

## H2 Charing Cross Conservation Area

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## 1.0 INTRODUCTION

This Part provides guidelines for development within Charing Cross Conservation Area as shown in Figure 1. It should also be read in conjunction with Part F5.



**Figure 1.** Charing Cross Conservation Area.

### 1.1 Objectives of this Part

- (a) Reinforce the Charing Cross Commercial Precincts' historic, architectural and aesthetic significance with an established streetscape and village character.
- (b) Recognise the opportunities for buildings within the Charing Cross precinct to retain the characteristics which contribute positively to the established streetscape.
- (c) Introduce detailed urban design controls and guidelines which ensures the existing built form is retained, and that new development enhances the existing streetscape by:
  - (i) retaining proportion, unity and scale;
  - (ii) providing guidelines for appropriate infill development, including bulk, scale and height;
  - (iii) censuring the positive integration of contemporary prefabricated building materials with late 19th and early 20th century building forms; and
  - (iv) ensuring the appropriate application of colours to these existing built forms.
- (d) Assist shop owners, residents and developers in the restoration

of existing buildings or design of new buildings in a manner which reflects such character.

## **2.0 BACKGROUND**

"Charing Cross" was named in 1859 by resolution of Council. Its ridge top location and position assisted its development as a retail/commercial centre, well in advance of Bondi Junction. The major period of building activity in Charing Cross was during the 1880's and 1890's, reflective in the Victorian Italianate style. Subsequent changes characterising growth in Charing Cross include Federation "Free Style" facades between 1900 and 1920, and replacement of prominent corner sites in the Art Deco style during the 1930's and 1940's. Much of this building stock remains today, reflecting the characteristic history and architectural integrity of Charing Cross.

This Part identifies items of historic and architectural significance in Charing Cross and presents guidelines for the appropriate upgrading or renovation of shop facades.

Early references to retail traders in Charing Cross in 1899 and 1920 indicate a predominance of establishments providing essential goods and services. Today, the trend continues along these lines, where services are provided at a personal level, and a certain neighbourhood character is retained.

## **3.0 HERITAGE LISTINGS**

Council has identified a number of buildings of significance in Charing Cross and these are listed as heritage items under the provisions of Waverley Local Environmental Plan 1996 (WLEP 1996). WLEP 1996 identifies Charing Cross as a heritage conservation area.

The National Trust registered Charing Cross Precinct as an Urban Conservation Area. The Trust requests owners, developers and Councils to ensure any new development within an Urban Conservation Area is designed in harmony with the heritage significance of the area. The Trust's Register is "intended to perform an advisory and educational role" and has "no legal force" (National Trust).

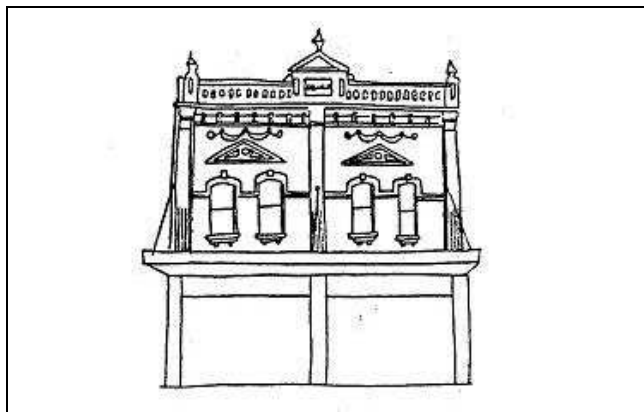
## **4.0 THE NEED FOR CONSERVATION: STYLE INDICATORS**

In 1987, the National Trust identified Charing Cross as an Urban Conservation Area because of its well-preserved examples of late 19th and early 20th Century commercial architecture. The buildings are rich in detail, presenting focal points of interest; each shop front commanding individual attention, yet through their cohesiveness of scale and height, provide a rhythm to the facade which presents an impressive vista when viewed along the length of Bronte Road. The character of Charing Cross is recognised in its historic and aesthetic appeal; repetition of like building forms; and relatively intact presentation.

These shop fronts have been almost consistently retained along the length of this commercial precinct. They have predominantly developed in four styles, outlined in the sub-sections that follow.

#### 4.1 Characteristics of Victorian Italianate:

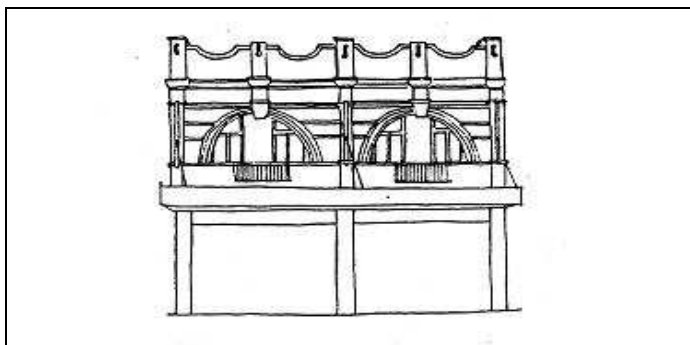
- Solid masonry facade divided into vertical bays by engaged columns;
- Regular vertical proportion to windows, doors and bays;
- Use of ornamental decoration such as string courses, pediment and cornice details such as colonnading, grecian urns or balls atop pediments, garland, patera and rosette motifs;
- Standard building frontages which follow the street alignment;
- Masonry finish with ashlar mortar detail;
- Strong horizontal division of the facade using cantilevered awnings to provide a division of light and shadow above and below the awning;
- Consistency of height to parapets and column capitals;
- Bracketed cornice to parapet and bracketed window sills; and
- Refer to Figure 2 - example of Victorian Italianate shop façade.



**Figure 2.** An example of a Victorian Italianate façade.

#### 4.2 Characteristics of the Federation Free Style:

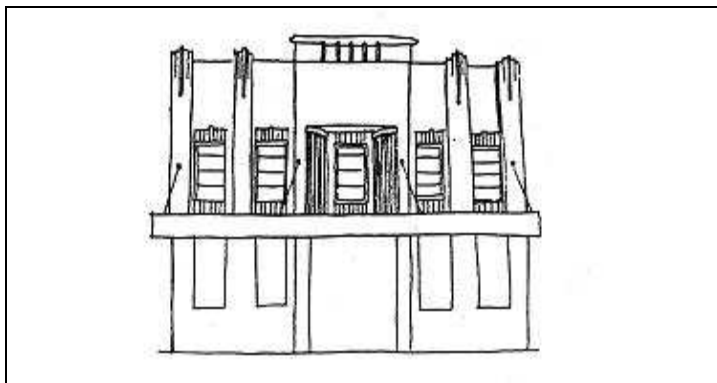
- Combined face brick and pebbledash surface;
- Engaged columns extending above parapet height;
- Introduction of curved motifs to top of parapet, verandah opening, etc;
- Curvilinear recessed verandahs;
- Curvilinear parapet features;
- Strongly contrasting materials, textures, or colours;
- Keystone motif over arches; and
- Figure 4 - example of Federation Free Style shop façade.



**Figure 3.** An example of a Federation Free Style façade.

#### 4.3 Characteristics of the Art Deco Style:

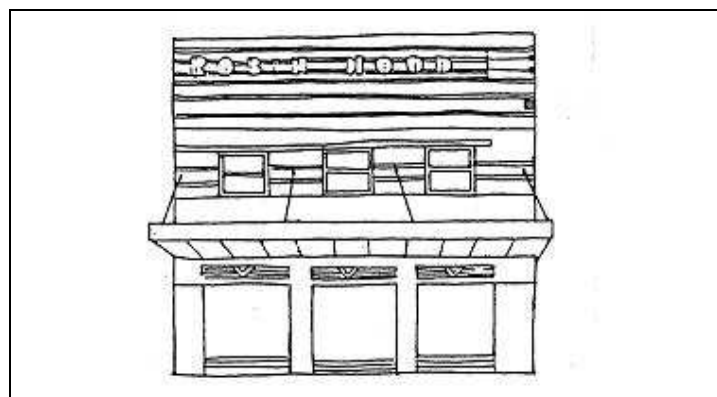
- limited almost exclusively to the renovation of corner sites, suggesting a need to view this style in a dimensional form;
- examples include the Charing Cross Hotel and the Commonwealth Bank;
- simple geometric shapes;
- vertical emphasis;
- roof concealed by a parapet;
- arrowhead, parallel line, zig zag or chevron motifs;
- stylised, low relief integrated lettering in parapet;
- ornamental metal window or balcony motifs;
- parapet stepped up to a fin wall feature;
- windows with horizontal divisions;
- smooth rendered façade; and
- Figure 4 - example of an Art Deco shop.



**Figure 4.** An example of an Art Deco façade.

#### 4.4 Characteristics of the Inter-War Functionalist Style:

- simple geometric shapes;
- horizontal emphasis;
- roof concealed by parapet;
- stylised, low relief integrated lettering in parapets;
- curved corner feature with vertical emphasis;
- fenestration in horizontal bands and light colours; and
- Figure 5 - example of an Inter-War Functionalist façade.



**Figure 5.** An example of an Inter-War Functionalist façade.

## 5.0 CONTROLS

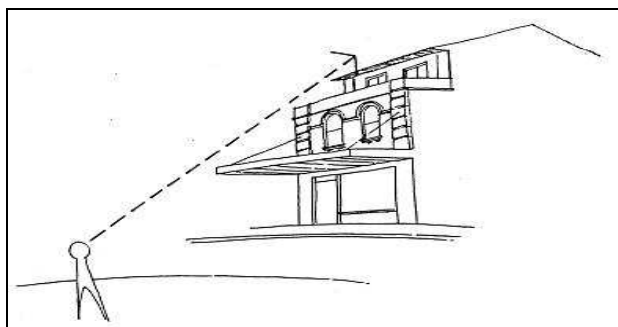
Most of the shops fronting Bronte Road have a 2-storey elevation to the street. The combination of their consistent alignment and height provides a continuous facade flanking the street. This sense of enclosure predominates, contributing to the village character and providing a curved vista along the length of Bronte Road. In order to retain the characteristics of this facade, appropriate infill development is critical. The following controls should therefore be addressed, both in the upgrading of an existing facade, and in the construction of new infill development. Where these controls conflict with the controls in Part F5, controls in Part F5 prevail.

