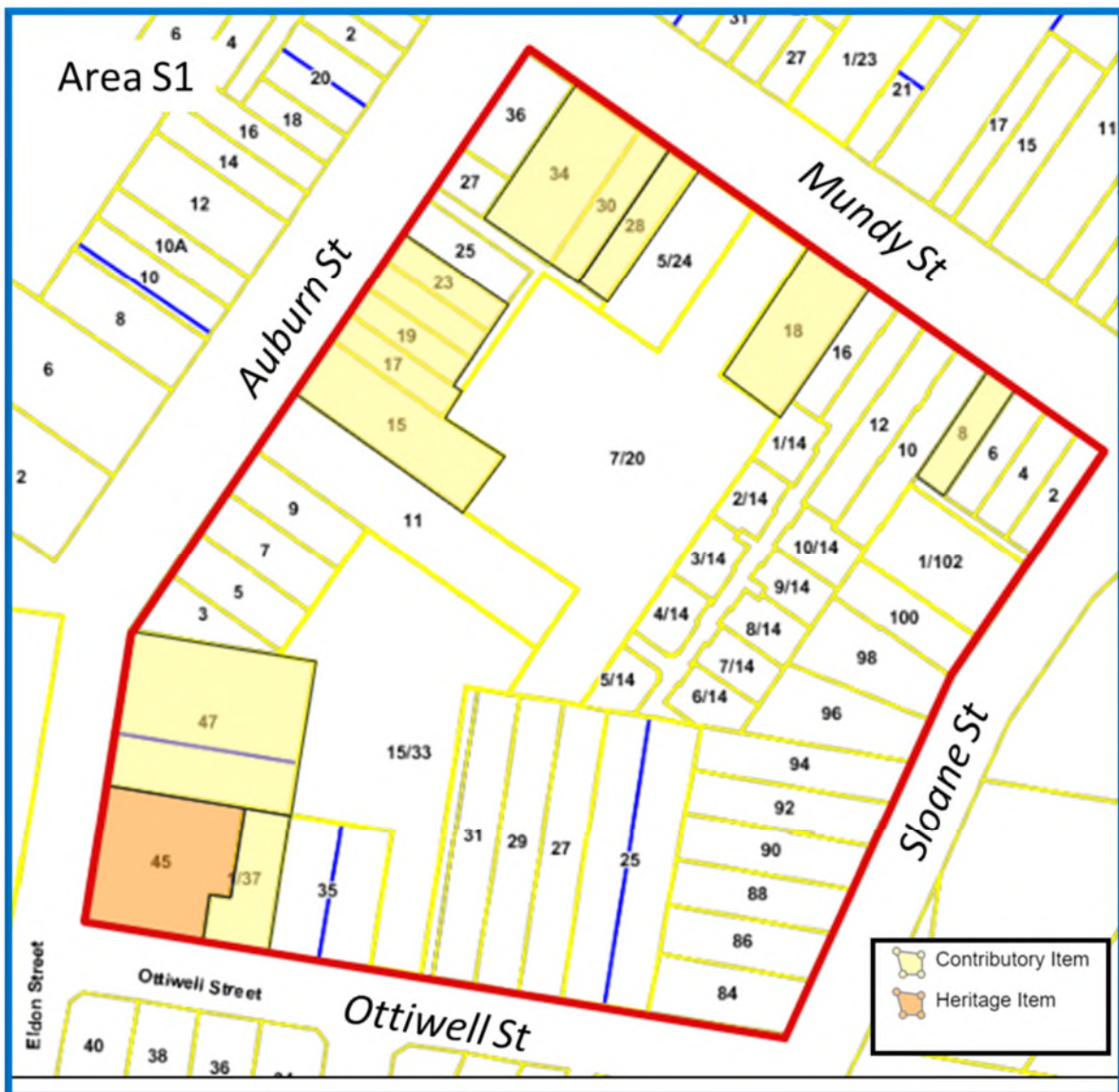
Individual Property Character Assessment Southern Gateway Precinct



Assessment Area S1: Southern Gateway Precinct

Included Streets:

- Mundy Street
- Auburn Street
- Eldon Street
- Sloane Street





Federation

Southern Conservation Area
Area S1
Character Assessment Proforma

2 Mundy Street



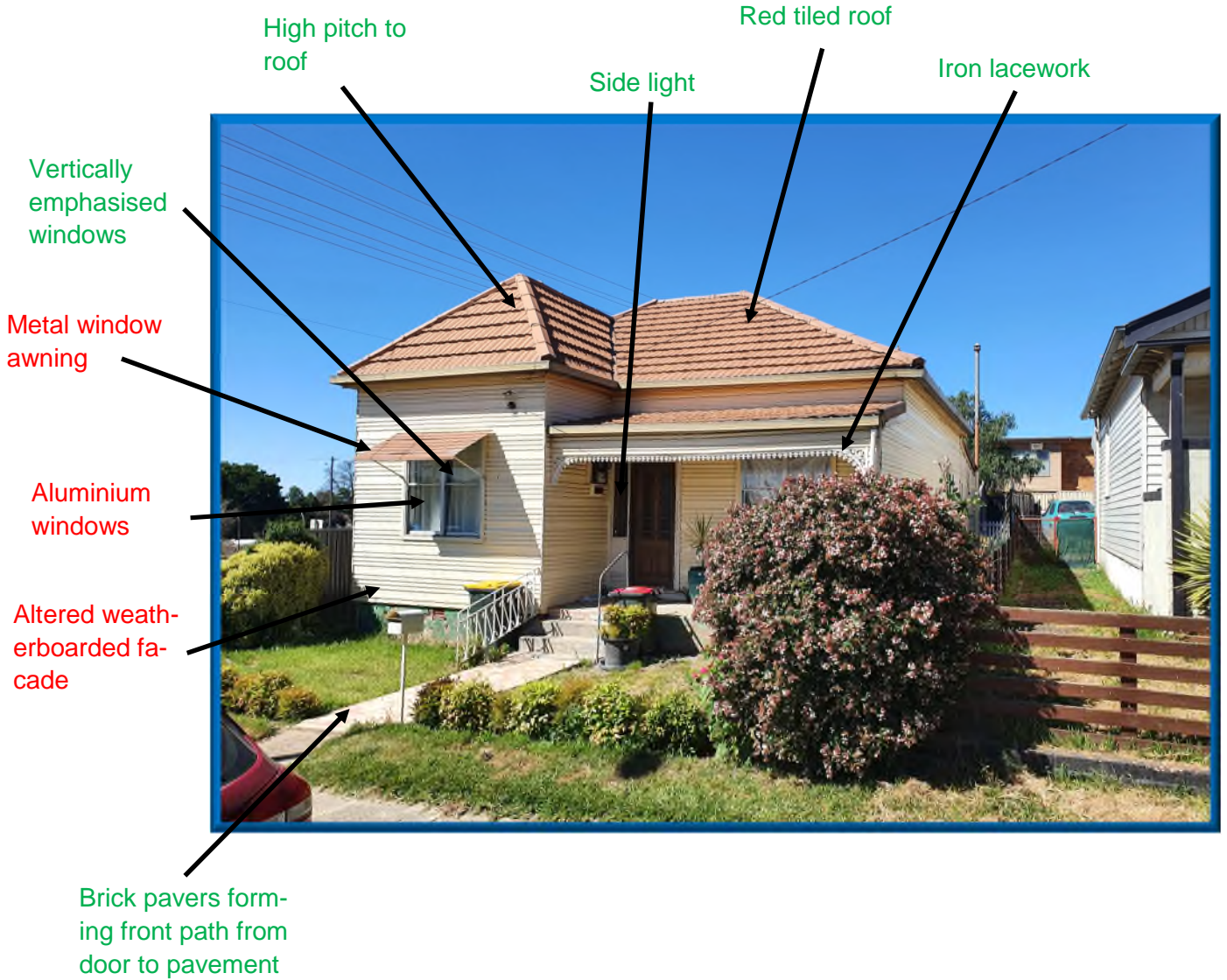
Lot size/ area	337m2
Frontage width	10.5m
Lot depth	37.5m
Front set-back	4m
Rear setback	17.9
Approx. FSR	

Asymmetrical early 20th Century cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

2 Mundy Street





Southern Conservation Area
Area S1
Character Assessment Proforma

4 Mundy Street

Inter
war



Lot size/ area	411m ²
Frontage width	10.9m
Lot depth	37.5m
Front set-back	4m
Rear setback	11.7m
Approx. FSR	

1920`s bungalow



Southern Conservation Area
Area S1
Character Assessment Proforma

4 Mundy Street

Flat roof verandah awning

Boarding on gable apex



Horizontally emphasised aluminium windows

Cream painted weatherboarded facade

Rendered masonry pier with double timber columns supporting verandah awning

Horizontally emphasised timber fence



Southern Conservation Area
Area S1
Character Assessment Proforma

6 Mundy Street

Inter
war



Lot size/ area	411m ²
Frontage width	10.9m
Lot depth	37.5m
Front set-back	4m
Rear setback	15.9m
Approx. FSR	

A 1920`s bungalow



Southern Conservation Area
Area S1
Character Assessment Proforma

6 Mundy Street





Southern Conservation Area
Area S1
Character Assessment Proforma

8 Mundy Street
Contributory Item



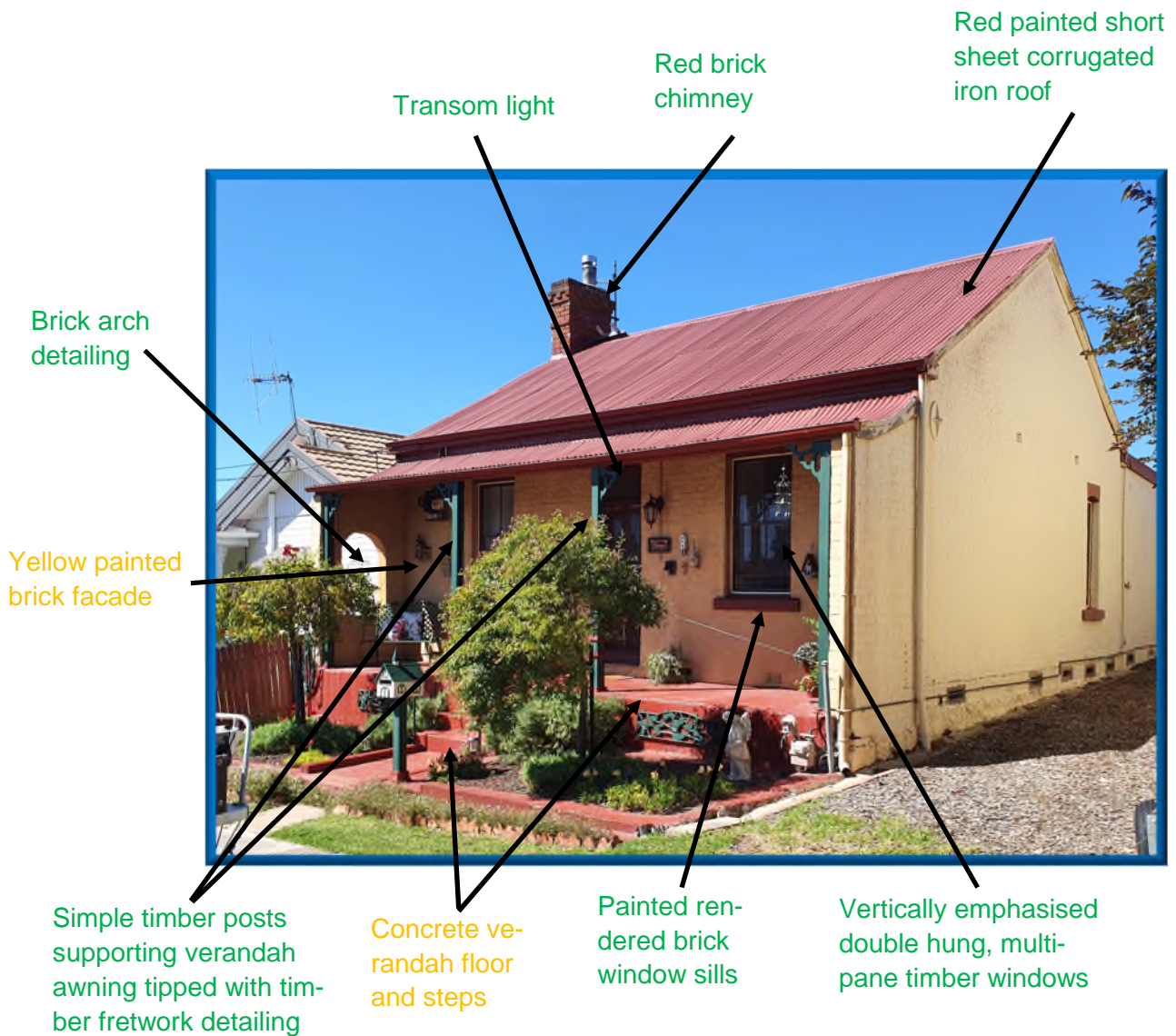
Lot size/ area	372m ²
Frontage width	9.8m
Lot depth	37.5m
Front set-back	2.5m
Rear setback	7.1m
Approx. FSR	

Early Victorian?
Simple symmetry



Southern Conservation Area
Area S1
Character Assessment Proforma

8 Mundy Street
Contributory Item





Southern Conservation Area
Area S1
Character Assessment Proforma

10 Mundy Street



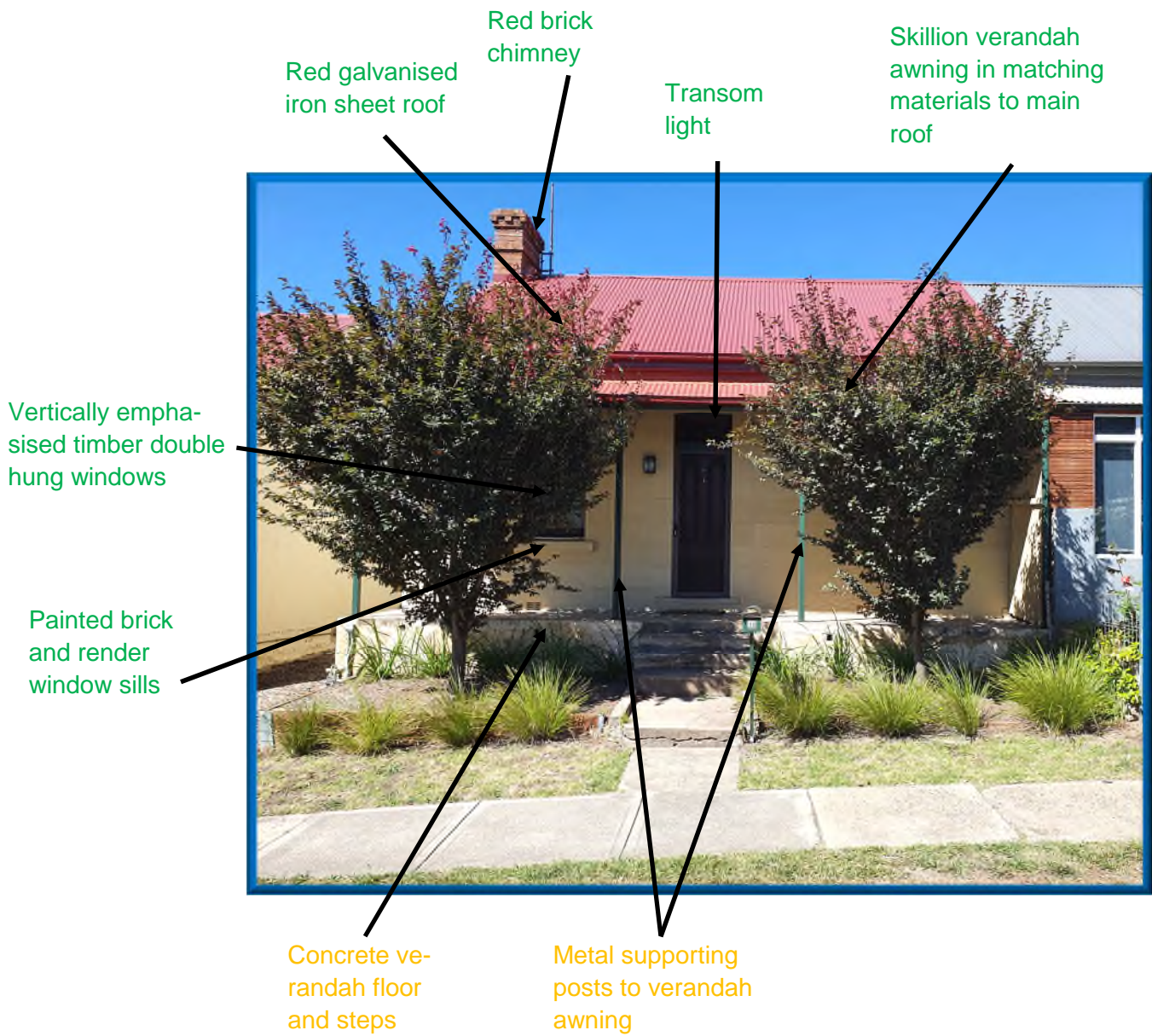
Lot size/ area	700.1m2
Frontage width	10.75m
Lot depth	63.5m
Front set-back	2.5m
Rear setback	41m
Approx. FSR	

Early Victorian



Southern Conservation Area
Area S1
Character Assessment Proforma

10 Mundy Street



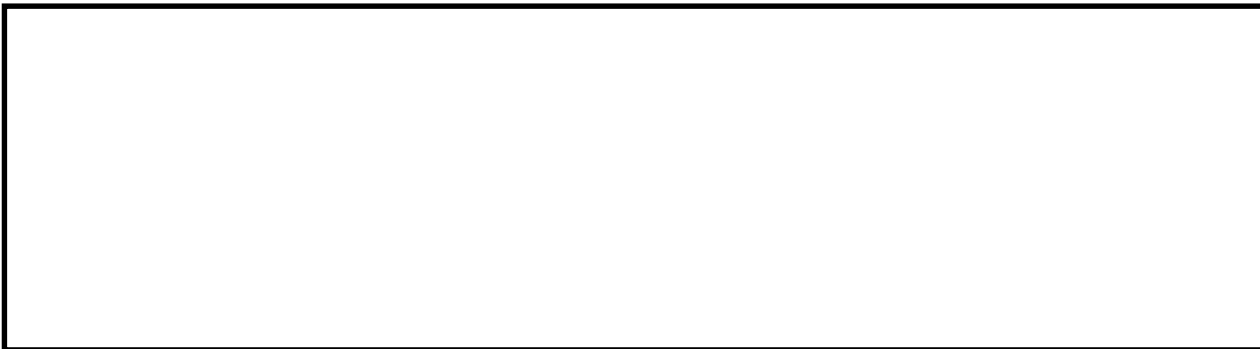


Southern Conservation Area
Area S1
Character Assessment Proforma

12 Mundy Street



Lot size/ area	707.4m ²
Frontage width	11.4m
Lot depth	62.3m
Front set-back	2.5m
Rear setback	41.2m
Approx. FSR	





Southern Conservation Area
Area S1
Character Assessment Proforma

12 Mundy Street

Overly large horizontally emphasised windows

Enclosed verandah with painted brick and timber facade

Natural colour galvanised steel sheet roof

Red brick chimney



Low rise painted block brick wall with varying height timber palisade fencing spanning between concrete block piers



Southern Conservation Area
Area S1
Character Assessment Proforma

14 Mundy Street

Post
2000's



Lot size/ area	4074m ²
Frontage width	9.7m
Lot depth	147.9m
Front set-back	n/a
Rear setback	n/a
Approx. FSR	





Southern Conservation Area
Area S1
Character Assessment Proforma

14 Mundy Street





Southern Conservation Area
Area S1
Character Assessment Proforma

16 Mundy Street

1960's to
1990's



Lot size/ area	404.5m ²
Frontage width	10.2m
Lot depth	39.7m
Front set-back	5.5m
Rear setback	12.4m
Approx. FSR	

1970s ranch style property



Southern Conservation Area
Area S1
Character Assessment Proforma

16 Mundy Street

Light tan facing
brick facade

Aluminium
windows

Brown concrete
tiled roof





Southern Conservation Area
Area S1
Character Assessment Proforma

18 Mundy Street
Contributory Item



Lot size/ area	961m ²
Frontage width	21.2m
Lot depth	45.5m
Front set-back	5.6m
Rear setback	16m
Approx. FSR	

A Victorian villa with some later 1930s addition including some windows, fence and balustrade.



Southern Conservation Area
Area S1
Character Assessment Proforma

18 Mundy Street
Contributory Item

Symmetrical proportions to front facade

Natural colour short sheet galvanised iron roof

Hipped verandah awning in matching materials to main roof

Transom light

Sun tunnel

Vertically emphasised timber double hung windows



Iron gate inset from the pavement

Painted low rise rendered brick wall with decorative iron fencing spanning between rendered brick piers

Painted brick rendered window sills

1930's louved windows



Southern Conservation Area
Area S1
Character Assessment Proforma

20 Mundy Street

1960's to
1990's



Lot size/ area	7012m2
Frontage width	19.1m
Lot depth	147.9m
Front set-back	n/a
Rear setback	n/a
Approx. FSR	

Social association with Woodlawn mine workers accommodation.



Southern Conservation Area
Area S1
Character Assessment Proforma

20 Mundy Street





Southern Conservation Area
Area S1
Character Assessment Proforma

24 Mundy Street

**1960's to
1990's**



Lot size/ area	1030m2
Frontage width	20.4m
Lot depth	50.2m
Front set-back	6.8m
Rear setback	6.8m
Approx. FSR	

A 1970's residential flat building



Southern Conservation Area
Area S1
Character Assessment Proforma

24 Mundy Street

Tan brick façade

Brown concrete roof tiles



Stone/rock front retaining wall

Large horizontally emphasised aluminium windows

No access from front

Rounded brick window sills



Southern Conservation Area
Area S1
Character Assessment Proforma

28 Mundy Street
Contributory Item

Federation



Lot size/ area	475m ²
Frontage width	10.15m
Lot depth	50.2m
Front set-back	3m
Rear setback	27.7m
Approx. FSR	

Edwardian/Federation cottage with some 1920's bungalow elements.



Southern Conservation Area
Area S1
Character Assessment Proforma

28 Mundy Street
Contributory Item

Continuous span of main roof to form verandah awning

Natural coloured galvanised sheet metal roof

Finial

Painted batten detailing on gable apex

Detailed timber frieze

Air conditioning unit visible from the street

Metal verandah balustrade



Ornate timber posts supporting verandah awning topped with fretwork detailing

Twin vertically emphasised double hung timber windows

Grey painted timber weather-boarded fa-



Southern Conservation Area
Area S1
Character Assessment Proforma

30 Mundy Street
Contributory Item

Federation



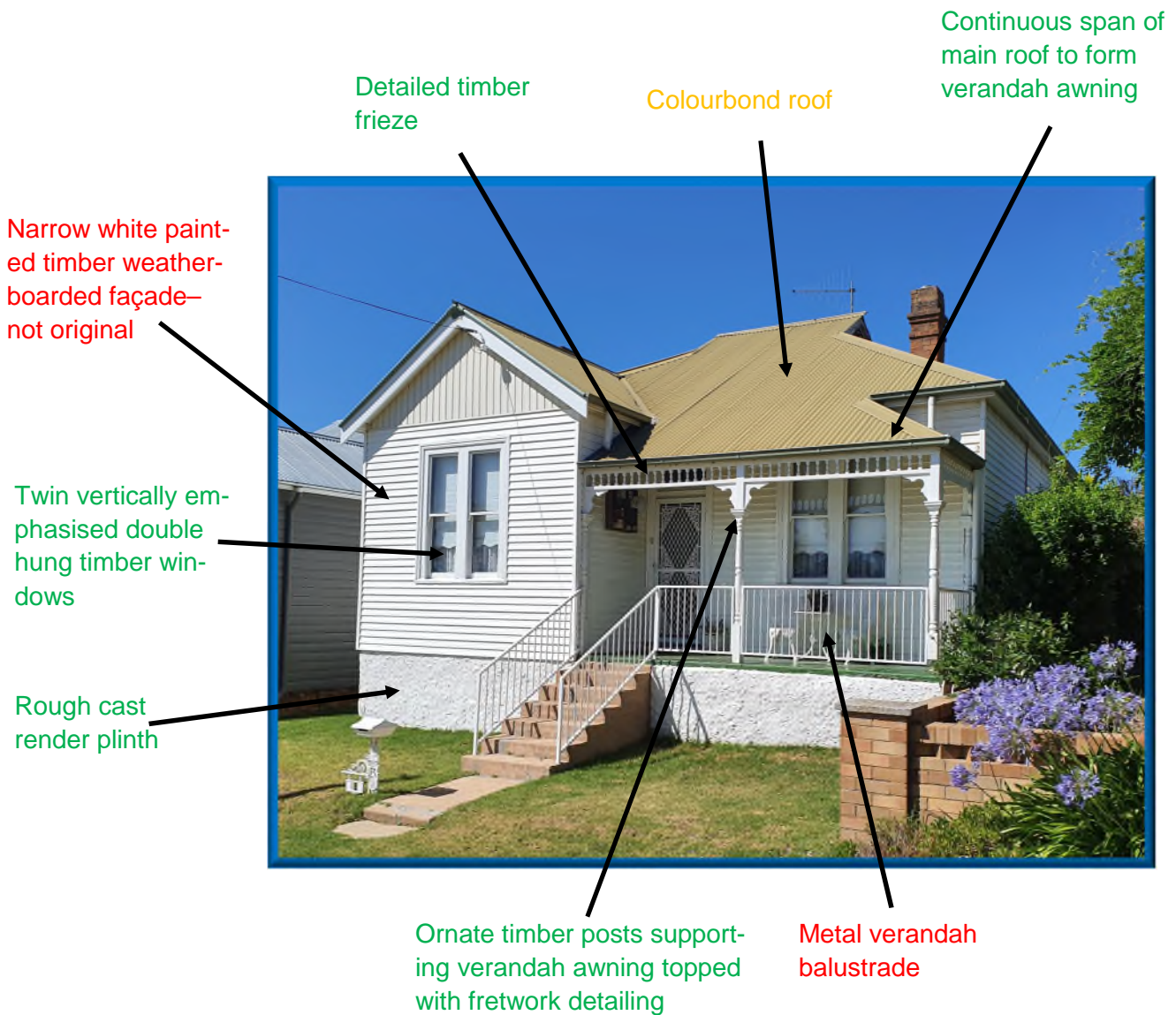
Lot size/ area	467m ²
Frontage width	10m
Lot depth	50.2m
Front set-back	3m
Rear setback	33.7m
Approx. FSR	

Edwardian/Federation cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

30 Mundy Street
Contributory Item





Southern Conservation Area
Area S1
Character Assessment Proforma

34 Mundy Street
Contributory Item



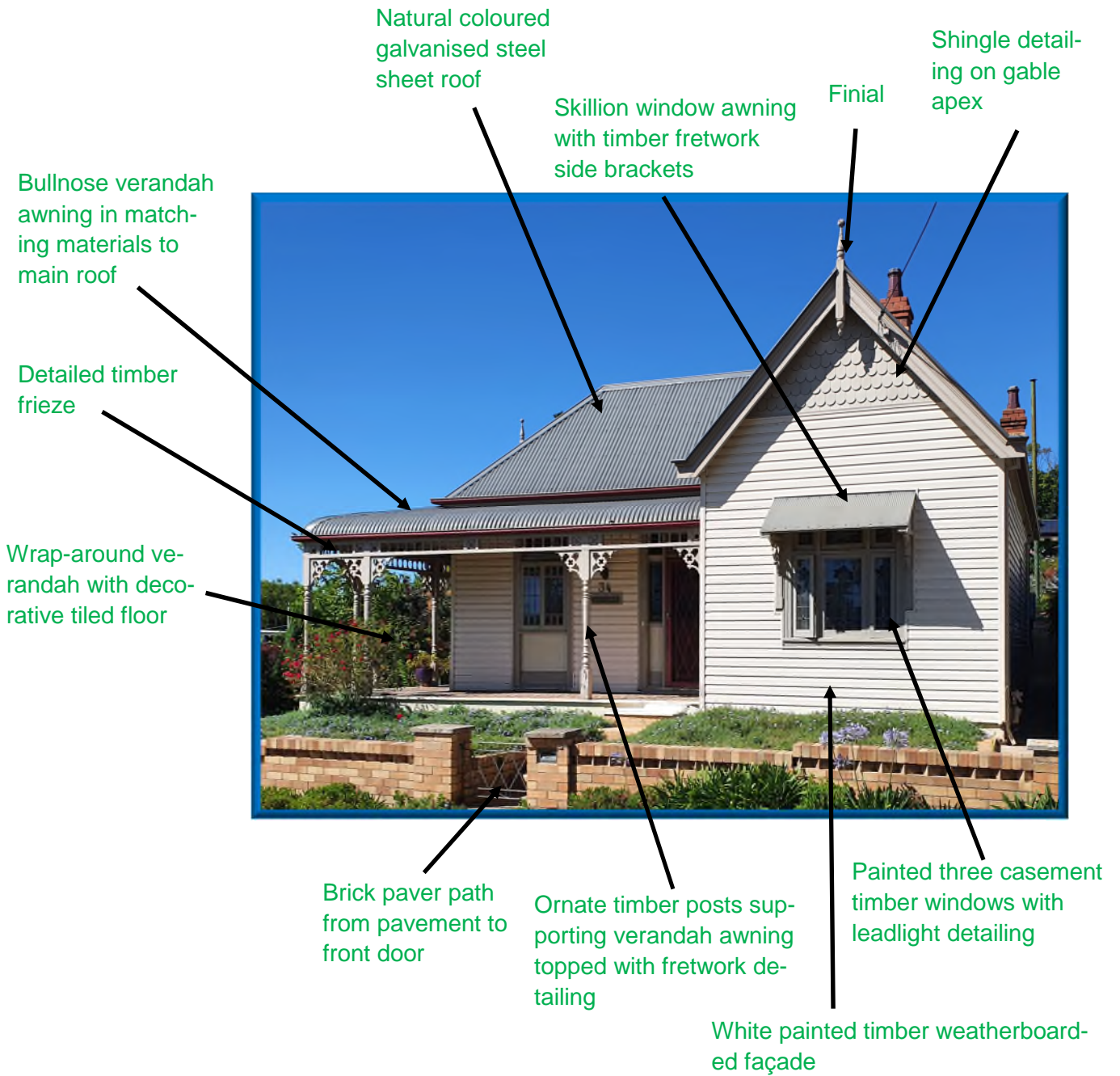
Lot size/ area	1109m2
Frontage width	23.5m
Lot depth	47.2m
Front set-back	3.5m
Rear setback	22.9m
Approx. FSR	

A late Victorian cottage.



Southern Conservation Area
Area S1
Character Assessment Proforma

34 Mundy Street
Contributory Item





Southern Conservation Area
Area S1
Character Assessment Proforma

36 Mundy Street



Lot size/ area	569
Frontage width	16.9m or 33.7m
Lot depth	33.6m
Front set-back	0m
Rear setback	n/a
Approx. FSR	

An historical commercial corner store with significance in its social value.
A late Victorian cottage with late 1920' corner shop addition built out to the kerb.



Southern Conservation Area
Area S1
Character Assessment Proforma

36 Mundy Street





Southern Conservation Area
Area S1
Character Assessment Proforma

3 Auburn Street

1960's to
1990's



Lot size/ area	423.7m ²
Frontage width	20.2m
Lot depth	44.3m
Front set-back	2.6m
Rear setback	25.8m
Approx. FSR	

1960`s/70`s ranch style



Southern Conservation Area
Area S1
Character Assessment Proforma

3 Auburn Street

Bullnose awning which contrasts sharply with main roof

Red tiled roof

Overly sized chimney stack with stone cladding



Overly large, horizontally emphasised aluminium windows

Medium rise wire mesh fencing



Southern Conservation Area
Area S1
Character Assessment Proforma

5 Auburn Street

Inter
war



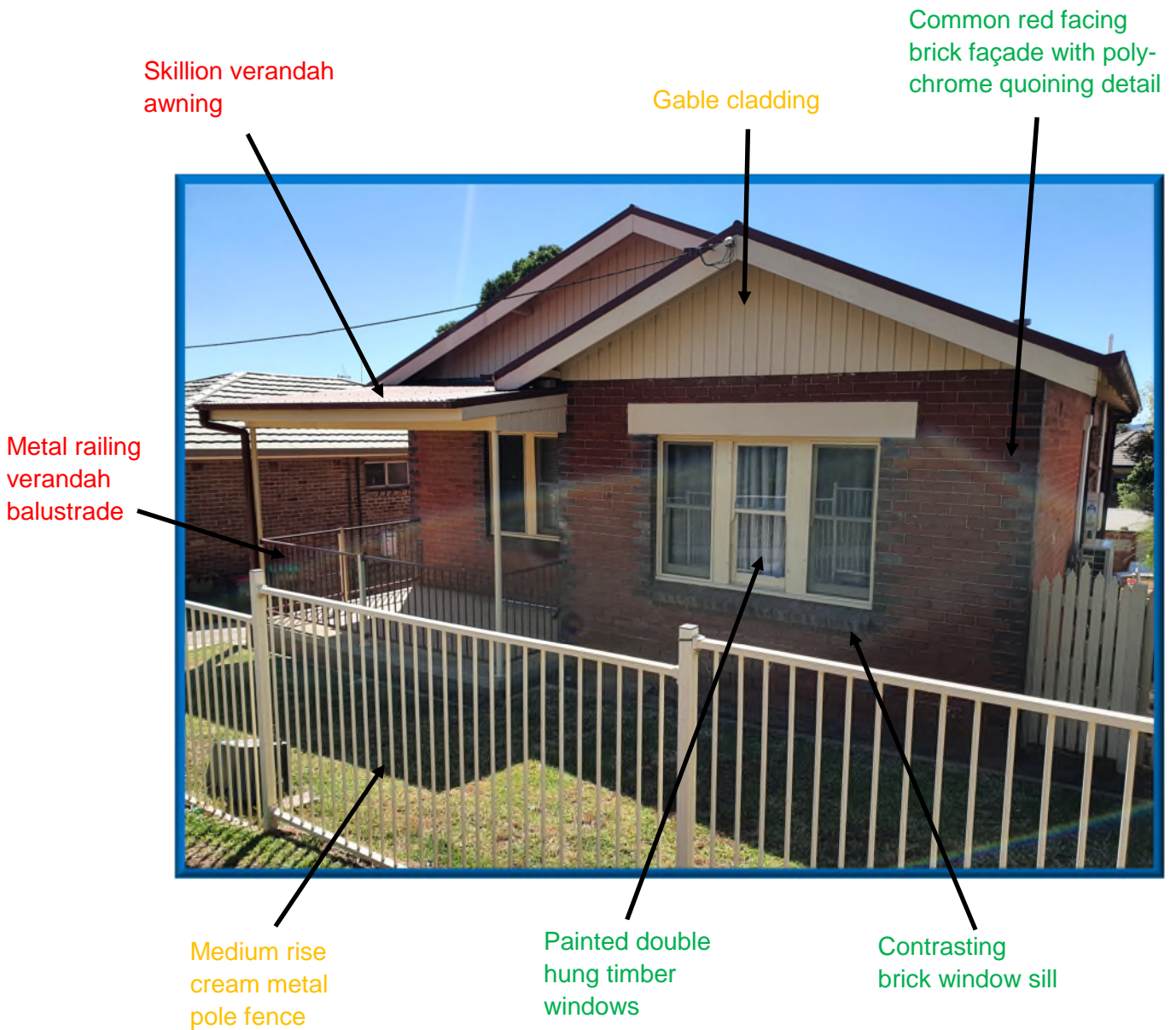
Lot size/ area	588m ²
Frontage width	14.6m
Lot depth	40.3m
Front set-back	2.5m
Rear setback	18m
Approx. FSR	

A 1920's bungalow .



Southern Conservation Area
Area S1
Character Assessment Proforma

5 Auburn Street





Southern Conservation Area
Area S1
Character Assessment Proforma

7 Auburn Street

Inter
war



Lot size/ area	589m ²
Frontage width	14.6m
Lot depth	40.3m
Front set-back	3.7m
Rear setback	20m
Approx. FSR	

A 1930`s cottage with significant modifications.



