

Part

R

Tamplin Road Reserve

Holroyd Development
Control Plan 2013

Tamplin Road Reserve

Contents

Introduction	835
1. Objectives	837
2. Setbacks	838
3. Height	838
4. Roof Form	838
5. Heritage	838
6. Colour and Material	840
7. Pedestrian Walkway	840
8. Fences	841

Tamplin Road Reserve

Introduction

Land covered by this Part

This part applies to the land shown on Figure I and known as the Tamplin Road Reserve.

Relationship to other Parts of this DCP.

Part R of Holroyd DCP 2013 shall be read in conjunction with the following Parts of Holroyd DCP 2013, which contain objectives and development controls that may relate to development in this part:

Part A- General Controls

Part B - Residential Development

Part C -Commercial, Shop top housing and Mixed use Development

Part E - Public Participation

Part F - Advertising and Signage

Part G - Places of Public Worship

Part H - Heritage and Conservation

Part I - Child Care Centres

Definitions

Tamplin Road Reserve

The historic Linnwood Estate is located in the suburb of Guildford and is bounded by Tamplin and Byron Roads (refer to Figure 1).

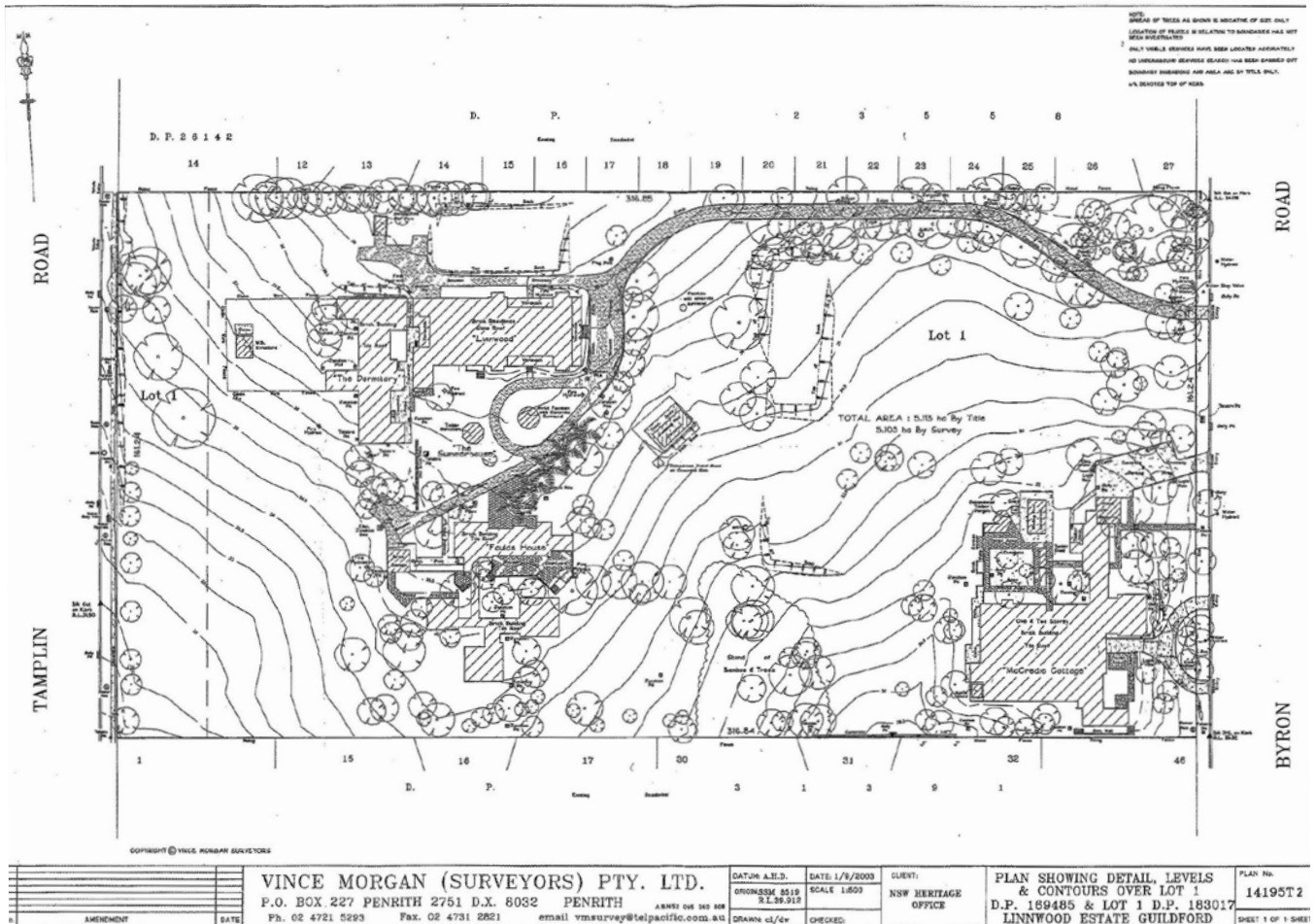


Figure 1- The original Linnwood Estate allotment, pre subdivision

The Estate comprises of several buildings which are classified as of State heritage significance. These buildings are located in the central and eastern sections of the site and comprise of the McCredie Cottage, "Linnwood" the original house, dormitory extensions and Faulds House.