### 5.1 General

- (a) Alterations to individual shop facades above awning level will not be permitted where that facade is part of a homogeneous or symmetrical group of facades.
- (b) Original facade elements above awning level such as windows, parapets, balconies and ornamental detailing should be retained where possible.

### 5.2 Height

- (a) Refer to WLEP 1996, clause 28(2).
- (b) The height of new development at the street alignment should not exceed the height of existing buildings.
- (c) Generally, the facade at street alignment shall comprise a canopied shop front at ground level, and first floor facade above the awning.
- (d) The height of the building at the facade shall take into consideration existing parapets and other facade details of established surrounding development.
- (e) Additional floors should be setback from the street alignment to ensure a two storey elevation to the facade is maintained where appropriate (see Figure 6). This control does not apply to land in the Charing Cross small village centre (refer to Part F5).



**Figure 6.** Setbacks showing visual emphasis of a 2-storey façade.

### 5.3 Setbacks

- (a) New development should conform to the established street front building alignment for the extent of its height.
- (b) Consideration will be given to a variation of the established alignment in the case of a comprehensive development incorporating a pedestrian open space function.

#### 5.4 Corner setbacks

- (a) Developments on corner sites should be designed to accentuate the corner, and provide the transition between one streetscape and the next. Existing corner splays shall be retained.

#### 5.5 Floor Space Ratios (FSR)

- (a) Refer to FSR held within WLEP 1996, Clause 27.

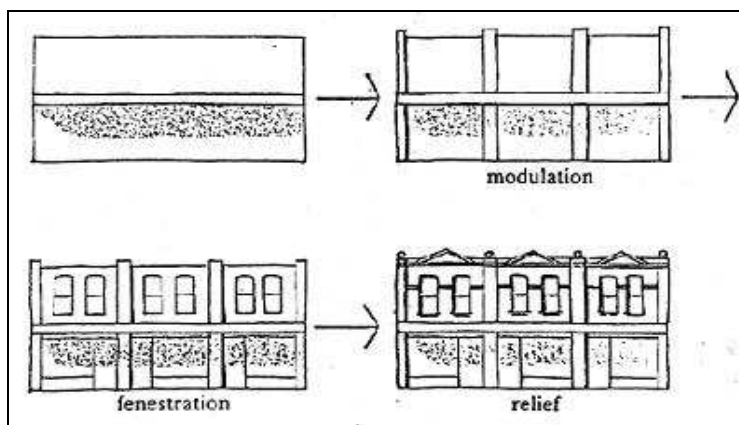
#### 5.6 Carparking Requirements

- (a) Refer to Part I1.

#### 5.7 Façade Proportion

Facade proportion is achieved through modulation (i.e. the division of the wall surface into regular proportions, or modules is the basis for providing detail and interest to the façade). It helps to guide the placement of windows (fenestration).

Modulation of the facade in a regular rhythm was a characteristic feature of Victorian and earlier 20th Century facades. It helps to break the facade into proportions more relative to a human scale. By adding relief to the facade surface, its features and details can be further accentuated by sunshine and shadow (refer to Figure 7).



**Figure 7.** Facade proportion from modulation to relief.

The bulk of a large building facade can be reduced by dividing the facade into units of equal proportion. This is usually between four and five metres, in accordance with the proportions of existing shop fronts within Charing Cross.

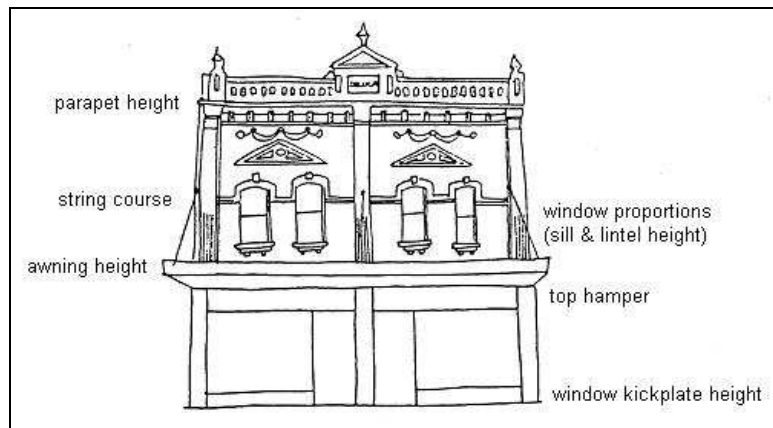
Vertical elements should be emphasised. Bays should be defined vertically by engaged piers extending above the parapet. A window of vertical proportion should be featured in each bay.

Horizontal proportions should be considered both in new development, and in the redevelopment of old facades. Consistency should be achieved through:

- parapet height;
- string course both at parapet level, and to the remainder of the facade;

- window proportions (sill and lintel height);
- awning height and continuity; and
- top hamper proportions and window kick plate height.

The application of the above elements can result in an overall consistent design (refer to Figure 8).

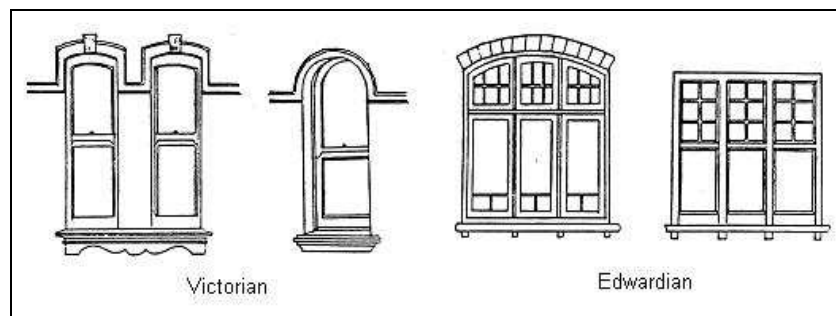


**Figure 8.** A façade demonstrating consistency.

## 5.8 Window Materials and Proportions

When restoring a facade that has been subject to substantial alterations over time, designers should look to similar examples in the street to determine correct window proportion, style and materials.

In general, Victorian facades are based upon the horizontal division of the facade by string courses, parapet and sill details, and are punctuated by windows with generally vertical proportions. This vertical emphasis is highlighted by engaged piers flanking the facade. In Edwardian examples, window openings are more horizontal in proportion, but there is a vertical division of the glazed surface (refer to Figure 9).



**Figure 9.** Examples of Victorian and Edwardian window.

Ensure the window is proportionate to the wall mass. Often prefabricated aluminium windows will not be appropriate for the following reasons:

- tendency for horizontal emphasis rather than vertical;
- absence of, or inadequate spacing of mullions and transoms;
- framework being too light in scale, and disproportionate to wall mass;
- comprising anodised aluminium, or a limited colour range which



- is inappropriate to the remainder of the façade; and aluminium windows should only be used where they can repeat proportions of existing timber windows in terms of mullion and transom width and spacing, in order to appropriately complement the detail of the existing façade.

### 5.9 Under Awning Shop Fronts

- (a) Details of earlier shop front features should be retained. These include brass shop front window frames, and recessed and tiled entries.
- (b) New under awning shop fronts should be simply detailed with large areas of glazing and narrow mullions/framing.
- (c) Existing shop fronts should not be bricked up or replaced by roller shutters.

### 5.10 Facade Materials

**Render** The facade at first floor level (above awning) shall have a solid masonry finish, and shall be either smooth rendered, bagged and painted, or finished in face brick. In the case of a Federation facade, a pebbledash finish may also be considered. Surface finishes such as rough cast cement, sprayed cement, or aggregate finishes should be avoided.

**Bricks** Smooth faced bricks (e.g. clay or manganese) should be used in preference to sandstock or clinkers. The latter have a heavily mottled and textured finish which tends to disguise the more intricate details of the facade, and to detract from the features of adjoining buildings.

**Cladding** The use of aluminium facade cladding whether for the whole facade or as a "parapet feature", should be avoided. Such cladding is inconsistent with the predominant building materials used in Charing Cross, and may disguise an existing building facade of relative character or architectural merit.

### 5.11 Awnings

- (a) The traditional shop front awning is a characteristic element in the Charing Cross retail precinct. It separates the facade by providing shadow to the shop front, and allows sunlight access to the first floor facade, drawing attention to its detail. Awnings protect pedestrians from sun, rain and wind down drafts.
- (b) Existing box section awnings, either cantilevered, or suspended by tie rods, should be retained. New awnings should match the form of adjacent awnings and maintain the same alignment, to ensure unity in streetscape details.
- (c) Pitched or domed awnings of glass or canvas construction shall not be permitted where they interrupt a run of traditional awnings.

### 5.12 Colour

- (a) Achieve a sympathetic juxtaposition of colour on adjacent building forms; and
- (b) Ensure that a row of shops which are homogeneous or symmetrical in style should adopt a uniform tonal distribution

over the facade, without limiting the individual expression of colour on each shop.

**Base colours** Those used on the primary facade of the building, should be light in tone. Colour intensity (or hue) should be minimal. Primary colours and white should be avoided. Walls should be painted in a matt or low sheen finish.

**Highlighting colours** Used to highlight string courses, parapet details, window and door mouldings and the like, should be in contrast to the base colour but having a single tonal intensity. Primary colours should be avoided. Details should be finished in a matt to semi gloss range.