Southern Conservation Area
Area S1
Character Assessment Proforma

7 Auburn Street



Plastic lace-work detailing

Metal sheet window awning which contrasts sharply with main roof

Concrete tiled roof – not original

Timber double hung windows

Deep shaded verandah

Low rise brick wall with brick piers and metal rail between

Large horizontally emphasised aluminium windows



Southern Conservation Area
Area S1
Character Assessment Proforma

9 Auburn Street

Inter
war



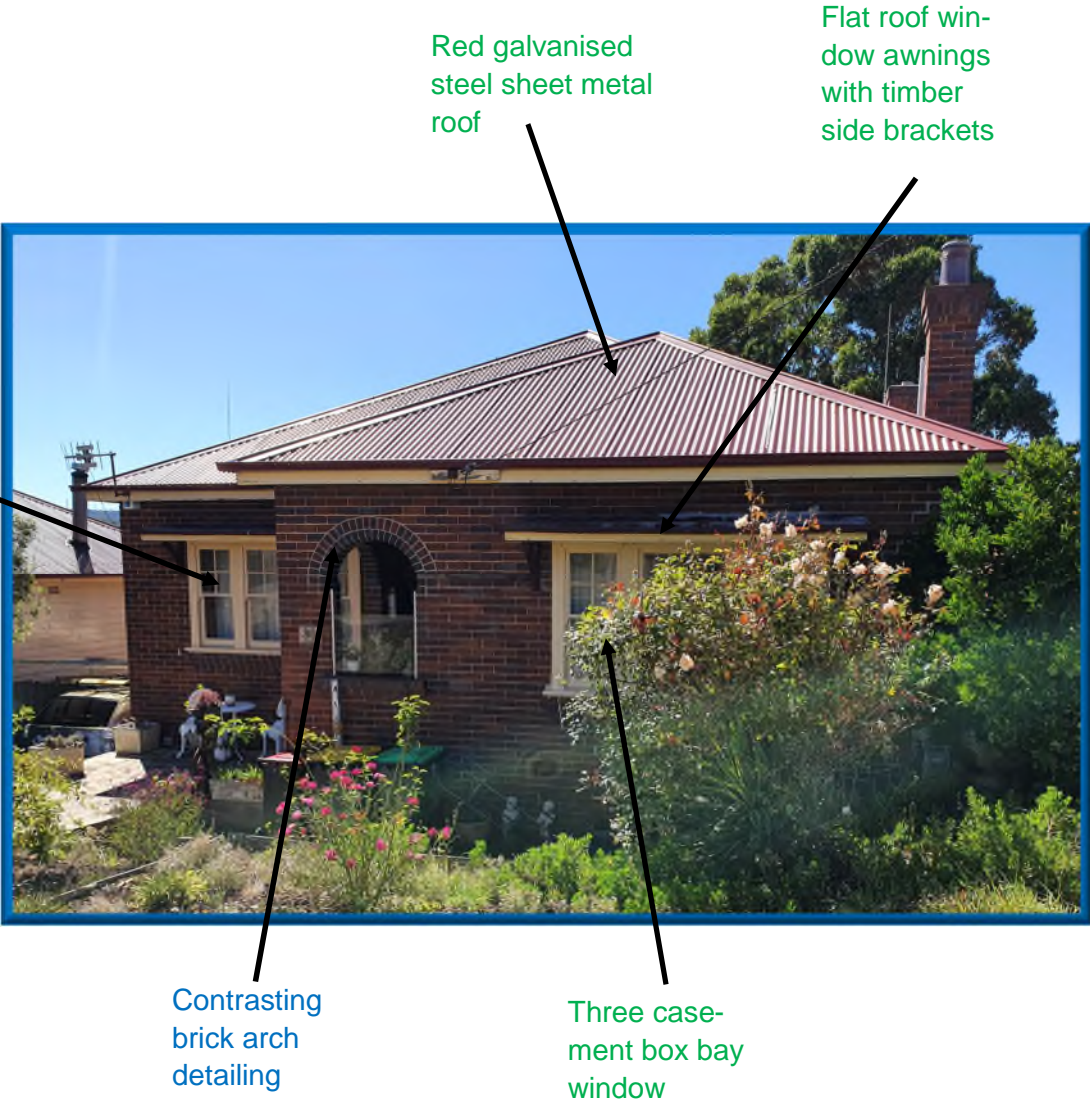
Lot size/ area	589m ²
Frontage width	14.6m
Lot depth	40.3m
Front set-back	4.5m
Rear setback	16.6m
Approx. FSR	

A 1930's cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

9 Auburn Street



Red galvanised steel sheet metal roof

Flat roof window awnings with timber side brackets

Cream painted timber double hung windows

Contrasting brick arch detailing

Three case-ment box bay window



Southern Conservation Area
Area S1
Character Assessment Proforma

11 Auburn Street

Federation



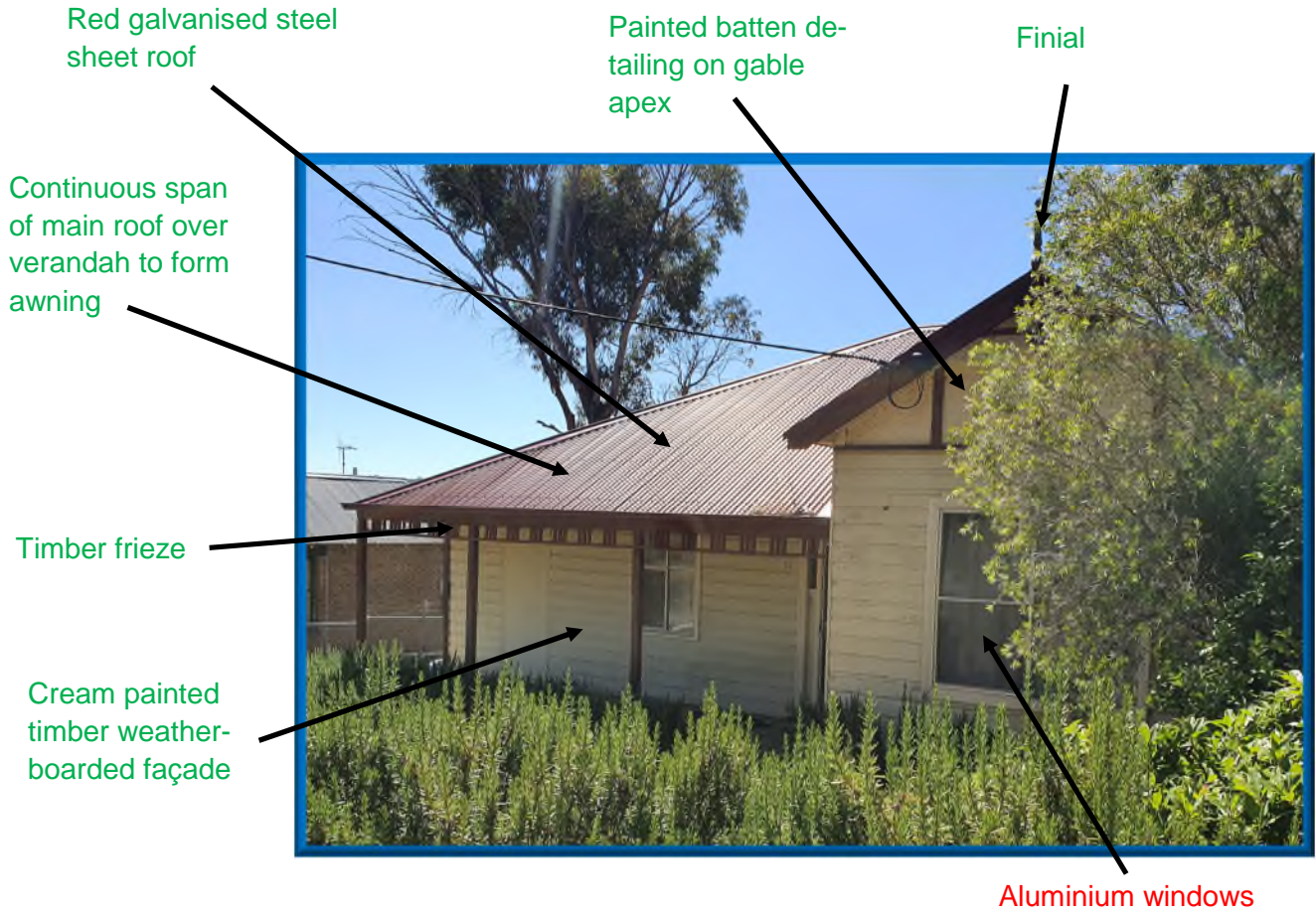
Lot size/ area	2057m ²
Frontage width	20.1m
Lot depth	101.1m
Front set-back	5.7m
Rear setback	82.4m
Approx. FSR	





Southern Conservation Area
Area S1
Character Assessment Proforma

11 Auburn Street





Southern Conservation Area
Area S1
Character Assessment Proforma

15 Auburn Street
Contributory Item

Federation



Lot size/ area	1182m ²
Frontage width	19.2m
Lot depth	60.6m
Front set-back	6m
Rear setback	22.8m
Approx. FSR	

An Edwardian/Federation cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

15 Auburn Street
Contributory Item

Natural coloured galvanised steel sheet roof

High pitch roof

Common red facing brick façade with polychrome quoining detailing

Timber window shutters

Contrasting brick window sill



Masonry piers with double timber columns, topped with fretwork detailing supporting verandah awning.

Deep shaded verandah

Green painted, vertically emphasised, timber double hung windows



Southern Conservation Area
Area S1
Character Assessment Proforma

17 Auburn Street
Contributory Item

Federation



Lot size/ area	369m ²
Frontage width	9m
Lot depth	40.4m
Front set-back	2.5m
Rear setback	21.6m
Approx. FSR	

An Edwardian/Federation Cottage which comprises one of five properties of the same design in a row on the street (19,21,23 & 25 Auburn Street) and likely built at the same time by the same builder.



Southern Conservation Area
Area S1
Character Assessment Proforma

17 Auburn Street
Contributory Item

Bullnose verandah awning

Natural coloured galvanised iron sheet roof

Finial

Fretwork detailing on barge boards



Low rise brick wall with contrasting bullnose coping stones and corbelling detail

Vertically emphasised double hung windows

Aluminium windows

Common red facing brick facade



Southern Conservation Area
Area S1
Character Assessment Proforma

19 Auburn Street
Contributory Item

Federation



Lot size/ area	348.6m ²
Frontage width	9.3m
Lot depth	37.2m
Front set-back	2.5m
Rear setback	19.9m
Approx. FSR	

An Edwardian/Federation Cottage which comprises one of five properties of the same design in a row on the street (17,21,23 & 25 Auburn Street) and likely built at the same time by the same builder.



Southern Conservation Area
Area S1
Character Assessment Proforma

19 Auburn Street
Contributory Item

Red galvanised iron sheet roof

Painted brick arch window headers

Fretwork detailing on barge boards

Skillion verandah awning in matching materials to main roof

Wire mesh fence



Concrete moulded window sills

Vertically emphasised double hung timber windows

Common red facing brick façade



Southern Conservation Area
Area S1
Character Assessment Proforma

21 Auburn Street
Contributory Item

Federation



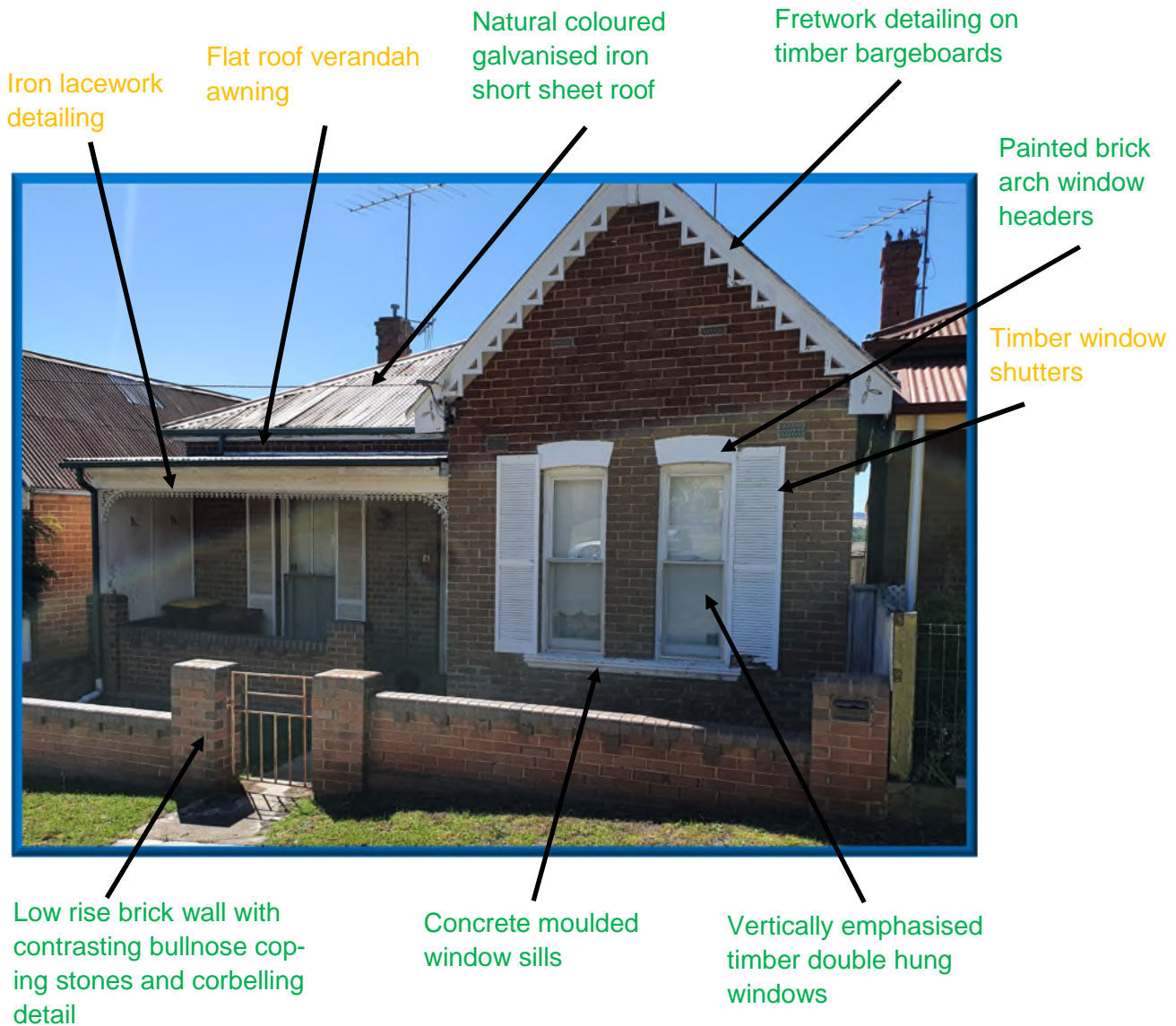
Lot size/ area	354.1m2
Frontage width	9.5m
Lot depth	37.2m
Front set-back	2.5m
Rear setback	18.1m
Approx. FSR	

An Edwardian/Federation Cottage which comprises one of five properties of the same design in a row on the street (17, 19,23 & 25 Auburn Street) and likely built at the same time by the same builder.



Southern Conservation Area
Area S1
Character Assessment Proforma

21 Auburn Street
Contributory Item





Southern Conservation Area
Area S1
Character Assessment Proforma

23 Auburn Street
Contributory Item

Federation



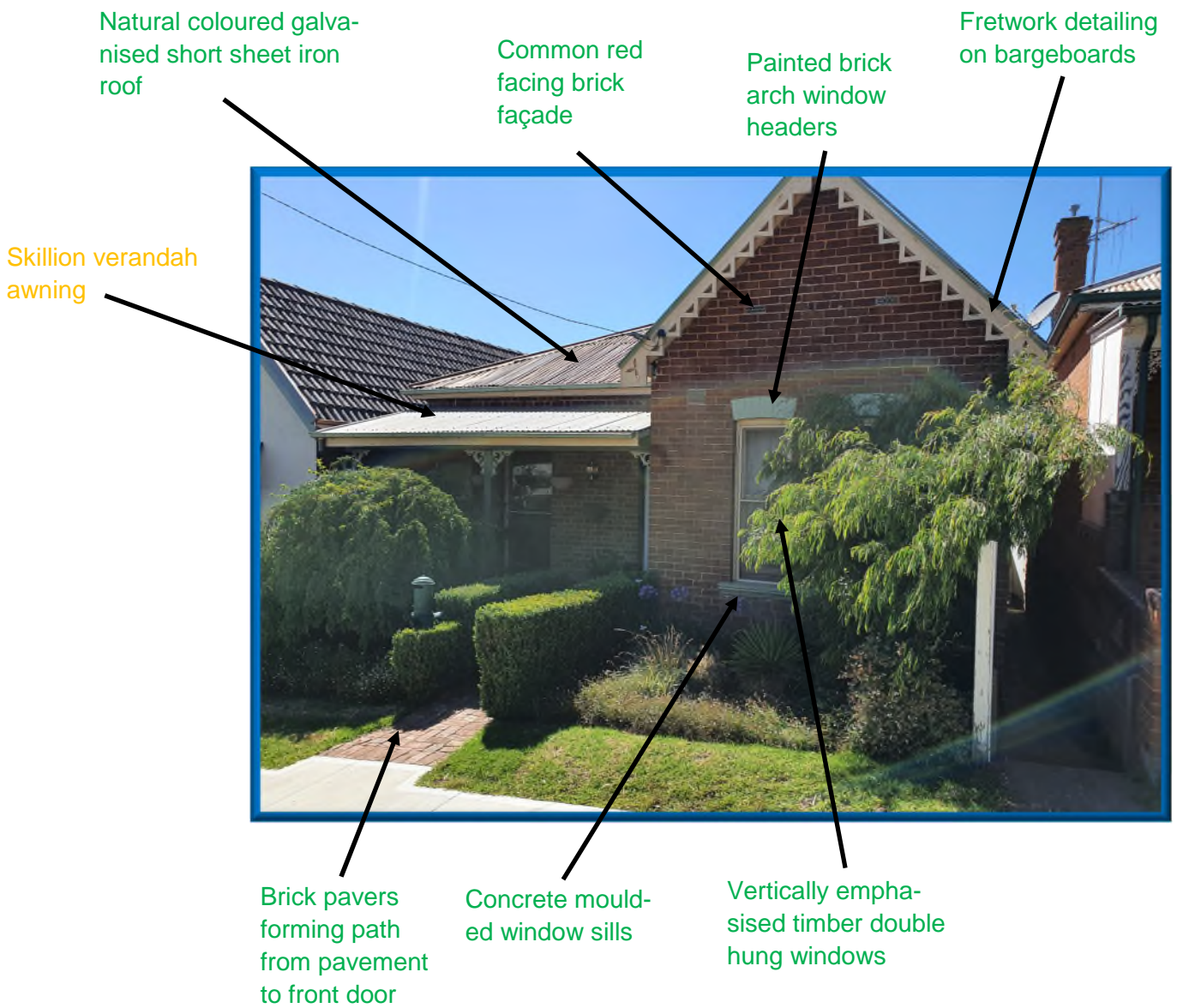
Lot size/ area	349.5m ²
Frontage width	9.3m
Lot depth	37.2m
Front set-back	2.5m
Rear setback	18.2m
Approx. FSR	

An Edwardian/Federation Cottage which comprises one of five properties of the same design in a row on the street (17,19,21, & 25 Auburn Street) and likely built at the same time by the same builder.



Southern Conservation Area
Area S1
Character Assessment Proforma

23 Auburn Street
Contributory Item





Southern Conservation Area
Area S1
Character Assessment Proforma

25 Auburn Street

Federation



Lot size/ area	459m2
Frontage width	12.3m
Lot depth	37.2m
Front set-back	2.5m
Rear setback	17m
Approx. FSR	

An Edwardian/Federation Cottage which comprises one of five properties of the same design in a row on the street (17, 19,21,& 23 Auburn Street) and likely built at the same time by the same builder. This property lacks a lot of the property`s original detail.



Southern Conservation Area
Area S1
Character Assessment Proforma

25 Auburn Street

Mono-pitched window awning with shingle tile covering

Dark coloured concrete roof tiles

White painted brick front facade



Timber pergola feature

Overly high timber picket fence on low rise brick base which obscures views to front façade



Southern Conservation Area
Area S1
Character Assessment Proforma

27 Auburn Street



Lot size/ area	230.4m ²
Frontage width	13.5m
Lot depth	17.1m
Front set-back	0m
Rear setback	4.5m
Approx. FSR	





Southern Conservation Area
Area S1
Character Assessment Proforma

27 Auburn Street





Southern Conservation Area
Area S1
Character Assessment Proforma

45 Eldon Street
Heritage Item

Federation



Lot size/ area	1591m ²
Frontage width	40.3m & 36.2m
Lot depth	41.4m
Front set-back	15.3m
Rear setback	10.6m
Approx. FSR	

Also known as Redhouse. A 2 storey brick residence constructed circa.1906 with elements of the California bungalow style.

The sloping lot has been used to the advantage of the property through fine landscaping in a substantial garden with appropriate fencing.

The property has views of east Goulburn and is of local heritage significance.

The property was built by Leonard Holloway.



Southern Conservation Area
Area S1
Character Assessment Proforma

45 Eldon Street
Heritage Item

Shingle detailing on gable apex
Finial
Timber louvered vent on gable apex
Large multiple chimneys

Vertically emphasised double hung timber windows



Terracotta roof tiles



Stone window headers

Common red facing brick façade



Southern Conservation Area
Area S1
Character Assessment Proforma

47 Eldon Street
Contributory Item

Inter
war



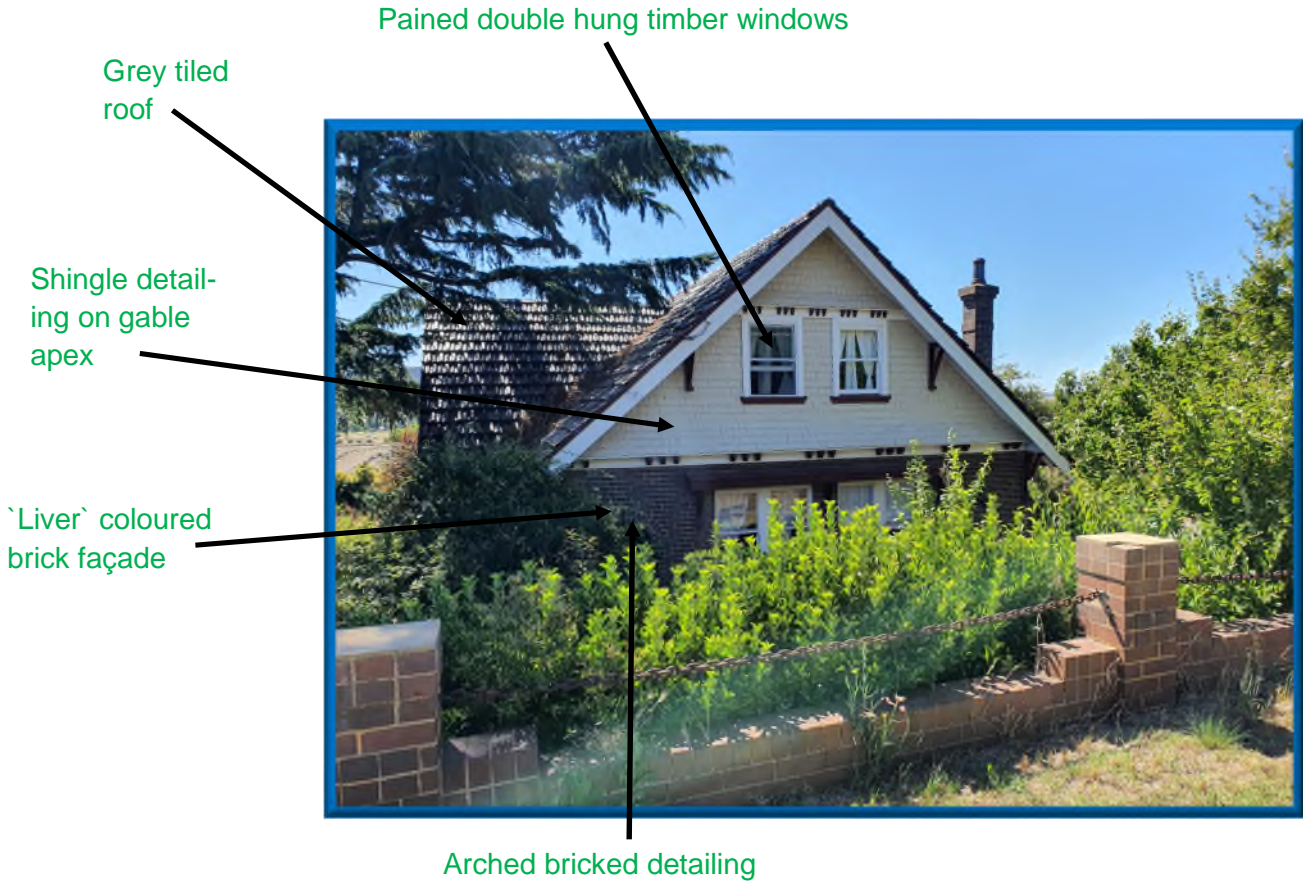
Lot size/ area	2494m ²
Frontage width	45.7m
Lot depth	54.7m
Front set-back	8.3m
Rear setback	29.7m
Approx. FSR	

Property includes elements of the Arts & Crafts style and is likely a 1920's building.



Southern Conservation Area
Area S1
Character Assessment Proforma

47 Eldon Street
Contributory Item





Southern Conservation Area
Area S1
Character Assessment Proforma

84 Sloane Street

Inter
war



Lot size/ area	682.9m ²
Frontage width	40.8m & 17.2m
Lot depth	44.6m
Front set-back	3.1-7.5m
Rear setback	21.5m
Approx. FSR	

The sites prominent location at the corner of Ottiwell Street and Sloane Street presents an opportunity for higher density residential redevelopment to form a landmark development. The site's corner location includes potential access from the primary and secondary streets enabling greater flexibility in the design of a redevelopment proposal.

A 1920`s cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

84 Sloane Street

Green galvanised iron short sheet roof

Continuous roof span forming verandah and front window awning

Deep overhanging eaves

Double timber columns supporting verandah awning



Solid metal front fence

Vertically emphasised, multi-paned timber double hung windows

Cream painted timber weatherboarded façade

Large detached double garage accessed from the secondary street





Southern Conservation Area
Area S1
Character Assessment Proforma

86 Sloane Street

Inter
war



Lot size/ area	701.9m ²
Frontage width	15.2m
Lot depth	48.2m
Front set-back	3.5-7.5m
Rear setback	22.3m
Approx. FSR	

Older property with a modified red texture brick veneer.



Southern Conservation Area
Area S1
Character Assessment Proforma

86 Sloane Street





Southern Conservation Area
Area S1
Character Assessment Proforma

88 Sloane Street

Inter
war



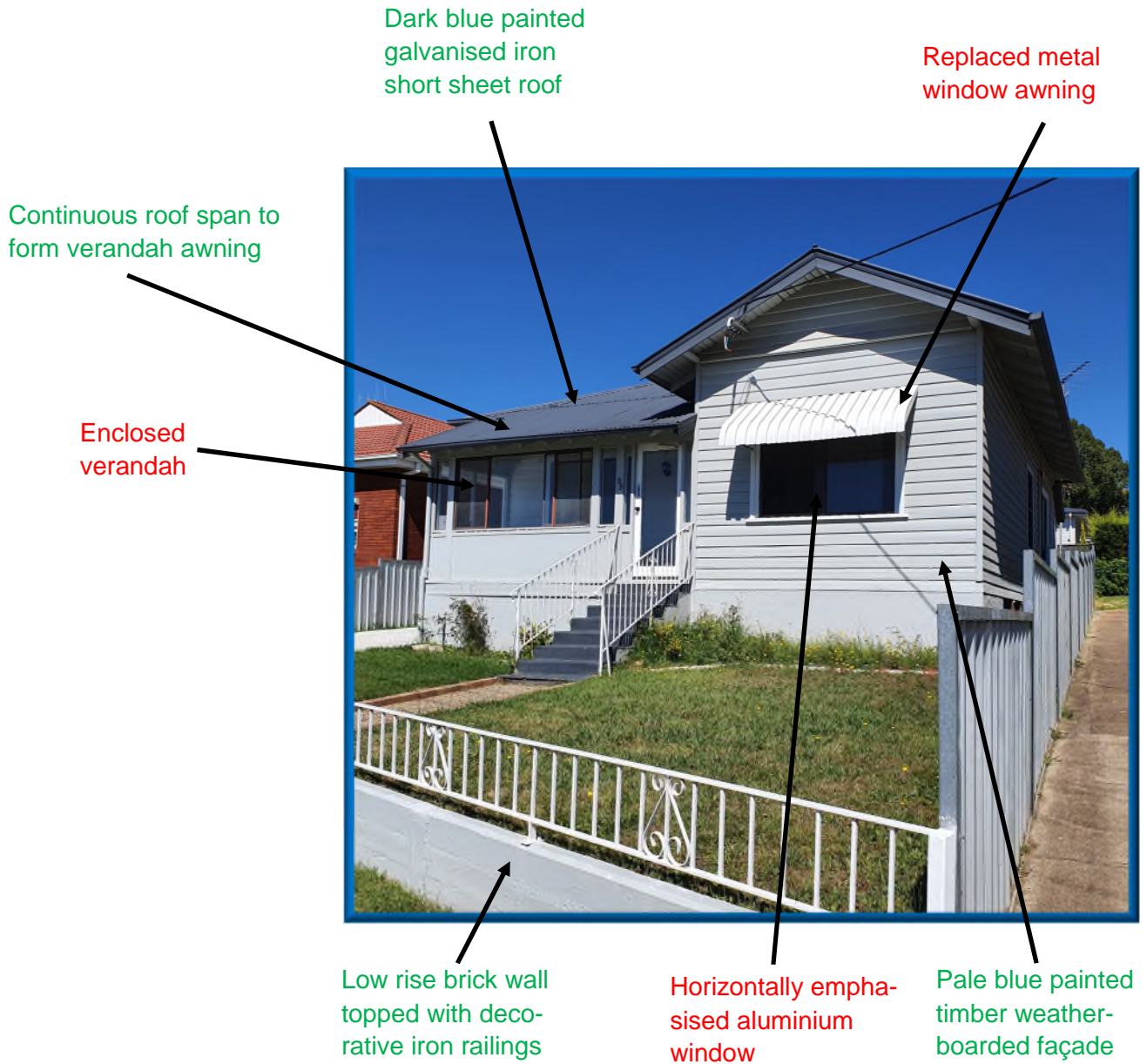
Lot size/ area	679m ²
Frontage width	14m
Lot depth	51.7m
Front set-back	3.7-7.5m
Rear setback	31.2m
Approx. FSR	

Secondary dwelling at the rear of the lot.
 A 1920s cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

88 Sloane Street





Southern Conservation Area
Area S1
Character Assessment Proforma

90 Sloane Street

Inter
war



Lot size/ area	695.5m ²
Frontage width	13.75m
Lot depth	54.9m
Front set-back	3.8-7.5m
Rear setback	34.4m
Approx. FSR	

1920s cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

90 Sloane Street

Dark blue painted galvanised iron short sheet roof

Vertically emphasised, multi-paned, timber double hung windows

Continuous roof span forming verandah and front window awning

Double timber columns supporting verandah awning

Timber balustrade to verandah



Dark blue painted medium rise timber picket fence with tulip tips

Cream timber weatherboarded façade on a brick base



Southern Conservation Area
Area S1
Character Assessment Proforma

92 Sloane Street

Inter
war



Lot size/ area	734m ²
Frontage width	13.45m
Lot depth	58.2m
Front set-back	4-7.5m
Rear setback	18.8m
Approx. FSR	

A property form circa 1910



Southern Conservation Area
Area S1
Character Assessment Proforma

94 Sloane Street

Inter
war



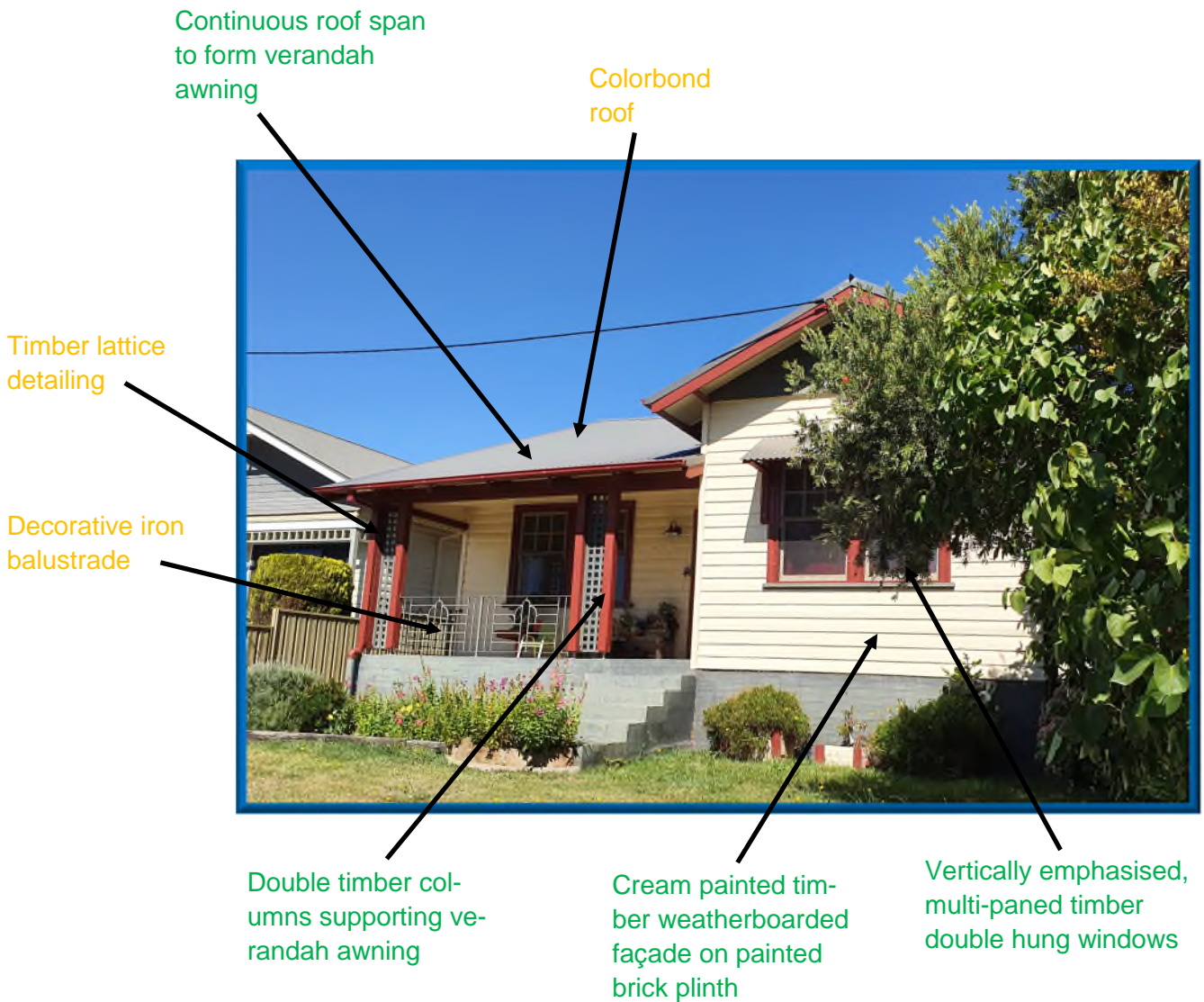
Lot size/ area	780m ²
Frontage width	13.5m
Lot depth	61.6m
Front set-back	5m
Rear setback	3.5-7m
Approx. FSR	

A 1920s cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

94 Sloane Street





Southern Conservation Area
Area S1
Character Assessment Proforma

96 Sloane Street

Inter
war



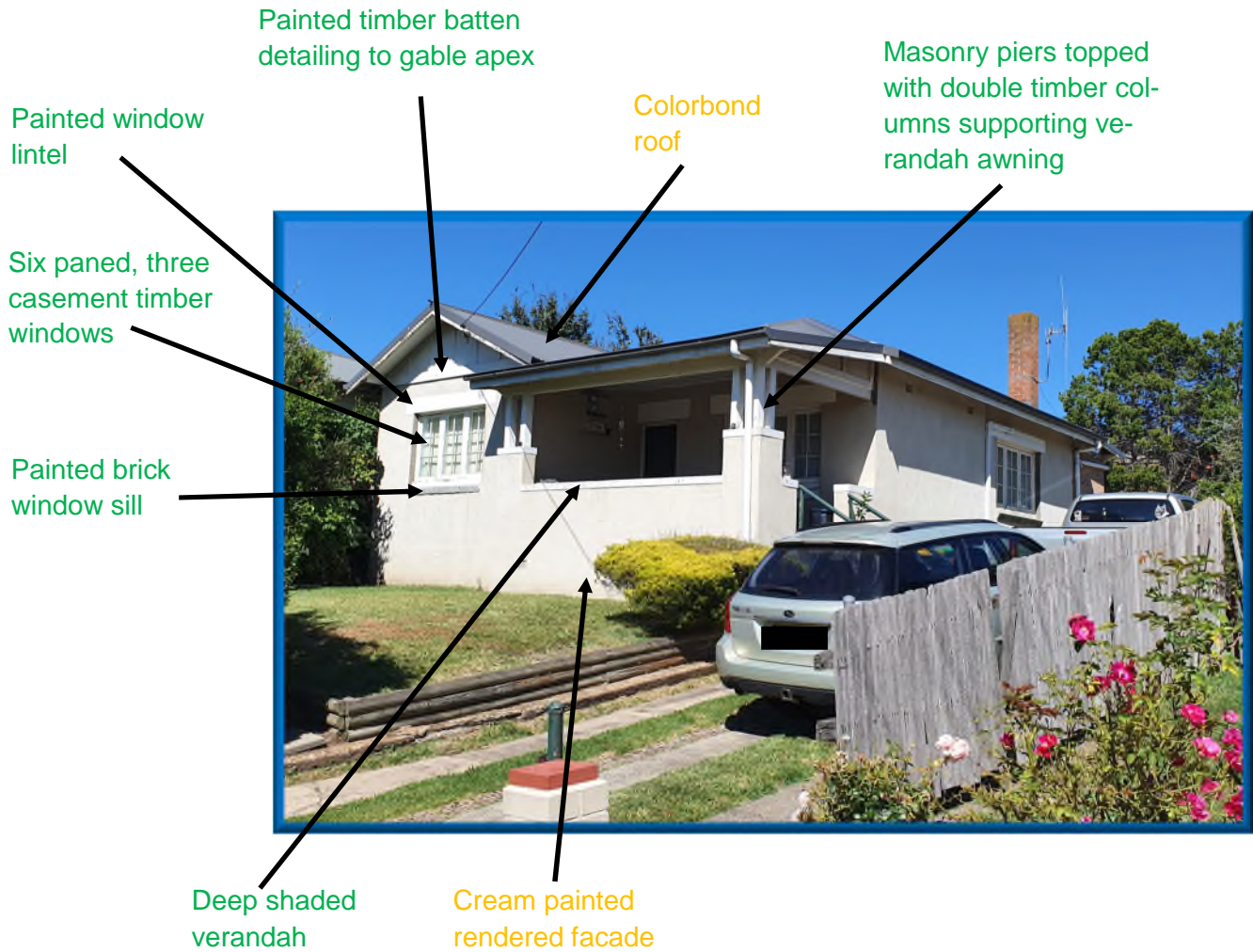
Lot size/ area	791.3m ²
Frontage width	13.75m
Lot depth	49.6m
Front set-back	6m
Rear setback	30.7m
Approx. FSR	