This section of the DCP applies to the western portion of the estate or Lot 10, as shown in Figure 2. The DCP is intended to guide the development on the site to ensure that the recognised heritage significance and the cultural setting of the Estate's heritage items are conserved.

Development must also be consistent with the recommendations of the Linnwood Conservation Plan (2004); available at Council. The Linnwood Conservation Plan was prepared for the entire Linnwood Estate including the subdivided Lot 10.

Tamplin Road Reserve

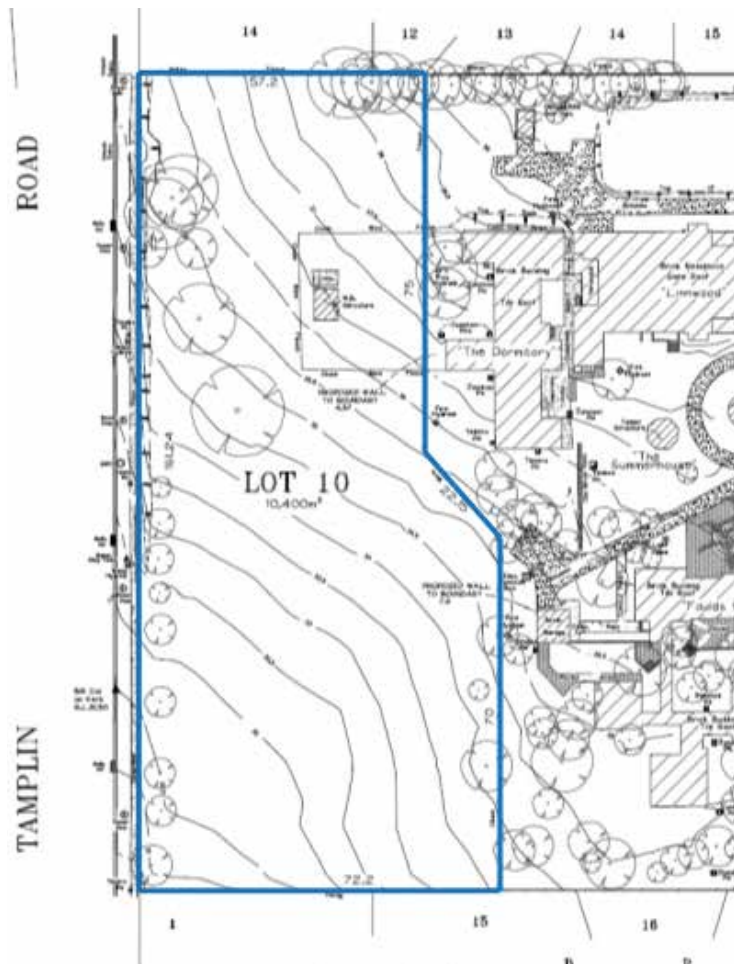


Figure 2: Lot 10, the proposed subdivided lot, outlined in blue

1. Objectives

01. Minimise any negative impact on the State heritage significance of the Linnwood Estate;
02. Identify an appropriate heritage curtilage to protect key view corridors;
03. Maintain and improve the setting of the existing significant trees;
04. Provide a visual buffer to the Linnwood Estate's heritage items; and
05. Ensure any proposed development is planned and developed in an environmentally responsive manner and is consistent with the Conservation Policy recommendations of the Linnwood Conservation Plan.

Tamplin Road Reserve

2. Setbacks

Development Controls

- C1. Setback controls as outlined below and in Figure 4:
- C2. Development shall be setback a minimum of 6.0 metres from the principal street frontage, Tamplin Road;
- C3. The minimum side setback from the south eastern and north western boundaries of the site must be at least 1.0 metre (refer to Figure 4); and
- C4. The minimum rear setback from the north eastern boundary must be in accordance with Figure 4.