**Trim colours** Windows and awning fascias should be in darker contrast to base and highlight colours. Colour intensity may be greater but primary colours should be avoided. Windows should be finished in either a semi-gloss or full gloss.

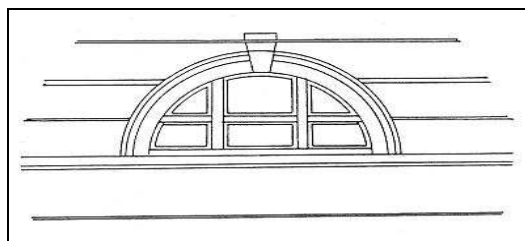
**Unpainted face brick work should be left unpainted** Face brick work in terracotta or manganese was often used as a feature on Federation facades, where a balance was achieved between a stuccoed or rendered surface and a face brick surface.

### 5.13 Signs

Generally, signage shall be restricted to under awning shop fronts, awning fascias and as suspended under awning signs. Signage above the awnings shall be limited to appropriate areas allocated for such a purpose in the original facade design (parapets for example). Notwithstanding the provisions for advertising signs, flush mounted or projecting wall signs shall not be permitted above the awning (refer to Part E2).

### 5.14 Verandah Enclosures

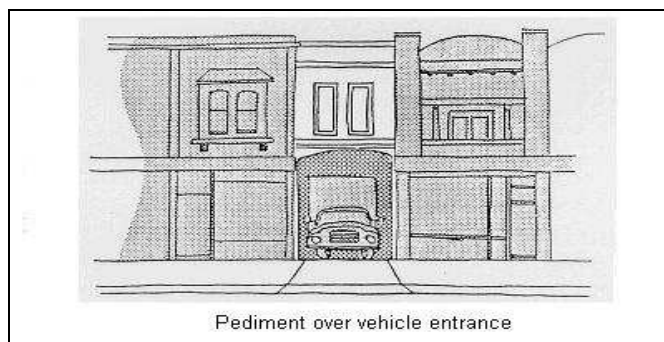
There are a number of examples of shop fronts in Charing Cross built in the Federation Arts and Crafts Style. As a characteristic feature of the style, these shops displayed a recessed verandah opening in the form of a semi-circular arch. The facade is detailed with an iron lace balustrade, and access to the verandah is by means of a pair of french doors flanked by a skylight and side lights. Many of these verandah forms have been enclosed using inappropriate and unsympathetic methods in terms of window proportion and materials. The appropriate way of enclosing these verandahs is by means of a Diocletian window (refer to Figure 10). This is a semi-circular window divided by mullions into three lights. The window frame should be constructed in timber, and should conform to the existing arch, thereby avoiding the need to partially brick in the verandah.



**Figure 10.** An example of a Diocletian window.

### 5.15 Vehicular Entrances

Where possible, vehicle entrances to rear parking or loading areas should incorporate an over pediment or feature to reduce disruption to the existing facade. The driveway pediment should have a clearance of 4.3m, and should preferably be aligned with adjacent string courses, awning, or parapet heights. Vehicle entrances should be a maximum 3.3m in width (refer to Figure 11).



**Figure 11.** Pediment over vehicle entrance.

### 5.16 Infill Development - Specific Controls

New infill development should be designed to be compatible with the historic character of the existing streetscape. New development should match, or otherwise sympathetically relate to, existing buildings, based on the following:

- (a) matching height and alignment of adjacent buildings;
- (b) lining up major horizontal elements (eaves/parapets, window sills, and/or heads);
- (c) repeating the major vertical bay widths/rhythms established by adjacent buildings;
- (d) matching general proportions/forms of facade modulation of adjacent buildings, particularly fenestration and balcony elements;
- (e) using materials similar to, or otherwise compatible with, the existing context (generally rendered or painted masonry); and
- (f) The appropriate height/scale of new infill development is a function both of its immediate context and architectural character. The following sites have been identified as having potential for facade upgrading or infill development:

211 - 221 Bronte Road (Eastern Suburbs Legion Club\*);  
231 - 235 Bronte Road (vacant – as at January 2004\*);  
314 Bronte Road (House of Lattice);  
306 Bronte Road (motor cycle sales);  
284 - 294 Bronte Road (vacant – old Caltex site\*);  
276 - 278 Bronte Road (mixed development and residential flat building);  
244 - 250 Bronte Road (supermarket and hairdresser\*);  
336 - 344 Bronte Road (Kennards Hire\*); and  
78 - 82 Carrington Road (Westpac bank).

Details of the means by which facade improvements can be achieved for some of these buildings are included in Annexure H2 – 1.

### **5.17 Energy Efficiency**

For all new commercial development, the following standards apply:

- roof/ceilings are to be insulated to R3.0 and wall to R1.0 for double brick, R1.5 for brick veneer or light weight walls;
- roofs are to contain sarking or foil backed blanket;
- hot water system(s) with a Greenhouse Score of 3.5 or greater is to be installed – preference is given to solar-gas boosted storage or instantaneous gas; and
- new development must not reduce the solar access of solar collectors of an adjoining property to less than two hours per day in mid-winter except where solar hot water/photovoltaic panels must maintain full solar access.

For alterations and additions to existing commercial developments that increase the floor area by less than 50 per cent of the existing area, the following standards apply:

- roofs are to be insulated to R3.0 and contain sarking or foil backed blankets;
- new hot water systems are to achieve a Greenhouse Score of 3.5 or greater. Preference is given to solar-gas boosted storage or instantaneous gas; and
- new development must not reduce the solar access of solar collectors of an adjoining property to less than two hours per day in mid-winter except where solar hot water/photovoltaic panels must maintain full solar access.

### **5.18 Community Crime Prevention**

Crime Prevention through Environmental Design (CPTED) seeks to encourage the design and management of the built environment to reduce the opportunity for crime. This section seeks to enhance the safety of developments and minimise crime, specifically:

- (a) enhancing safety by reducing opportunities for crime to occur;
- (b) improving observation of public and private spaces;
- (c) optimising the use of public spaces and facilities by the community; and
- (d) promoting the design of safe, accessible and well maintained buildings and spaces.

### **5.19 Accessibility**

Council seeks to ensure that all new and refurbished buildings provide access for people with disabilities as required by the Federal Government's *Disability Discrimination Act (DDA 1992)* 1992.

## Annexure H2 – 1 Inventory

This inventory provides key factors that will assist applicants in developing the following key sites:

### **15-31 Albion Street** - row of nine Victorian Filigree 2-storey shops

- ornate facades characterised by circular patera motifs, floral garlands (festoons);
- balustraded parapet (only remaining on Nos. 15 and 17 Albion Street);
- engaged pilasters with Corinthian capitals;
- tapered corbel motifs imitating exposed rafters;
- pediment motif above windows of classical proportions;
- string course at mid wall height;
- nos. 25 and 27 Albion Street contain original windows; the rest have been mostly replaced with aluminium;
- no. 31 Albion Street good example of an appropriate colour finish to the façade; and
- the existing stepped awning runs along the full facade and is in good condition; and most of the under awning shop fronts are in original condition, containing opaque skylight glass, kickboards and recessed door.
- Recommended Treatment: Cohesive colour treatment which unifies the facade and highlights facade details.

### **3-13 Albion Street** - "Deluca", a row of six Victorian Filigree two storey shops

- balustrade parapet topped with grecian urns;
- similar style to 15-31 Albion Street, however windows in pairs set further apart, and include hood mouldings on the façade;
- all windows are in original condition, except for No. 11, which has been stripped of all significant detail and substantially altered shop fronts/
- Recommended Treatment: Cohesive colour treatment based on colour guidelines outlined in this Part.

### **1 Albion Street** - frontage equivalent to three Victorian shop front widths

- remaining Victorian features include parapet string course, and decorative Italianate motif on top of parapet;
- evidence of previous cantilevered balcony with concave corrugated iron roof, originally accessed by three french doors;
- almost colonial in design; and
- now substantially altered with balcony removed and french doors bricked up to smaller scale aluminium windows and good condition.
- Recommended Treatment: Consider reinstatement of french doors with individual balustrades and canopies over.

### **195-199 Bronte Road** - Victorian Italianate two storey shop with residences above

- stylistic features; parapet concealing roof, squat pinnacle - type features extended above parapet;
- ornate use of patera motifs, bracketed string courses and festoon friezes;
- key stone motifs over windows, bracketed window sills and quoins on building corners and good condition.

Recommended Treatment: Appropriate colour treatment to highlight facade details.

### **81 Carrington Road** - Charing Cross Hotel established in 1859

- originally a two storey Victorian Italianate building with first floor verandah;
- similar in style to existing Victorian building 189 to 199 Bronte Rd on opposite corner;
- replaced by a 1920's Art Deco building incorporating a larger corner splay; and
- characterised by the following elements: symmetrical form; distinctive facade bays; rendered finish; stylised low relief ornamentation; horizontal banding; accentuated by vertical fins stepped above the parapet; wave and parallel line motif; ornamental balcony grilles; roof partly concealed by parapets; and windows horizontally divided by transoms.

Good condition retaining original wall tiles and awning soffit. Well-selected colour scheme.

### **87 Carrington Road** - 1930's brick building containing two shops with residence above

- pitched roof with partial parapet;
- reflects similar roof design on the Charing Cross Hotel.
- brick course around window;
- good condition; and
- face brick work should remain unpainted.

**89-91 Carrington Road** - two shops with residence above

- remaining pediment details indicate that this building was once similar in style to 272-274 Bronte Road;
- the style was Victorian Italianate, with paired windows of vertical proportions; label course over windows; decorative bracketed window sills;
- original facade was stuccoed with ashlar masonry details. Now covered in sprayed cement and poor condition.
- Restoration Guidelines: Original surface should be exposed and windows replaced with paired windows of vertical proportion. Under the awning, the original shop fronts with recessed doors, moulded window kick plates and ceramic tiled walls be retained.