A 1920's brick cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

96 Sloane Street





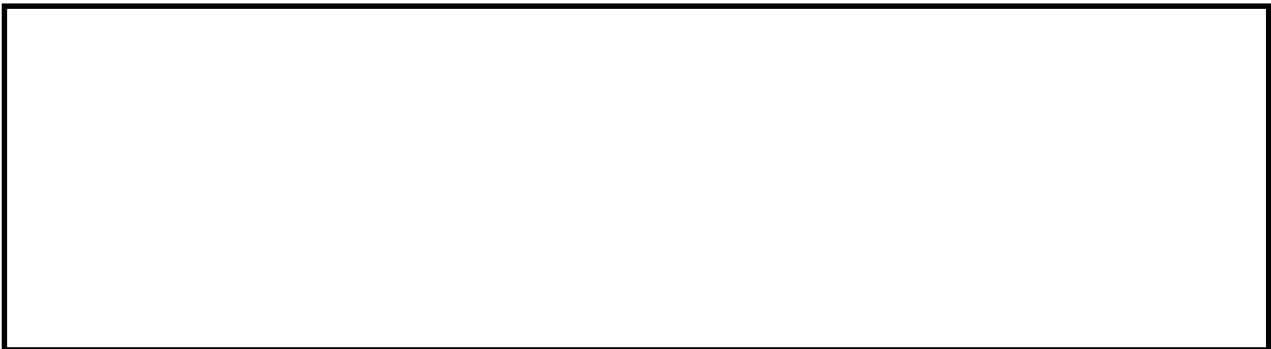
Southern Conservation Area
Area S1
Character Assessment Proforma

98 Sloane Street

Inter
war



Lot size/ area	798.1m ²
Frontage width	13.7m
Lot depth	42m
Front set-back	5.7m
Rear setback	20.4m
Approx. FSR	





Southern Conservation Area
Area S1
Character Assessment Proforma

98 Sloane Street

Masonry piers with double timber columns supporting verandah awning

Cladding on gable apex

Recessed front door

Cream painted rough cast rendered façade



Low rise cream painted brick wall



Southern Conservation Area
Area S1
Character Assessment Proforma

100 Sloane Street

Inter
war



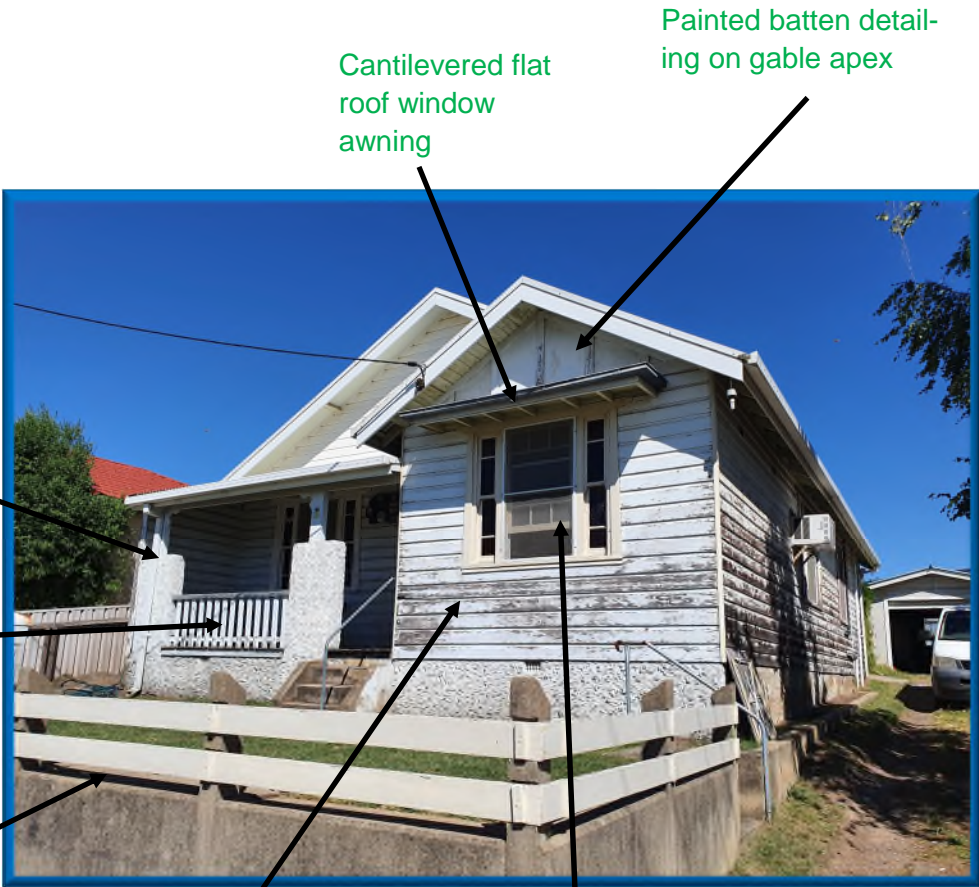
Lot size/ area	578.6m ²
Frontage width	13.75m
Lot depth	41.8m
Front set-back	3.7m
Rear setback	24.1m
Approx. FSR	

A 1920's cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

100 Sloane Street



Cantilevered flat roof window awning

Painted batten detailing on gable apex

Rendered masonry piers with single timber columns supporting verandah awning

White painted timber balustrade

Unpainted concrete foundation to horizontally emphasised timber planks forming front fence

Pale blue painted timber weatherboarded façade in poor condition

Vertically emphasised timber double hung windows with side lights



Southern Conservation Area
Area S1
Character Assessment Proforma

102 Sloane Street

1960's to
1990's



Lot size/ area	1071.8m ²
Frontage width	25.6m
Lot depth	41.8m
Front set-back	6.9m
Rear setback	6.6m
Approx. FSR	





Southern Conservation Area
Area S1
Character Assessment Proforma

102 Sloane Street

Flat roof

Aluminium windows

Brick course window sill

Limited articulation to front façade



Tan brick façade

Medium rise white palisade metal fence with fleur-de-lis tips





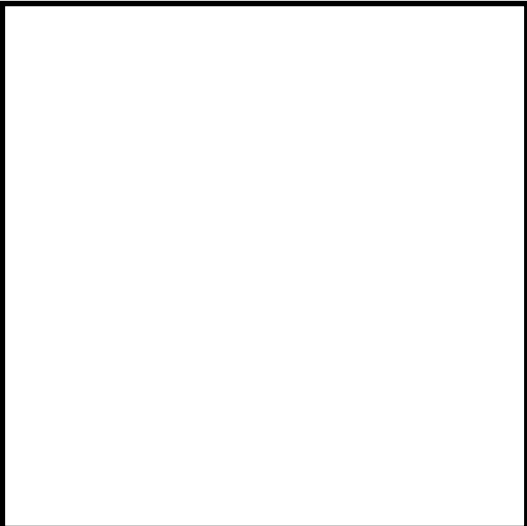
Vacant

Southern Conservation Area
Area S1
Character Assessment Proforma

23 Ottiwell Street



Lot size/ area	1827m2
Frontage width	13m
Lot depth	85.1m
Front set-back	n/a
Rear setback	n/a
Approx. FSR	n/a





Southern Conservation Area
Area S1
Character Assessment Proforma

23 Ottiwell Street





Southern Conservation Area
Area S1
Character Assessment Proforma

25 Ottiwell Street

Inter
war



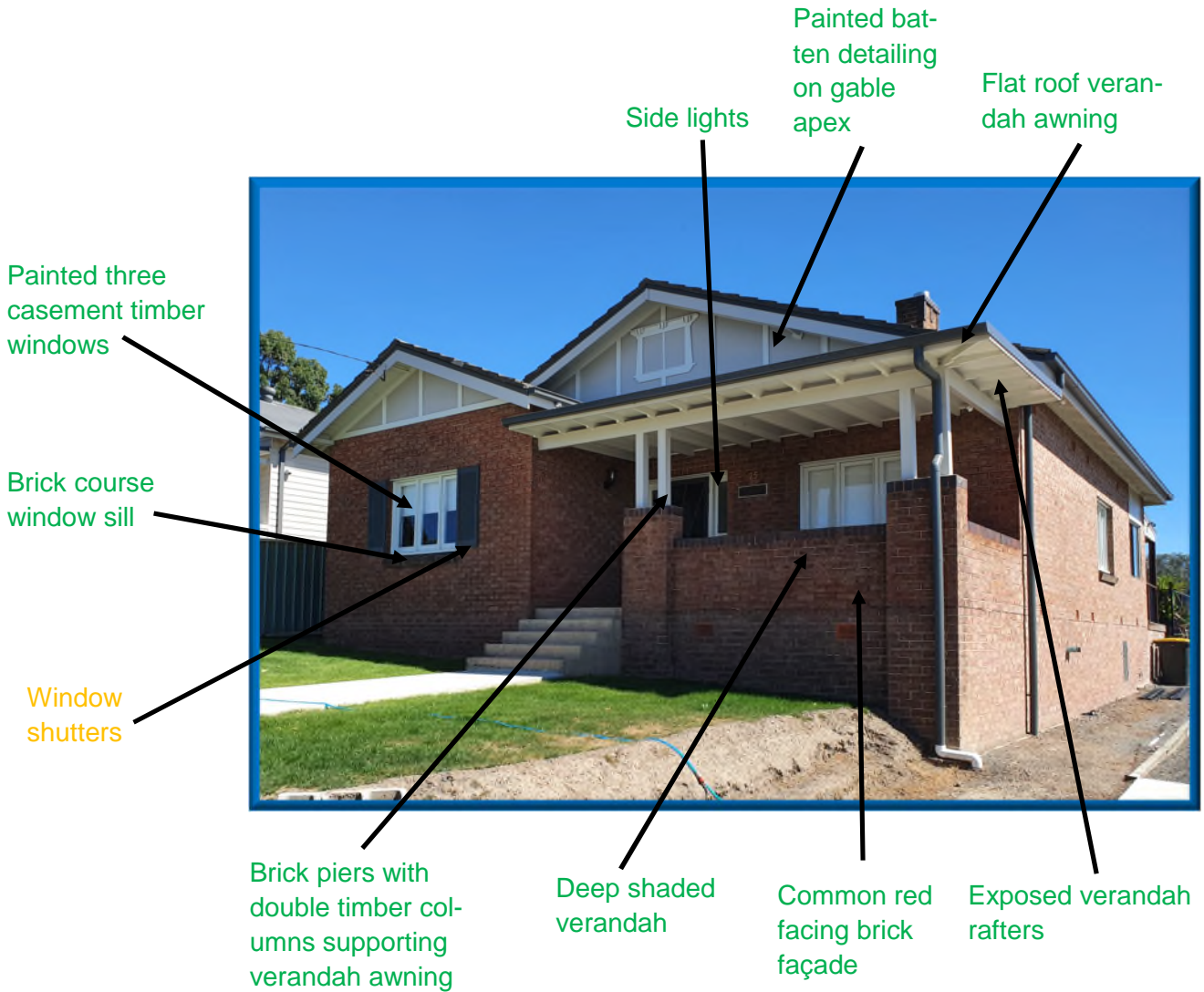
Lot size/ area	452m2
Frontage width	12.8m
Lot depth	35.5m
Front set-back	6m
Rear setback	11.4m
Approx. FSR	

A 1920`s bungalow



Southern Conservation Area
Area S1
Character Assessment Proforma

25 Ottiwell Street



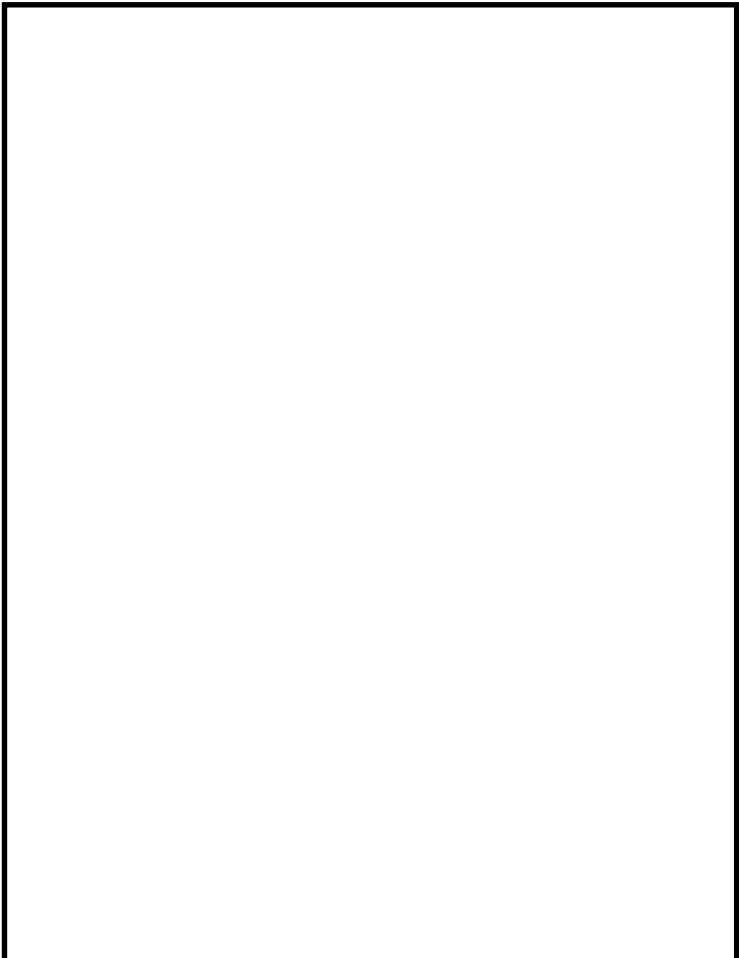


Southern Conservation Area
Area S1
Character Assessment Proforma

27 Ottiwell Street



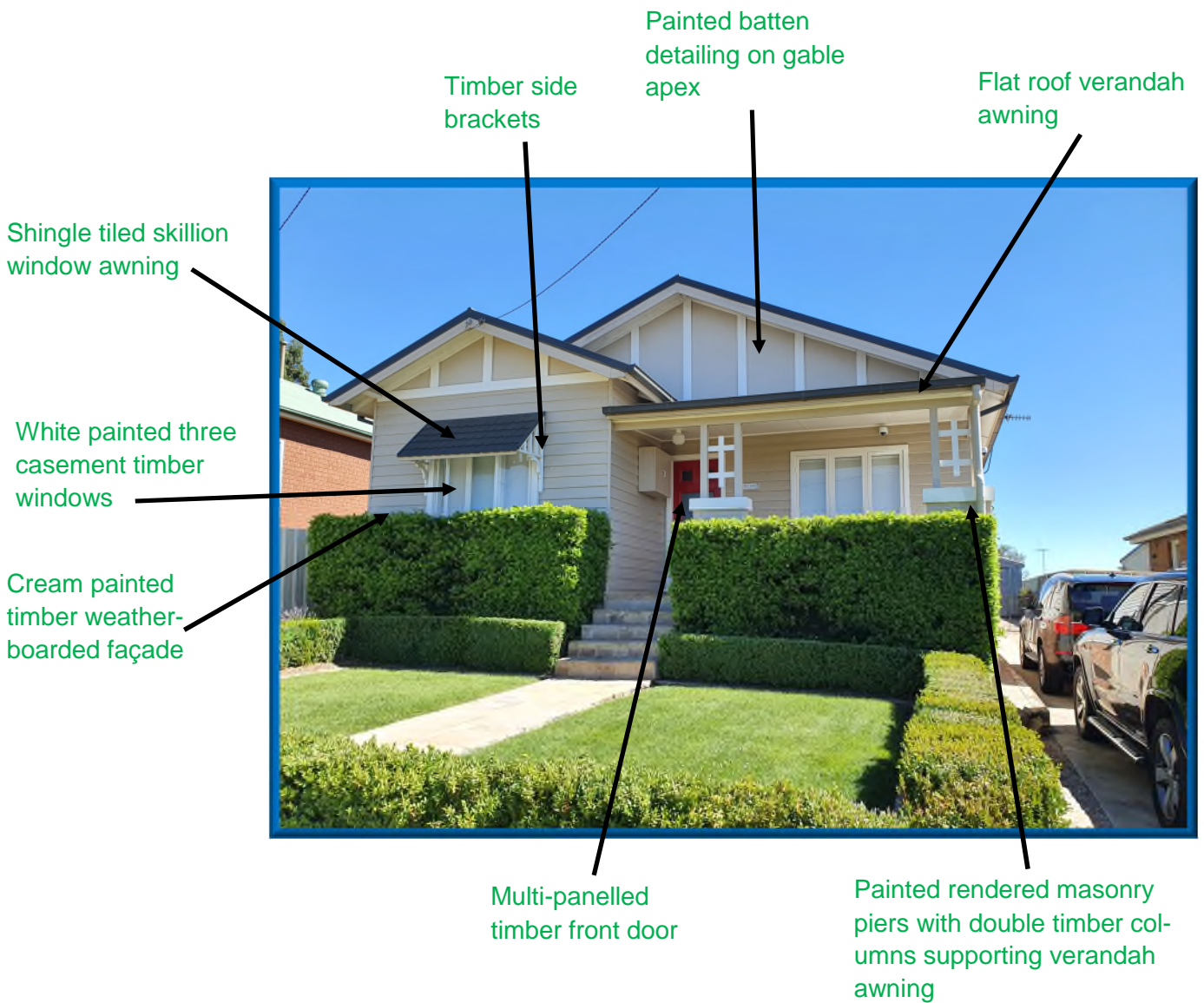
Lot size/ area	1081m2
Frontage width	13m
Lot depth	85.7m
Front set-back	6m
Rear setback	63.3m
Approx. FSR	





Southern Conservation Area
Area S1
Character Assessment Proforma

27 Ottiwell Street





Southern Conservation Area
Area S1
Character Assessment Proforma

29 Ottiwell Street

1960's to
1990's

Lot size/ area	1081m ²
Frontage width	12.8m
Lot depth	85.7m
Front set-back	5.8m
Rear setback	64.1m
Approx. FSR	



An example of an older timber cottage which has been modified with later cladding.



Southern Conservation Area
Area S1
Character Assessment Proforma

29 Ottiwell Street

Green galvanised steel sheet roof

Corrugated plastic skillion awning with metal side brackets

Overly large trapeze shaped window

Aluminium windows

Brick course window sill



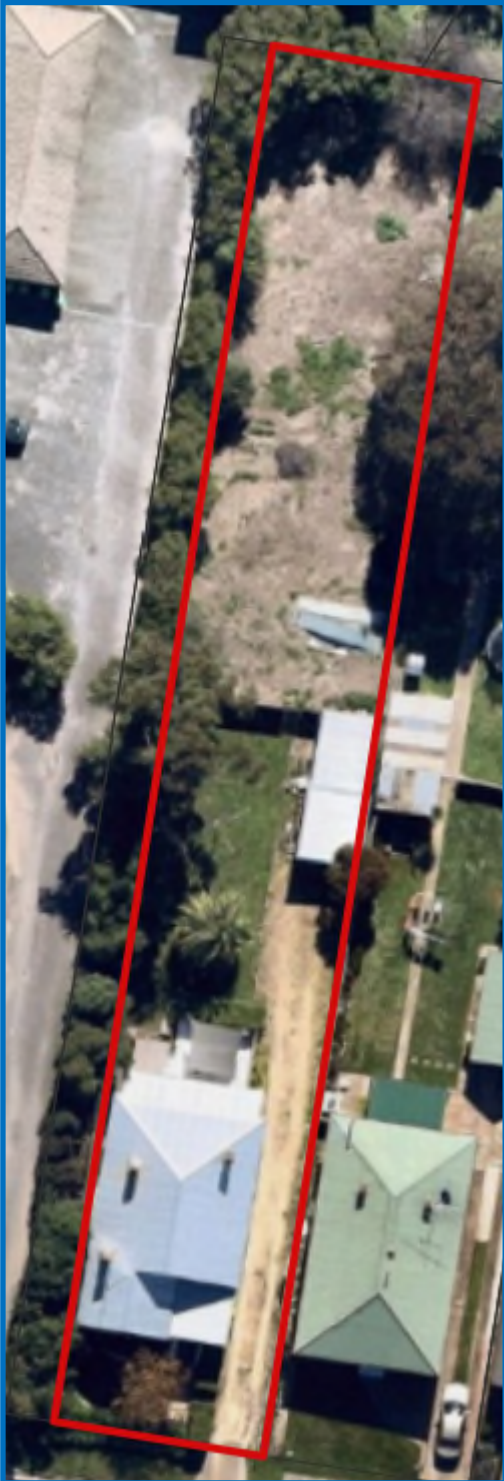
Limited articulation to front façade



Southern Conservation Area
Area S1
Character Assessment Proforma

31 Ottiwell Street

Federation



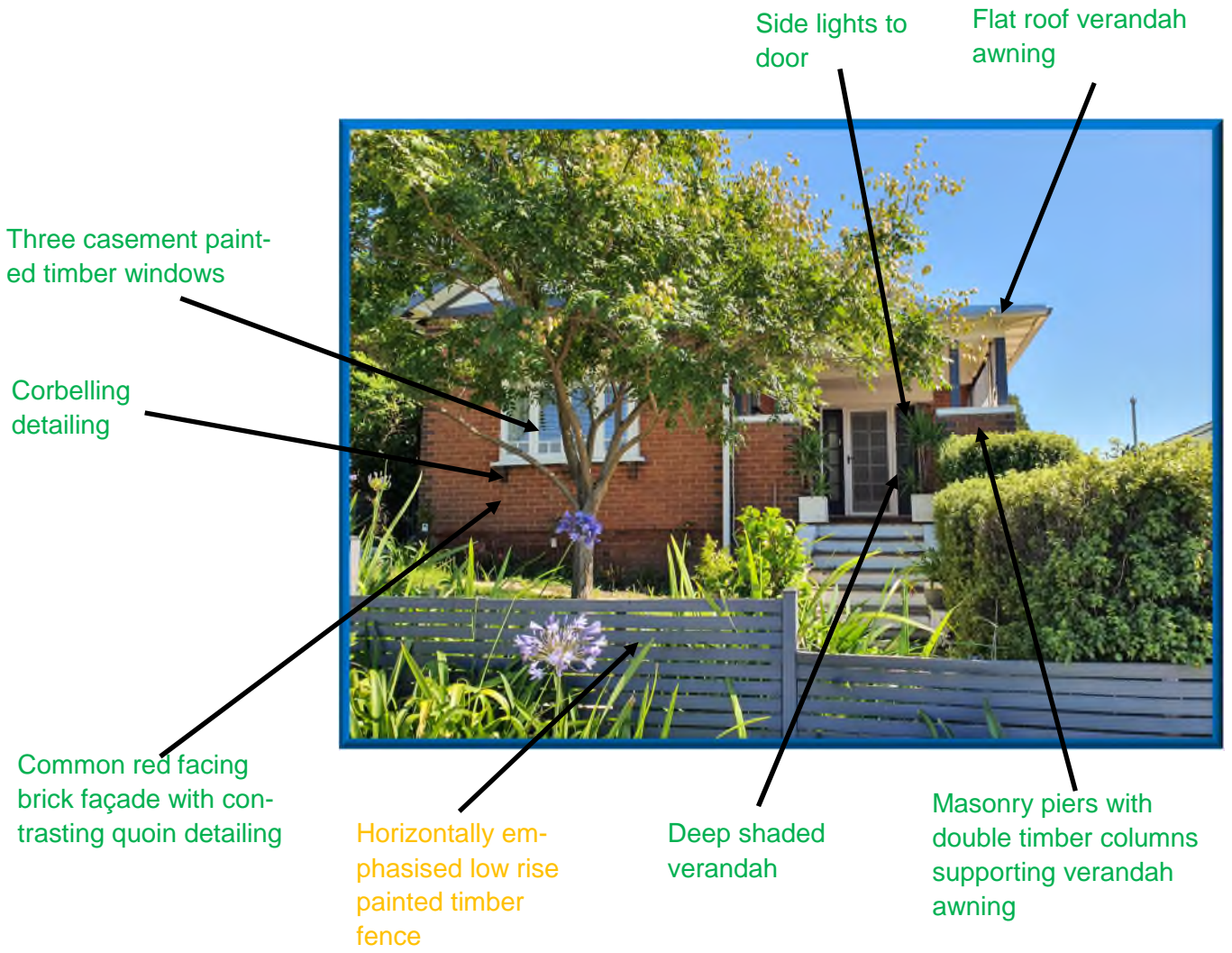
Lot size/ area	1088m ²
Frontage width	16.15m
Lot depth	85.7m
Front set-back	5.6m
Rear setback	61.5m
Approx. FSR	

An Edwardian/Federation cottage



Southern Conservation Area
Area S1
Character Assessment Proforma

31 Ottiwell Street





Southern Conservation Area
Area S1
Character Assessment Proforma

33 Ottiwell Street

**1960's to
1990's**



Lot size/ area	4500m2
Frontage width	15.2m
Lot depth	108.8
Front set-back	n/a
Rear setback	n/a
Approx. FSR	

Gundry Mews



Southern Conservation Area
Area S1
Character Assessment Proforma

33 Ottiwell Street





1960's to
1990's

Southern Conservation Area
Area S1
Character Assessment Proforma

35 Ottiwell Street



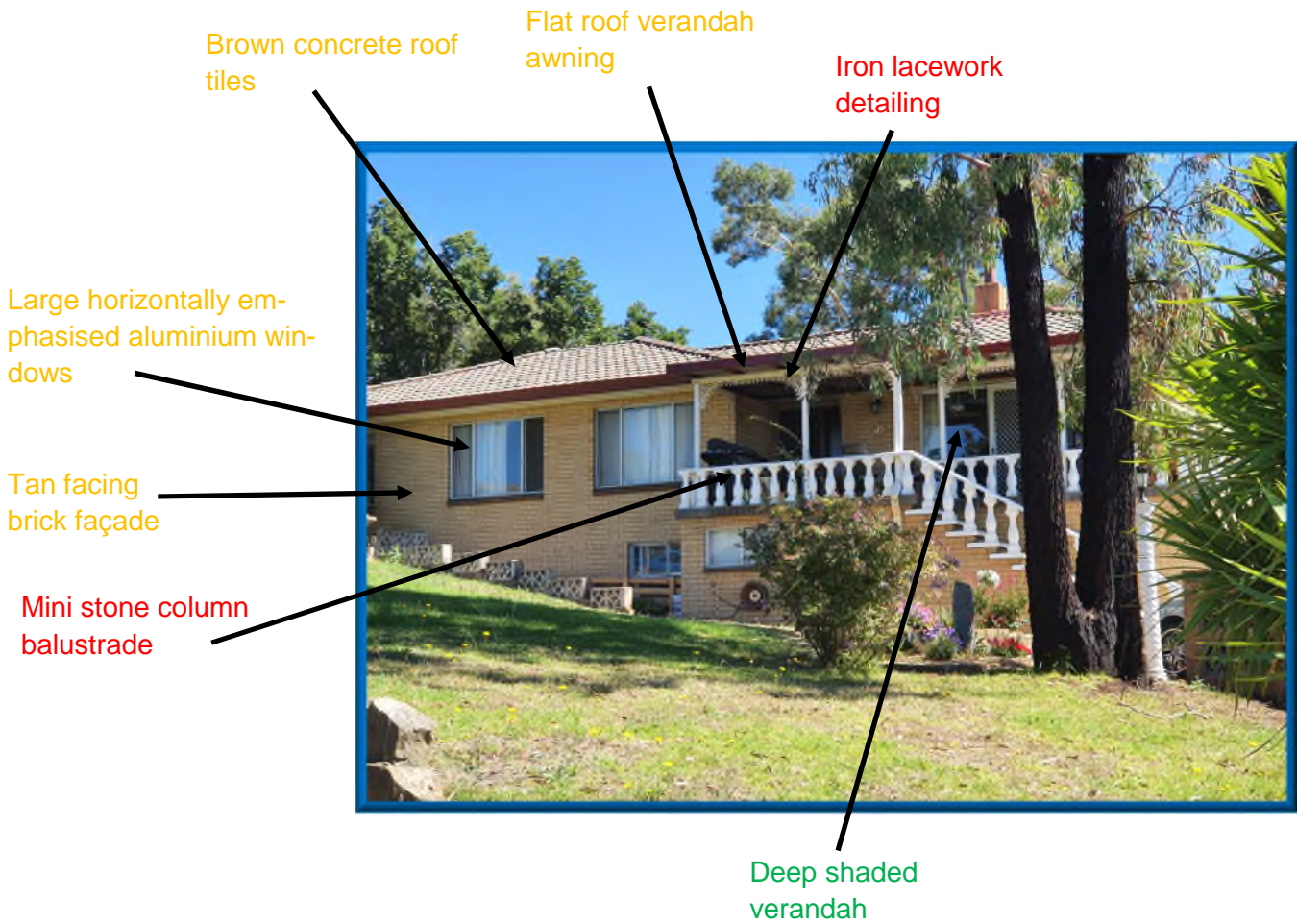
Lot size/ area	1214m ²
Frontage width	30.4m
Lot depth	40.4m
Front set-back	17.9m
Rear setback	11.3m
Approx. FSR	

A 1970's tan brick property.



Southern Conservation Area
Area S1
Character Assessment Proforma

35 Ottiwell Street

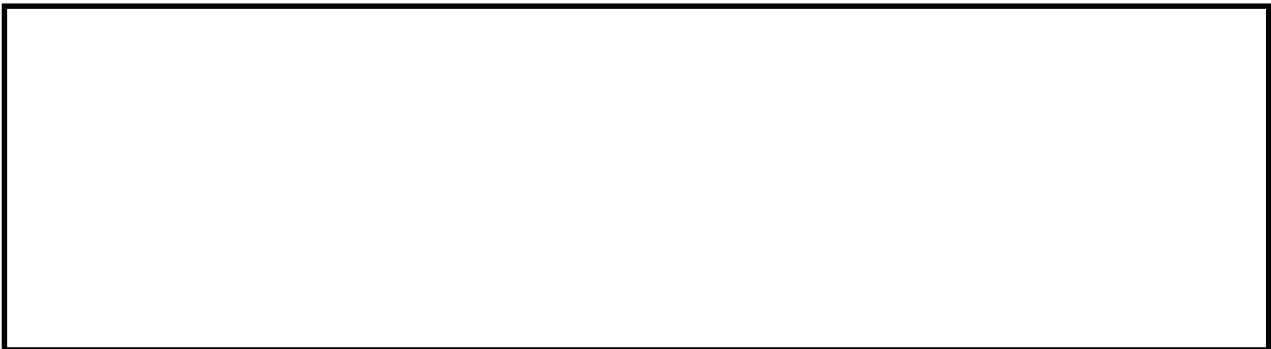




Southern Conservation Area
Area S1
Character Assessment Proforma

37 Ottiwell Street
Contributory Item

Lot size/ area	616m ²
Frontage width	19.35m
Lot depth	40.4m
Front set-back	2.1m
Rear setback	2.4m
Approx. FSR	





Southern Conservation Area
Area S1
Character Assessment Proforma

37 Ottiwell Street
Contributory Item

Common red facing brick façade

Stone window sills and window headers



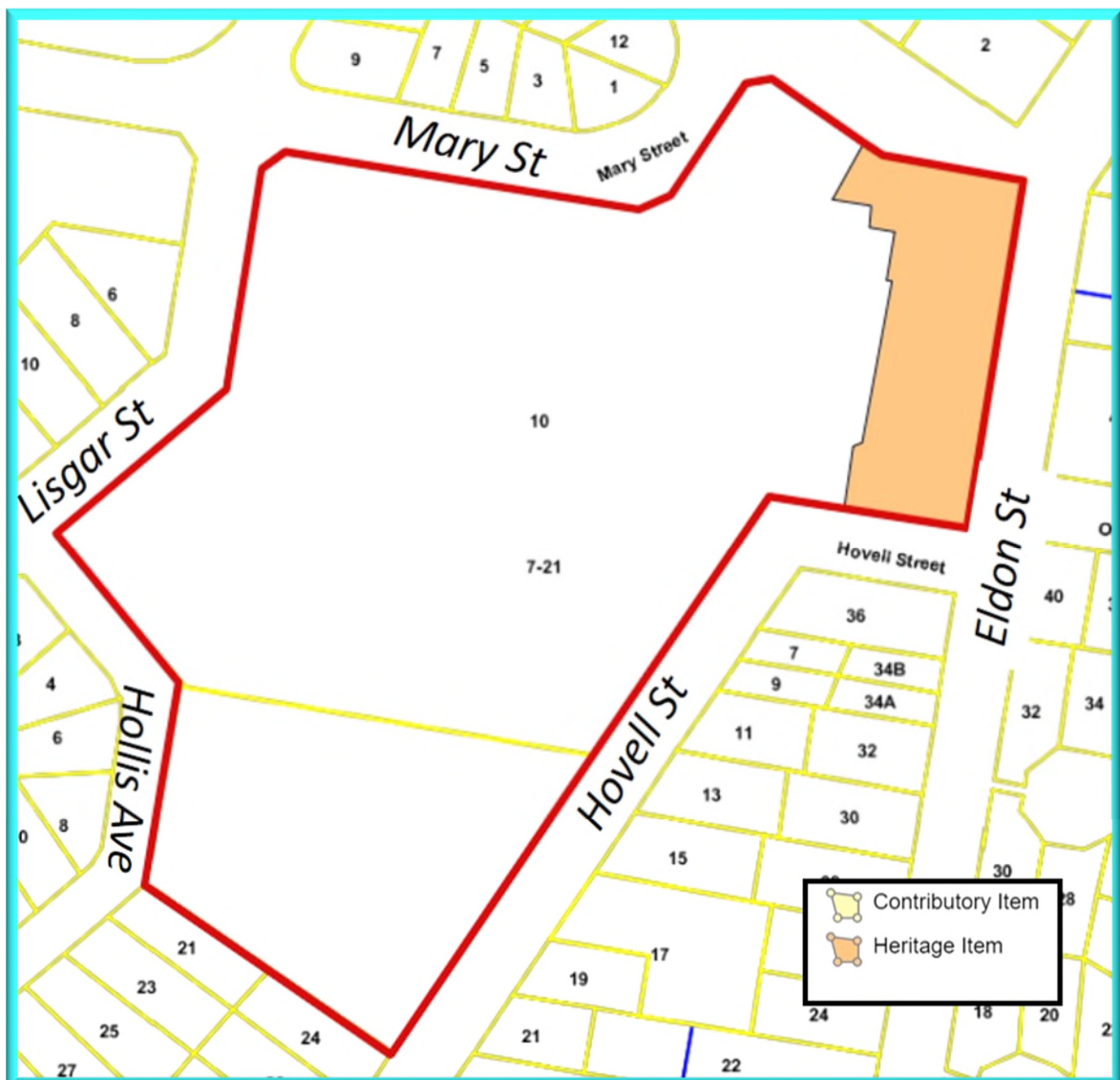
Vertically emphasised painted timber double hung windows

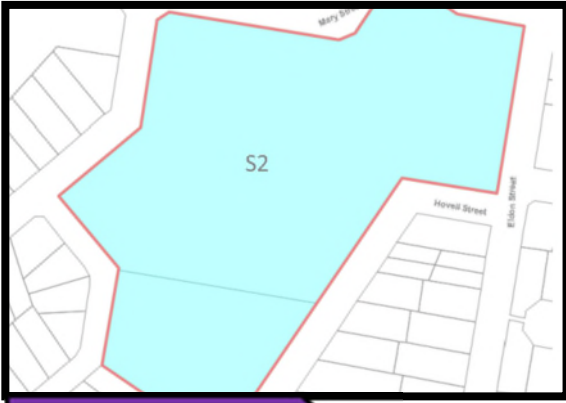


Assessment Area S2: Southern Gateway Precinct

Included Streets:

- Mary Street
- Hovell Street
- Eldon Street
- Hollis Avenue
- Lisgar Street





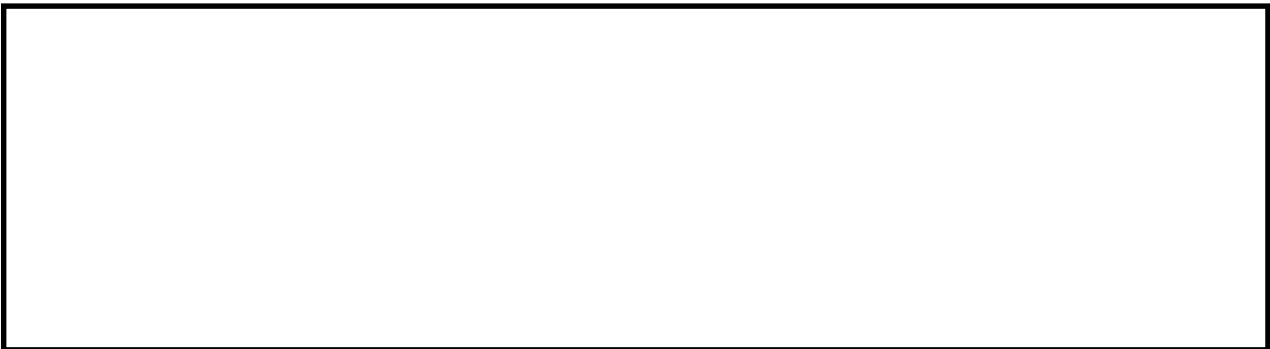
Southern Conservation Area
Area S2
Character Assessment Proforma

2 Hovell Street
7-21 Lisgar Street. Salvation Army

**1960's to
1990's**



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S2
Character Assessment Proforma

2 Hovell Street
7-21 Lisgar Street. Salvation Army





Southern Conservation Area
Area S2
Character Assessment Proforma

Hovell Street.- 7-21 Lisgar Street
Salvation Army Church Building.