3. Height

Development Controls

- C1. Development shall have a maximum height of 2 storeys;
- C2. Any future development must ensure that the heritage items are not subject to any unreasonable overshadowing.

4. Roof Form

Development Controls

- C1. The roof form of any future development shall have regard to the style, form, pitch and bulk of the existing heritage items;
- C2. Materials to be used shall include terracotta or slate tiles. These materials must be of a dark uniformed colour (such as black, dark grey or olive); and
- C3. New roof shapes shall be of a 'hipped' style, with a pitch similar to the dormitory building and Faulds House.

5. Heritage

Development Controls

- C1. The laundry building, as shown in Figure 4 and addressed in the Linnwood Conservation Plan, may be demolished due to its poor physical condition. Any demolition, will be subject to Council approval;
- C2. Any future development must retain the six existing trees, as illustrated in Figure 4 and within the Linnwood Conservation Plan. These trees are from the original local eucalypt woodland,

Tamplin Road Reserve

known as Cumberland Forest and are of historic significance;

- C3.** Create a heritage curtilage as shown in Figure 4. This curtilage area is recognised by the Conservation Plan to ensure the current view corridor to the Linnwood Grounds is preserved;
- No buildings are to be built within the designated heritage curtilage. Only recreational structures are allowed and may be in the form of open gazebos, BBQ facilities, tables or benches.
 - A 2.0 metre setback must be incorporated along the south eastern and south western boundaries of the curtilage area as outlined in Figure 4;
 - Palisade fencing must be used along the north eastern boundary of the curtilage area in order to retain the view corridor (see Figure 4);
 - Subject to Council approval existing trees and shrubs within this curtilage area may be removed and this curtilage area may be planted with low density vegetation and ground covers only;
 - This curtilage area must be used as a communal open space only; and
 - The curtilage area should incorporate heritage interpretive panel(s) in accordance with the Linnwood Conservation Plan. Details should be provided as part of any future development approval.
- C4.** C7. The curtilage area and dimensions are outlined in Figure 4 and should be read in conjunction with Figure 3, which identifies the three (3) features which delineate the view corridor which in turn defines the curtilage area.
- The size of the curtilage area should be approximately 40 sqm;
 - 'Boundary A' of the curtilage area, as illustrated in Figure 4, must be aligned with the three (3) key architectural points in Figure 3.
 - A clear view corridor must be retained between these three (3) key features, as they are of historical importance. These features include the following and as illustrated in Figure 3:

- (1) The south eastern entry to the porch of 'Linnwood' the original house;
- (2) The most eastern corner of the dormitory building; and
- (3) Parallel to the existing pathway drawn from the south western corner of Faulds house.



Figure 3: Architectural Features

Tamplin Road Reserve

6. Colours and Material

Development Controls

- C1. New buildings are to incorporate a colour scheme and appropriate materials which will minimise intrusive elements and will contribute to the cohesiveness of the surrounding area.
- C2. Colours and materials must be compatible with the character of the existing streetscape and should not detract from the original heritage items within the Linnwood Estate in particular the “Linnwood” House and Fauld House;
- C3. To encourage the use of traditional construction materials, the following is recommended:
 - Brown or dark red bricks; or
 - Brickwork which is rendered in a soft colour scheme.
- C4. Full details of colours and materials should be provided with any future DA.

7. Pedestrian Walkway

Development Controls

- C1. Create a shared pedestrian walkway from Tamplin Road to the designated heritage curtilage area as shown in Figure 4. This pathway will provide common access to the heritage curtilage area and also a common view corridor for occupants of the development.
 - a) This pathway shall be a private pathway for use by the occupants of the new development only;
 - b) This pathway must be a least 1.0 metres wide;
 - c) A minimum building setback of 1.0 metre, either side of the pathway, must be implemented; and
 - d) The area contained in this setback may consist of low density vegetation and ground covers only.
- C2. The location of the pathway is flexible and can be altered in accordance with the future development of the land, however the pathway must connect the curtilage area to Tamplin Road, and provide common access for all occupants of the development; and
- C3. Future built form must be separated into at least 2 building blocks on either side of the pedestrian walkway. This will allow the construction of the shared pedestrian pathway.