**93 Carrington Road** - originally pair 2-storey Victorian semis; now shop residence above

- a verandah has been enclosed and shop fronts substantially altered;
- original slate roof replaced with terracotta;
- poor condition; and
- substantial upgrading will be required, it is recommended that the form of this building be retained, as a suitable transition between retail and residential building forms.

**78-82 Carrington Road** - resembling the International Style, this single storey bank building is characterised by uninterrupted surfaces and minimal detail of cornice and plinth

- the vertical emphasis of windows is somewhat uncharacteristic of this style, suggesting perhaps the refurbishment of an earlier building style; and
- there is the potential for the redevelopment of this building to present a form and style consistent with the established character of the area.

**94 Carrington Road** - (Rated to 223 Bronte Road). "Stamatico Flats"

- group six Spanish Mission style flats, attached to rear of shops fronting Bronte Road;
- a combination of interconnecting courtyards, terraces and stairwells; and
- Spanish mission style indicators include: use of light tones and colours; walls capped with Cordova roof tiles; rendered/rusticated façade; bracketed entry porches; plaster ornament such as patera motif and cartouches on parapets; interconnecting terrace and courtyard arrangements; and symmetrical form.
- Poor condition, requiring substantial upgrading, including repairs to rendered brick work, external guttering and painting.

**234 Bronte Road** - Georgian Revival style

- symmetrical form;
- quoined pilasters give rhythm to the facade and serve to frame windows;
- rendered cornice encompasses string course and patera motifs;
- classical order of portico.
- Recommended Treatment: Corporate colours are inappropriate to this style. A more sympathetic colour treatment is required.

**238-240 Bronte Road** - Victorian Italianate

- shops and residence above;
- pitched corrugated iron roof;
- the facade painted to resemble sandstone (of interest, but not in the building's original context);
- window addressing the corner of the building and bracketed eaves; and
- window still extended as a string course, supported by brackets.

**242-250 Bronte Road** - row of four single storey shops

- rendered low parapet, sufficient in height to support awning bars;
- parapet screens a hipped iron roof behind;
- suitable for first floor facade infill;
- uniform base colour with contrasting string course will help to highlight this façade; and
- shop fronts to 248 and 250 are unaltered and should be retained.

**252-254 Bronte Road** - Victorian Georgian facade to the first floor

- unique stone facade incorporating gabled frontage to street with iron roof;
- adds interest and variety to roof line; and
- contributes to a village "character".

**256-258 Bronte Road** - shop with substantial Victorian residence above

- rendered facade incorporating two sash windows;
- string coursed parapet with central arched feature;
- evidence of a bull-nosed balcony canopy to first floor; and
- art Deco entrance doors should be retained.

**260-264 Bronte Road** - two federation shops with residences above

- terracotta tiled roof forms a break to the parapeted streetscape;
- face brick facade, incorporating timber windows divided into three bays, painted an appropriate "vellum" (grey-green) colour;
- original shop frontage, with recessed doorway to resident entrance above;
- original shop front tiles in black and grey, in excellent condition; and
- these should be retained.

**266 Bronte Road** - Victorian Italianate shop with residence above

- rendered facade, semi-circular arched windows;
- vermiculated key stones on window arches;
- string courses on parapet;
- this would be an impressive facade if suitably painted; and
- the shop front has been substantially altered.

**268-270 Bronte Road** - two shops with residences above

- federation building (1903) displaying earlier Victorian features;
- rows of ionic capital motifs recessed into the facade on the parapet relief;
- balls capping pilasters;
- scrolls and flourishes on the central parapet are almost Flemish in appearance;
- boxed sash windows with shingled bay projection from the facade; and
- shop fronts in original condition and these should be retained.

**272-274 Bronte Road** - two Victorian shops with residence above;

- paired windows and label course over;
- paired windows to 274 have been removed and replaced with aluminium windows;
- shop front unaltered on 272 (brass glazing bars and recessed entrance door, kick boards etc);
- the rendered block work trace lines evident on No. 272 have been obscured by sprayed cement applied to the surface of No. 274; and
- the correct paired window form to No. 274 should be reinstated.

**276-278 Bronte Road** - 3-storey mixed residential/commercial building incorporating shops at ground level

- 1982-83 cream brick building with contrasting window panel features in chocolate brown flat roof with timber fascia;
- vertical division into two bays is appropriate, however horizontal division into three floors is inconsistent with scale of established building form; and
- concrete awning has incorrect fascia depth and is not in alignment to adjoining shop awnings.
- Recommended Treatment: Comprehensive facade refurbishment to give the scale and appearance of a 2-storey building within the established facade boundary. A colonnaded wall feature could be considered for the southern boundary, to help screen the building facade, and relate it to the character of adjoining development at No. 280-280 Bronte Road.

**280-282 Bronte Road** - 2-storey Victorian Italianate/Gothic commercial premises and single storey terrace café

- these buildings are presently being restored in a manner appropriate to the requirements of this Part;
- the removal of the front boundary wall will open these buildings to the street and provide a much needed pedestrian space; and
- the full exposure of the magnolia tree and other landscaping elements will help to define a solid landscape feature in Bronte Road.

**284-294 Bronte Road:**

The eventual redevelopment of this site should address the following principles:

Right of Way to Charingfield Hostel

The right of way on the northern edge of the site from Bronte Road to the Charingfield Hostel is to be unimpeded visually and physically in order to:

- allow ease of pedestrian ingress and egress for the elderly residents of the Charingfield Hostel and ready access for emergency vehicles; and
- allow for an appropriate separation between the new building and the heritage buildings on the adjoining site to the north.

A footpath (of at least 1.8 metres in width) is to be provided as part of the right of way that can be used by the residents of the Charingfield Hostel. The design and construction is to be suitable for older people and permit the use of wheelchairs.

Relationship to Charingfield Hostel

There is to be a sufficient setback provided on the eastern boundary of the site such that the amenity of residents living in the Charingfield Hostel is protected and quality landscaping (available to be used for deep planting) can be provided.

#### Design and appearance

Consistent with the aims and objectives of this Part, and in addition to its other provisions, the following will need to be considered in terms of building design:

- (a) the division of the façade into vertical bays that are consistent with the scale and character of shopfronts located to the south of the site;
- (b) suitable alignment and proportion of windows;
- (c) string course and parapet details; and
- (d) care being given to the design of shopfronts including provision of recessed doorways and the use of appropriate building materials for fenestration and entrance ways.

#### Height

The height of the building on the Bronte Road frontage shall not exceed two storeys and should conform with the requirements of Section 5.2. The height may increase to three storeys towards the rear subject to:

- (a) the need to protect the amenity of residents living in the Charingfield Hostel and avoid overshadowing and minimise overlooking;
- (b) the need to ensure the scale of the building on its northern side does not adversely impact on the heritage buildings to the north (which are subject to a Permanent Conservation Order); and
- (c) a pitched roof being provided rather than a flat roof.

#### Mixed Development

In order to maintain an appropriate mix of employment-generating, retail and residential floorspace in the Charing Cross commercial precinct, floorspace equivalent to at least 0.5:1 of the entire site area should be allocated within the building for commercial/retail purposes. The balance of the floorspace in the building may be used for residential purposes subject to:

- (a) the residential portion of the building being physically and substantially joined to the commercial portion of the building; and
- (b) the design criteria, design solutions and controls contained in Part D2 Multi-Unit Housing being considered and applied where appropriate.

#### Carparking

Excessive car parking is unnecessary to provide access to the site because it is well served by public transport. The number of car parking spaces should be minimised to help reduce traffic congestion in the vicinity of the site and reduce pedestrian-vehicle conflict on the Bronte Road footpath. The requirements of Part I1 Land Use and Transport will be applied to this site.

#### Public Area Improvements

The section of Bronte Road footpath fronting any building on the site should be upgraded and street trees provided to a standard required by the Council. A pedestrian awning should also be provided along the full Bronte Road frontage of the building.

#### **296-302 Bronte Road** - row of four shops with residences above

- simple Federation boxed bay windows and corrugated iron canopies;
- paired windows to each boxed bay;
- uniform colour scheme provides an impressive, cohesive façade;
- original under awning shop fronts (brass glazing bars and recessed entrance door) still exist on 296 and 298; and
- the uniform awning adds to the cohesiveness of this group.

#### **306 Bronte Road** - 3-storey building with no shop front awning

- minimal facade features incorporating wide expanses of reflective glass; and
- height is consistent with the remainder of the streetscape, however rhythm and proportion is unbalanced due to third floor.

Recommended Treatment: More vertical definition of facade into two bays. Reduced glazed window area to establish vertical alignment of windows. Introduce shop front awning. More defined and detailed parapet incorporation string courses.

#### **308 Bronte Road** - two-storey Federation facade incorporating ground floor shop and through-vehicle access, and residential component on first floor

- manganese brick with arched parapet design and rendered doric verandah columns;
- string course containing brick dentils; and
- rendered panels on parapet for signage and no upgrading work required.



**310-312 Bronte Road** - two Federation shops with residence above

- face brick, painted, but in poor condition;
- capped pilasters and some moulding detailing on parapet;
- two windows (originally verandah openings) but not identical;
- one is arched; the other has a string course sill;
- the original Federation shop front wall tiles are in excellent condition;
- the proposed building colour should enhance the colour of these tiles (green); and
- boarded up window to No. 312 should be reinstated.

**314 Bronte Road** - currently a single storey glass and colorbond facade dominated by a loading dock opening

- development consent has been granted for a solid rendered facade in two bays, incorporating pilasters, string courses and blind window tracery; and
- design reflects scale and proportion of adjacent facades and will represent appropriate infill for the streetscape.