1960's to
1990's



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S2
Character Assessment Proforma

Hovell Street.- 7-21 Lisgar Street
Salvation Army Church Building.





1960's to
1990's

Southern Conservation Area
Area S2
Character Assessment Proforma

8 Hovell Street.
7-21 Lisgar Street.
Salvation Army



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	



Southern Conservation Area
Area S2
Character Assessment Proforma

8 Hovell Street.
7-21 Lisgar Street.
Salvation Army





Southern Conservation Area
Area S2
Character Assessment Proforma

38 Eldon Street.
Salvation Army Building.
Heritage Item
7 –21 Lisgar Street

Inter
war



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	

The original brick building and tower of the Gill Waminda Nursing Home is noted as being of local heritage significance for its landmark elevated location and association with the social work of the Salvation Army.



Southern Conservation Area
Area S2
Character Assessment Proforma

38 Eldon Street.
Salvation Army Building.
Heritage Item
7 -21 Lisgar Street

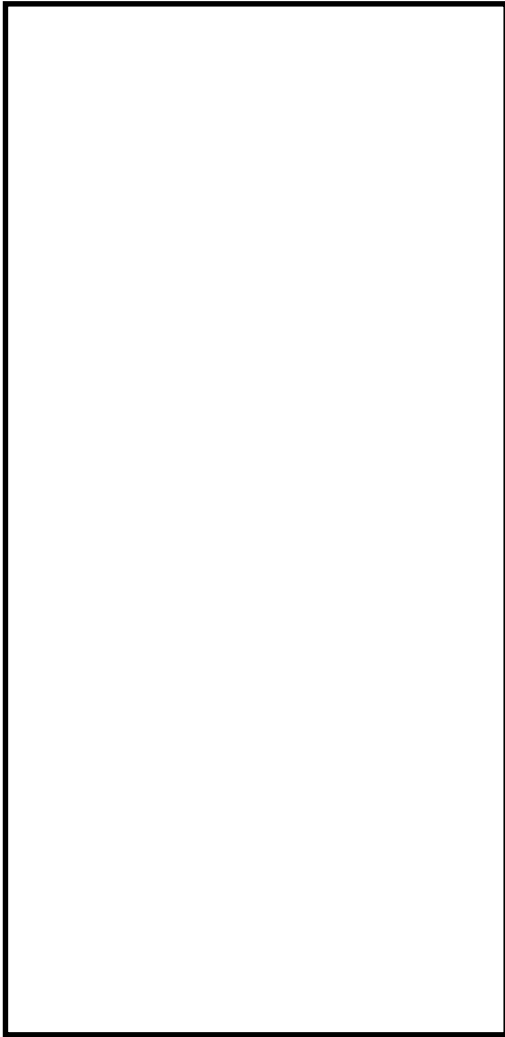




Southern Conservation Area
Area S2
Character Assessment Proforma

38 Eldon Street.
Salvation Army Building.
Heritage Item
7 –21 Lisgar Street

Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S2
Character Assessment Proforma

38 Eldon Street.
Salvation Army Building.
Heritage Item
7 -21 Lisgar Street





Southern Conservation Area
Area S2
Character Assessment Proforma

8 Combermere Street.
7- 21 Lisgar Street
Salvation Army

Inter
war



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S2
Character Assessment Proforma

8 Combermere Street.
7- 21 Lisgar Street
Salvation Army





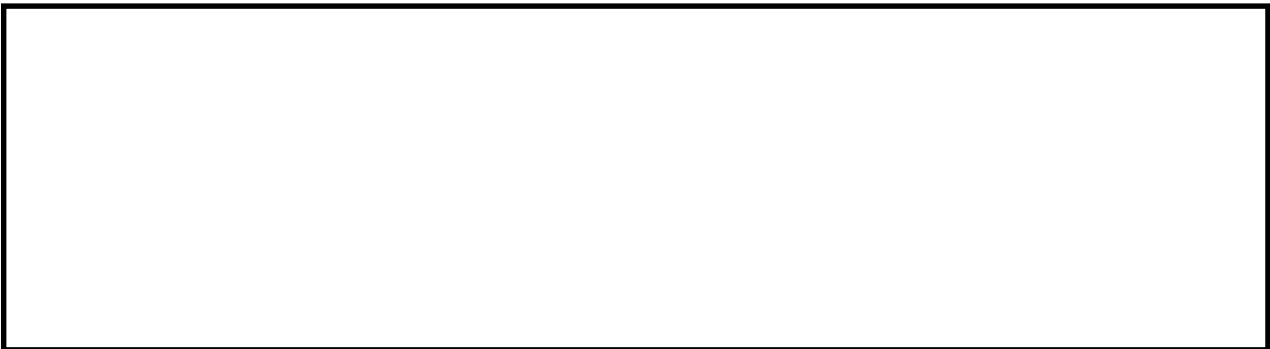
Southern Conservation Area
Area S2
Character Assessment Proforma

10 Combermere Street.
7- 21 Lisgar Street
Salvation Army

Inter
war



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S2
Character Assessment Proforma

10 Combermere Street.
7- 21 Lisgar Street
Salvation Army





Southern Conservation Area
Area S2
Character Assessment Proforma

2 Mary Street
7-21 Lisgar Street
Salvation Army



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S2
Character Assessment Proforma

2 Mary Street
7-21 Lisgar Street
Salvation Army





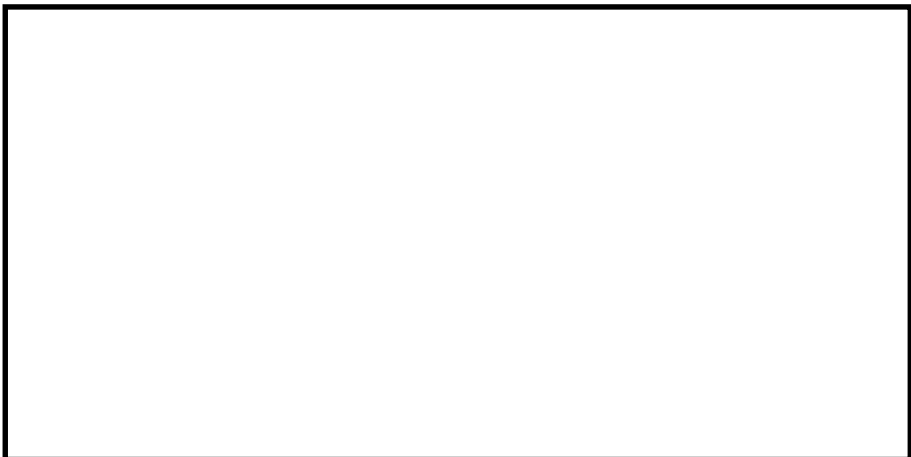
Southern Conservation Area
Area S2
Character Assessment Proforma

Salvation Army. 7-21 Lisgar Street

1960's to
1990's



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S2
Character Assessment Proforma

Salvation Army. 7-21 Lisgar Street





Southern Conservation Area
Area S2
Character Assessment Proforma

Salvation Army. 7-21 Lisgar Street
Vacant Lot

Vacant



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	



Southern Conservation Area
Area S2
Character Assessment Proforma

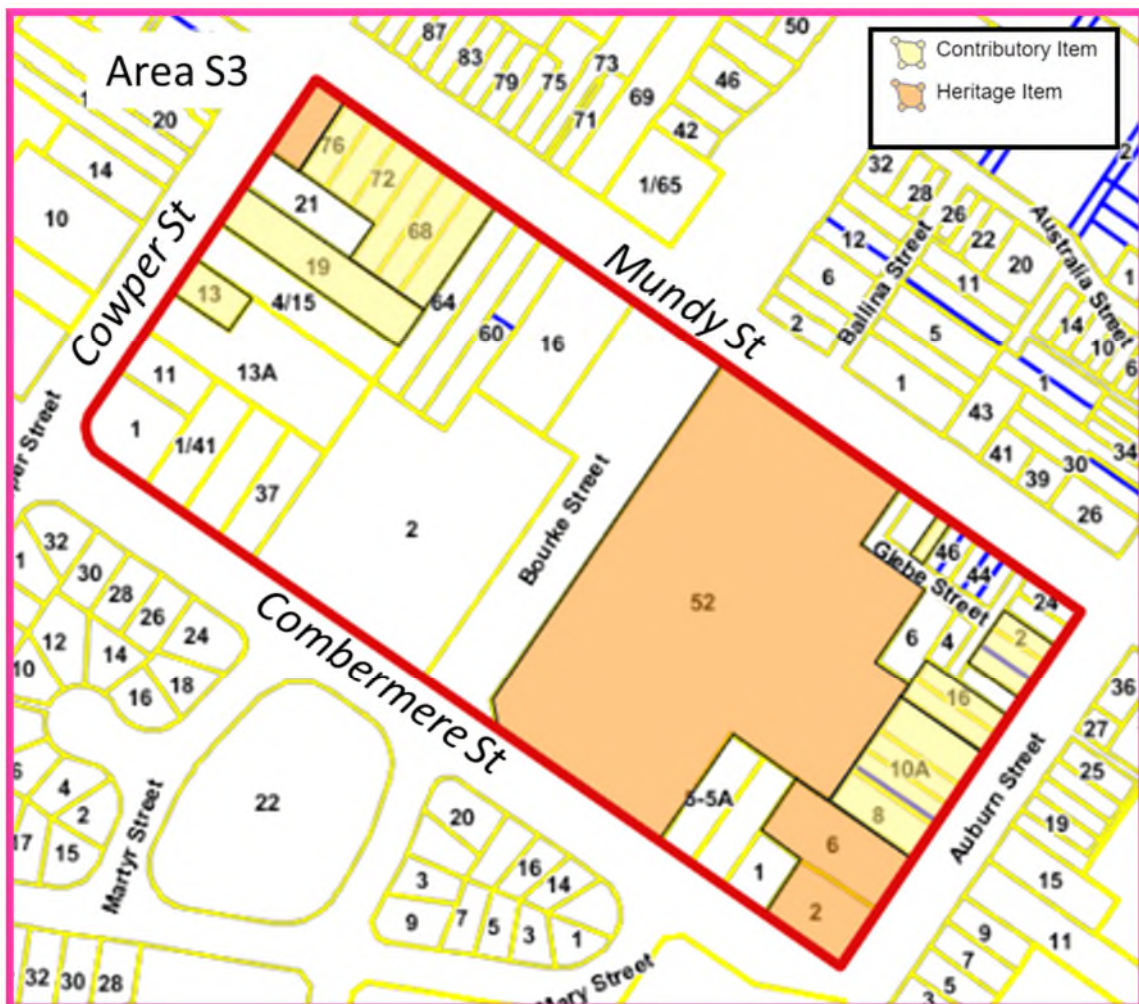
Salvation Army. 7-21 Lisgar Street
Vacant Lot



Assessment Area S3: Southern Gateway Precinct

Included Streets:

- Cowper Street
- Auburn Street
- Combermere Street
- Bourke Street
- Glebe Street





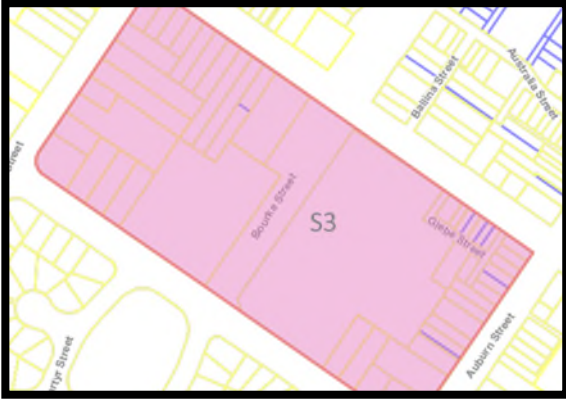
Southern Conservation Area
Area S3
Character Assessment Proforma

2 Bourke Street. Council Depot
Landmark Opportunity Site



Lot size/ area	11375m2
Frontage width	125.8m
Lot depth	98.3m
Front set-back	45m
Rear setback	4.6m
Approx. FSR	

The former council depot site is a large under-used corner lot with significant redevelopment potential. The site stands outside of the Heritage Conservation Area. The current buildings old little heritage value.



Southern Conservation Area
Area S3
Character Assessment Proforma

2 Bourke Street. Council Depot
Landmark Opportunity Site





Southern Conservation Area
Area S3
Character Assessment Proforma

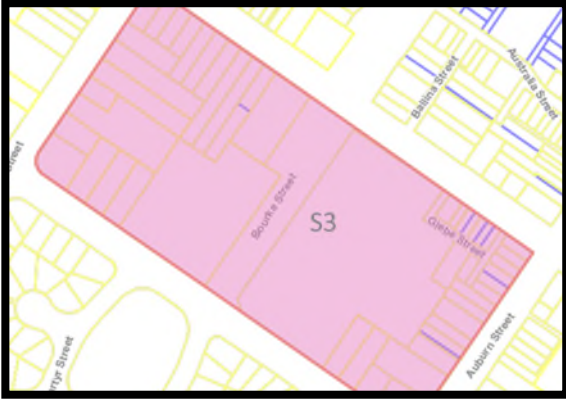
37 Combermere Street

**1960's to
1990's**



Lot size/ area	1208m ²
Frontage width	19.8m
Lot depth	60.7m
Front set-back	8.7m
Rear setback	38.8m
Approx. FSR	

1960`s/1970`s ranch-style property
 The site stands outside of the Heritage Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

37 Combermere Street



Concrete
roof tiles

Integrated
garage on
front facade

Vertically empha-
sised double hung
timber windows

Tan brick
facing façade

Low rise
stone wall



Southern Conservation Area
Area S3
Character Assessment Proforma

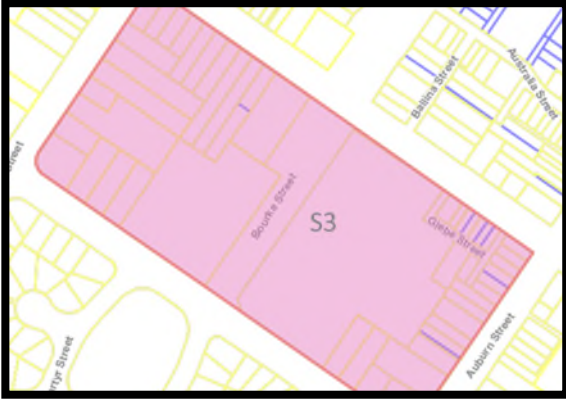
39 Combermere Street

**1960's to
1990's**



Lot size/ area	1214m ²
Frontage width	20m
Lot depth	60.7m
Front set-back	6.2m
Rear setback	5.8m
Approx. FSR	

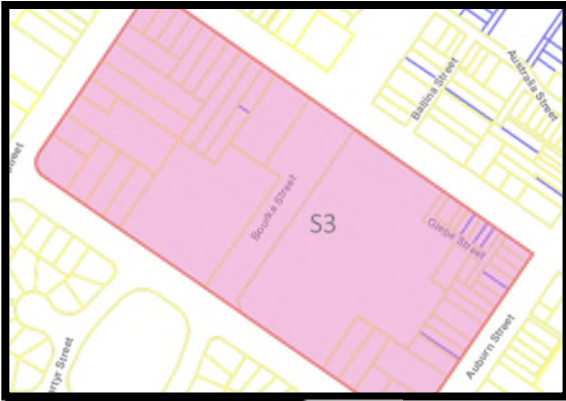
A 1970's multi-dwelling housing development
 Stands outside of the Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

39 Combermere Street





Southern Conservation Area
Area S3
Character Assessment Proforma

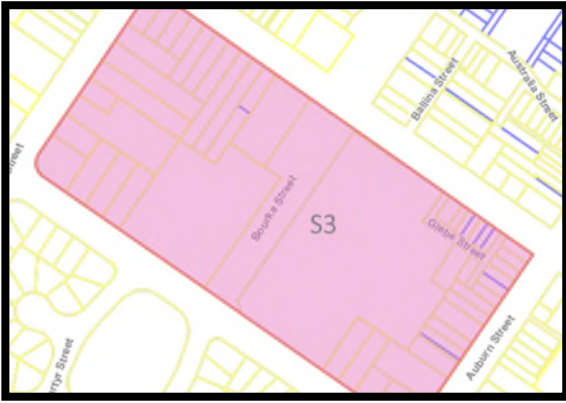
41 Combermere Street

**1960's to
1990's**



Lot size/ area	1290m2
Frontage width	21.3m
Lot depth	60.7m
Front set-back	8.2m
Rear setback	28.1m
Approx. FSR	

A Residential Flat Building built in the 1980`s
 The site stands outside of the Heritage Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

41 Combermere Street

Red tiled roof



Tan facing
brick façade

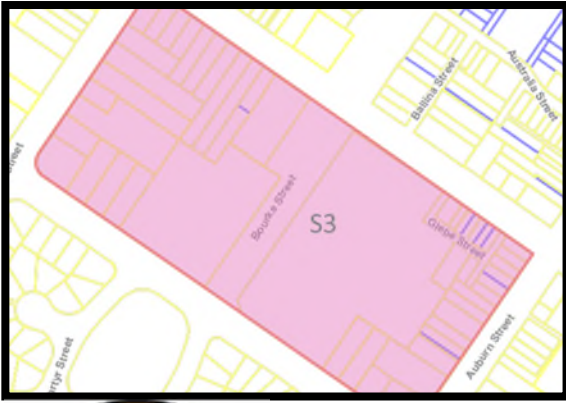


Low rise brick wall in match-
ing materials to property

Brick window
sills

Oversized aluminium
windows with curved
detailing

No entrance
presenting to
the street



Southern Conservation Area
Area S3
Character Assessment Proforma

1 Cowper Street

Post
2000's

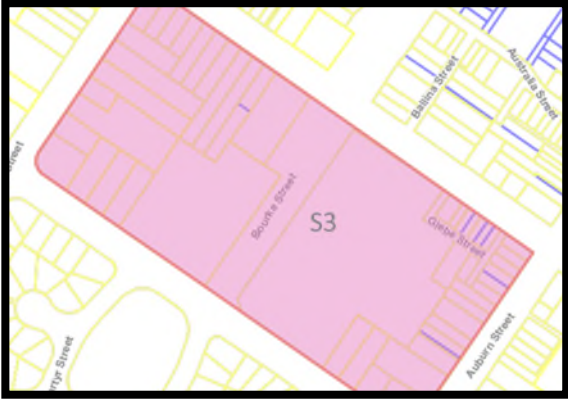


Lot size/ area	1472m ²
Frontage width	45.1m
Lot depth	40m
Front set-back	3.4m
Rear setback	2.3m
Approx. FSR	

Residential Flat Building

The site stands outside of the Heritage Conservation Area

Early 2000's rendered flat roof part 2 storey, part single storey building which is unsympathetic to the general local character.



Southern Conservation Area
Area S3
Character Assessment Proforma

1 Cowper Street



Colorbond
fencing





**Southern Conservation Area
Area S3
Character Assessment Proforma**

11 Cowper Street

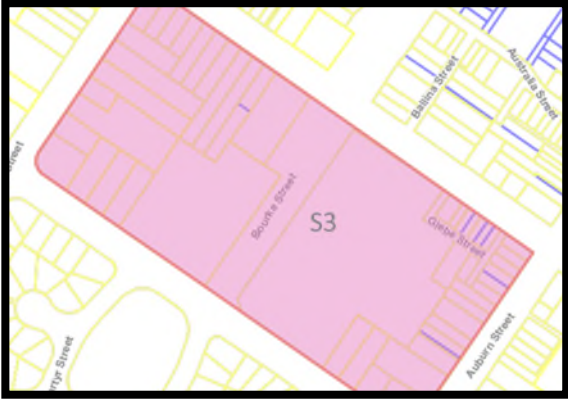
**1960's to
1990's**



Lot size/ area	916.9m ²
Frontage width	22.9m
Lot depth	40m
Front set-back	9.1m
Rear setback	18.6m
Approx. FSR	

A 1970's Ranch-style dwelling.

The site stands outside of the Heritage Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

11 Cowper Street



Concrete roof tiles

Tan facing brick facade

Bullnose brick window sills

Horizontally emphasised windows



**Southern Conservation Area
Area S3
Character Assessment Proforma**

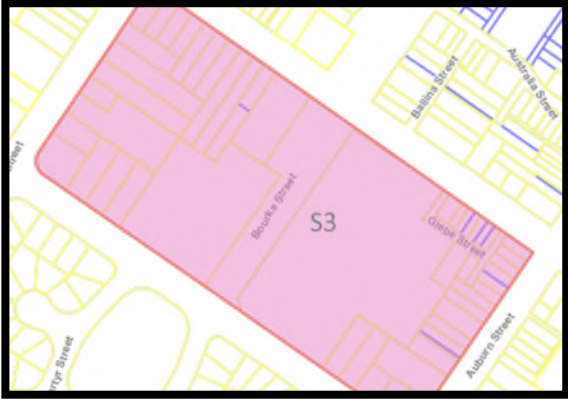
13a Cowper Street

**1960's to
1990's**



Lot size/ area	3554m ²
Frontage width	22.7m
Lot depth	101.9m
Front set-back	6.1m
Rear setback	51.5m
Approx. FSR	

A 1970's multi-dwelling housing development consisting of four dwellings.
Westgrove Heights
The site stands outside of the Heritage Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

13a Cowper Street



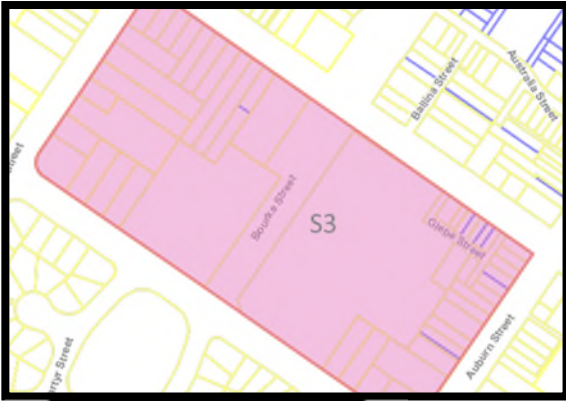
Colorbond
Roof

Poor relationship
with the street

Brick window
sills

Horizontally
emphasised
aluminium
windows

Cream facing
brick facade



**Southern Conservation Area
Area S3
Character Assessment Proforma**

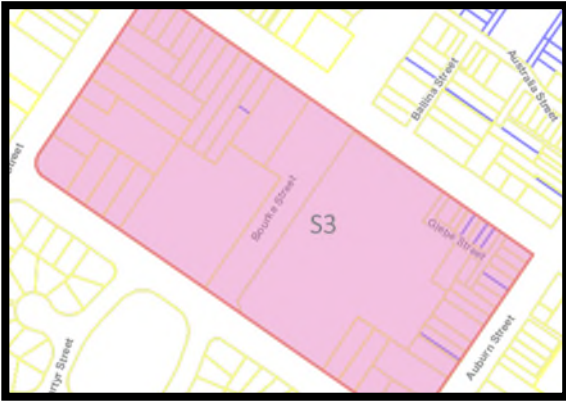
**13 Cowper Street
Contributory Item**

Federation



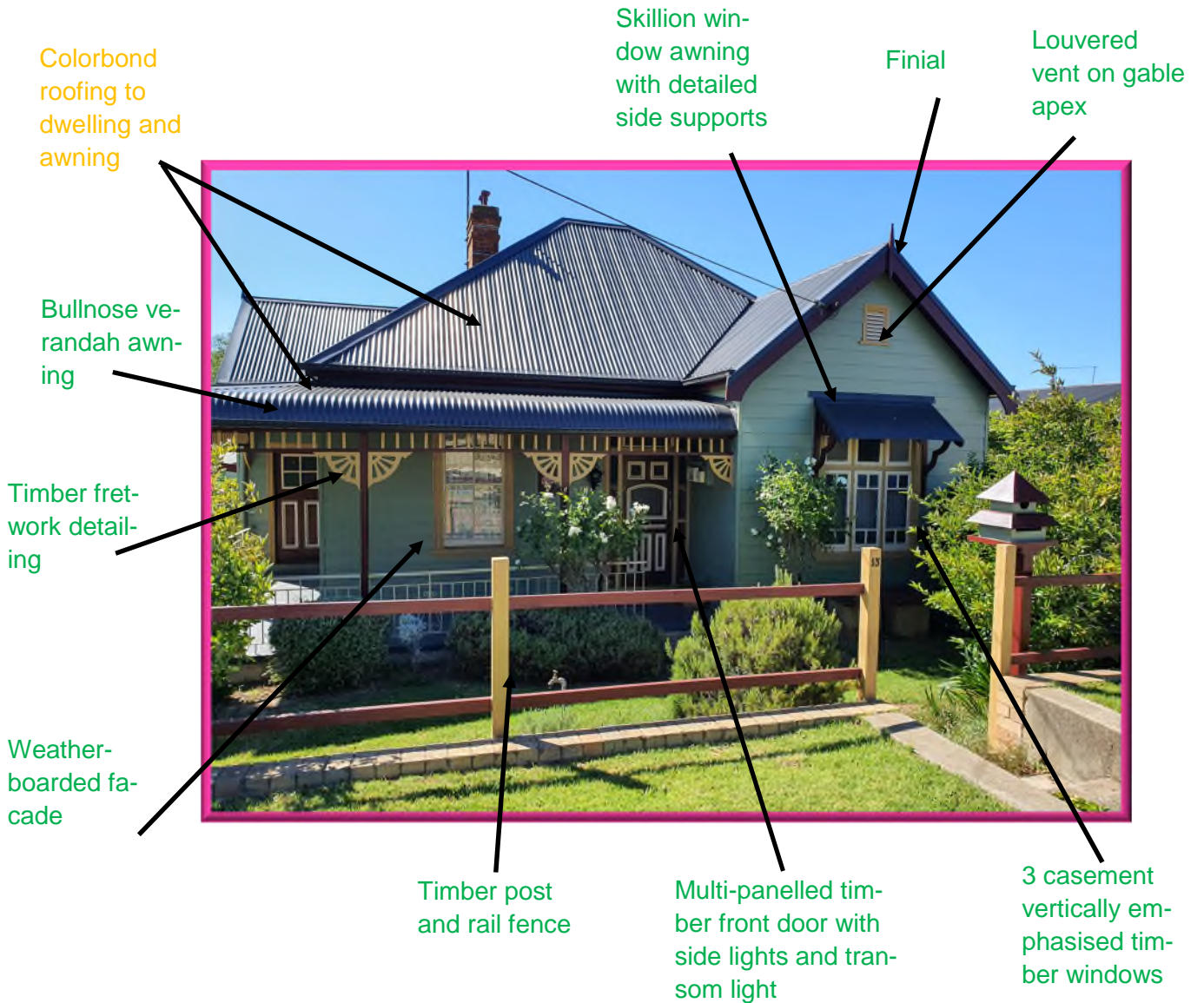
Lot size/ area	605m2
Frontage width	19m
Lot depth	32m
Front set-back	4.5m
Rear setback	12.2m
Approx. FSR	

Federation
The site stands outside of the Heritage Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

13 Cowper Street
Contributory Item





Southern Conservation Area
Area S3
Character Assessment Proforma

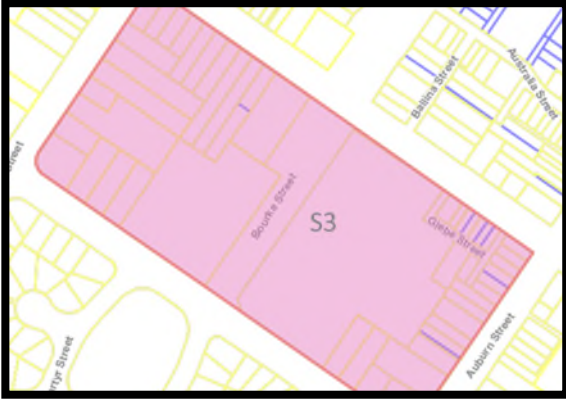
15 Cowper Street

**1960's to
1990's**



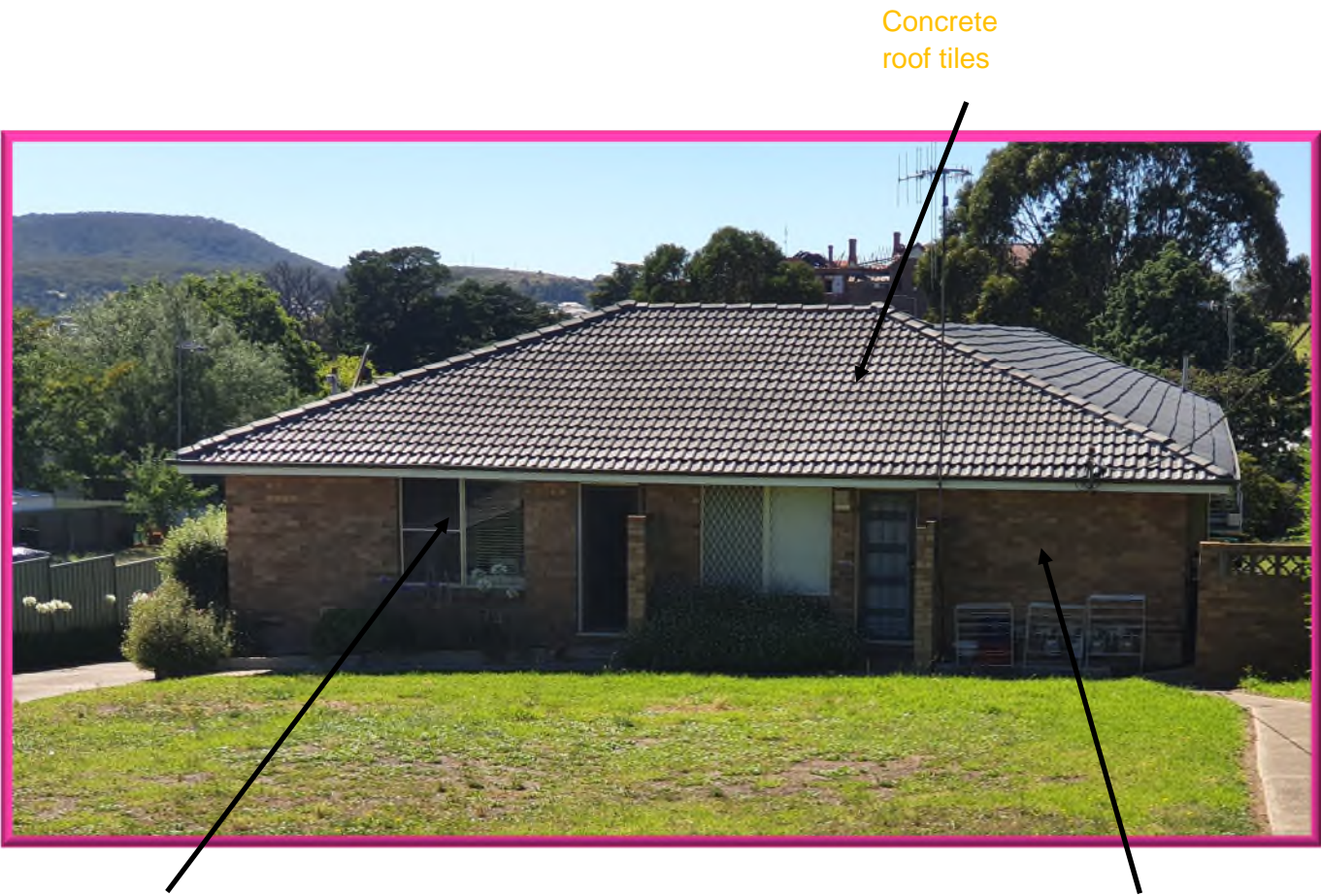
Lot size/ area	2097m ²
Frontage width	20.3m
Lot depth	101.9m
Front set-back	29.2m
Rear setback	38.2m
Approx. FSR	

A 1970's multi-dwelling housing comprising two semi-detached dwellings
 The site stands outside of the Heritage Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

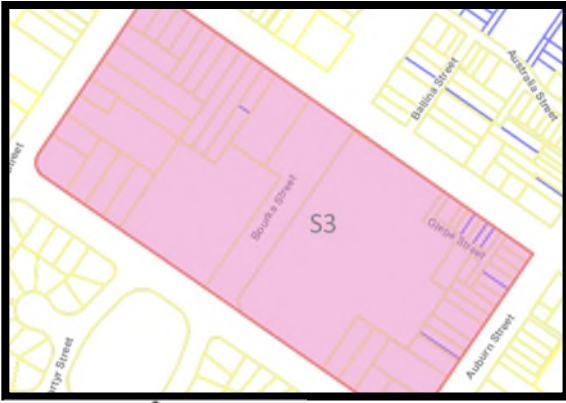
15 Cowper Street



Concrete
roof tiles

Large aluminium
windows

Tan facing
brick facade



**Southern Conservation Area
Area S3
Character Assessment Proforma**

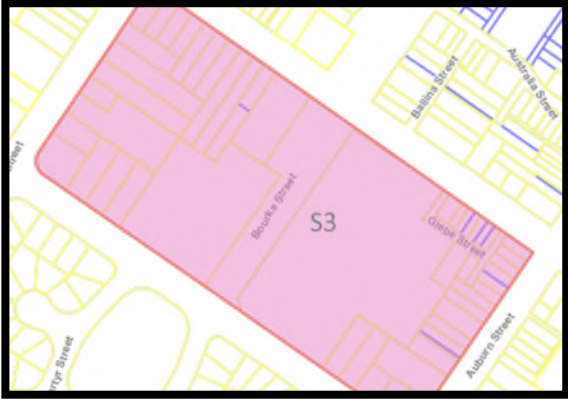
**19 Cowper Street
Contributory Item**

Inter
war



Lot size/ area	2024m ²
Frontage width	20.5m
Lot depth	101.9m
Front set-back	4.2m
Rear setback	79.7m
Approx. FSR	

A Californian bungalow style property.
The site stands outside of the Heritage Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

19 Cowper Street
Contributory Item

Timber batten detailing of apex of double gable

Louvered timber vent

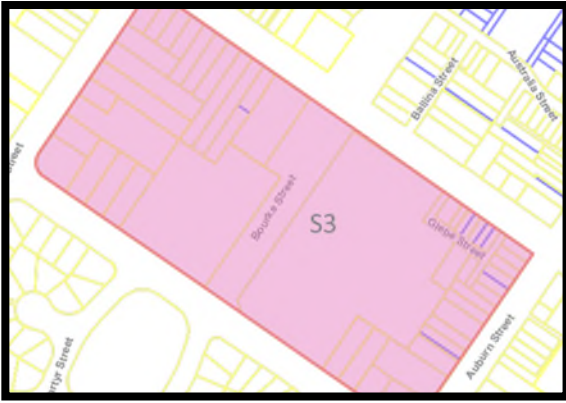
Corrugated, galva-nised iron sheet roof

Brown facing brick facade

Low rise brick wall with brick piers with iron railings

Concrete columns atop a brick plinth supporting verandah awning





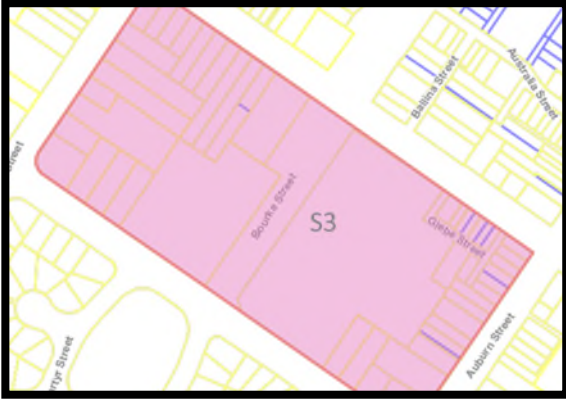
**Southern Conservation Area
Area S3
Character Assessment Proforma**

21 Cowper Street



Lot size/ area	1239m ²
Frontage width	20.6m
Lot depth	60.3m
Front set-back	4.2m
Rear setback	34.3m
Approx. FSR	

The site stands outside of the Heritage Conservation Area



Southern Conservation Area
Area S3
Character Assessment Proforma

21 Cowper Street



No visual connection between the street and property frontage



Southern Conservation Area
Area S3
Character Assessment Proforma

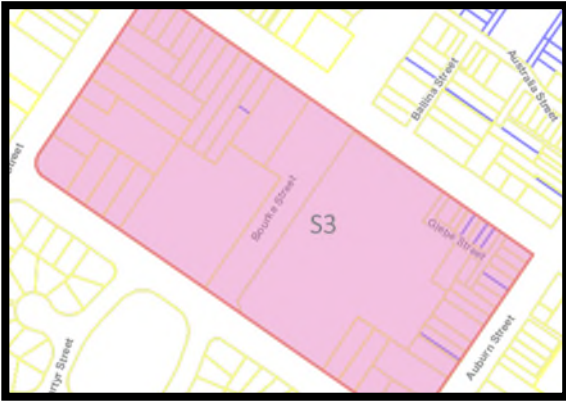
16 Bourke Street

**1960's to
1990's**



Lot size/ area	3022m2
Frontage width	76.8m
Lot depth	39.5m
Front set-back	9m
Rear setback	47.2m
Approx. FSR	