Tamplin Road Reserve

8. Fences

Development Controls

- C1. Front fences and gates along Tamplin Road, should be of a Palisade style as they are appropriate to the existing character of the heritage items.
 - a) Palisade fences have panels of cast iron with shaped tops, connected by a horizontal rail; and
 - b) Front Fences should be a maximum of 1500 mm high.
- C2. Palisade fencing must also be used along the north eastern boundary of the curtilage area, in order to retain the view corridor into the Linnwood Estate.
- C3. Boundary fences along the side and rear boundary of the site should be constructed using timber materials.
 - a) Side and rear boundary fences should be a maximum of 1800mm high.

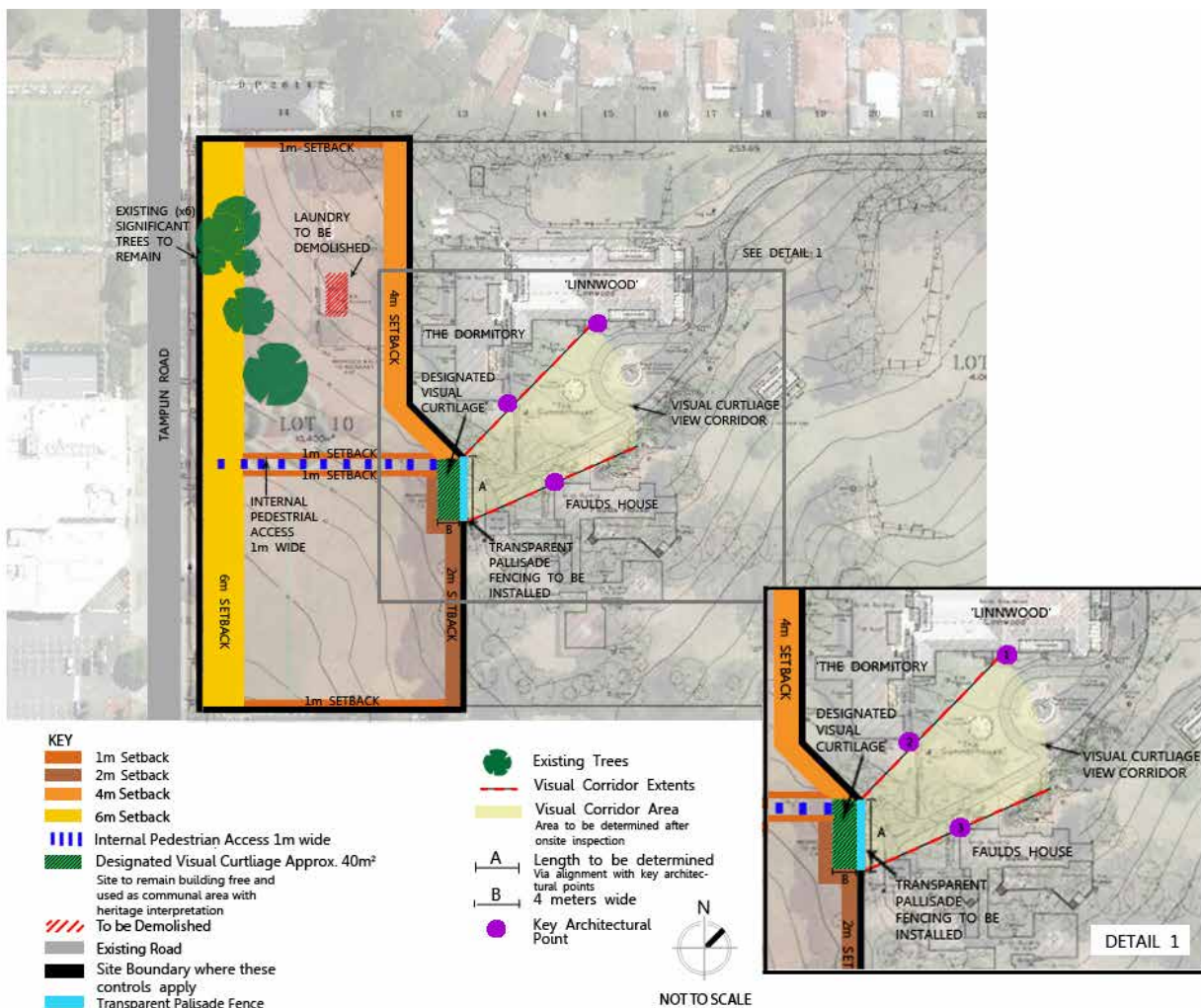


Figure 4: Lot 10, the proposed subdivided- identifying the sites's development controls