**316-326 Bronte Road** - row of six Federation Free Style shops;

- two storey, red brick and rendered stucco facades;
- dominant parapet design, incorporating capped pilasters;
- the two central shop facades are raised to give symmetry/unity to the row of shops;
- semi-circular arched verandahs;
- strong use of string courses;
- consistent cantilevered awnings;
- zig-zag iron work on balcony railings;
- nos. 318 and 320 Bronte Road have had their facades painted. This has severely disrupted the unity of the row;
- four of the verandahs have been enclosed; Nos. 320 and 322 Bronte Road using masonry with aluminium windows;
- original under awning shop front on 318 and 324 Bronte Road (brass glazing bars, recessed door entry and kick plates); and
- originally two French doors to each verandah.

Recommended Treatment: Nos. 318 and 320 Bronte Road should be painted to match the face brick work colour of the remainder of the row. Rendered surfaces should be painted in "biscuit" or "vellum" & string courses in a contrasting "Brunswick Green" or "Maroon". Verandah infill's should be removed / replaced with diocletian windows (similar No. 318).

**330 Bronte Road** - characteristic Art Deco bank façade

- colonnaded, recessed window design and rendered façade;
- vertical fin features on pilasters;
- awning and shop front substantially altered but retaining above - awning window proportions; and
- appropriate colour.

**203-209 Bronte Road** - Robin Hood Hotel (Cnr Bronte and Carrington Roads)

- two storey public hotel in Art Deco style;
- the National Trust advised that the Robin Hood Hotel has been established on this site as early as 1859;
- 1920s photograph shows a three storey Victorian Italianate building on this site, characterised by a prominent belvedere addressing the corner;
- this building was replaced by the existing Robin Hood Hotel sometime in the 1920s in the Art Deco Style;
- now only a two storey building but the height of its parapet allows the building to retain the scale of a three storey building;
- cream brick with contrasting horizontal banding, punctuated by emphatic vertical fin;
- vertical is accentuated by a stepped pediment;
- symmetrical in form, addressing the intersection of the two streets;
- characterised by Deco-style raised lettering contained within the horizontal banding on the parapet and stylised low-relief ornamentation; and
- good condition and all existing details including ceramic wall tiles should be retained.

**211-221 Bronte Road** - Eastern Suburbs Legions Club;

- three storey building with rendered blank façade;
- vertical feature in aluminium cladding formed into a canopy to mark the entrance way;
- slate facade at ground level;
- the facade is inconsistent with established streetscape; and
- the absence of any detail is out of scale with the remainder of the retail precinct.

Recommended Treatment: Division of existing facade into six bays of approximately 5 metre frontage each, to provide a scale based on human proportions and a rhythm

consistent with existing shop facades. Introduce window openings or blind window tracery to reduce the anonymity of facade. Provide vertical emphasis as a means of contrast to the horizontal banding of the adjoining hotel. Introduce horizontal line proportion consistent with established streetscape, parapet courses, window headers and sill string courses.

**223-227 Bronte Road** - row of three shops, each with residence above

- 1930's Revivalist style; two storey, manganese brick and cement render;
- strong string course and stepped parapet elements. In reasonable condition; and
- requires new awning, painting of rendered surfaces and upgrading of timber work.

**229 Bronte Road** - 2-storey Federation shops with residence above

- leadlight windows with terracotta roof; and
- no parapet and good condition.

**231 Bronte Road** - two shop fronts

- pilasters projecting above facade to hold up awning struts; and
- painted white and potential to add a second floor as appropriate streetscape infill.

**245-263 Bronte Road** - "Heads buildings" 1887

- row of ten shop fronts in the Victorian Italianate Style;
- paired semi-circular arched windows, all in original state and in good condition, except No. 245 Bronte Road;
- pitched roof; original material either slate or corrugated iron;
- some are now tiled. Bracketed eaves;
- quoined pilasters divide the bays; and
- all under awning shop fronts altered, except 241-251 Bronte Road, which retained their recessed doorway entrances.
- Recommended Treatment: Opportunity for a unifying colour scheme, involving neutral facade colour, highlighted by varied window trim colours for each shop front.

**265-267 Bronte Road** - pair of two storey Federation shops

- semi-circular verandah arch with keystone;
- original facade brick with rendered string course and pilasters; and
- original lead-light glazing to shop front at No. 267 Bronte Rd should be retained.
- Recommended Treatment: Verandahs now bricked up with inappropriate aluminium square windows. Either, install full sheet glazing or diocletian window or reinstate verandah opening.

**269-273 Bronte Road** - row of three Victorian shops

- nos. 271 and 273 Bronte Road sharing a balcony with convex iron roof form turned timber columns and lace iron work on balustrade and frieze panel;
- individual verandah No. 269 Bronte Rd (now gone) two French doors opening into it;
- characterised by an ornate name plate above the parapet of each shop; and
- original margin glass used on the balcony door of No. 271 Bronte Road.
- Recommended Treatment: Contrasting colour banding on string courses. Reinstatement of turned timber posts to No. 273 Bronte Rd. Painting balcony canopy.

**275-277 Bronte Road** - pair of two storey shops

- same Italianate facade as 15-31 Albion Street (Bracketed cornice, festooning, decorative pilaster capitals, pediment motif above windows;
- colonnaded parapet missing and shop fronts substantially altered; and
- plasterwork on underside of awning is intact and should be retained.

**272/283 Bronte Road** - row of three Federation shops

- these replaced an earlier Victorian Italianate building (1890s);
- characterised by a scroll topped pediment, engaged pilasters and string courses and semi-circular verandah openings;
- originally in dark face brick, Nos. 272-281 Bronte Road have been painted over;
- the verandah incorporates an iron lace balustrade;
- original French doors with sky lights and side lights to No. 279 Bronte Road only;
- verandah facade to No. 281 Bronte Road has been substantially altered;
- horizontal emphasis of windows detract from the unity from these three shops; and
- shop fronts dating to 1930 evident on No. 279 and 283 Bronte Road.

**285 Bronte Road** - Albion Cycles (Cnr Bronte Road and Albion Street);

- two storey shop and residence above and splayed corner;
- painted brick and rendered parapet containing stuccoed inserts; and
- would originally have had an awning in galvanised iron and timber (with timber posts) around its three sides.

## Annexure H2-2

## Charing Cross Streetscape Study

The following map highlights the study area, as well as an extract of the Charing Cross heritage urban conservation area.



**Figure 12.** Study area and Charing Cross urban heritage conservation area.

Annexure H2-2 provides recommendations for future conservation opportunities as well as appropriate colour schemes for the identified properties or property groups. Furthermore, the Charing Cross Streetscape Study provides a physical description of every building or building group within the study area and general recommendations for the overall improvement of the streetscape. All of the buildings included in the study are located in the Charing Cross heritage urban conservation area. Refer also to further controls on the Charing Cross heritage urban conservation area in Part H2 - Charing Cross Conservation Area.

### Conservation of Original Fabric

A large amount of original fabric still exists in the street facades of the conservation area, particularly in the upper wall areas above the awnings. However, much of it has been compromised by later additions or is covered by unsympathetic paint schemes. It is recommended that each period of building be respected for its individual contribution to the development of the area and that future treatment will be consistent with the original character of the building.

Original shopfronts are becoming increasingly rare and remaining examples should be conserved. Partial or missing examples of original fabric can be restored or reconstructed to aid interpretation and appreciation of the streetscape, however, this must be done with care and be based on evidence, thorough research and inspection of the physical evidence on site by an experienced conservation architect.

### Colour Schemes

Cleaning and repainting the facades of the buildings in the study area would be an improvement to the presentation of the street. Many individual buildings have unsympathetic colour schemes that are inconsistent with the style of the building and with the grouping in which they were built. It is desirable that the colour scheme of each building or group of buildings be informed by the period in which it was built and by physical investigation of the early paint layers on the exterior fabric. A conservation architect or heritage practitioner could carry out paint scrapes to determine the early colours. These colours could then be interpreted in a colour scheme that suits the current owners or tenants. Correct tonal relationships (the use of light and dark colours on various elements) are more important than exact replication of hues.

The accompanying inventory sheets for each building or group of buildings contain recommended colour schemes which are based on the period, style, and current treatment of the buildings. For example, in some cases where original face brickwork has been painted over, the colour scheme provides a recommendation to paint the brickwork brown to simulate face brick. These recommended colour schemes are speculative, relying on knowledge of original colour schemes of other buildings of similar periods, and are not based on physical intervention. It is preferable to undertake paint scrapes to determine the original colour scheme of each building, however, if this is not possible, the recommended colour schemes would result in a more historically relevant appearance of the streetscape.

Colour terms used in the inventory sheets relate to the Australian Standard 2700S Colour Standards for General Purposes as follows:

Colour name	AS 2700 colour name	AS2700 code
Biscuit	Raffia	X31
Bridge grey	Light grey	N35
Bronze green	Deep bronze green	G63
Brown (to simulate brickwork)	N/A – approve by sample	
Buff	Oatmeal	Y54
Copper beech	Dark brown	X65
Cream	Sandstone	Y53
Crimson	Maroon	R65
Deep Brunswick green	Bottle green	G11
Eau-de-Nil	Palm green	G44
Forest green	Holly	G12
French grey	Storm grey	N42
Grey green	Banksia	G53
Indian red	Deep indian red	R64
Manilla	Manilla	Y45
Mid-brown	Brown	X54
Mountain blue	Blue jay	T24
Off-white	Off-white	Y35
Olive	Mist green	G54
Pale grey (to simulate render)	N/A – approve by sample	
Pink brown	Cinnamon	X45
Sea green	Lichen	G55
Vellum	Surf green	G43
Venetian red	Venetian red	R62
White	N/A	N/A

### Recommended Finishes

All render and plaster should have a semi-gloss finish. All timber and metalwork should have a gloss finish.