Built in the 1990's



Southern Conservation Area
Area S3
Character Assessment Proforma

16 Bourke Street

Concrete roof tiles

Double garage presents to the street



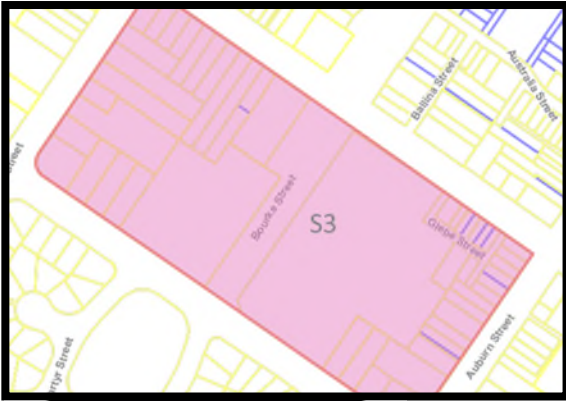
Timber window shutters

Brick facing facade with multi-toned brickwork

Brick window sills

Very large horizontally emphasised windows





Federation

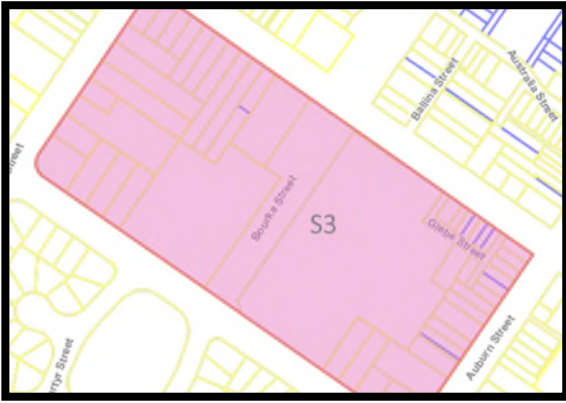
Southern Conservation Area
Area S3
Character Assessment Proforma

60 Mundy Street



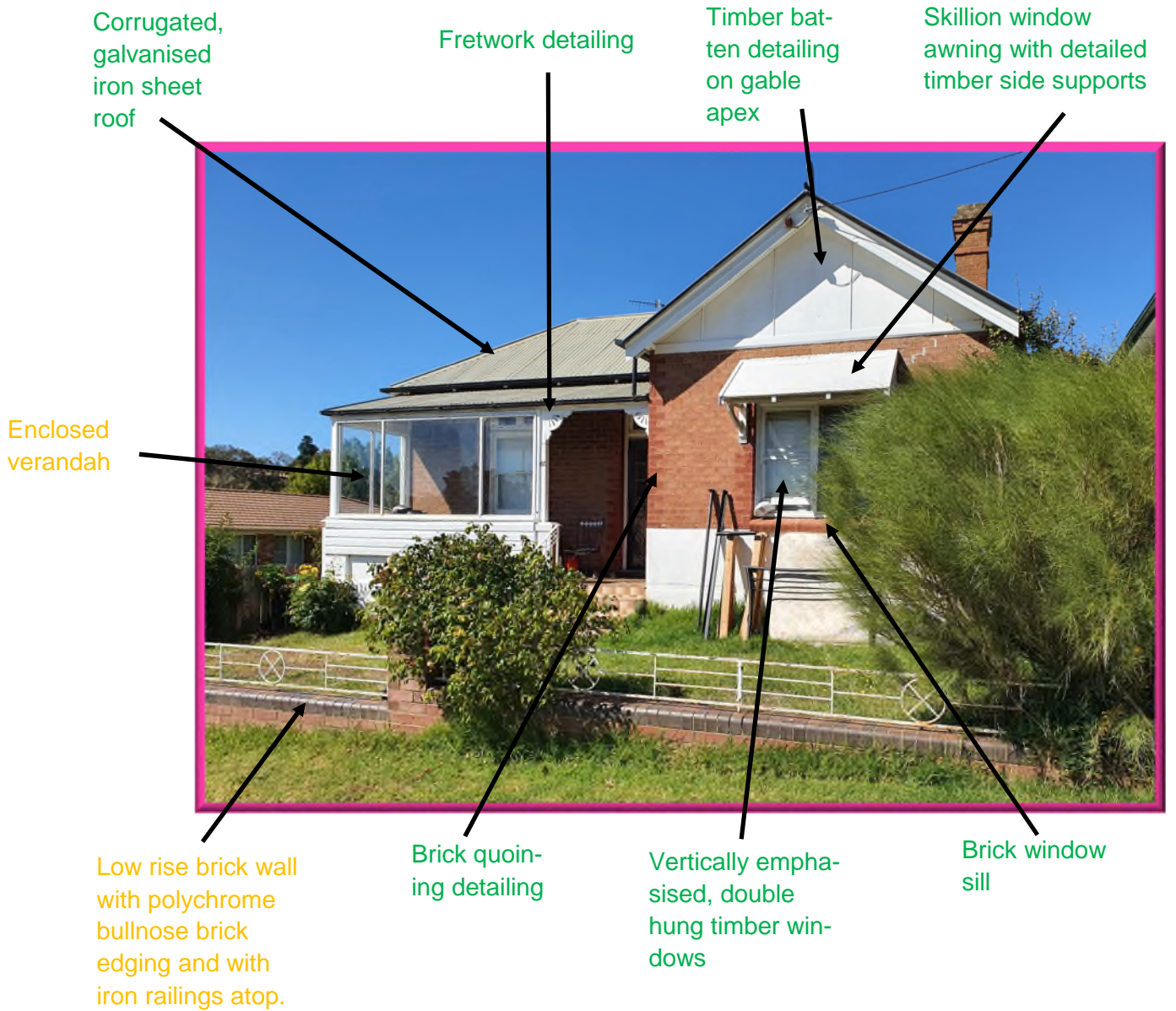
Lot size/ area	1472m2
Frontage width	13.4m
Lot depth	101.4m
Front set-back	3.7m
Rear setback	82.8m
Approx. FSR	

Federation property



Southern Conservation Area
Area S3
Character Assessment Proforma

60 Mundy Street





**Southern Conservation Area
Area S3
Character Assessment Proforma**

62 Mundy Street

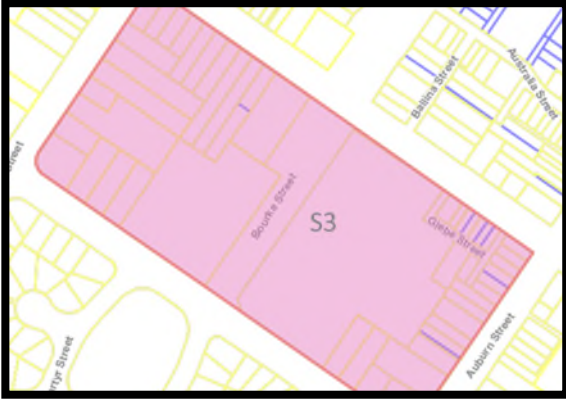
**Post
War**



Lot size/ area	1347m2
Frontage width	13.4m
Lot depth	101.4m
Front set-back	3.7m
Rear setback	81.8m
Approx. FSR	

1940`s/1950`s post war cottage.

Identified as an opportunity site due to its low heritage value, large lot and current low site coverage which presents an opportunity for further development of the site.



Southern Conservation Area
Area S3
Character Assessment Proforma

62 Mundy Street

Hipped gable roof

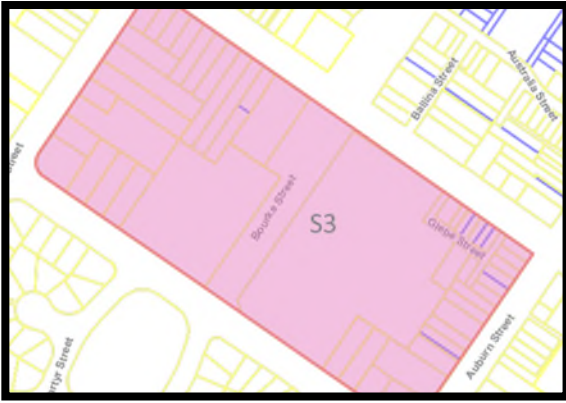
Green galvanised, corrugated iron sheet roof



Overly large vertically emphasised aluminium windows

Low rise brick wall with bullnose coping stones

Weatherboard façade with brick base



**Southern Conservation Area
Area S3
Character Assessment Proforma**

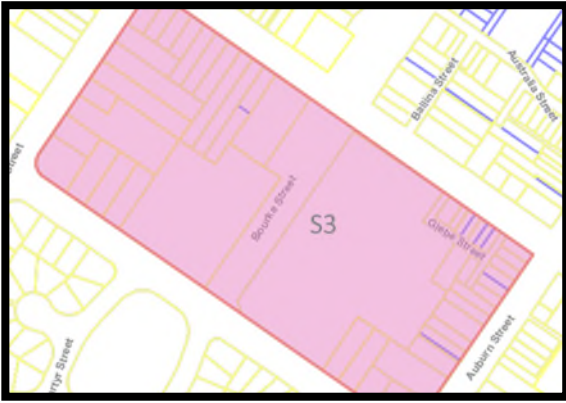
64 Mundy Street

Federation



Lot size/ area	1347m2
Frontage width	13.4m
Lot depth	101.4m
Front set-back	4.3m
Rear setback	73.5m
Approx. FSR	

Federation property. Significantly modified.



Southern Conservation Area
Area S3
Character Assessment Proforma

64 Mundy Street

Skillion verandah awning with matching roof materials to dwelling

Colorbond roof

Finial

Timber louvered vent on gable apex



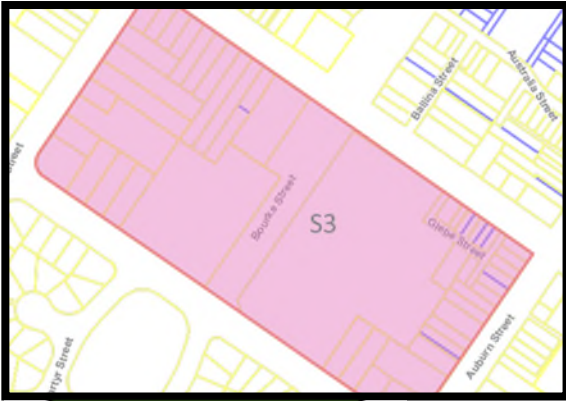
Window awning removed

Replacement window— horizontally emphasised

Green painted weatherboard façade on painted brick base

Timber posts with turned detailing supporting verandah awning

Brick and concrete landing and steps



Federation

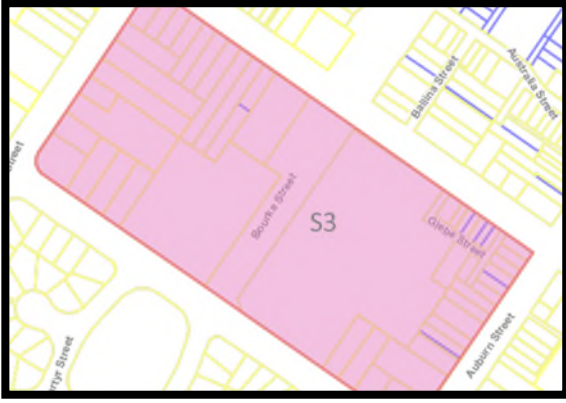
**Southern Conservation Area
Area S3
Character Assessment Proforma**

**66 Mundy Street
Contributory Item**



Lot size/ area	847.3m ²
Frontage width	14.1m
Lot depth	60.4m
Front set-back	3.5m
Rear setback	35.8m
Approx. FSR	

Property circa 1900-1920's



Southern Conservation Area
Area S3
Character Assessment Proforma

66 Mundy Street
Contributory Item

Red, corrugated, galvanised iron sheet roof



Cream painted weatherboard façade on painted rendered brick base

Timber verandah balustrade with fretwork detailing

Vertically emphasised, timber double hung window with coloured glass detailing

Timber door with side lights and transom light

White painted timber picket fence with tulip tips



Southern Conservation Area
Area S3
Character Assessment Proforma

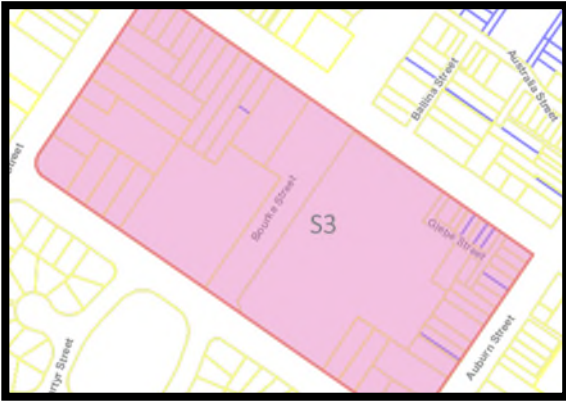
68 Mundy Street
Contributory Item

Federation



Lot size/ area	846m2
Frontage width	13.9m
Lot depth	60.4m
Front set-back	3.8m
Rear setback	34m
Approx. FSR	

A property from 1910-1920's
One of three properties (70& 72) likely constructed at the time.



Southern Conservation Area
Area S3
Character Assessment Proforma

68 Mundy Street
Contributory Item

Red, corrugated, galvanised iron sheet roof

Exposed rafter detailing under the eaves



Solid brick piers support verandah awning

Deep shaded verandah

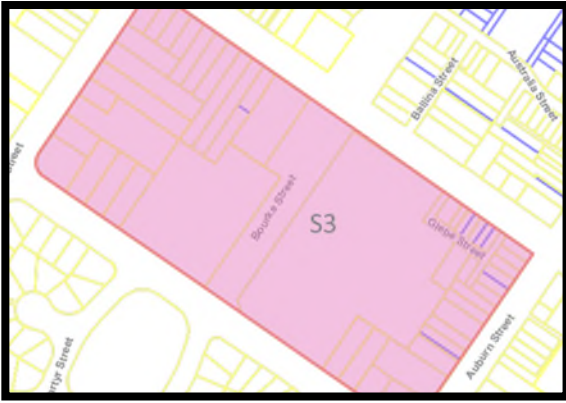
Low rise brick wall with bullnose coping stones

Common red facing brick façade on a painted rendered brick base

Bullnose brick window sill

Polychrome brick detailing

Vertically emphasised, timber double hung window with side lights



Southern Conservation Area
Area S3
Character Assessment Proforma

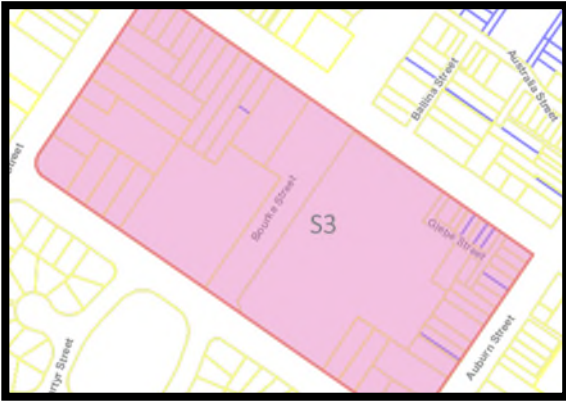
70 Mundy Street
Contributory Item

Federation



Lot size/ area	846.1m2
Frontage width	13.9m
Lot depth	60.4m
Front set-back	3.9m
Rear setback	35.5m
Approx. FSR	

1910-1920's bungalow
 One of three properties (68 & 72) likely constructed at the time.



Southern Conservation Area
Area S3
Character Assessment Proforma

70 Mundy Street
Contributory Item

Natural colour, gal-
vanised, corrugated
iron sheet roof

Original gable detail-
ing covered

Timber fretwork
detailing

Brick plinths with
double timber
columns sup-
porting verandah
awning

Iron paling fenc-
ing with loop
and fleur de lis
tips

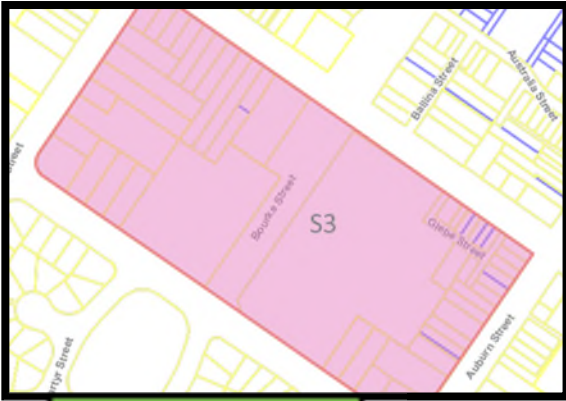


Common red facing
brick façade with
roughcast rendered
brick base

Vertically emphasised
timber double hung
window with side
lights and individual

Bullnose
brick window
sill

Contrasting
brick detail-
ing



Federation

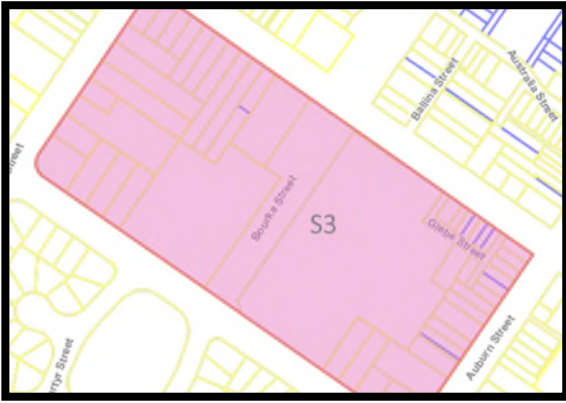
Southern Conservation Area
Area S3
Character Assessment Proforma

72 Mundy Street
Contributory Item



Lot size/ area	564m2
Frontage width	14m
Lot depth	40.2m
Front set-back	3.7m
Rear setback	10.8
Approx. FSR	

1910-1920's bungalow
 One of three properties (68 & 70) likely constructed at the time.



Southern Conservation Area
Area S3
Character Assessment Proforma

72 Mundy Street
Contributory Item

Green corrugated, galvanized iron sheet roof

Timber fretwork detailing

Hipped roof to dwelling and verandah awning



Contrasting brick detailing

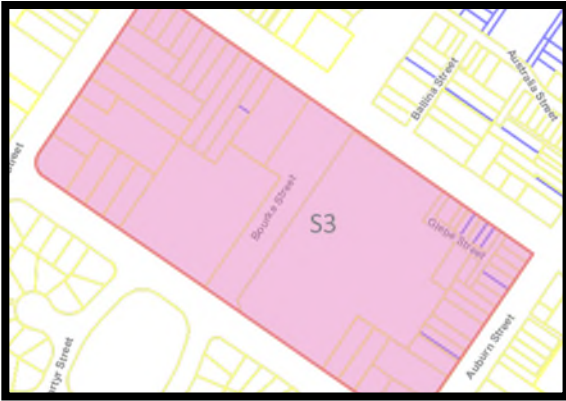
Bullnose brick window sill

Brick plinth with simple double timber columns supporting verandah awning

Low rise common red brick wall with corbel detailing and bullnose coping stones

Common red facing brick façade with rough cast rendering

Vertically emphasised double-hung timber window with side and transom lights and individually paned glass



Southern Conservation Area
Area S3
Character Assessment Proforma

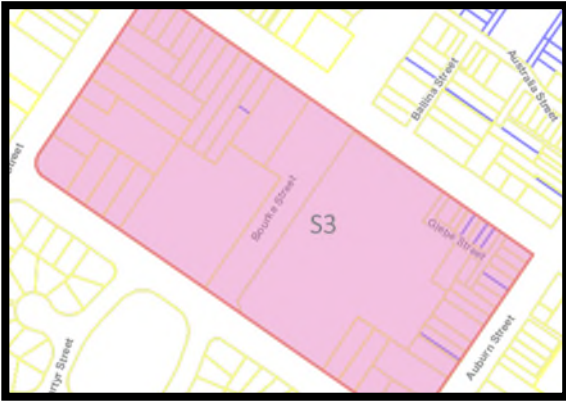
74 Mundy Street
Contributory Item

Federation



Lot size/ area	589m2
Frontage width	14.6m
Lot depth	40.2m
Front set-back	4m
Rear setback	14.6m
Approx. FSR	

C.1910's-1920's



Southern Conservation Area
Area S3
Character Assessment Proforma

74 Mundy Street
Contributory Item

Hipped verandah awning in matching materials to dwelling

Replacement cladding to gable apex

Natural colour, galvanised, corrugated iron sheet roof

Iron lacework detailing

Bullnose brick window sill

Simple metal posts supporting verandah awning

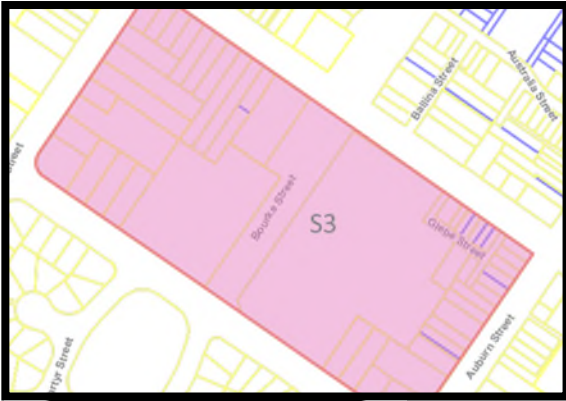


Common red facing brick facade

3 casement timber double hung windows

Contrasting brick detailing

Car port forward of the main dwelling



Southern Conservation Area
Area S3
Character Assessment Proforma

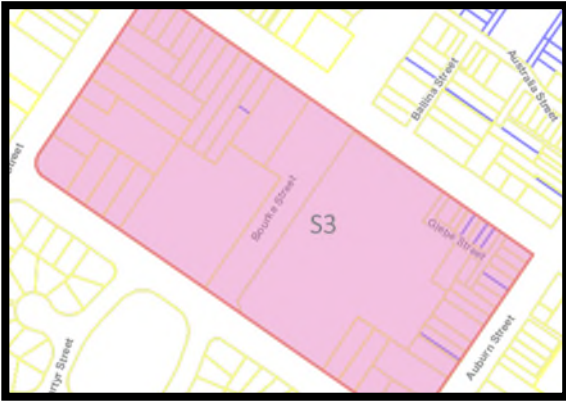
76 Mundy Street
Contributory Item

Federation



Lot size/ area	588.6m ²
Frontage width	14.6m
Lot depth	40.2m
Front set-back	3.9m
Rear setback	16m
Approx. FSR	

C.1910's-1920's



Southern Conservation Area
Area S3
Character Assessment Proforma

76 Mundy Street
Contributory Item

Natural colour, galvanised,
corrugated iron sheet roof

Timber fretwork de-
tailing

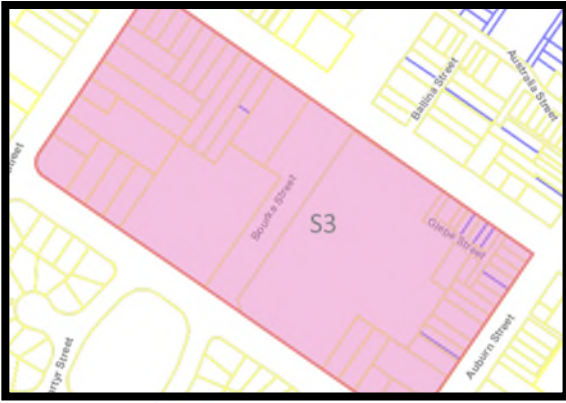
Leaded window de-
tailing

Simple timber
posts supporting
verandah awning



Timber balustrade
to verandah

3 casement
timber double
hung windows



Southern Conservation Area
Area S3
Character Assessment Proforma

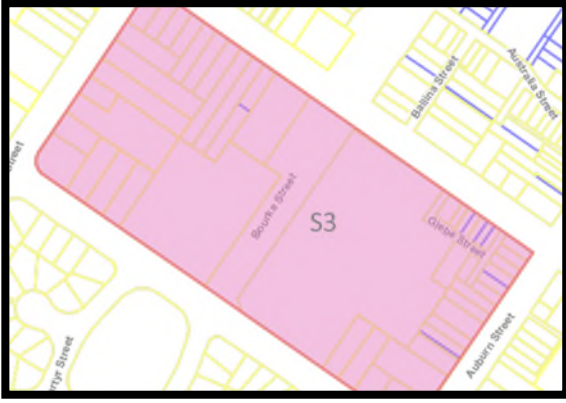
78 Mundy Street
Heritage Item

Inter
war



Lot size/ area	686.8m ²
Frontage width	17m
Lot depth	40.2m
Front set-back	5.9m
Rear setback	16.2m
Approx. FSR	

Westella, a 1916, Californian style brick bungalow is highly significant locally for its early use of the architectural style in Goulburn. Its prominent location on the corner of Cowper Street is highlighted by the fine detailing in the woodwork. The garden is surrounded by hedges and a picket fence.



Southern Conservation Area
Area S3
Character Assessment Proforma

78 Mundy Street
Heritage Item





Southern Conservation Area
Area S3
Character Assessment Proforma

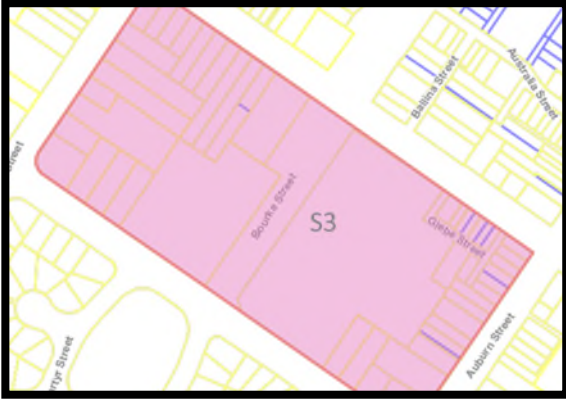
1 Combermere St

**1960's to
1990's**



Lot size/ area	712.8m2
Frontage width	23.2m
Lot depth	30.6m
Front set-back	9m
Rear setback	7m
Approx. FSR	

1960's Ranch style manufactured home



Southern Conservation Area
Area S3
Character Assessment Proforma

1 Combermere St





Southern Conservation Area
Area S3
Character Assessment Proforma

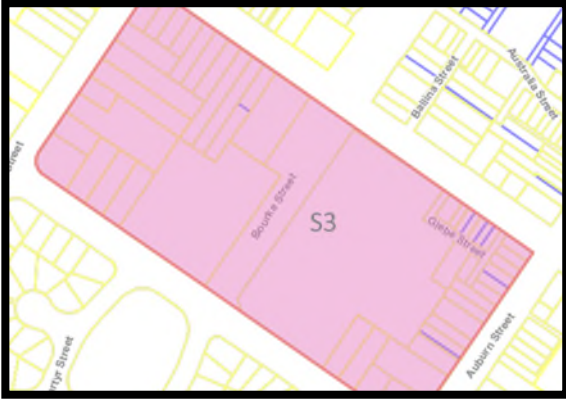
3-3a Combermere St

1960's to
1990's



Lot size/ area	1103m2
Frontage width	18.3m
Lot depth	60.3m
Front set-back	17.3m
Rear setback	2.7m
Approx. FSR	

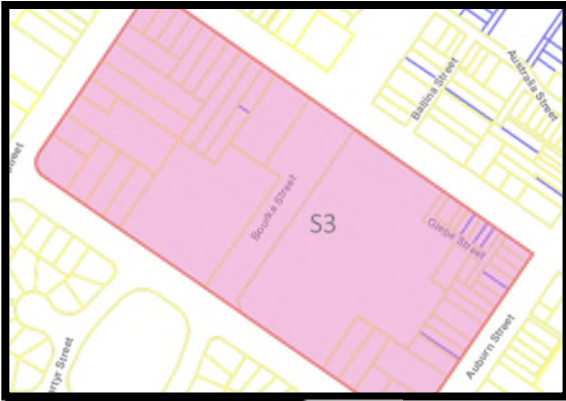
1980's development



Southern Conservation Area
Area S3
Character Assessment Proforma

3-3a Combermere St





Southern Conservation Area
Area S3
Character Assessment Proforma

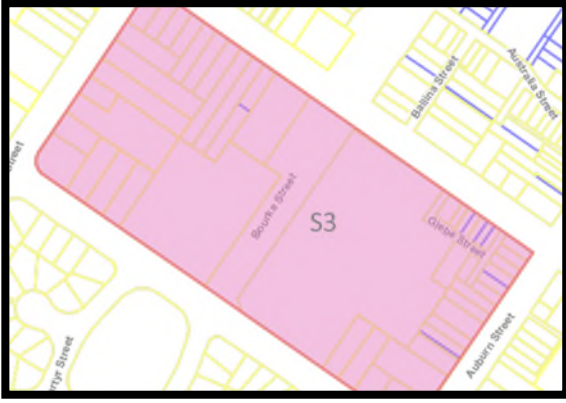
5-5a Combermere St

**1960's to
1990's**



Lot size/ area	1103m ²
Frontage width	18.3m
Lot depth	60.3m
Front set-back	11.8m
Rear setback	5.7m
Approx. FSR	

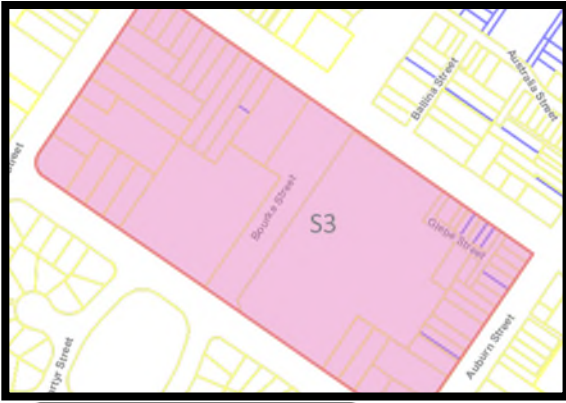
1980's development



Southern Conservation Area
Area S3
Character Assessment Proforma

5-5a Combermere St





Southern Conservation Area
Area S3
Character Assessment Proforma

2 Auburn Street
Heritage Item

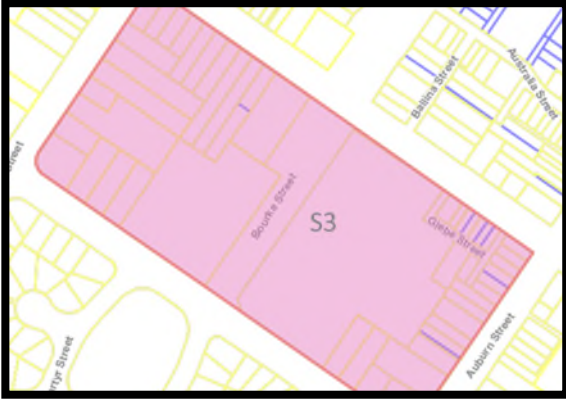
Federation



Lot size/ area	1293m ²
Frontage width	30.4m
Lot depth	42.5m
Front set-back	9.6m
Rear setback	13.5m
Approx. FSR	

This single storey brick residence and fence is of local heritage significance for its relative intactness and architectural representativeness of the later Federation period. Its presence adds to the quality and variety of architectural form in Goulburn city.

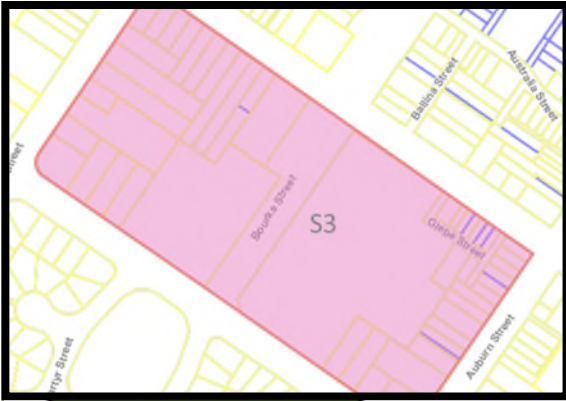
Both 2 Auburn Street and 6 Auburn Street properties have substantial street setbacks and appropriate gardens and fencing. They contribute to the character of the Auburn streetscape and Goulburn generally.



Southern Conservation Area
Area S3
Character Assessment Proforma

2 Auburn Street
Heritage Item





Southern Conservation Area
Area S3
Character Assessment Proforma

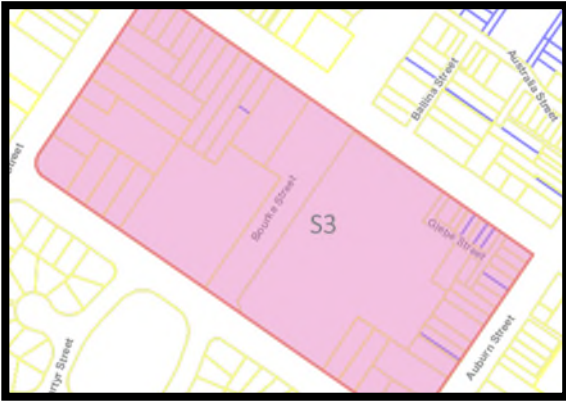
6 Auburn Street
Heritage Item

Federation



Lot size/ area	1960m
Frontage width	30m
Lot depth	65.7m
Front set-back	25m
Rear setback	14.8m
Approx. FSR	

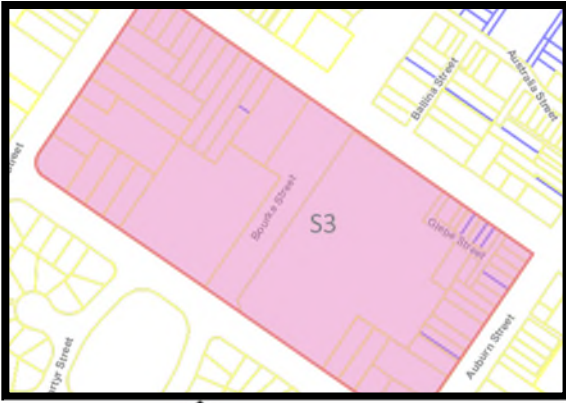
This Federation style residence, c. 1912, is of local heritage significance for its association with the prominent Goulburn architect E.C. Manfred. The building is representative of Manfred's designs and has the added qualities of additions being designed by Manfred & Son.