### Awnings


Most of the shopfronts within the study area have awnings and should be maintained in the future. Many of the older awnings have no ceilings and are supported on open steel trusses. It is recommended to improve the appearance of awnings generally. Apart from general cleaning, replacement of rusted fascias and the recommendations included in the individual inventory sheets, the following is recommended:


- Open trusses should be treated against corrosion and painted;
- Gutters and downpipes should be repaired and regularly maintained;
- A uniform lighting scheme should be developed to give the commercial areas a distinctive character, excitement and attractive atmosphere at night; and
- Advertising should be restricted to defined areas of the facades.

### Inventory Sheets


The following inventory sheets are arranged in street address order as follows:

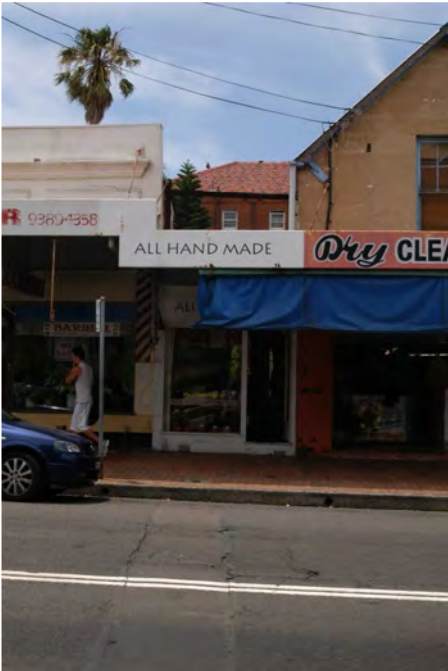
- East side of Bronte Road (even numbers) from north to south;
- Albion Street;
- Bronte Road (odd numbers) from south to north; and
- Carrington Street.

<b>Address:</b> 234 Bronte Road (former) Waverley Post Office	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Single storey public building <i>Style:</i> Inter-war Classical Revival <i>Roof:</i> Parapet with string course <i>Walls:</i> Face brick with painted render <i>Windows:</i> Large glazed panels, aluminium framed <i>Notable elements:</i> Building conforms to the wedge shaped site, with front entry portico fully rendered featuring Tuscan columns and entablature. Heavily moulded cornices to parapet. Interior brickwork to portico painted. View to main facades blocked by road and advertising signs. <b>Significance:</b> Fine example of an Inter-War Classical Revival public building, built 1923. Beautifully maintained and virtually intact. Major streetscape contribution on this historic six-way intersection. Complements hotel buildings on adjoining corners. Local Significance.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Remove advertising banners from exterior of building. Restrict painted signs to parapet (as is currently the case).</li> <li>Request RTA to rationalise intrusive road signage at intersection in front of building</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - manilla</li> <li>Face brickwork - unpainted</li> <li>Original window frames and sashes - forest green</li> <li>Aluminium windows and doors - unpainted</li> </ul> Other external timberwork - white	
<b>Photograph:</b> 	



<b>Address:</b> 238-242 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shops with residences above with single storey shop attached. <i>Style:</i> Victorian Italianate <i>Roof:</i> Hipped and gabled corrugated iron roof with turret feature at corner. Painted parapet to single storey shopfront adjacent. <i>Walls:</i> Painted to resemble sandstone. South gable - painted brickwork. <i>Windows:</i> Timber framed, double hung and sliding sash <i>Notable elements:</i> Bracketed eaves, moulded window sill extended as string course, and pilaster mouldings flanking first floor windows. Weatherboard applied finish on west elevation. Shop front substantially altered.	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Remove faux sandstone and weatherboard wall finishes and repaint render.</li> <li>Replace sliding sash windows in first floor west elevation to match extant double hung first floor windows. Reconstruct window sill moulding to match remainder of first floor</li> <li>Re-open ground floor window in east elevation.</li> <li>Reduce quantity of advertising on drop-down shade blinds affixed to awning. (Shade blinds without advertising which are retracted when not required would be less intrusive.)</li> <li>Remove services from western and northern façades by redirecting to less prominent facades.</li> <li>A modest painted sign identifying the single storey shop would be appropriate to the parapet. Otherwise, signs should be restricted to the awning fascias.</li> <li>Reconstruct finial to pyramidal corner roof turret from physical evidence. Oxidized ridge cappings may require replacement</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - biscuit</li> <li>Original window and door frames - off-white</li> <li>Original window sashes and door leaves - Venetian red</li> <li>Eaves string brackets - biscuit</li> <li>Fascia board - manilla</li> <li>Gutters and downpipes - Venetian red</li> <li>Corrugated metal roofing - bridge grey</li> <li>Soffit of awning - eau-de-nile</li> <li>Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	





<b>Address:</b> 244-250 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Single storey pair of shops <i>Style:</i> Edwardian <i>Roof:</i> Low parapet string course with pitched roof behind <i>Walls:</i> Rendered and painted, tiles to below awning façade <i>Notable elements:</i> Label course below parapet string course. Dropdown sunshade awnings to front facade. Glazed shopfronts with recessed door to nos. 248 and 250.	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Retain form of shop fronts nos. 248 and 250</li> <li>Remove mounted air-conditioning unit above entrance door to no. 248</li> <li>Replace shopfront of no. 246 with form and materials similar to those at no's. 248 &amp; 250.</li> <li>Investigate cause of and repair cracking to parapet, particularly the areas at centre of no. 244-246, near the south awning fixing point of no. 246, and the south end of no. 250 near the label course.</li> <li>Reconstruct label course to 244-246 to match those at 248 and 250.</li> <li>Treat rust and repaint awning fascia to no. 250.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - manilla</li> <li>Raised cornice - Venetian red</li> <li>Soffit of awning - eau-de-nile</li> <li>Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 252 Bronte Rd	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Single storey infill shop <i>Roof:</i> Not visible. <i>Walls:</i> Painted brick below shop window. <i>Notable elements:</i> Early 20 <sup>th</sup> century infill shop front with timber door. Awning fixed to metal bracket attached to nos. 250 and 254. Potentially a former laneway or right-of-way which was filled in by a narrow shop. Listed as a bootmaker's in the 1909 Sands Directory, but not listed in 1900.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> Retention not important to the significance of the Conservation Area. Little streetscape contribution. Could be demolished to create pedestrian laneway. Check early maps of the area for confirmation that laneway existed. <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>· Soffit of awning - eau-de-nile</li> <li>· Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	




<b>Address:</b> 254 Bronte Rd	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shop with residence above <i>Style:</i> Victorian <i>Roof:</i> Corrugated metal gable <i>Walls:</i> Sandstone <i>Windows:</i> Timber framed, double hung sash <i>Notable elements:</i> Plain bargeboard and single sandstone chimney to south side, exposed rough sandstone on north elevation. Evidence of cantilevered balcony to first floor (see historic photograph below).	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input checked="" type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Repair/restore timber framed sash and glazing to window</li> <li>Inspect/repair stone chimney and facade</li> <li>Do not paint sandstone walls.</li> <li>Reconstruct cantilevered first floor balcony on the basis of historical photograph</li> <li>Routinely paint exterior joinery. Bargeboard and window joinery require painting presently.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Face stone walls - unpainted</li> <li>Original window and door frames - off- white</li> <li>Original window sashes and door leaves - deep Brunswick green</li> <li>Bargeboard - buff</li> <li>Iron trim to bargeboard - deep Brunswick green</li> <li>Corrugated metal roofing - bridge grey or natural</li> <li>Soffit of awning - eau-de-nile</li> <li>Façade under awning and awning fascia at owner's discretion</li> </ul>	<b>Historic Photograph:</b> <b>1885-86</b>  <b>Source:</b> Waverley Local Studies Library, vertical file; 256 Bronte Road; 254 Bronte Road at left of image.
<b>Photograph:</b> 	


<b>Address:</b> 256-258 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shop with residence above. <i>Style:</i> Late Victorian Commercial/ Neo-classical. <i>Roof:</i> Parapet string course with central pediment <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, double hung sash <i>Notable elements:</i> Moulded entablature and pilaster details. Evidence of balcony canopy above first floor windows. Ground floor shopfront substantially altered.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>· Opportunity to reconstruct bull nose first floor balcony on the basis of physical evidence; however the final appearance would be conjectural.</li> <li>· Shopfront should be reconfigured to a form similar to other period shopfronts to be more sympathetic with the age of the building.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>· Rendered walls - olive</li> <li>· Original window and door frames - vellum</li> <li>· Original window sashes and door leaves - deep Brunswick green</li> <li>· Soffit of awning - sea green</li> <li>· Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 260-264 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Pair of two storey shops with residences above. <i>Style:</i> Federation <i>Roof:</i> Terracotta tiles <i>Walls:</i> Face brick first floor; painted brick and tile ground floor. <i>Windows:</i> 3 bay, timber framed, double hung sash <i>Notable elements:</i> Upper part of shopfront joinery is original, as is central doorway entrance to residence above.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>· Clean face brick to first floor façade. Remove paint from brickwork to ground floor level. Face brick surfaces should remain unpainted.</li> <li>· Retain original portions of shop fronts. Other parts of shop fronts could be rebuilt to be more consistent with earlier design.</li> <li>· Retain first floor windows.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>· Face brick - unpainted</li> <li>· Original window frames and sashes - manilla</li> <li>· Eaves soffit and fascia - manilla</li> <li>· Gutters and downpipes - mountain blue</li> <li>· Brickwork below awning - manilla</li> <li>· Original tiling below awning - unpainted (blue)</li> <li>· Soffit of awning - off-white</li> <li>· Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 266 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Single storey shop with former residence (façade only extant) above. <i>Style:</i> Victorian Italianate <i>Roof:</i> Parapet with string course <i>Walls:</i> Rendered and painted <i>Windows:</i> semi-circular, timber framed, double hung sash <i>Notable elements:</i> String courses, arches with keystones and fluted pilasters. Air-conditioning unit above awning. Shop front substantially altered and first floor behind facade removed.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>· Rebuild first floor behind facade</li> <li>· Relocate air-conditioning unit away from front facade</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>· Rendered walls, generally - manilla</li> <li>· Raised mouldings - as existing (indian red)</li> <li>· Original door and window frames - off- white</li> <li>· Original door leaves and window sashes - indian red</li> <li>· Soffit of awning - manilla</li> <li>· Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	