Southern Conservation Area
Area S3
Character Assessment Proforma

6 Auburn Street
Heritage Item





Southern Conservation Area
Area S3
Character Assessment Proforma

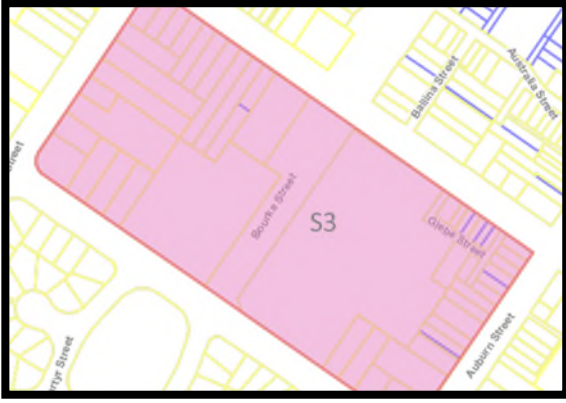
8 Auburn Street
Contributory Item

Victorian



Lot size/ area	847.3m2
Frontage width	18m
Lot depth	47.2m
Front set-back	7m
Rear setback	18.6m
Approx. FSR	

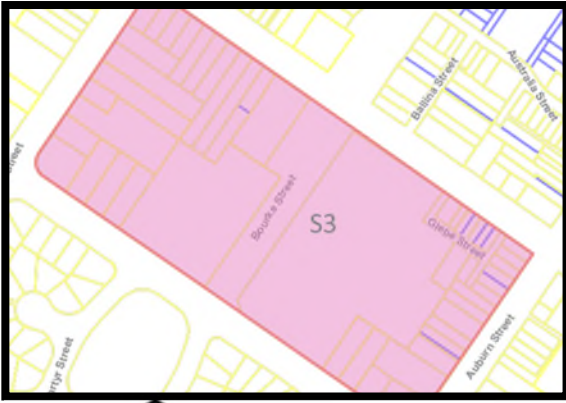
Victorian– Circa.1890's



Southern Conservation Area
Area S3
Character Assessment Proforma

8 Auburn Street
Contributory Item





Southern Conservation Area
Area S3
Character Assessment Proforma

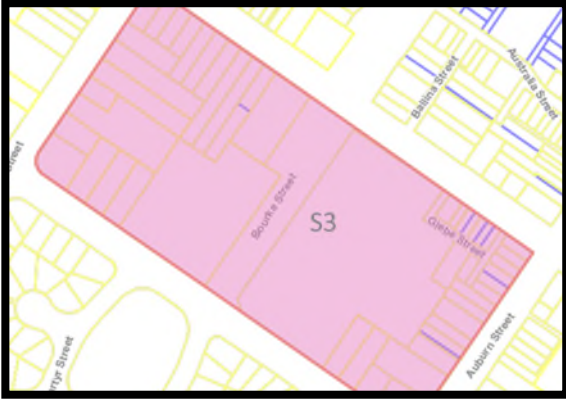
10 Auburn Street
Contributory Item

Inter
war



Lot size/ area	531.1m2
Frontage width	11.4m
Lot depth	47.2m
Front set-back	7.2m
Rear setback	15.2m
Approx. FSR	

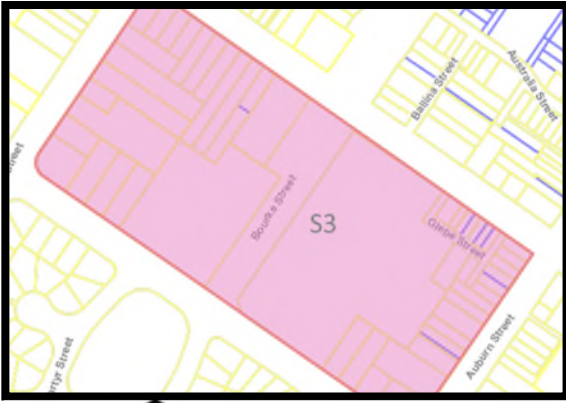
1920's Californian Bungalow Style



Southern Conservation Area
Area S3
Character Assessment Proforma

10 Auburn Street
Contributory Item





Southern Conservation Area
Area S3
Character Assessment Proforma

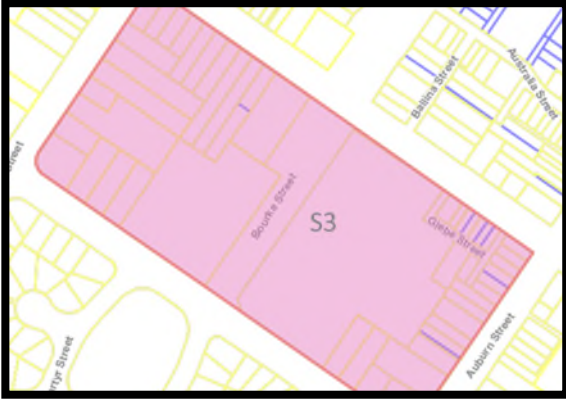
10a Auburn Street
Contributory Item

Inter
war



Lot size/ area	524.9m2
Frontage width	10.8m
Lot depth	47.2m
Front set-back	7m
Rear setback	12.6m
Approx. FSR	

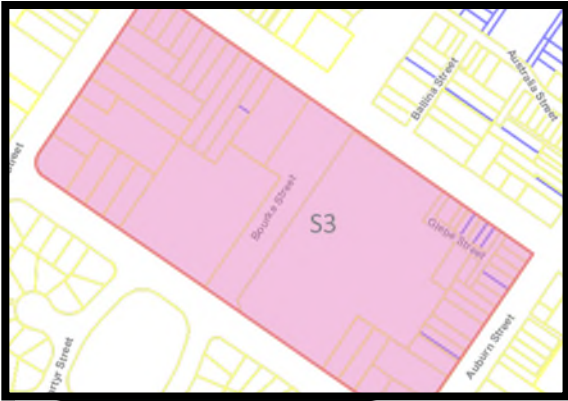
1920's Californian Bungalow Style



Southern Conservation Area
Area S3
Character Assessment Proforma

10a Auburn Street
Contributory Item





Southern Conservation Area
Area S3
Character Assessment Proforma

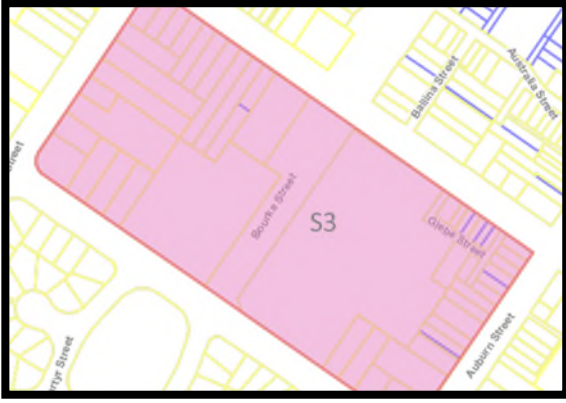
12 Auburn Street
Contributory Item

Federation



Lot size/ area	916.9m ²
Frontage width	19.4m
Lot depth	47.2m
Front set-back	14.1m
Rear setback	6.9m
Approx. FSR	

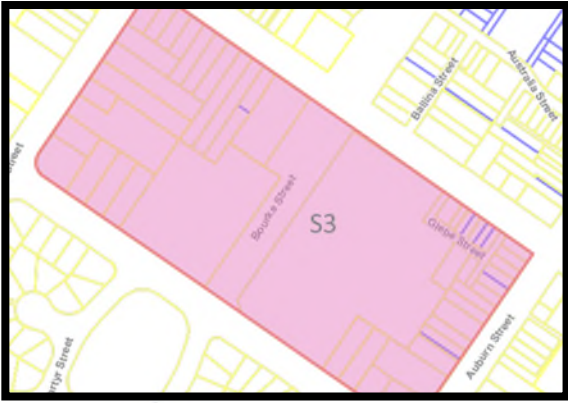
Federation/Edwardian Villa



Southern Conservation Area
Area S3
Character Assessment Proforma

12 Auburn Street
Contributory Item





Southern Conservation Area
Area S3
Character Assessment Proforma

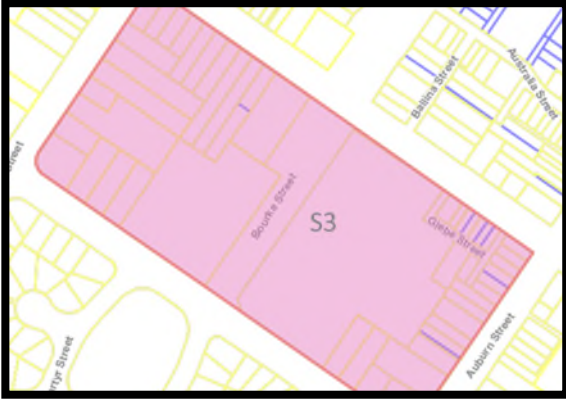
14 Auburn Street
Contributory Item

Inter
war



Lot size/ area	433.15m
Frontage width	10.5m
Lot depth	47.2m
Front set-back	6.1m
Rear setback	20.3m
Approx. FSR	

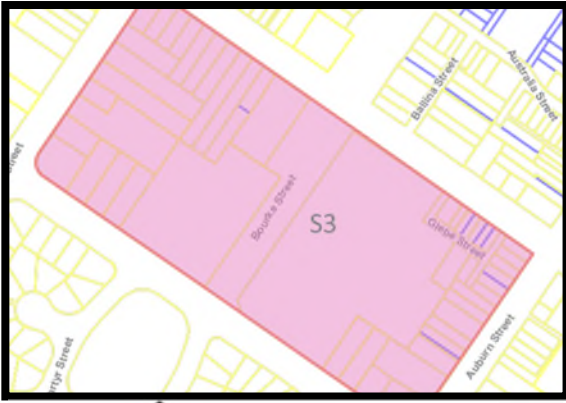
1920's Californian Bungalow Style



Southern Conservation Area
Area S3
Character Assessment Proforma

14 Auburn Street
Contributory Item





Southern Conservation Area
Area S3
Character Assessment Proforma

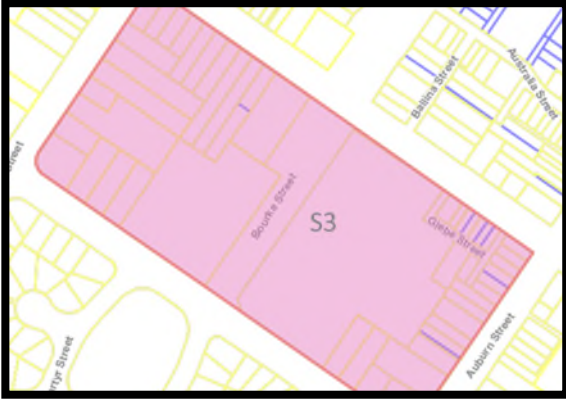
16 Auburn Street
Contributory Item

Inter
war



Lot size/ area	480.6m ²
Frontage width	10.2m
Lot depth	47.2m
Front set-back	6.1m
Rear setback	21m
Approx. FSR	

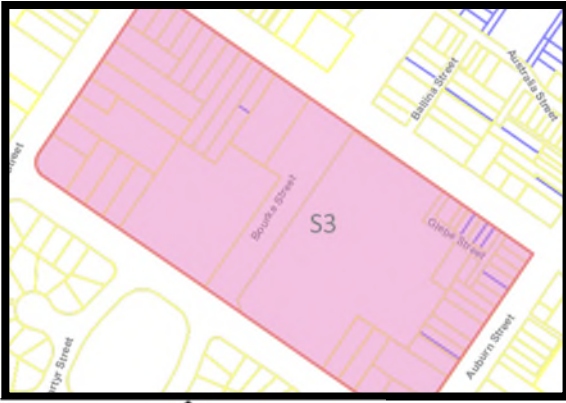




Southern Conservation Area
Area S3
Character Assessment Proforma

16 Auburn Street
Contributory Item





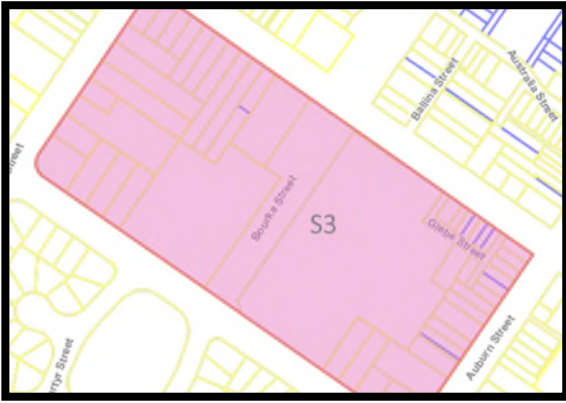
Southern Conservation Area
Area S3
Character Assessment Proforma

18 Auburn Street



Lot size/ area	303.5m ²
Frontage width	10m
Lot depth	30.4m
Front set-back	3.8m
Rear setback	8.3m
Approx. FSR	

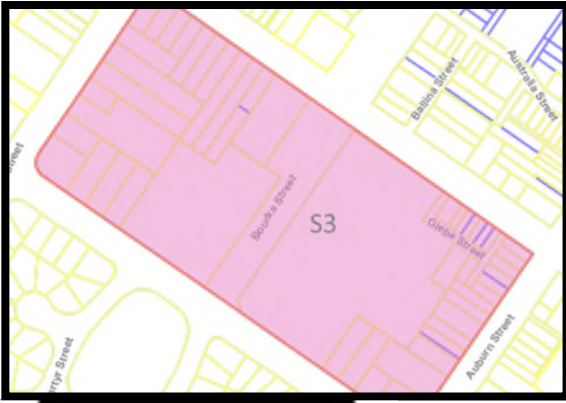




Southern Conservation Area
Area S3
Character Assessment Proforma

18 Auburn Street





Southern Conservation Area
Area S3
Character Assessment Proforma

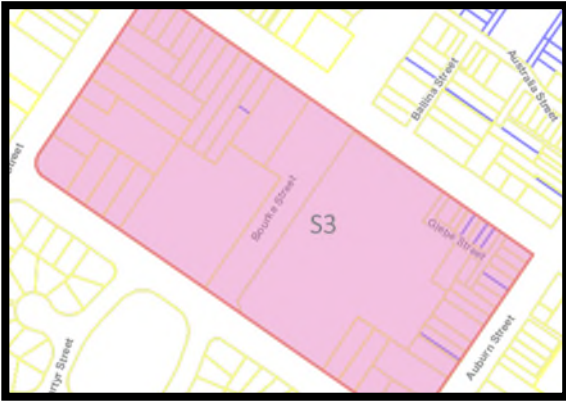
20 Auburn Street
Contributory Item

Federation



Lot size/ area	613.2m ²
Frontage width	20.1m
Lot depth	30.4m
Front set-back	5.3m
Rear setback	9.1m
Approx. FSR	

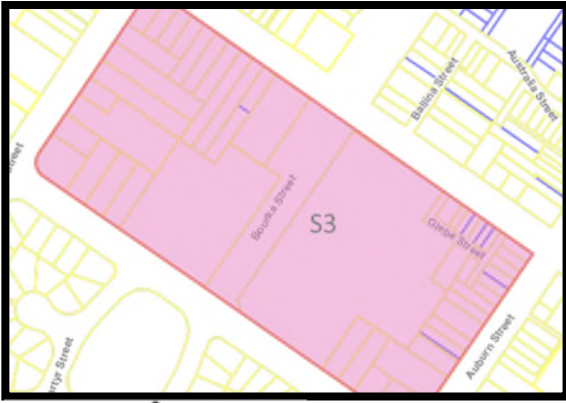




Southern Conservation Area
Area S3
Character Assessment Proforma

20 Auburn Street
Contributory Item





Southern Conservation Area
Area S3
Character Assessment Proforma

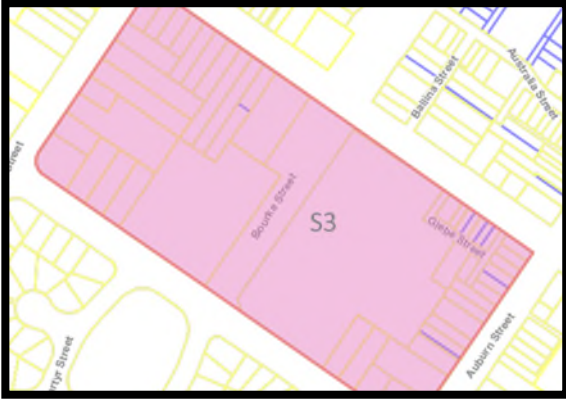
22 Auburn Street

Inter
war



Lot size/ area	306.32m ²
Frontage width	10.1m
Lot depth	30.4m
Front set-back	5.7m
Rear setback	8.2m
Approx. FSR	

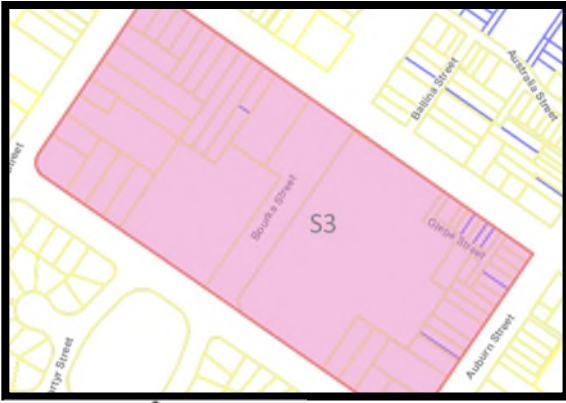




Southern Conservation Area
Area S3
Character Assessment Proforma

22 Auburn Street





Southern Conservation Area
Area S3
Character Assessment Proforma

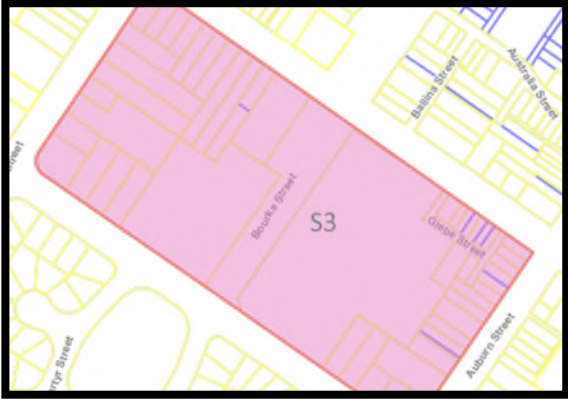
24 Auburn Street

Inter
war



Lot size/ area	306.62m ²
Frontage width	10.2m
Lot depth	30.4m
Front set-back	3m
Rear setback	10.3m
Approx. FSR	

Corner Lot



Southern Conservation Area
Area S3
Character Assessment Proforma

24 Auburn Street





Southern Conservation Area
Area S3
Character Assessment Proforma

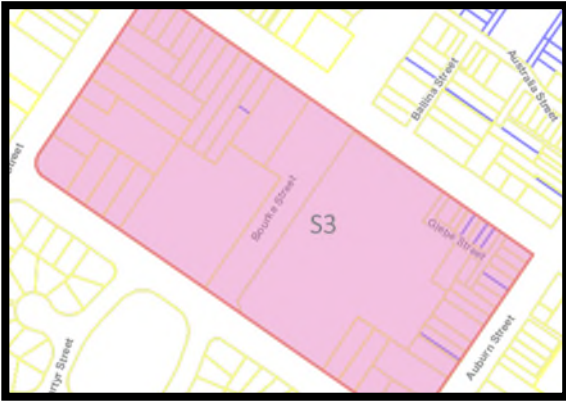
2 Glebe Street
Contributory Item

Georgian



Lot size/ area	303.5m2
Frontage width	10m
Lot depth	30.4m
Front set-back	Nil
Rear setback	14m
Approx. FSR	

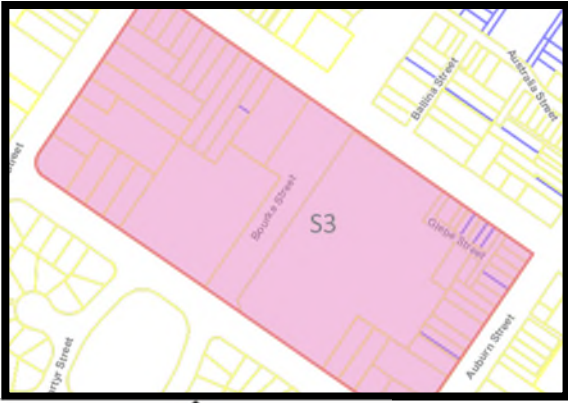




Southern Conservation Area
Area S3
Character Assessment Proforma

2 Glebe Street
Contributory Item





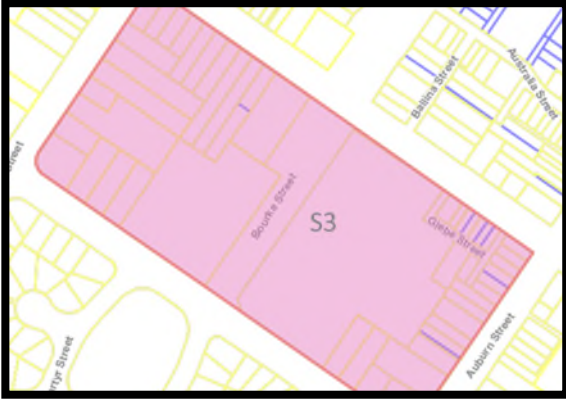
**Southern Conservation Area
Area S3
Character Assessment Proforma**

4 Glebe Street



Lot size/ area	282m2
Frontage width	10.9m
Lot depth	27m
Front set-back	3.4m
Rear setback	8.9m
Approx. FSR	

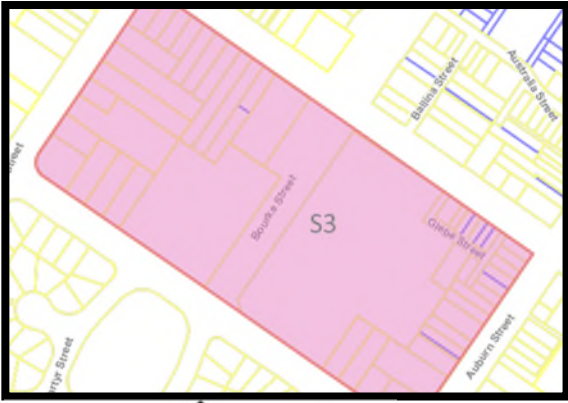




Southern Conservation Area
Area S3
Character Assessment Proforma

4 Glebe Street





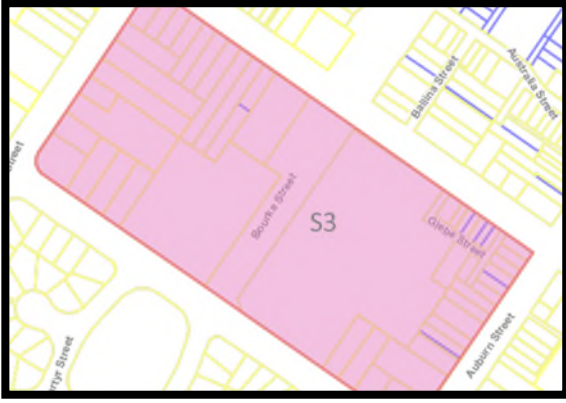
Southern Conservation Area
Area S3
Character Assessment Proforma

6 Glebe Street



Lot size/ area	765.4m ²
Frontage width	18.3m
Lot depth	41.2m
Front set-back	3.4m
Rear setback	20.7m
Approx. FSR	





Southern Conservation Area
Area S3
Character Assessment Proforma

6 Glebe Street





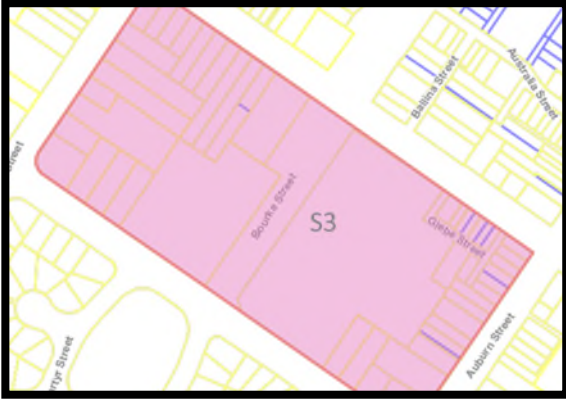
Southern Conservation Area
Area S3
Character Assessment Proforma

44 Mundy Street



Lot size/ area	535.2m ²
Frontage width	22.1m
Lot depth	24.1m
Front set-back	2.4m
Rear setback	8.3m
Approx. FSR	

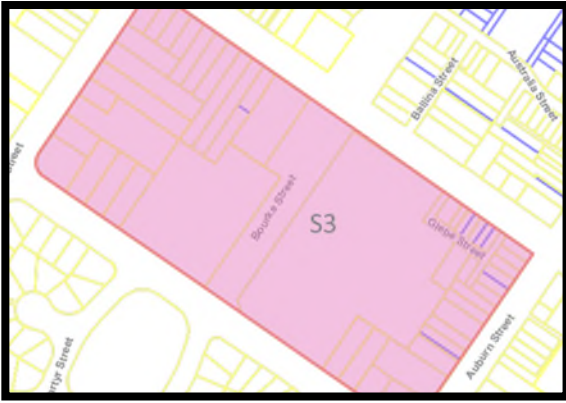




Southern Conservation Area
Area S3
Character Assessment Proforma

44 Mundy Street





Southern Conservation Area
Area S3
Character Assessment Proforma

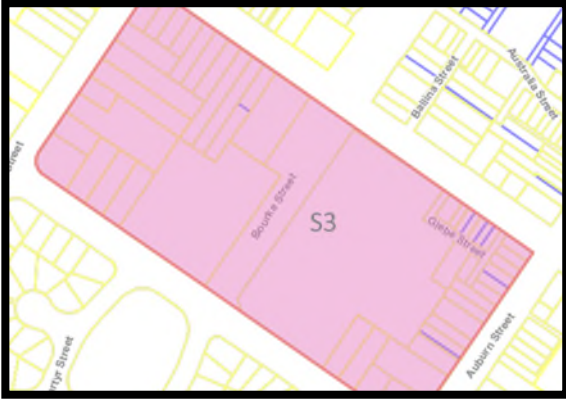
46 Mundy Street

Federation



Lot size/ area	356.8m2
Frontage width	14.6m
Lot depth	24.1m
Front set-back	1.5m
Rear setback	7m
Approx. FSR	





Southern Conservation Area
Area S3
Character Assessment Proforma

46 Mundy Street





Southern Conservation Area
Area S3
Character Assessment Proforma

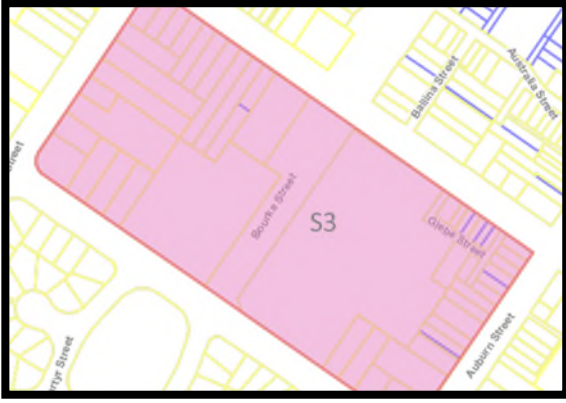
48 Mundy Street

Federation



Lot size/ area	178.4m ²
Frontage width	7.3m
Lot depth	24.1m
Front set-back	1.5m
Rear setback	8.4m
Approx. FSR	

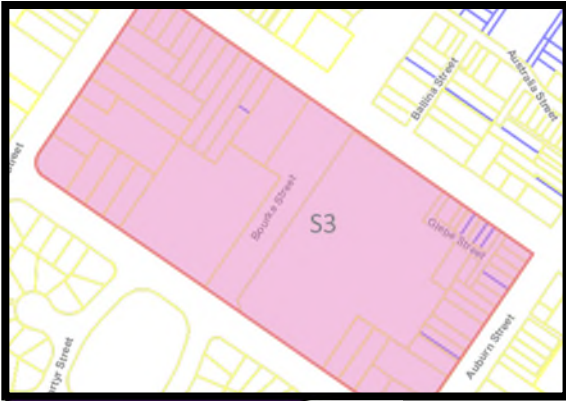




Southern Conservation Area
Area S3
Character Assessment Proforma

48 Mundy Street

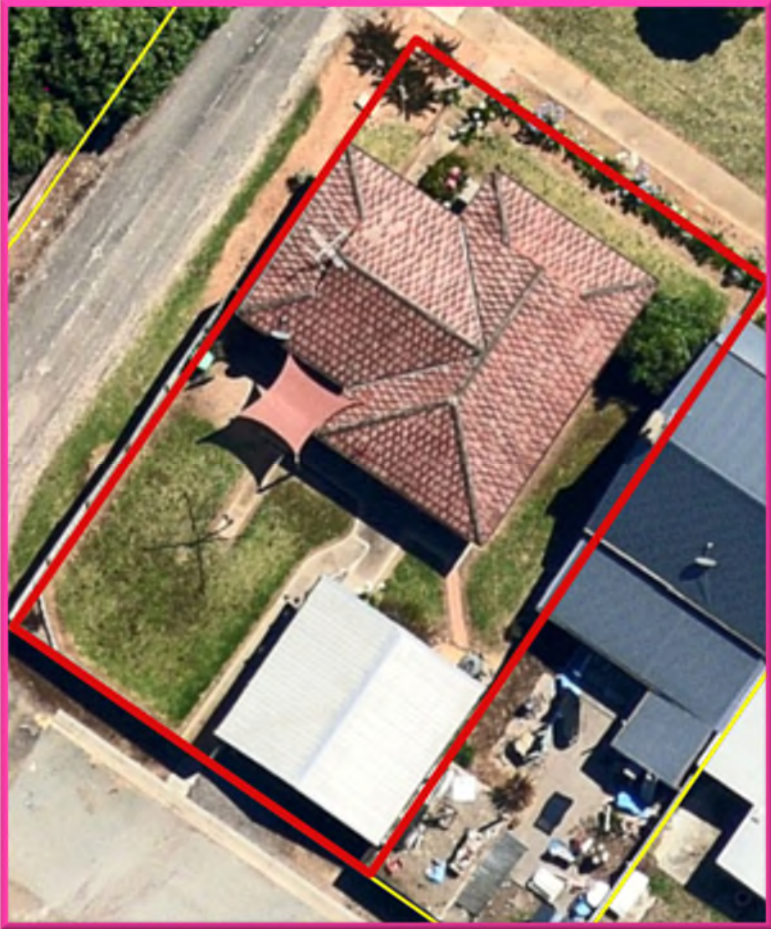




**Southern Conservation Area
Area S3
Character Assessment Proforma**

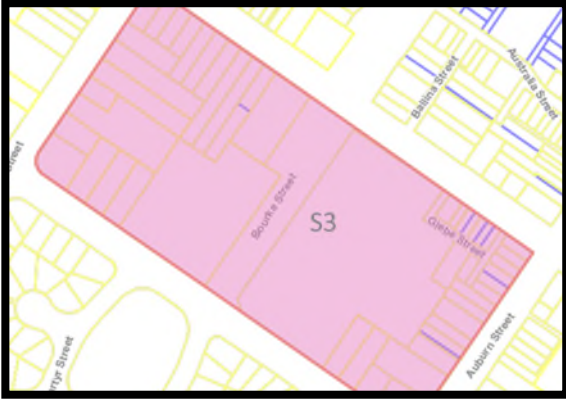
50 Mundy Street

**1960's to
1990's**



Lot size/ area	347.8m2
Frontage width	14.7m
Lot depth	24.1m
Front set-back	2.1m
Rear setback	11m
Approx. FSR	

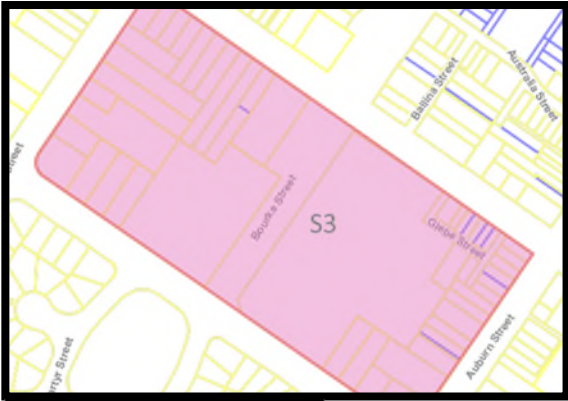




Southern Conservation Area
Area S3
Character Assessment Proforma

50 Mundy Street





Vacant

**Southern Conservation Area
Area S3
Character Assessment Proforma**

**St Joseph's Orphanage
Heritage Item**

Lot size/ area	2.558 Ha
Frontage width	205m
Lot depth	157.5m
Front setback	n/a
Rear setback	n/a
Approx. FSR	n/a



St John's Orphanage building [now privately owned] designed by E.C.Manfred is highly significant regionally for its role as a former boy's institution run under the auspices of the Catholic Church by the Sisters of Mercy. The social and community values of the orphanage are recognised, particularly for the work of the late Sr. Genevieve Cummins.

The building was been damaged by a number of fires and was recently demolished due to the public safety risk.



Southern Conservation Area
Area S3
Character Assessment Proforma

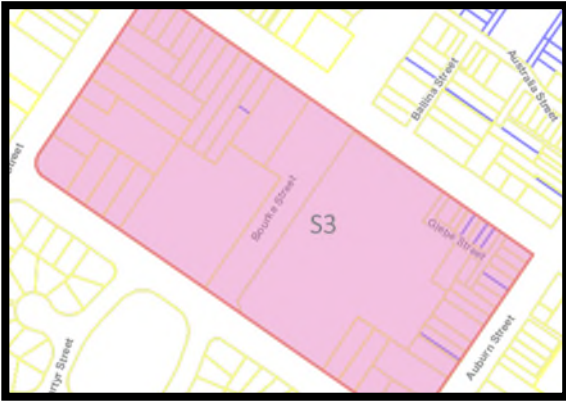
St Joseph's Orphanage
Heritage Item

Vacant



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S3
Character Assessment Proforma

St Joseph's Orphanage
Heritage Item



Assessment Area S4: Southern Gateway Precinct

Included Streets:

- Addison Street
- Bourke Street
- Mundy Street





Southern Conservation Area
Area S4
Character Assessment Proforma

18 Addison Street



Lot size/ area	379.4m ²
Frontage width	10.1m
Lot depth	39.6m
Front set-back	4.7m
Rear setback	18.3m
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

18 Addison Street

Common red facing brick facade

Corrugated, galvanised iron sheet window awnings



Tile window sills

Polychrome brick detailing

Vertically emphasised two casement timber windows



Southern Conservation Area
Area S4
Character Assessment Proforma

20 Addison Street



Lot size/ area	398.4m ²
Frontage width	10.1m
Lot depth	39.3m
Front set-back	0.8m
Rear setback	20.7m
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

20 Addison Street

White painted corrugated
iron sheet window and
door awning



Enclosed
verandah

Grey painted
colorbond
weather-
board façade

Aluminum
windows



**Southern Conservation Area
Area S4
Character Assessment Proforma**

24 Addison Street

Federation



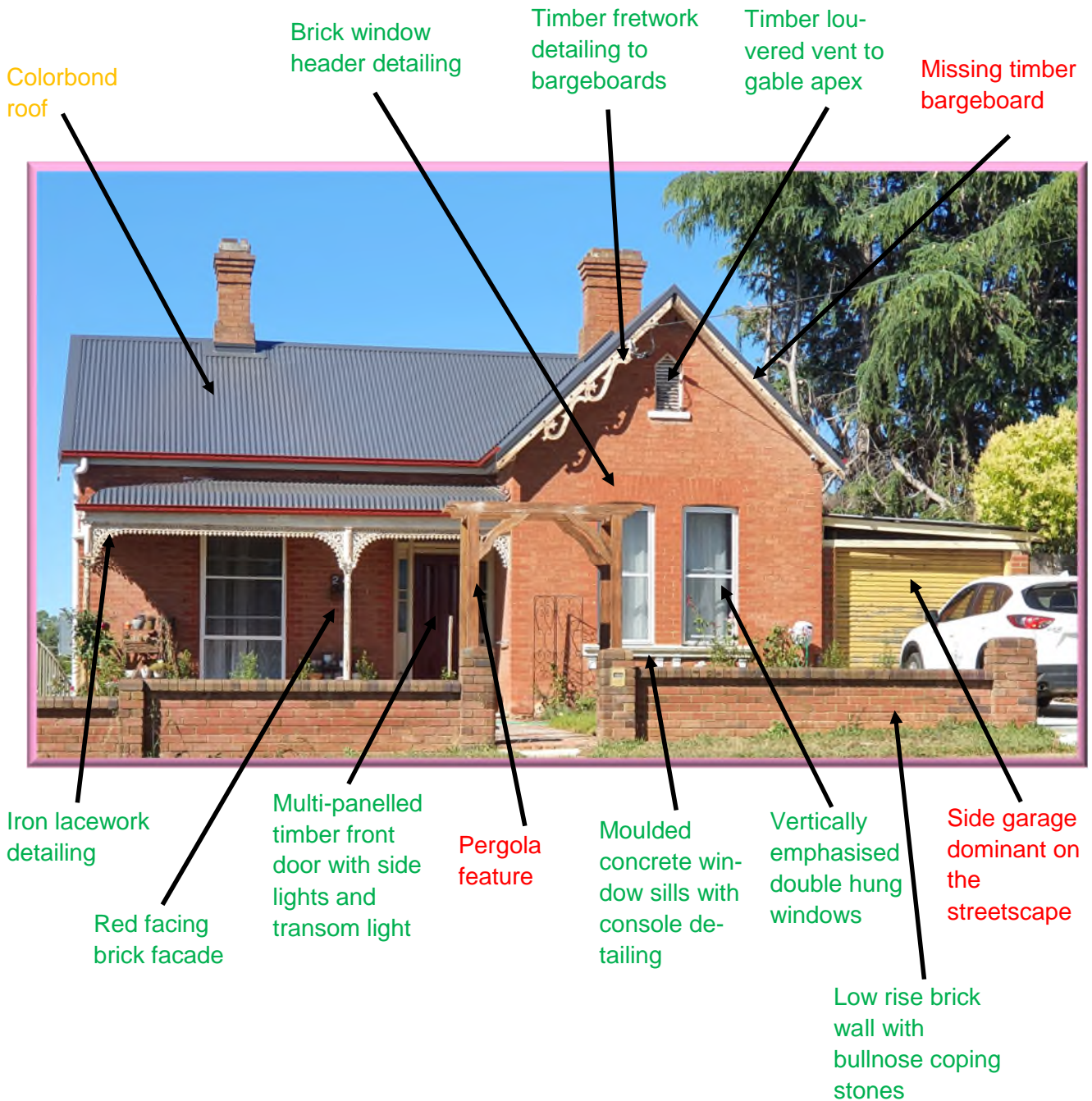
Lot size/ area	2023m ²
Frontage width	20.5m
Lot depth	101.3m
Front setback	8.2m
Rear setback	67.7m
Approx. FSR	

Federation



Southern Conservation Area
Area S4
Character Assessment Proforma

24 Addison Street





Southern Conservation Area
Area S4
Character Assessment Proforma

28 Addison Street
Contributory Item

Lot size/ area	2024m ²
Frontage width	20.5m
Lot depth	101.3m ²
Front set-back	4.6m
Rear setback	70.2m
Approx. FSR	



Can't determine the construction/design date



Southern Conservation Area
Area S4
Character Assessment Proforma

28 Addison Street
Contributory Item

Parapet wall obscures roof

Corrugated, galvanized iron sheet awning roof



Brick arch detailing over doors and windows

Vertically emphasised double hung timber windows

Two storey box bay window

Low rise red brick front wall

Beige painted facing brickwork



Southern Conservation Area
Area S4
Character Assessment Proforma

42 Bourke Street

Inter
war

Lot size/ area	423.7m ²
Frontage width	14m
Lot depth	30.9m
Front set-back	1.8m
Rear setback	12.3m
Approx. FSR	



1920`s Californian bungalow style



Southern Conservation Area
Area S4
Character Assessment Proforma

42 Bourke Street

Painted timber batten detailing on gable apex

Timber lattice vent on gable apex

Flat roof veranda awning



Polychrome brick detailing

Double casement, double hung timber windows

Brick piers with stone columns supporting veranda awning

Red facing brick facade



**Southern Conservation Area
Area S4
Character Assessment Proforma**

44 Bourke Street

**Inter
war**



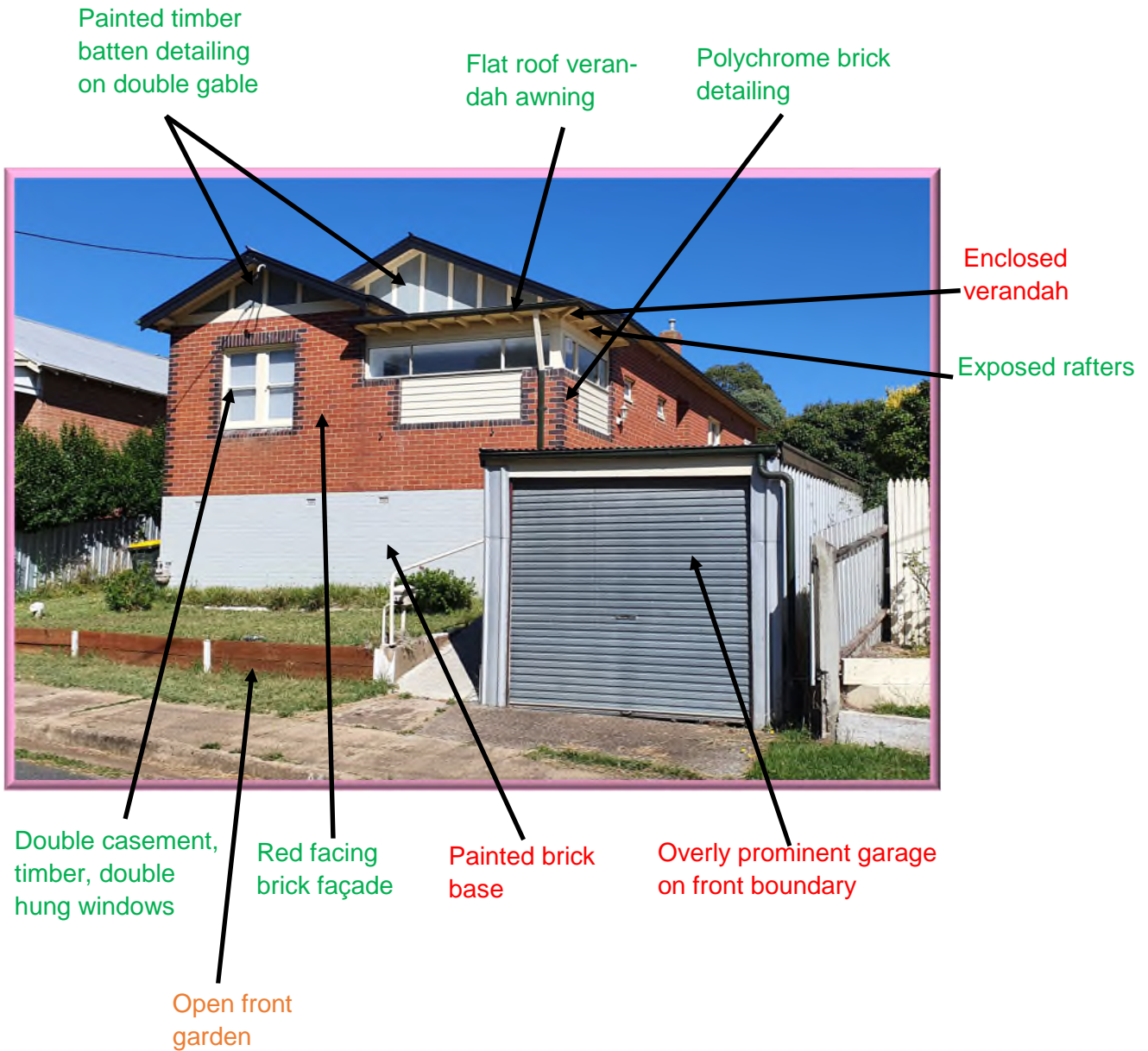
Lot size/ area	442.6m ²
Frontage width	14.3m
Lot depth	33.8m
Front setback	2.1m
Rear setback	9.4m
Approx. FSR	

1920`s Californian Bungalow style



Southern Conservation Area
Area S4
Character Assessment Proforma

44 Bourke Street





Southern Conservation Area
Area S4
Character Assessment Proforma

46 Bourke Street

Lot size/ area	624m ²
Frontage width	18.1m
Lot depth	37.7m
Front set-back	1.6m
Rear setback	14.5m
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

46 Bourke Street

Flat roof awning over front windows



Cream painted weatherboard facade

Metal window shutters



Southern Conservation Area
Area S4
Character Assessment Proforma

48 Bourke Street

Lot size/ area	566.1m ²
Frontage width	14.9m
Lot depth	40.8m
Front set-back	2.4m
Rear setback	23.6m
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

48 Bourke Street

Blue painted
facing brick
façade



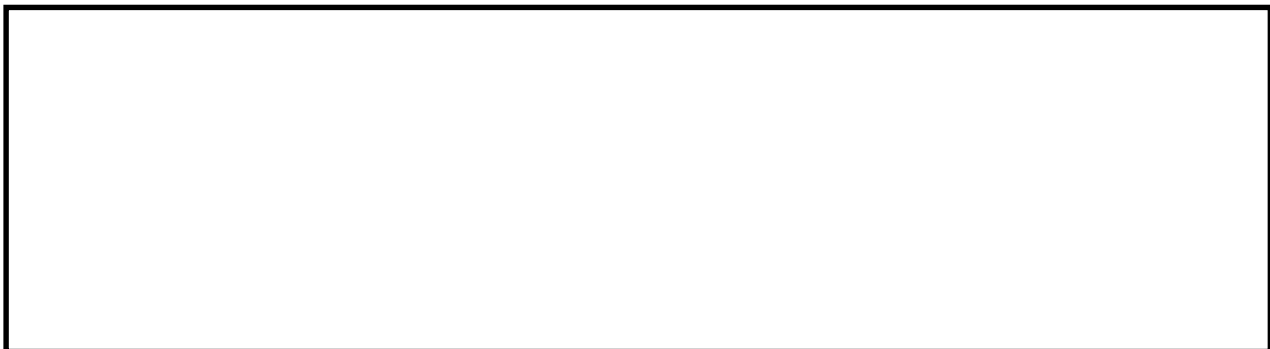


**Southern Conservation Area
Area S4
Character Assessment Proforma**

50 Bourke Street

Post
2000's

Lot size/ area	668m ²
Frontage width	33m
Lot depth	20.1m
Front set-back	1m
Rear setback	4.3m
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

50 Bourke Street

Black painted chimney

Colorbond roof

Skillion verandah awning



Medium rise white painted timber picket fence with spear tips

Simple timber posts supporting verandah awning and framing front

Paneled front door with side lights

Colorbond weatherboard facade



Southern Conservation Area
Area S4
Character Assessment Proforma

52 Bourke Street

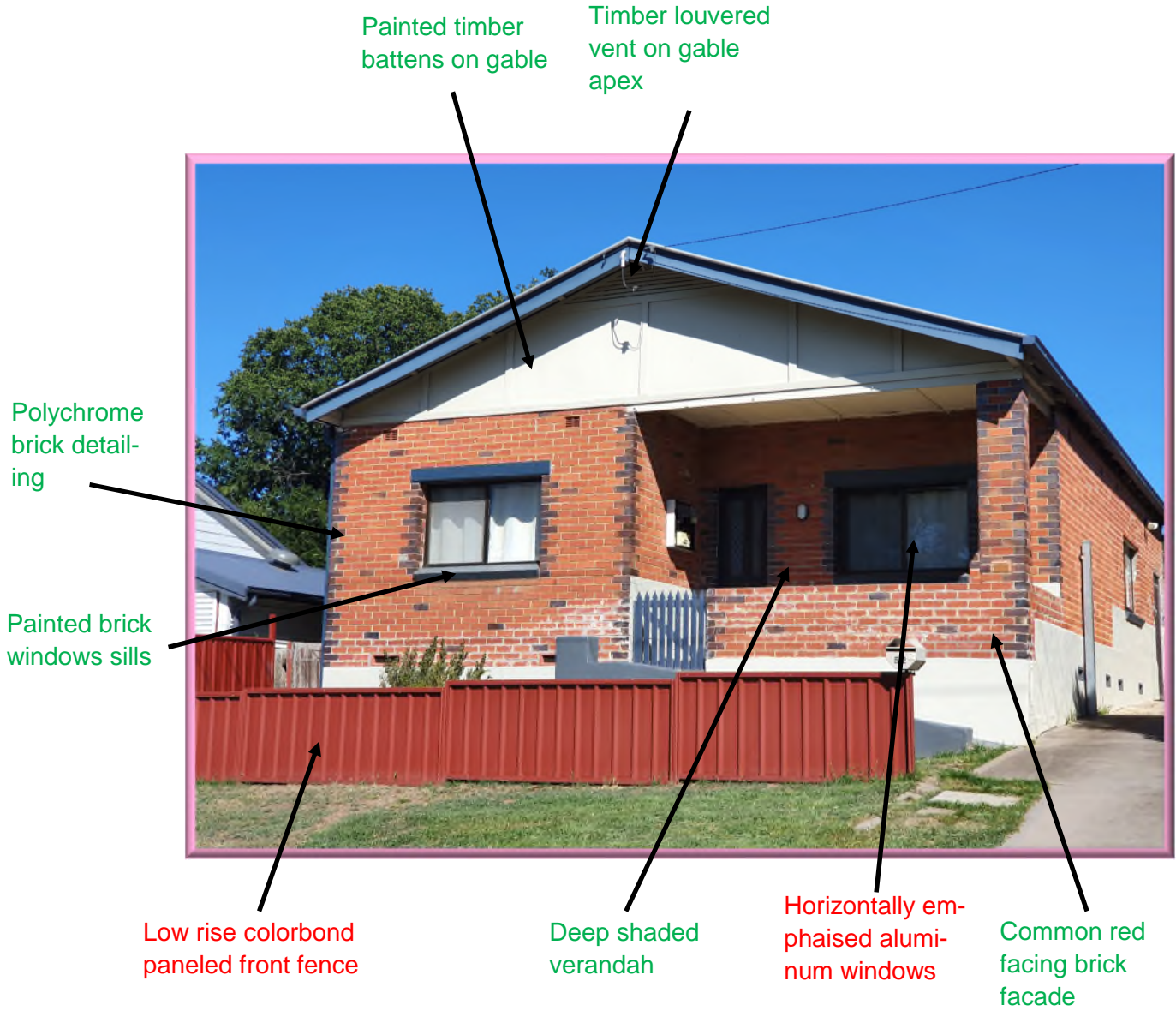
Lot size/ area	607m ²
Frontage width	28.7m
Lot depth	20.1m
Front set-back	1.6m
Rear setback	5.5m
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

52 Bourke Street



Painted timber battens on gable

Timber louvered vent on gable apex

Polychrome brick detailing

Painted brick windows sills

Low rise colorbond paneled front fence

Deep shaded verandah

Horizontally emphasised aluminium windows

Common red facing brick facade



**Southern Conservation Area
Area S4
Character Assessment Proforma**

54 Bourke Street

Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

54 Bourke Street

Blue color-bond roof

Vertically emphasised double hung timber window

Cream painted facing brickwork facade

Vertically emphasised timber window with 12 individual panes





**Southern Conservation Area
Area S4
Character Assessment Proforma**

65 Mundy Street

**1960's to
1990's**



Lot size/ area	1707m ²
Frontage width	40.2m
Lot depth	42.6m
Front set-back	13.6m
Rear setback	2.7m
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

65 Mundy Street

Blonde facing brick facade



Flat roof

Brick window sills

Large aluminum framed windows

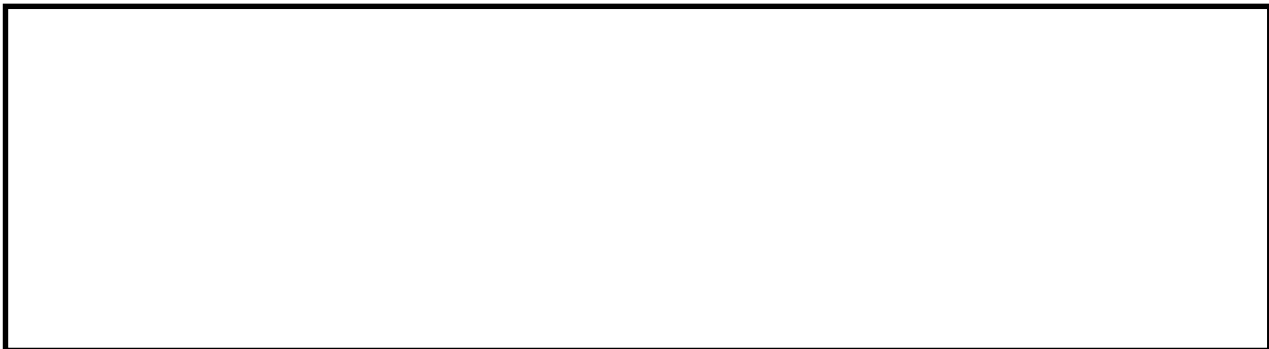




Southern Conservation Area
Area S4
Character Assessment Proforma

69 Mundy Street

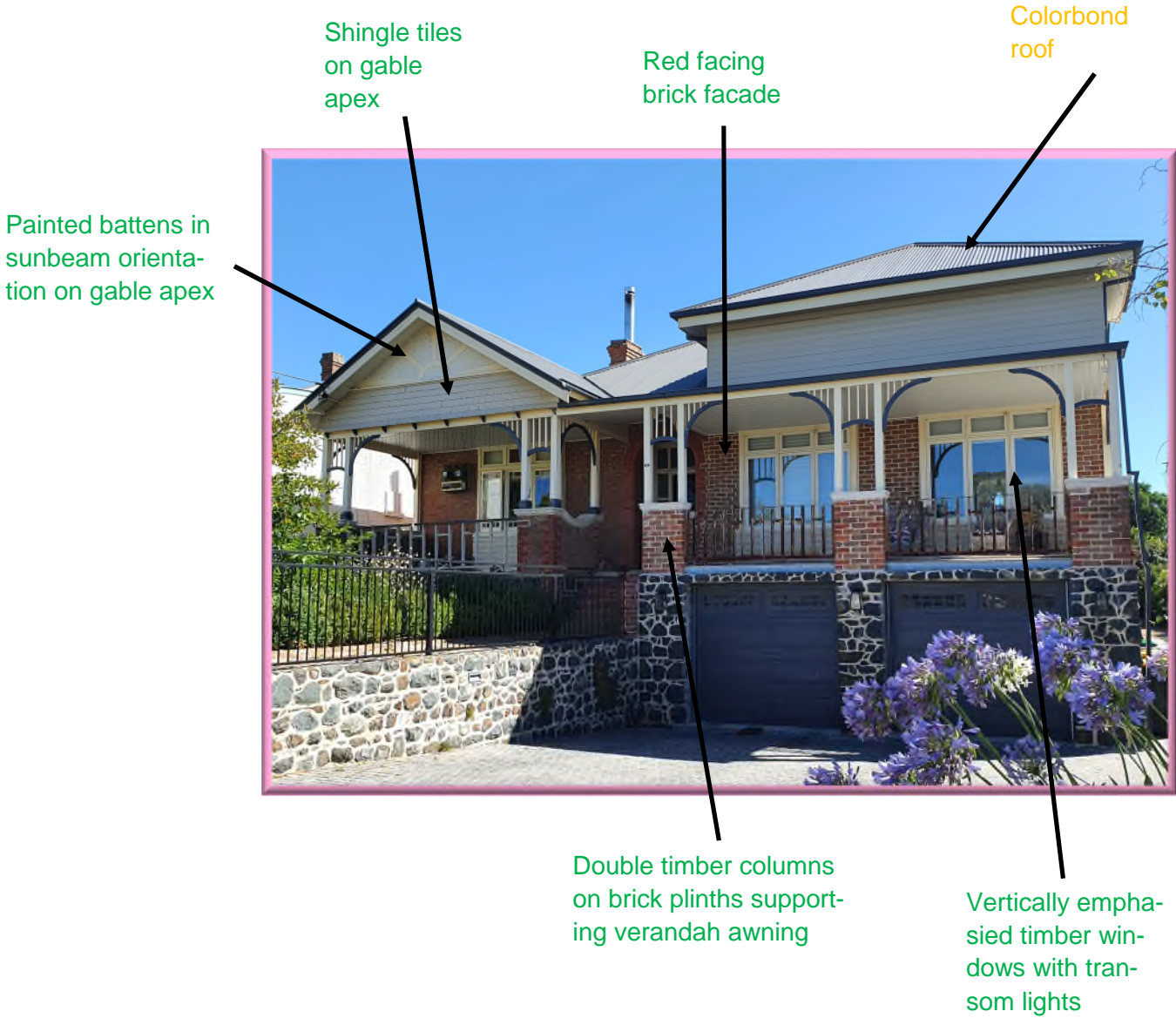
Lot size/ area	2024m ²
Frontage width	20.8m
Lot depth	102.1m
Front set-back	9.9m
Rear setback	67.2m
Approx. FSR	





Southern Conservation Area
Area S4
Character Assessment Proforma

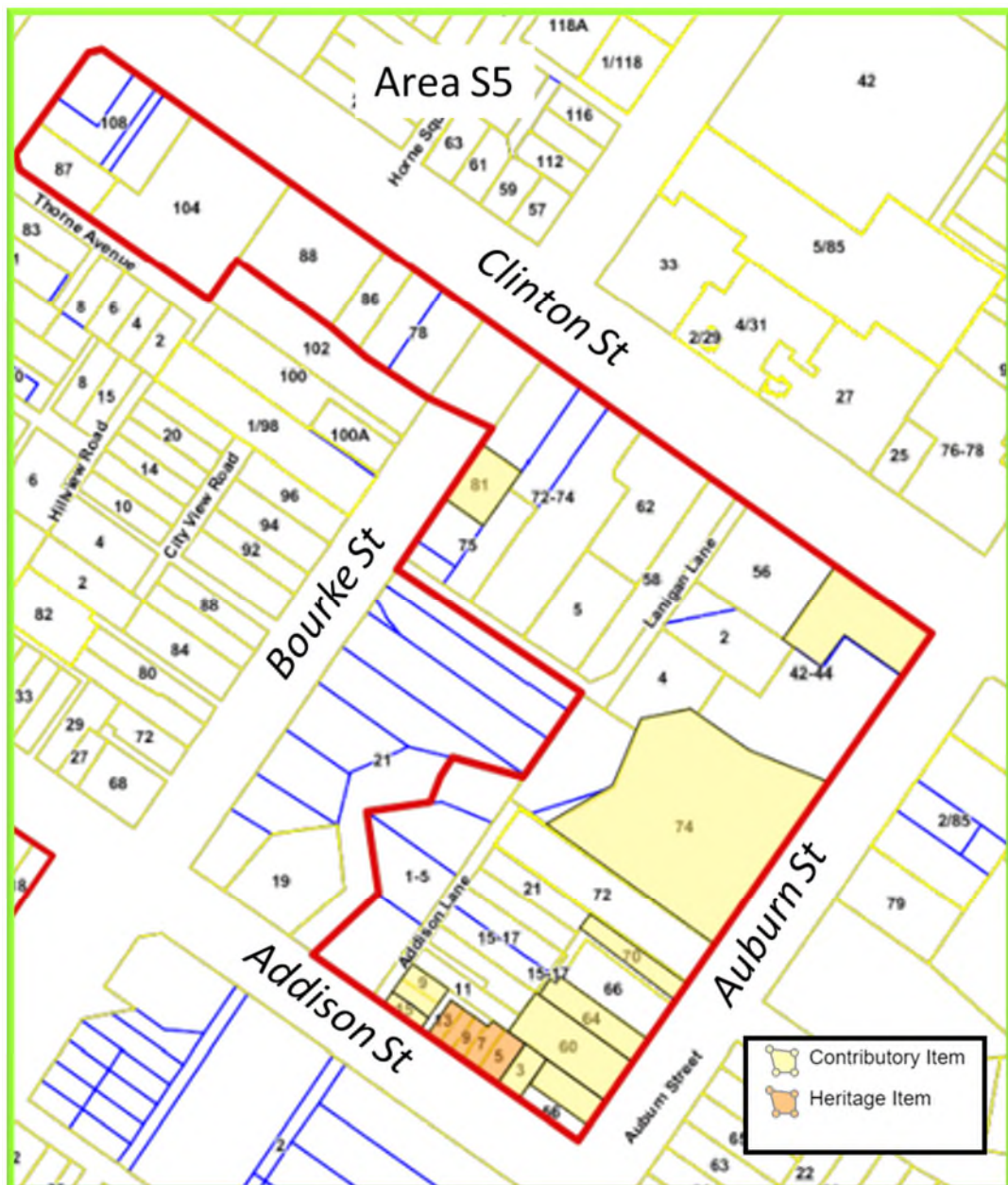
69 Mundy Street



Assessment Area S5: Southern Gateway Precinct

Included Streets:

- Cowper Street
- Clinton Street
- Auburn Street
- Addison Street
- Addison Lane
- Bourke Street
- Lanigan Lane



**Southern Conservation Area
Area S5
Character Assessment Proforma**

85 Cowper Street



Federation



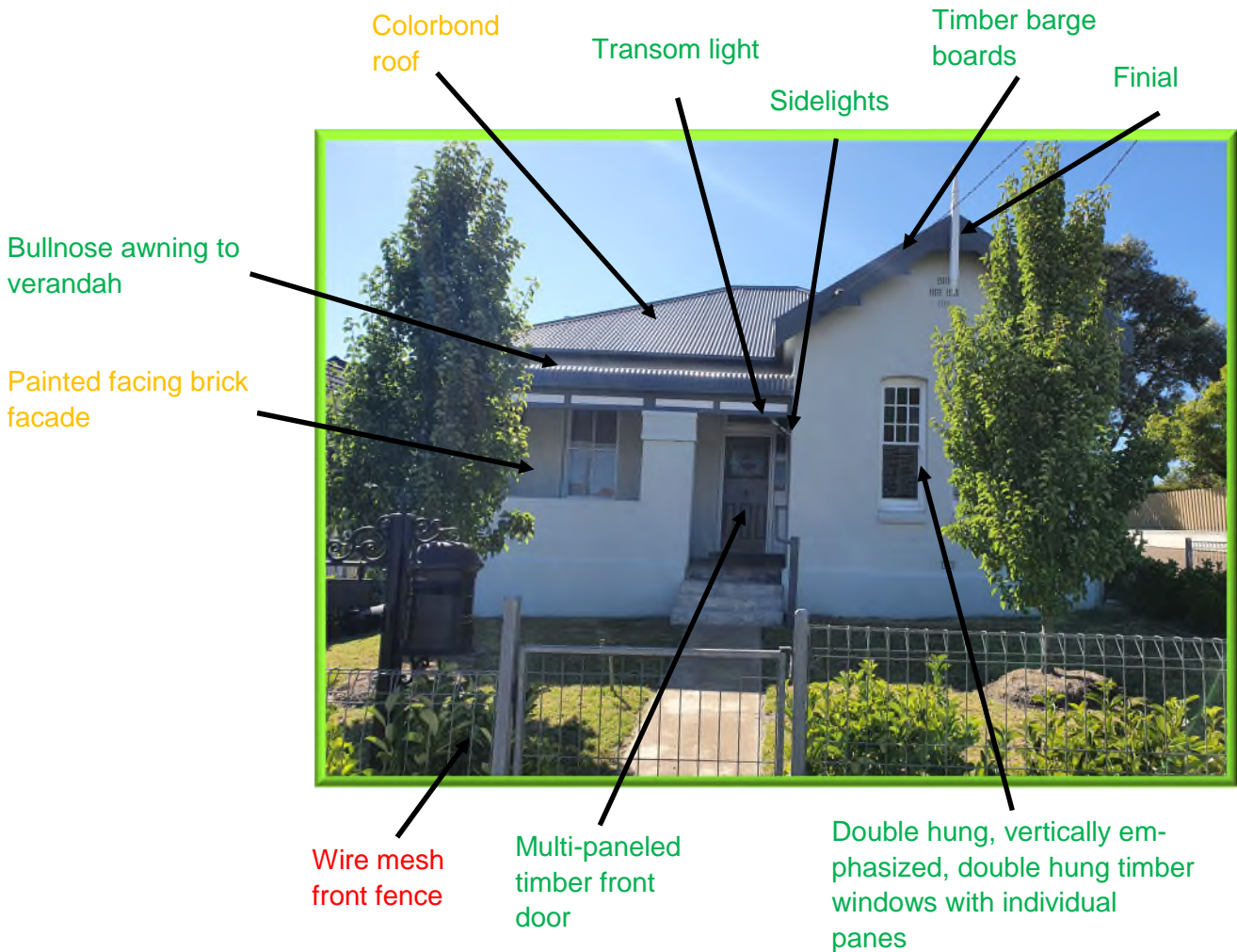
Lot size/ area	417m ²
Frontage width	11.7m
Lot depth	41.6m
Front setback	7.8m
Rear setback	13.5m
Approx. FSR	

C.1900's Edwardian Villa



Southern Conservation Area
Area S5
Character Assessment Proforma

85 Cowper Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

87 Cowper Street



Post
2000's



Lot size/ area	436m ²
Frontage width	10.4m
Lot depth	41.6m
Front setback	7.3m
Rear setback	8.2m
Approx. FSR	

c.2000's infill property



Southern Conservation Area
Area S5
Character Assessment Proforma

87 Cowper Street



Blue tiled roof

Painted rendered facade

Rendered brick piers with double timber columns supporting verandah awning

Large expansive windows to frontage

**Southern Conservation Area
Area S5
Character Assessment Proforma**

108 Clinton Street



Post
2000's



Lot size/ area	2078.2m ²
Frontage width	53.6m
Lot depth	40.9m
Front setback	18.8m
Rear setback	0m
Approx. FSR	

Bulk Plumbing Store.



Southern Conservation Area
Area S5
Character Assessment Proforma

108 Clinton Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

104 Clinton Street



Post
2000's



Lot size/ area	3354m ²
Frontage width	50.7m
Lot depth	61.6m
Front set-back	25m
Rear setback	0m
Approx. FSR	

Variety Bulk Store.



**Southern Conservation Area
Area S5
Character Assessment Proforma**

104 Clinton Street





Southern Conservation Area
Area S5
Character Assessment Proforma

90 Clinton Street

Post
2000's



Lot size/ area	2028m ²
Frontage width	49.7m
Lot depth	41.3m
Front set-back	8.5m
Rear setback	0.7m
Approx. FSR	

Service Station



Southern Conservation Area
Area S5
Character Assessment Proforma

90 Clinton Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

86 Clinton Street



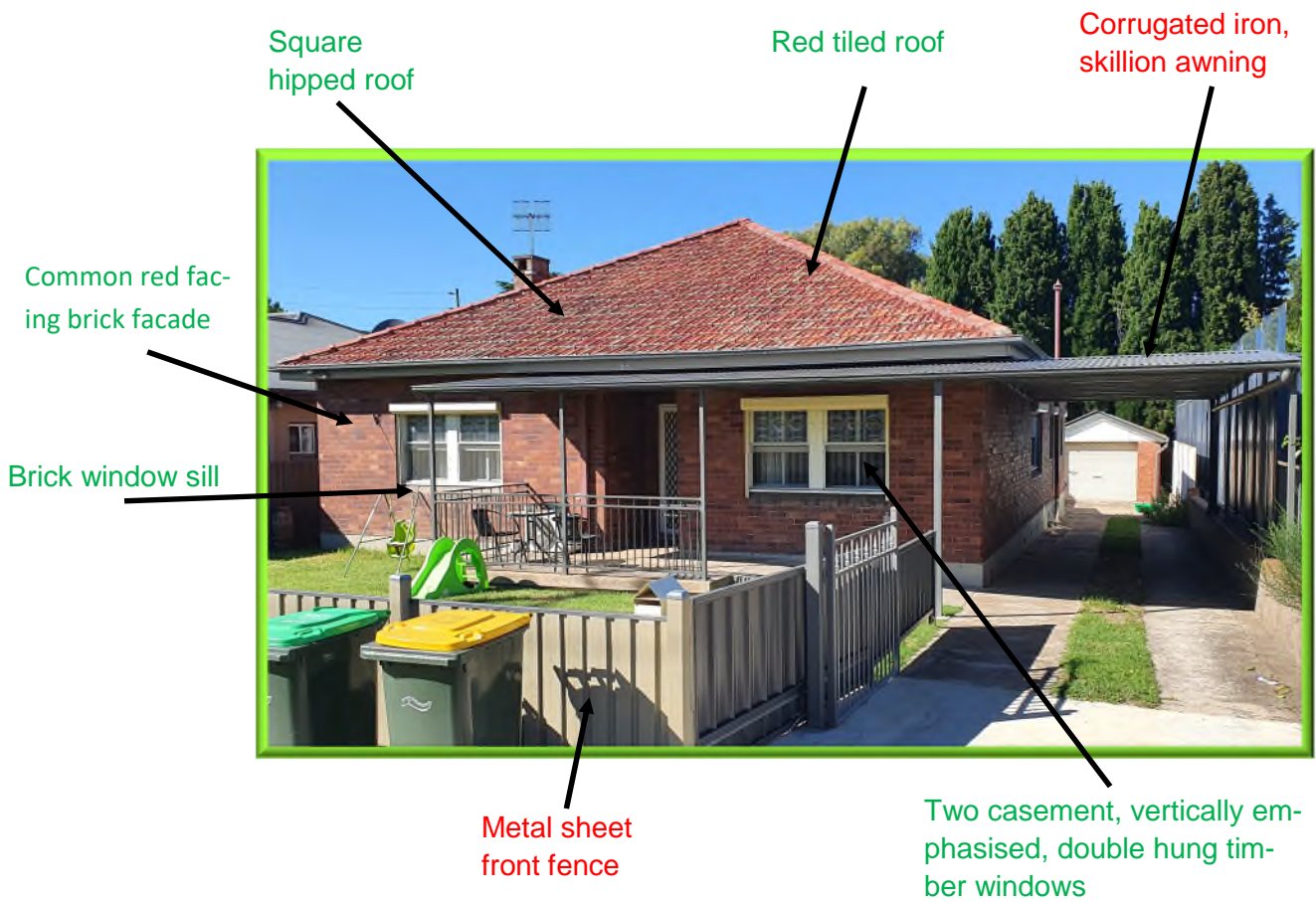
Lot size/ area	633.6m ²
Frontage width	15.2m
Lot depth	42.2m
Front set-back	5.6m
Rear setback	19.5m
Approx. FSR	

1930`s/ 1940`s cottage



Southern Conservation Area
Area S5
Character Assessment Proforma

86 Clinton Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

78 Clinton Street



**1960's to
1990's**



Lot size/ area	1556m ²
Frontage width	37.2m
Lot depth	42.6m
Front set-back	4.4m
Rear setback	0m
Approx. FSR	

Motel



Southern Conservation Area
Area S5
Character Assessment Proforma

78 Clinton Street

Brown concrete tiled roof

Light brown/cream painted facing brickwork facade



Visually prominent air conditioning units on streetscape

Low rise brick wall with iron railings spanning between brick piers



**Southern Conservation Area
Area S5
Character Assessment Proforma**

72 to 74 Clinton Street



Vacant



Lot size/ area	2529m ²
Frontage width	52.2m
Lot depth	102.2m
Front set-back	n/a
Rear setback	n/a
Approx. FSR	n/a





Southern Conservation Area
Area S5
Character Assessment Proforma

72 to 74 Clinton Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

62 Clinton Street



1960's to
1990's



Lot size/ area	1686m ²
Frontage width	35.8m
Lot depth	55.4m
Front set-back	1.7m
Rear setback	31.4m
Approx. FSR	

Service Station



Southern Conservation Area
Area S5
Character Assessment Proforma

62 Clinton Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

58 Clinton Street



1960's to
1990's



Lot size/ area	1315m ²
Frontage width	13.4m
Lot depth	110.3m
Front setback	0.3m
Rear setback	55m
Approx. FSR	

Motorcycle Shop



Southern Conservation Area
Area S5
Character Assessment Proforma

58 Clinton Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

56 Clinton Street



1960's to
1990's



Lot size/ area	1790m ²
Frontage width	45.8m
Lot depth	39.3m
Front set-back	4.1m
Rear setback	6.6m
Approx. FSR	

offices



Southern Conservation Area
Area S5
Character Assessment Proforma

56 Clinton Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

**42 to 44 Clinton Street
Contributory Item
Lot 6 DP 883423**



Lot size/ area	4305m ²
Frontage width	50.3m
Lot depth	77.7m
Front setback	4.3m
Rear setback	34m
Approx. FSR	

Real Estate Offices



Southern Conservation Area
Area S5
Character Assessment Proforma

42 to 44 Clinton Street
Contributory Item
Lot 6 DP 883423





**Southern Conservation Area
Area S5
Character Assessment Proforma**

**42 to 44 Clinton Street
Lot 5 DP 883423**



Lot size/ area	
Frontage width	
Lot depth	
Front set-back	
Rear setback	
Approx. FSR	

Real Estate Offices



Southern Conservation Area
Area S5
Character Assessment Proforma

42 to 44 Clinton Street
Opportunity Area
Lot 5 DP 883423



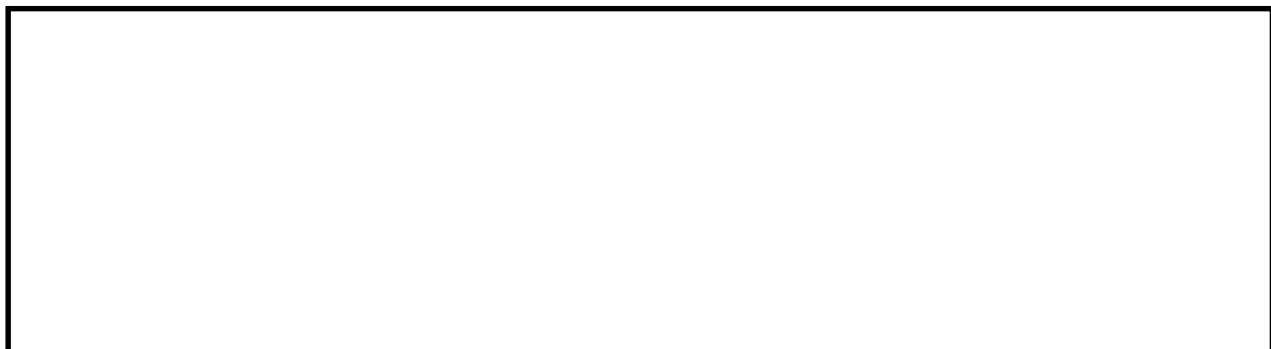
Southern Conservation Area
Area S5
Character Assessment Proforma

74 Auburn Street
Contributory Item

Federation



Lot size/ area	6455m ²
Frontage width	84.7m
Lot depth	80.9m
Front set-back	0m
Rear setback	50.6m
Approx. FSR	





Southern Conservation Area
Area S5
Character Assessment Proforma

74 Auburn Street
Contributory Item



**Southern Conservation Area
Area S5
Character Assessment Proforma**

72 Auburn Street



1960's to
1990's



Lot size/ area	2018m ²
Frontage width	19.8m
Lot depth	101.6m
Front setback	2.9m
Rear setback	2.5m
Approx. FSR	

Post 2000's multi-unit development with the lead property facing on to the street– Roselea Villas



Southern Conservation Area
Area S5
Character Assessment Proforma

72 Auburn Street

Bright blue colorbond roof

Blonde facing brick façade with contrasting brick detailing

Vertically emphasised, double hung windows



Medium to high rise brick wall with brick pier and arched detailing, topped with painted iron railings

Blue aluminum window frames

**Southern Conservation Area
Area S5
Character Assessment Proforma**

**70 Auburn Street
Contributory Item**



Federation



Lot size/ area	425.35m ²
Frontage width	8.8m
Lot depth	51m
Front set-back	3.8m
Rear setback	29.7m
Approx. FSR	

Federation



Southern Conservation Area
Area S5
Character Assessment Proforma

70 Auburn Street
Contributory Item

Common red facing brick façade with red brick quoining

Natural coloured galvanised, corrugated iron sheet roof

Bullnose verandah awning in match materials to main dwelling roof

Concrete molded window sills with console detailing



Vertically emphasised, double hung timber windows

Low rise white timber picket fence on a concrete plinth

**Southern Conservation Area
Area S5
Character Assessment Proforma**

68 Auburn Street



Lot size/ area	432.2m ²
Frontage width	18m
Lot depth	46.3m
Front setback	0m
Rear setback	29.2m
Approx. FSR	

66 & 68 share the same lot and the above dimensions reflect the combined lot.

Victorian

Likely a semi-detached pair of Victorian cottages with one half of the pair demolished.



Southern Conservation Area
Area S5
Character Assessment Proforma

68 Auburn Street

Corrugated, galvanised iron sheet roof

Flat roof verandah awning



Replacement verandah

Vertically emphasised, double hung, 4-paned, timber windows

Cream painted facing brick façade on a stone rubble base

**Southern Conservation Area
Area S5
Character Assessment Proforma**

66 Auburn Street



Lot size/ area	432.2m ²
Frontage width	18m
Lot depth	46.3m
Front set-back	0m
Rear setback	29.2m
Approx. FSR	

66 & 68 share the same lot and the above dimensions reflect the combined lot.



Southern Conservation Area
Area S5
Character Assessment Proforma

66 Auburn Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

**64 Auburn Street
Contributory Item**



**1960's to
1990's**



Lot size/ area	559.6m2
Frontage width	11.2m
Lot depth	49.3m
Front setback	4.8m
Rear setback	26.6m
Approx. FSR	

California bungalow style— 1920's



Southern Conservation Area
Area S5
Character Assessment Proforma

64 Auburn Street
Contributory Item



**Southern Conservation Area
Area S5
Character Assessment Proforma**

**60 Auburn Street
Contributory Item**



Federation



Lot size/ area	1012m ²
Frontage width	20.1m
Lot depth	51m
Front setback	5.7m
Rear setback	28.5m
Approx. FSR	

Federation



Southern Conservation Area
Area S5
Character Assessment Proforma

60 Auburn Street
Contributory Item

Timber louvered vent at gable apex outlined by contrasting brick detailing

Natural coloured, galvanised, corrugated iron sheet roof

Louvered timber vent to apex of roof

Two chimneys with brick corbeling detail

Brick windowsills

Transom light

Side light

Skillion window awning in matching materials to main dwelling roof with decorative timber side supports

Bullnose verandah awning in matching materials to main dwelling roof—poor condition

Vertically emphasised, double hung, timber windows with coloured glass detailing

Common red facing brick façade with red brick quoining detail

White painted rendered brick window sills

Low/Medium rise red brick front wall with brick piers

Verandah awning posts missing

**Southern Conservation Area
Area S5
Character Assessment Proforma**

**58 Auburn Street
Contributory Item**



Lot size/ area	354.2m ²
Frontage width	20.7m
Lot depth	31.1m
Front set-back	0m
Rear setback	13.6m
Approx. FSR	

An mid-Victorian shop or pair of shops.