<b>Address:</b> 268-270 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shops with residences above. <i>Style:</i> Federation <i>Roof:</i> Parapet with central semi-circular pediment and four panels of roughcast render. <i>Walls:</i> Rendered and painted brickwork (originally unpainted) <i>Windows:</i> Timber framed, boxed sash in projected shingled bay <i>Notable elements:</i> Elaborate parapet decoration including pilasters, ball finials and date (1903) on central pediment. Original shopfronts.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Consider stripping paint from that part of the façade that was originally face brickwork.</li> <li>Retain original shop fronts and restore where necessary.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - biscuit</li> <li>Date on pediment - crimson</li> <li>Bay window frames and door frames - cream</li> <li>Original door leaves and window sashes - deep Brunswick green</li> <li>Bay shingles - deep Brunswick green</li> <li>Soffit of awning - cream</li> <li>Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	






<b>Address:</b> 272-274 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Pair of two storey shops with residences above. <i>Style:</i> : Late Victorian Commercial/ Neo-classical. <i>Roof:</i> Parapet with string course, pediment to no. 274 <i>Walls:</i> Rendered and painted <i>Windows:</i> Paired segmental arch (no. 272) with timber sashes (no. 274 openings modified and aluminium framed) <i>Notable elements:</i> Hood mouldings with label course over. Two covered vents to no. 272 above awning façade, and original shop front with brass glazing bars, recessed entrance door and kickboards. No. 274 shop front substantially altered. No 274 has rendered pediment on parapet.	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Reconstruct segmental arch windows to no. 274 to match the form of those at no. 272.</li> <li>Reinstate glazing to bottom sashes of no. 272's windows.</li> <li>Reconstruct pediment on no.272.</li> <li>Retain original shop front to no. 272 and reconstruct shop front to no. 274 to match.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - brown pink</li> <li>Original window frames and door frames - off- white</li> <li>Original door leaves and window sashes - Venetian red</li> <li>Aluminium windows - unpainted</li> <li>Soffit of awning - vellum</li> <li>Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 276-278 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Three storey building with shops on ground floor and residences above. <i>Style:</i> Twentieth century modern <i>Roof:</i> Flat with timber fascia <i>Walls:</i> Cream face brick <i>Windows:</i> Aluminium framed, sliding sash <i>Notable elements:</i> Vertical division in two bays and concrete awning to front and side (south) facades. Recessed balconies on first and second floors with face brick balustrades, ornamental timber bards, cement planter boxes, accessed by aluminium framed sliding doors.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input checked="" type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> - The Draft DCP recommends extensive refurbishment of the facades. However, the building in its present form relates to the height and setback of the adjoining Victorian building at no. 274, and it is not considered essential to substantially alter 276-278 to improve its streetscape contribution. <b>Recommended Colour Scheme:</b> - As existing	
<b>Photograph:</b> 	


<b>Address: Former Minamurra Cottage &amp; Parish House</b> 280-282 Bronte Road		<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey former residence (no. 280) and single storey former residence now used as a café (no. 282) <i>Style:</i> Reproduction Victorian Italianate? <i>Roof:</i> Wide gable frontage attached to a large hip roofed addition. Slate and corrugated iron. <i>Walls:</i> Rendered and painted <i>Windows:</i> Tripartite form with narrow side openings flanking a centre opening and timber framed double hung sash with centre mullions. <i>Notable elements:</i> Fretwork bargeboards, moulded render to gable vents, window heads and sills. Later additions set back from the main frontage with timber balustrades to open verandahs.		<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input checked="" type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Significance (no. 280):</b> Waverley Heritage Assessment (Draft), 2004/5 states that this "large residence at 280 Bronte Rd is a rare surviving example of the large Victorian residences constructed along Bronte Road ridgeline between the Tea Gardens and Charing Cross. The former residence constructed in Victorian Italianate style records the style detail and form of Victorian Italianate villas which once dominated the central ridgeline of Waverley. The building, together with 282 Bronte Road, records significant historic stages of settlement in Charing Cross." Close inspection, however, reveals that the building is no more than a façade on a modern building and the majority of fabric has been substantially reworked in recent years.		
<b>Significance (no. 282):</b> Likewise this is noted in the Assessment as a "narrow Victorian vernacular cottage combines elements of Victorian stylistic movements notably the Victorian Italianate and Victorian Gothic." But the only part of the building fabric that appears old is the front verandah. It is not known how much authentic fabric exists in either of these buildings.		
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts		<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed (draft) <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>More research is needed to understand the recent renovations or rebuilding of this property.</li> <li>The recommended treatment would depend on that understanding.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - off-white</li> <li>Original window frames and door frames - crimson</li> <li>Original door leaves and window sashes - crimson</li> <li>Bargeboard capping, finial, etc. - crimson</li> <li>Slate roofing - unpainted</li> <li>Verandah ironwork - deep Brunswick green</li> <li>Other external timberwork - off-white</li> </ul>		
<b>Photograph:</b> 		




<b>Address:</b> 284-294 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of shops with residences above. <i>Style:</i> Late Twentieth century contextual modern <i>Roof:</i> Parapet string course <i>Walls:</i> Painted bagged brickwork except no. 284 - painted rusticated render <i>Windows:</i> <i>Notable elements:</i> Contextual façade detailing. Recessed balconies to first floor with window styled openings and accessed by set of glazed doors. New shop fronts to ground floors in the form of Victorian shopfronts. Individual building element on north end (no. 284) with imitation rustication, and recessed corner balcony to front and side (north) facades.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input checked="" type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> · No recommendations <b>Recommended Colour Scheme:</b> · As existing ·	
<b>Photographs:</b> <div style="display: flex; justify-content: space-around;"> <div data-bbox="237 1115 497 1630">  </div> <div data-bbox="571 1093 1337 1630">  </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div data-bbox="237 1630 497 1686"> <p>Elevational view of 284 Bronte Rd</p> </div> <div data-bbox="571 1630 1337 1686"> <p>General view of 284-294 Bronte Road</p> </div> </div>	


<b>Address:</b> 296-302 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of shops with residences above. <i>Style:</i> Federation period commercial building <i>Roof:</i> Parapet with dentilated string course <i>Walls:</i> Painted brickwork (originally fair-faced) <i>Windows:</i> Timber framed, double hung windows in brick bays with corrugated metal canopies above. <i>Notable elements:</i> Original shop fronts with brass glazing bars and recessed entrance doors to nos. 296 and 298.	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Existing paint colours and super graphics on first floor facades detract from the appearance of the building and should be removed.</li> <li>Retain and restore original shop fronts to nos. 296 and 298.</li> <li>Remove window mounted air-conditioning unit to no. 300</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Painted face brick and rendered walls - off-white</li> <li>Original window and door frames - vellum</li> <li>Original door leaves and window sashes - bronze green</li> <li>Eaves timbers to bay windows - off-white</li> <li>Exposed gutters and downpipes - bronze green</li> <li>Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	

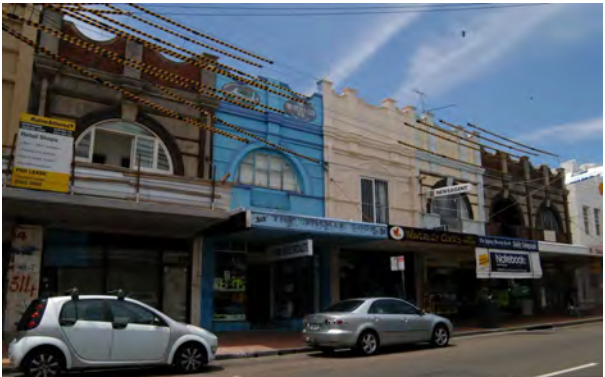
<b>Address:</b> 304-306 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shop with residences above. <i>Style:</i> Modern contextual <i>Roof:</i> Parapet with string course <i>Walls:</i> Rendered and painted <i>Windows:</i> Aluminium framed? <i>Notable elements:</i>	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input checked="" type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>· No recommendations</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>· Face brick walls and rendered walls - grey green</li> <li>· Door and window frames - vellum</li> <li>· Window sashes and door leaves - bronze green</li> <li>· Façade under awning and awning fascia at owner's discretion</li> <li>· Soffit of awning - vellum</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 308 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shop and through-vehicle access with residences above. <i>Style:</i> Federation <i>Roof:</i> Arched parapet <i>Walls:</i> Magnesium face brick <i>Windows:</i> Replaced with aluminium frames? <i>Notable elements:</i> Rendered doric verandah columns and string course with brick dentils. Rendered panels on parapet for signage. Original shopfront	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Retain and restore original shop fronts.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Face brick work - unpainted</li> <li>Rendered panels - as existing (cream)</li> <li>External columns - as existing (copper beech)</li> <li>Soffit of awning - manilla</li> <li>Façade under awning and awning fascia at owner's discretion</li> <li>Walls within recessed verandahs - off- white</li> <li>Door frames and doors to verandah - copper beech</li> </ul>	
<b>Photograph:</b> 	