Southern Conservation Area
Area S5
Character Assessment Proforma

58 Auburn Street
Contributory Item

Natural coloured short sheet, galvanized iron sheet hipped roof

Transom above doors



Skillion awning in matching materials to main roof

Painted brick and render window sill

White painted facing brickwork

Framed shop window with stallriser, plinth and pilaster

Open verandah

Simple timber columns supporting verandah awning

**Southern Conservation Area
Area S5
Character Assessment Proforma**

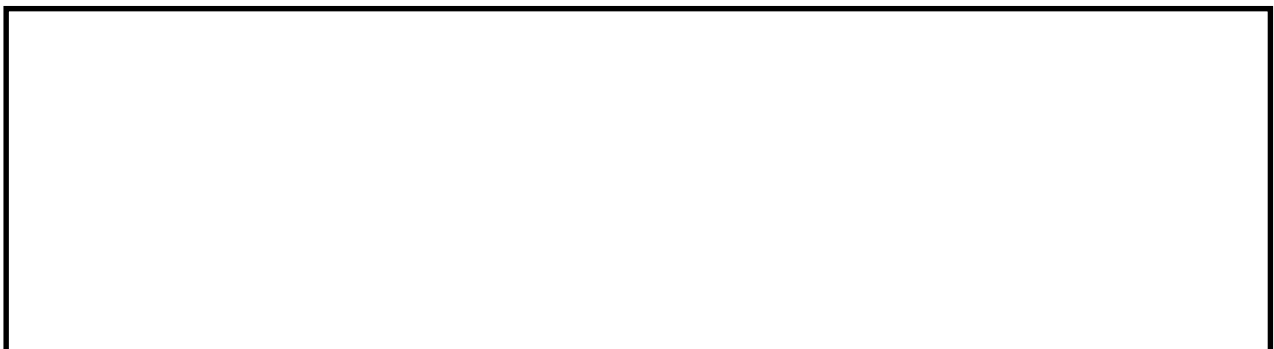
56 Auburn Street



1960's to
1990's



Lot size/ area	242.18m ²
Frontage width	8m
Lot depth	31.5m
Front set-back	0m
Rear setback	3.5m
Approx. FSR	





Southern Conservation Area
Area S5
Character Assessment Proforma

56 Auburn Street





Southern Conservation Area
Area S5
Character Assessment Proforma

3 Addison Street
Contributory Item



Lot size/ area	223m ²
Frontage width	11m
Lot depth	20.6m
Front set-back	0m
Rear setback	7.7m
Approx. FSR	

An mid- Victorian cottage. With a later addition verandah.



Southern Conservation Area
Area S5
Character Assessment Proforma

3 Addison Street
Contributory Item

Natural coloured, galva-
nised, corrugated iron
sheet roof

Low pitch
skillion ve-
randah awn-
ing

White paint-
ed weath-
er-
board front
facade



Iron lacework
detailing

Metal mesh
screen over
windows ob-
scure detailing

Painted concrete block veran-
dah balustrade which also
serves as front boundary wall
with simple timber columns
supporting verandah awning

Vertically empha-
sised, double hung,
multi-paned, timber
windows



Southern Conservation Area
Area S5
Character Assessment Proforma

5 Addison Street
Heritage Item

Georgian



Lot size/ area	221.3m2
Frontage width	11m
Lot depth	20.6m
Front set-back	0m
Rear setback	10.7m
Approx. FSR	

Georgian workers cottage

This Georgian style cottage, built in 1870 is characterised by its proportion and balance. It provides symmetry and adherence to the classical Georgian form. Its significance lies in its presentation on the Addison Street streetscape and in its relationship to the adjoining cottage.



Southern Conservation Area
Area S5
Character Assessment Proforma

5 Addison Street
Heritage Item

Aluminum window frames



Metal mesh screen over windows obscure detailing

Painted rendered brick window sills

Cream painted brick facing facade

Vertically emphasised double hung windows



Southern Conservation Area
Area S5
Character Assessment Proforma

7 Addison Street
Heritage Item

Georgian



Lot size/ area	146.7m ²
Frontage width	7.5m
Lot depth	20.6m
Front set-back	0m
Rear setback	10.7m
Approx. FSR	

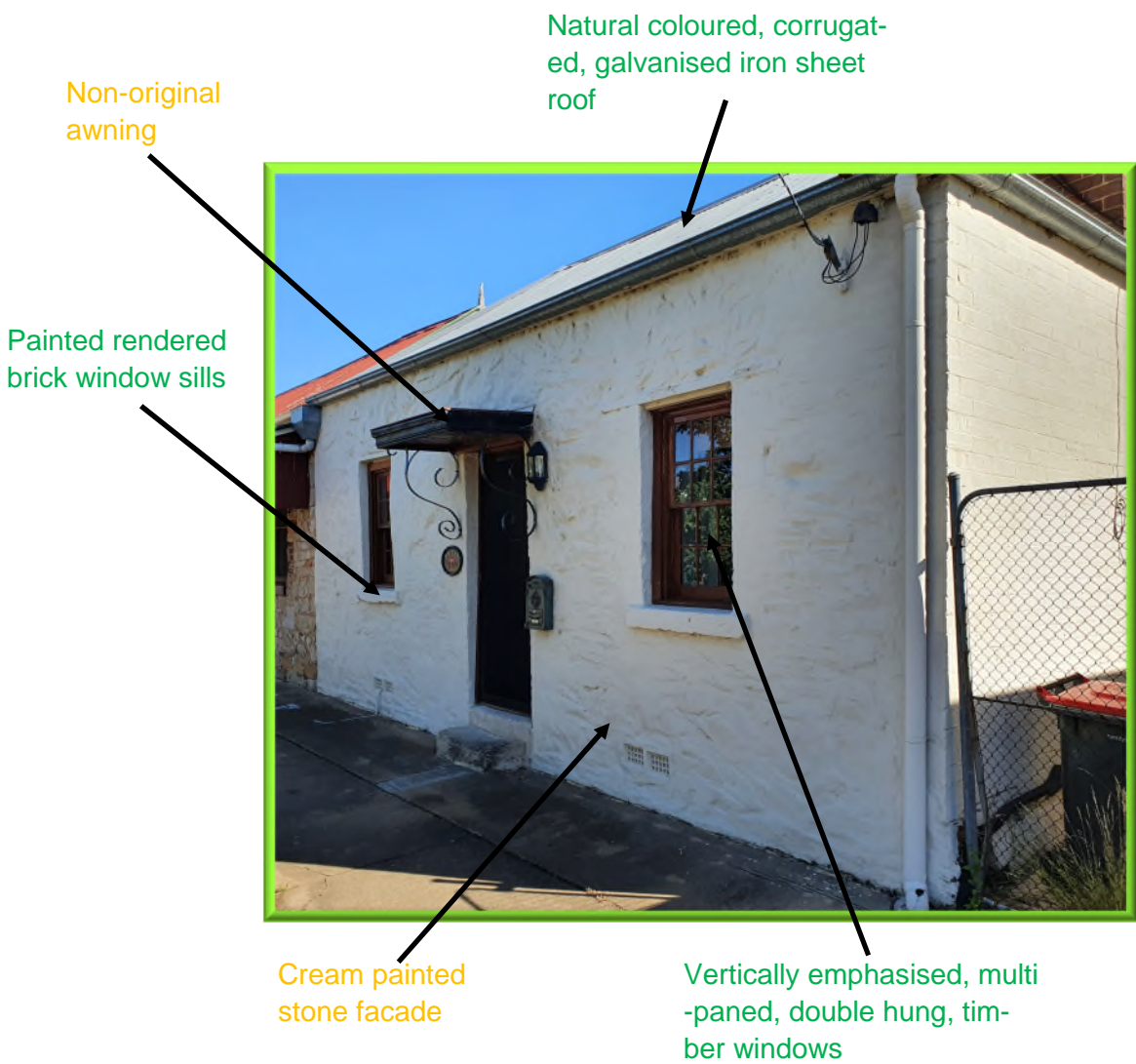
A Georgian workers cottage

The streetscape attributes of this Georgian style cottage, built in 1870 are of paramount significance. The heritage qualities of this building are enhanced by its association with the adjoining cottage. Similarly it is characterised by proportion, balance, symmetry and adherence to the classical Georgian form.



Southern Conservation Area
Area S5
Character Assessment Proforma

7 Addison Street
Heritage Item

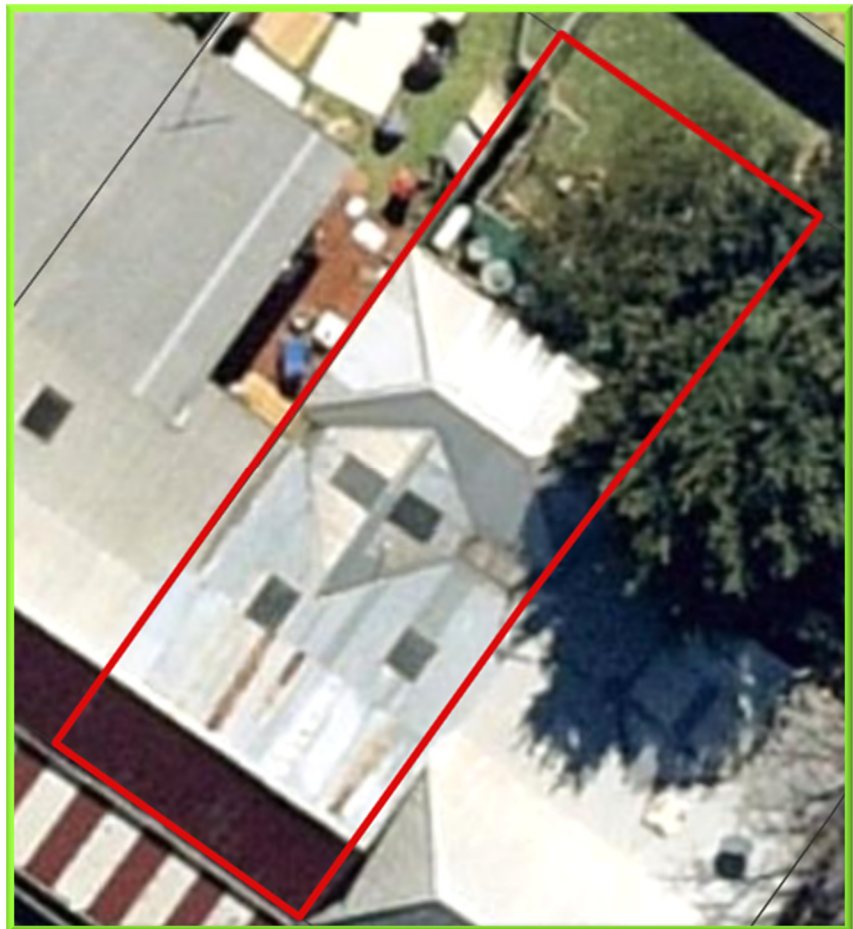


**Southern Conservation Area
Area S5
Character Assessment Proforma**

**9 Addison Street
Heritage Item**



Georgian



Lot size/ area	101.2m ²
Frontage width	6m
Lot depth	17.5m
Front set-back	0m
Rear setback	5.1m
Approx. FSR	

The cottage, 9 Addison Street, is one of three c.1870 Georgian terraces, the heritage significance of which lies in its stone block construction, its relative intactness, and its integral association with the cottages No. 11 and No. 13. This cottage group conforms to the classical order of Georgian architecture and is of high local significance.



Southern Conservation Area
Area S5
Character Assessment Proforma

9 Addison Street
Heritage Item

Red painted corrugated, galvanised iron sheet roof

Brick arch detailing above front door

Painted rendered brick windows sills



Stone and brick facing façade

Simple timber awning support posts

Vertically emphasised, multi-paned, double hung, timber windows

**Southern Conservation Area
Area S5
Character Assessment Proforma**

**11 Addison Street
Heritage Item**



Georgian



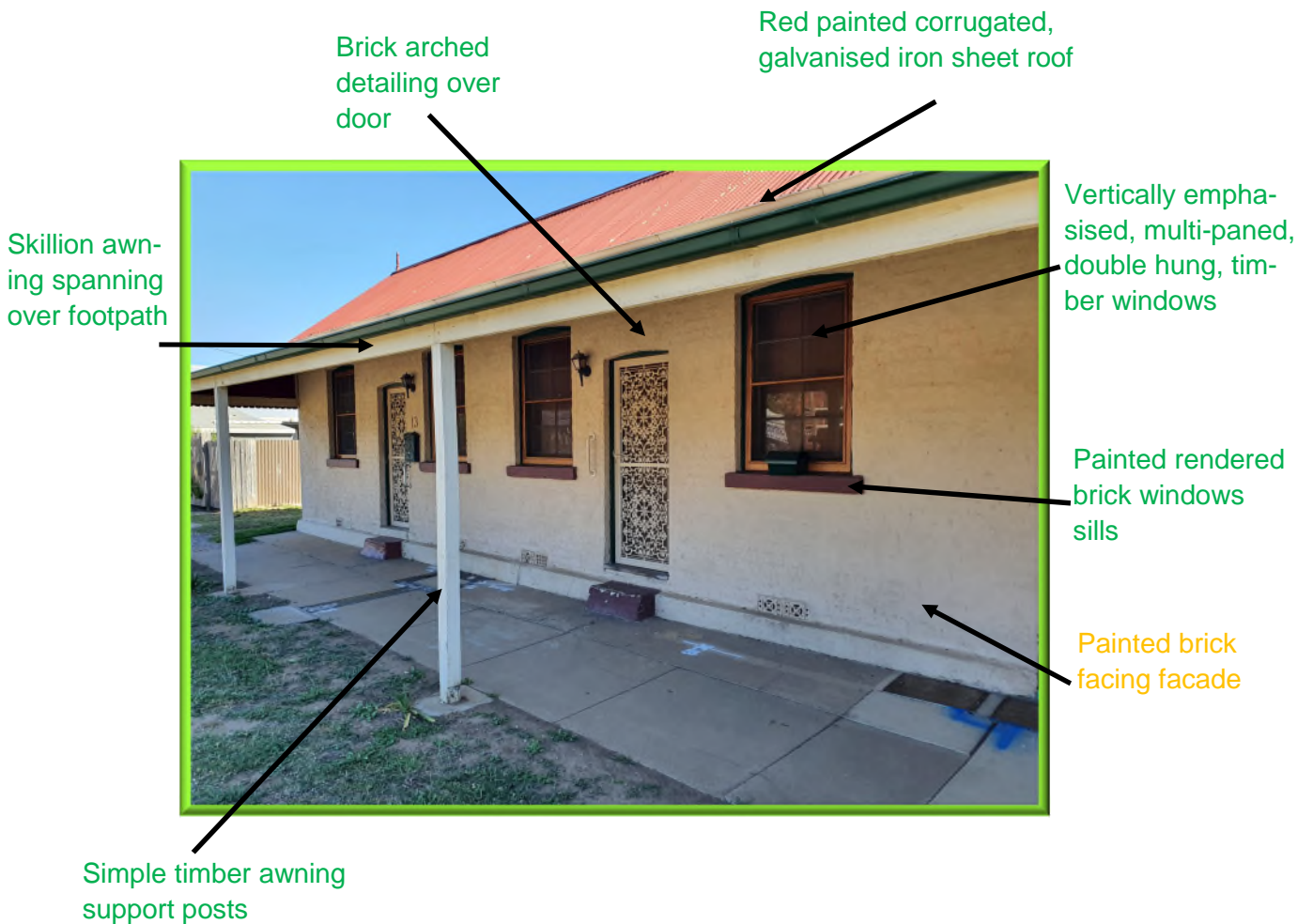
Lot size/ area	93.6m ²
Frontage width	6m
Lot depth	17.5m
Front set-back	0m
Rear setback	4.3m
Approx. FSR	

Georgian workers cottage– terrace



Southern Conservation Area
Area S5
Character Assessment Proforma

11 Addison Street
Heritage Item



**Southern Conservation Area
Area S5
Character Assessment Proforma**

**13 Addison Street
Heritage Item**



Georgian



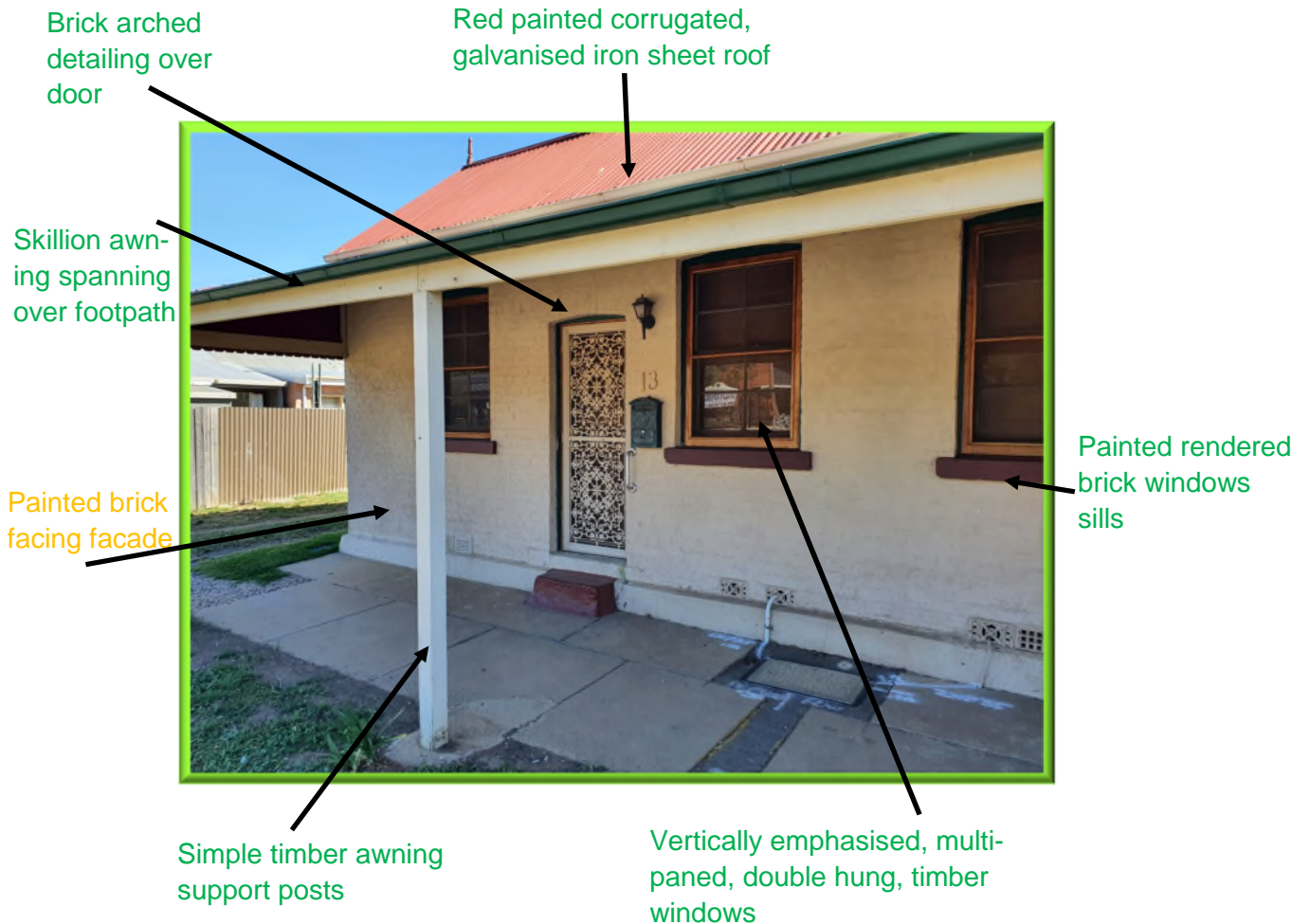
Lot size/ area	108.8m ²
Frontage width	6.2m
Lot depth	17.5m
Front set-back	0m
Rear setback	4.3m
Approx. FSR	

Georgian workers cottage– terrace



Southern Conservation Area
Area S5
Character Assessment Proforma

13 Addison Street
Heritage Item



**Southern Conservation Area
Area S5
Character Assessment Proforma**

**15 Addison Street
Contributory Item**



Lot size/ area	113.8m ²
Frontage width	19.1m
Lot depth	6.1m
Front setback	0m
Rear setback	4.7m
Approx. FSR	

Terrace



Southern Conservation Area
Area S5
Character Assessment Proforma

15 Addison Street
Contributory Item





Southern Conservation Area
Area S5
Character Assessment Proforma

7 Addison Lane
Contributory Item

Georgian



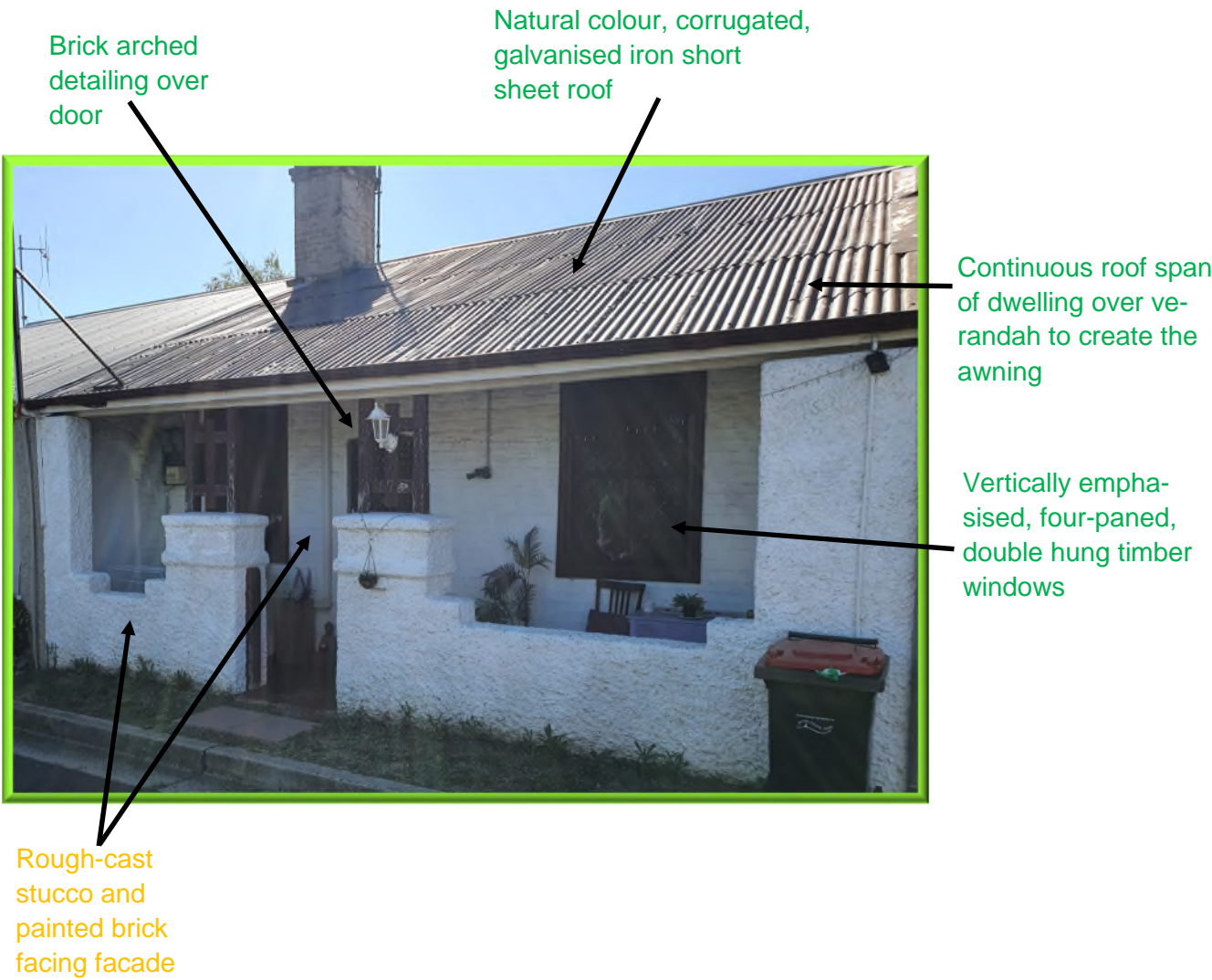
Lot size/ area	149.2m ²
Frontage width	6.9m
Lot depth	19.1m
Front set-back	0m
Rear setback	3m
Approx. FSR	

Georgian workers cottage– terrace



Southern Conservation Area
Area S5
Character Assessment Proforma

7 Addison Lane
Contributory Item





**Southern Conservation Area
Area S5
Character Assessment Proforma**

**9 Addison Lane
Contributory Item**

Georgian



Lot size/ area	144m ²
Frontage width	7.6m
Lot depth	19.1m
Front set-back	0m
Rear setback	3.6m
Approx. FSR	

Georgian workers cottage– terrace



Southern Conservation Area
Area S5
Character Assessment Proforma

9 Addison Lane
Contributory Item

Continuous roof span
of dwelling over ve-
randah to create the
awning

Natural colour, corrugated,
galvanised iron sheet roof



Rough-cast
stucco and
painted brick
facing facade

**Southern Conservation Area
Area S5
Character Assessment Proforma**

11 Addison Lane



Lot size/ area	421.5m ²
Frontage width	8.3m
Lot depth	50.3m
Front set-back	0m
Rear setback	28.8m
Approx. FSR	

Georgian workers cottage or early Victorian



Southern Conservation Area
Area S5
Character Assessment Proforma

11 Addison Lane

Recessed brick arch detailing

Iron lace work detailing— later addition

Square hipped roof

Natural colour, corrugated, galvanised iron short sheet roof



Bullnose verandah awning

Timber window shutters

Modified windows with aluminum frames

Tile window sills

Brick piers with iron decoration columns support verandah awning

Painted facing brick facade

**Southern Conservation Area
Area S5
Character Assessment Proforma**

13 Addison Lane



Lot size/ area	432m ²
Frontage width	8.5m
Lot depth	50.3m
Front set-back	4.4m
Rear setback	21.3m
Approx. FSR	

Mid to Late Victorian cottage



Southern Conservation Area
Area S5
Character Assessment Proforma

13 Addison Lane

Red corrugated, gal-
vanised, iron short
sheet roof

Square
hipped roof



Timber frieze

Brick piers with tim-
ber columns support-
ing verandah awning

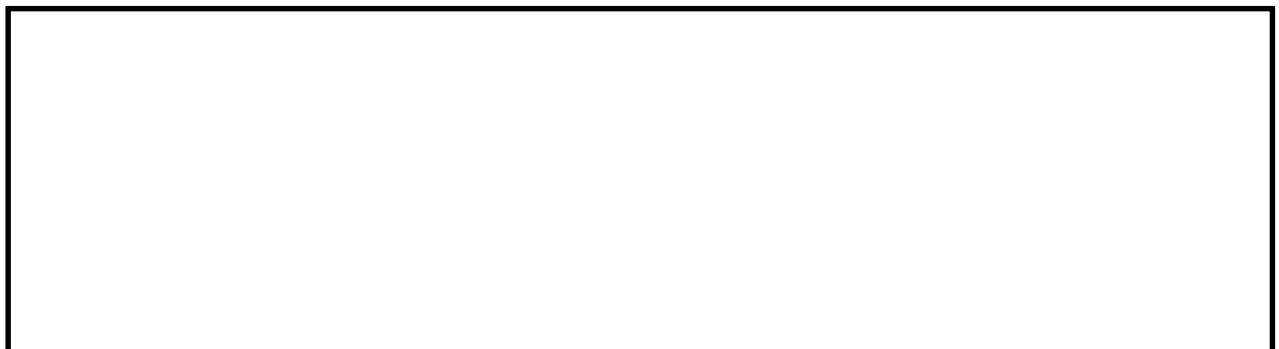
Bullnose verandah
awning in matching
materials to dwelling
roof

**Southern Conservation Area
Area S5
Character Assessment Proforma**

15 to 17 Addison Lane



Lot size/ area	981.3m ²
Frontage width	20m
Lot depth	50.3m
Front set-back	4.9m
Rear setback	26m
Approx. FSR	





Southern Conservation Area
Area S5
Character Assessment Proforma

15 to 17 Addison Lane

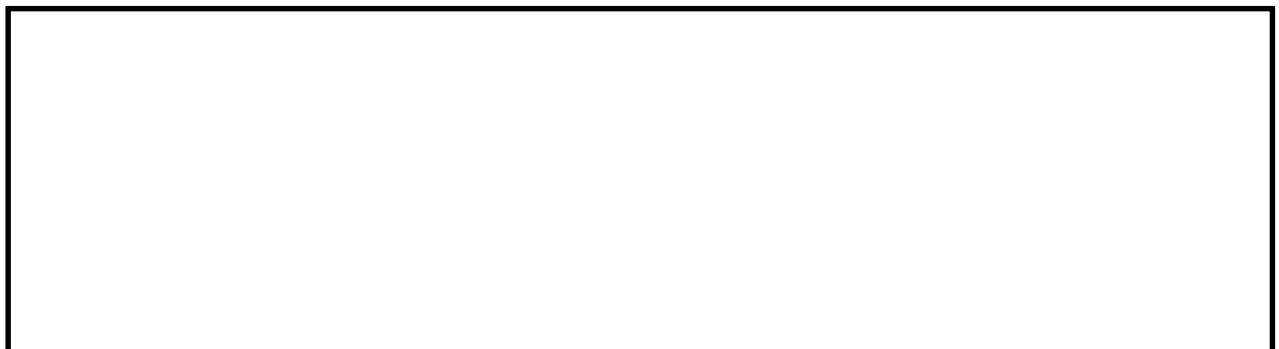


**Southern Conservation Area
Area S5
Character Assessment Proforma**

19 Addison Lane



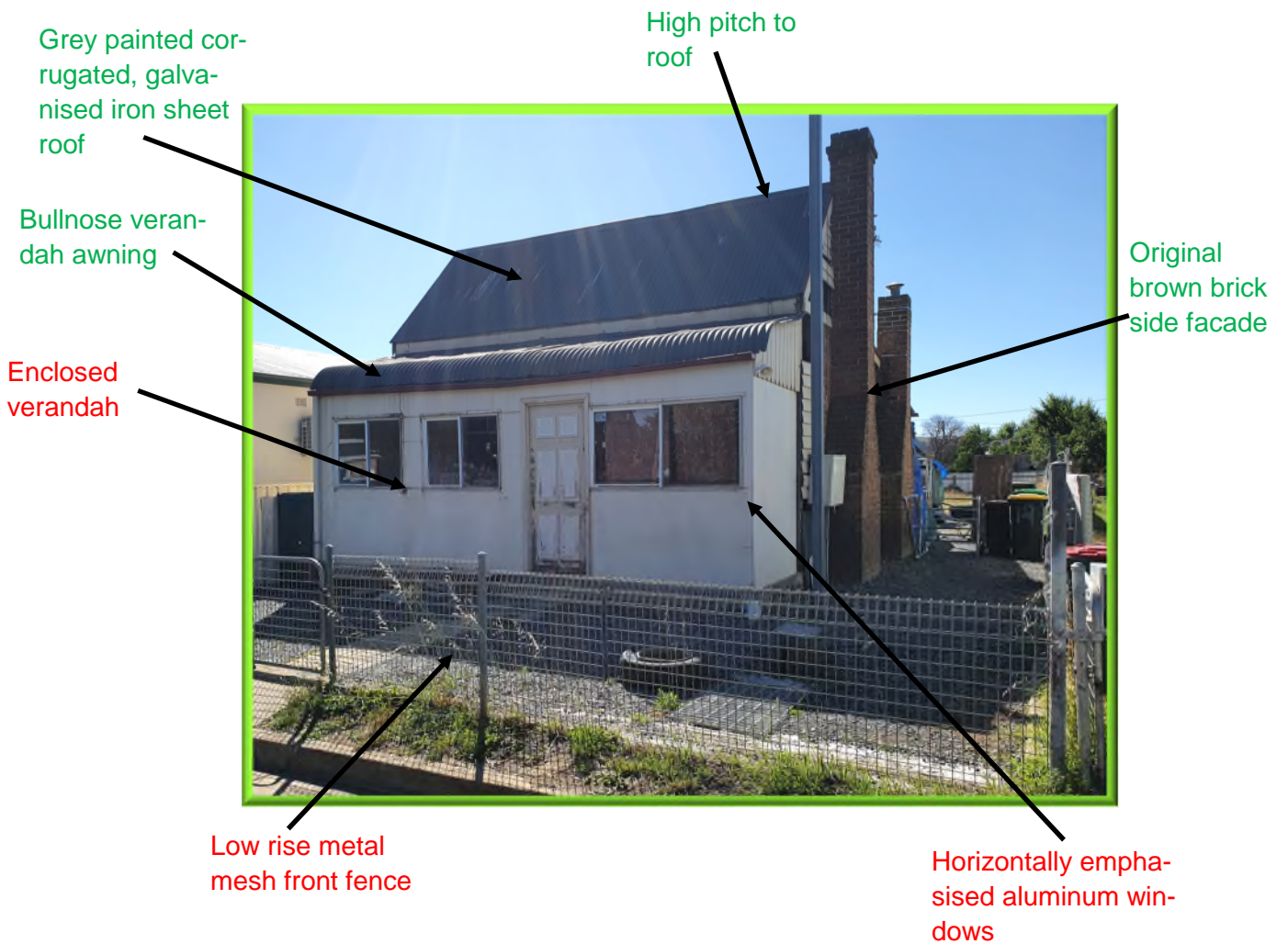
Lot size/ area	486.9m ²
Frontage width	10.1m
Lot depth	50.3m
Front setback	4.1m
Rear setback	31.4m
Approx. FSR	





Southern Conservation Area
Area S5
Character Assessment Proforma

19 Addison Lane





Southern Conservation Area
Area S5
Character Assessment Proforma

21 Addison Lane

Inter
war



Lot size/ area	479m ²
Frontage width	11m
Lot depth	50.3m
Front setback	4.3m
Rear setback	27.4m
Approx. FSR	

California bungalow style



Southern Conservation Area
Area S5
Character Assessment Proforma

21 Addison Lane

Flat roof verandah awning

Vertically emphasised, two casement, double hung timber windows

Flat roof window awning



Brick piers with thick timber columns supporting verandah awning

Deep shaded verandah

Metal window shutters

White painted brick and rendered facade

**Southern Conservation Area
Area S5
Character Assessment Proforma**

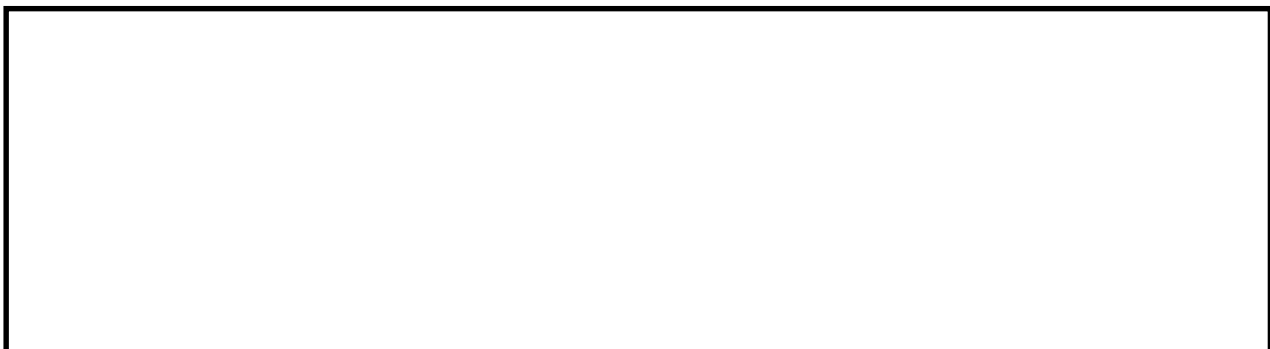
1 to 5 Addison Lane



1960's to
1990's



Lot size/ area	3384.9m ²
Frontage width	114.5m
Lot depth	46.5m
Front set-back	n/a
Rear setback	n/a
Approx. FSR	





**Southern Conservation Area
Area S5
Character Assessment Proforma**

1 to 5 Addison Lane



**Southern Conservation Area
Area S5
Character Assessment Proforma**

75 Bourke Street



Lot size/ area	1303m ²
Frontage width	30.4m
Lot depth	34.2m
Front set-back	0m
Rear setback	14.3m
Approx. FSR	





Southern Conservation Area
Area S5
Character Assessment Proforma

75 Bourke Street



**Southern Conservation Area
Area S5
Character Assessment Proforma**

**81 Bourke Street
Contributory Item**



Lot size/ area	505.1m ²
Frontage width	27.7m
Lot depth	20m
Front set-back	2.9m
Rear setback	1.7m
Approx. FSR	

Mid to late Victorian Cottage



Southern Conservation Area
Area S5
Character Assessment Proforma

81 Bourke Street
Contributory Item

Red corrugated, galvanized iron sheet roof

Timber fretwork detailing

High pitch roof



Skillion awning

Metal mesh over windows

Unpainted medium rise timber picket fence with spear tips

Simple timber posts placed supporting verandah awning, framing front door

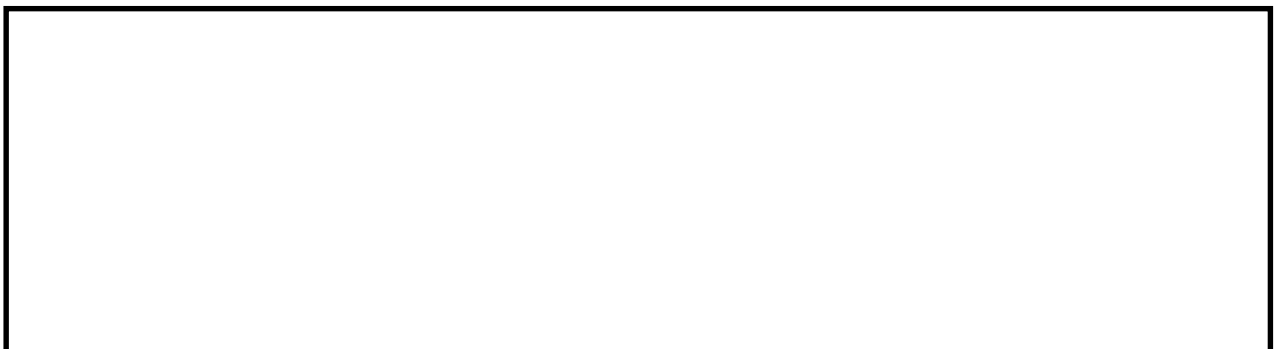
Vertically emphasised windows

**Southern Conservation Area
Area S5
Character Assessment Proforma**

5 Lanigan Lane



Lot size/ area	
Frontage width	
Lot depth	
Front setback	
Rear setback	
Approx. FSR	



Southern Conservation Area
Area S5
Character Assessment Proforma

8 Lanigan Lane



Lot size/ area	1407m ²
Frontage width	11.4m
Lot depth	54.3m
Front setback	1.2m
Rear setback	37m
Approx. FSR	