<b>Address:</b> 310-312 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shops with residences above. <i>Style:</i> Federation <i>Roof:</i> Parapet skillion <i>Walls:</i> Rendered and painted brickwork. <i>Windows:</i> Original arched verandah openings filled-in with aluminium windows. <i>Notable elements:</i> Decorative rendered parapet. Ground floor shop fronts are sympathetic in form and detailing.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>· None</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>· Rendered walls - grey green</li> <li>· Door and window frames - vellum</li> <li>· Window sashes and door leaves - bronze green</li> <li>· Façade under awning and awning fascia at owner's discretion</li> <li>· Soffit of awning - vellum</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 314 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shops with residences above. <i>Style:</i> Modern infill with Federation details <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> None at time of inspection <i>Notable elements:</i> Engaged pilasters and horizontal string courses. Under development at time of inspection.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input checked="" type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>· No recommendations</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>· Rendered walls - off -white</li> <li>· Window and door frames, window sashes and door leaves - Venetian red</li> <li>· Façade under awning and awning fascia at owner's discretion</li> <li>· Soffit of awning - vellum</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 316-326 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of shops with residences above. <i>Style:</i> Federation <i>Roof:</i> Parapet with capped pilasters <i>Walls:</i> Red face brick with roughcast render panels; brickwork has been painted on nos. 318-322 <i>Windows:</i> Some original arched verandah openings infilled with timber framed double hung and sliding sashes (no. 316 and 318 respectively) <i>Notable elements:</i> Central pair (nos 320 & 322) have raised parapets and form the centre-piece of the group. Moulded and gauged semi-circular brick arched verandahs with rendered key stone, accessed by two French doors, infilled except no. 324, which remains intact. Modern signs attached to parapet of no. 318 and projecting sign to no. 324. Original shop fronts on no. 318 and 324, including brass glazing bars, recessed door entry and kick plates, other shop fronts substantially altered. This is an architecturally distinctive group of buildings with one intact example from which to restore the others.	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>No. 316: replace concrete slab awning with awning to match the existing.</li> <li>Re-open first floor verandahs if possible.</li> <li>Remove projecting signs.</li> <li>Retain original shop fronts.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <b>No's. 316, 324, 326:</b> <ul style="list-style-type: none"> <li>Existing face brickwork - unpainted</li> <li>Painted roughcast panels - cream</li> <li>Main cornice, rendered parts of piers, keystone, etc. - off-white</li> <li>Infill window at first floor level (if any) - off-white</li> <li>Soffit of awning - vellum</li> </ul> <b>No. 322:</b> <ul style="list-style-type: none"> <li>Recessed roughcast - cream</li> <li>Unpainted brickwork - unpainted</li> <li>Raised strings, piers, etc. - off-white</li> <li>Painted brickwork - cream</li> <li>Security grille - mid-brown</li> <li>Soffit of awning - cream</li> </ul> <b>No's. 318, 320:</b> <ul style="list-style-type: none"> <li>Recessed roughcast panels - cream</li> <li>Raised strings, piers, sills - off-white</li> <li>Balustrade (no. 318) - off-white</li> <li>Painted brickwork - cream</li> <li>Soffit of awning - cream</li> <li>Security grille and window (no. 320) - mid-brown</li> <li>Window frame (no. 318) - mid-brown</li> </ul> <b>All:</b> <ul style="list-style-type: none"> <li>Façade under awning and awning fascia at owner's discretion</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 330 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> One and two storey bank building. <i>Style:</i> Art Deco <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> Recessed, timber framed, double hung sash <i>Notable elements:</i> Characteristic Art Deco vertical fin features on pilasters. Awning and shop fronts substantially altered.	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Replace awning with thinner construction more in keeping with other buildings in the street.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - manilla</li> <li>Window and door frames - cream</li> <li>Window sashes and door leaves - cream</li> <li>Façade below awning at owner's discretion</li> <li>Fascia to awning - manilla</li> <li>Awning soffit - cream</li> </ul>	
<b>Photograph:</b> 	




<b>Address:</b> 1 Albion Street	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey shop with residence above. <i>Style:</i> Victorian Italianate <i>Roof:</i> Parapeted skillion form <i>Walls:</i> Rendered and painted <i>Windows:</i> Aluminium framed to ground floor <i>Notable elements:</i> Moulded rendered parapet with central anthemion motif. First floor balcony with carved timber posts, a cast iron lacework balustrade and concave corrugated iron roof accessed by three French doors. Shop front substantially altered.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Provide more sympathetic security measure to ground floor shop windows than the current gates.</li> <li>Remove metal roller shutter door to first floor south French door.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - pink brown</li> <li>Door frames - off-white</li> <li>Door leaves - crimson</li> <li>Motif on parapet - crimson</li> <li>External timberwork - off-white</li> <li>Balustrade rails and cast iron - crimson</li> <li>Roof to balcony - striped in pink brown and crimson</li> <li>Soffit to balcony - eau-de-nile</li> <li>Façade below awning and awning fascia - at owner's discretion</li> <li>Soffit to awning - vellum</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 3-13 Albion Street Deluca	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of six (shops with residences above). <i>Style:</i> Victorian Boom <i>Roof:</i> Balustraded parapet topped with pediments and urns. <i>Walls:</i> Rendered and painted <i>Windows:</i> Paired timber framed, double hung sash, segmental arch <i>Notable elements:</i> Rendered decoration floral garlands (festoons) and Classical motifs similar to 15-31 Albion Street and 275-277 Bronte Road. Name 'DELUCA' in each pediment. Alterations to No. 11 (original windows and decorative mouldings removed). Most shop fronts substantially altered. <b>Significance:</b> "A good row of a late nineteenth century commercial/residential terrace, with a reasonable intact above awning facade. Together with nos. 15-31 Albion Street it has a good contribution to the streetscape and is of local significance." (State Heritage Inventory)	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Reconstruct awning, windows and moulding details to No. 11 Albion Street to match no. 13.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - French grey</li> <li>Raised strings, festoons, pediment moulds, sills, pilasters, cornice brackets, cornice, balustrade coping and other raised mouldings - vellum</li> <li>Window frames and sashes - bronze green</li> <li>Soffit to awnings - vellum</li> <li>Façade below awning and awning fascia - at owner's discretion</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 15-31 Albion Street	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of nine (shops with residences above). <i>Style:</i> Victorian Boom style <i>Roof:</i> Parapet string course, nos. 15 and 17 have balustrade in parapet which has been removed from others. <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, double hung sash, some replaced in aluminium. <i>Notable elements:</i> Decorative plasterwork motifs similar to 1-13 Albion Street and 275-277 Bronte Road. Alterations to nos. 17, 23 and 25 shopfronts, and new aluminium windows to first floor windows. Most shops retain original shop front with opaque highlight glass and recessed doors. <b>Significance:</b> "A good row of a late nineteenth century commercial/residential terrace, despite alterations to above awning facade. Together with nos. 3-13 Albion Street it has a good contribution to the streetscape and is of local significance." (State Heritage Inventory)	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Reconstruct windows and moulding details to nos. 15, 19, 23, 25, 27, and 31 Albion Street to match those at no. 17.</li> <li>Remove security grilles from window of no. 29 and roller shutter from window of no. 27.</li> <li>Remove projecting sign from no. 29.</li> <li>Replace balusters missing from parapet of no. 17 and reconstruct balustrade on nos 19 - 31.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - biscuit</li> <li>Window frames - off-white</li> <li>Window sashes - deep Brunswick green</li> <li>Soffit of awning - eau-de-nile</li> <li>Façade below awning and awning fascia - at owner's discretion</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 285 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey rendered commercial building with Residences behind (Bronte Road Frontage) and above <i>Style:</i> Edwardian style <i>Roof:</i> Parapet with skillion. <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, double hung sashes on ground floor, first floor windows and shop front mainly replaced. <i>Notable elements:</i> Roughcast rendered panel course and fluted pilasters in parapet. Once had a wrap-around awning. The two-storey verandah to Bronte Road elevation is of original configuration with bullnosed roof but timber balustrades have been replaced. New timber fold-back window openings to ground floor to Bronte Road and Albion Street. Rear courtyard with new timber fence to Albion Street and rear access stair to residence above.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>If the opportunity arises, install cantilevered awning to balance the corner streetscape and relate the building to the rest of the commercial development.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - vellum</li> <li>Window and door frames - off white</li> <li>Door leaves and window sashes - bronze green</li> <li>Verandah timbers - grey green</li> <li>Edge of verandah floor - bronze green</li> <li>Balustrade rail - bronze green</li> <li>Balustrade slats - vellum</li> <li>Gutter and downpipes - bronze green</li> <li>Verandah roof - bridge grey</li> <li>Soffit of balcony and soffit of balcony floor - eau-de-nile</li> </ul>	
<b>Photograph:</b> 	





<b>Address:</b> 279-283 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of three (shops with residences above). <i>Style:</i> Federation <i>Roof:</i> Brick parapet string course with plasterwork scroll pediment on top and brick corbels and motifs - missing on no.281. <i>Walls:</i> Originally face brickwork, however, this remains only on no. 283. Painted brickwork to no. 279. Painted rendered walls to no. 281. <i>Windows/doors:</i> Original French doors with highlights and side lights to no. 279. New French door and sidelights to no. 283, aluminium door and window ensemble to no. 281. <i>Notable elements:</i> Engaged pilasters, gauged brickwork string courses and semi-circular verandah openings to above awning facade. Cast iron lacework balustrade to nos. 279 and 283 is unusual for this date of building but may have been an anachronism or later uninformed 'restoration'. 1930s style ground floor shopfronts to nos 279 and 283.	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Strip paint to restore face brickwork facade to no. 279 and paint render on 281 dark colour to blend with brickwork.</li> <li>Remove aluminium door and window ensemble to nos. 281 &amp; 283 and replace with joinery to match no. 279</li> <li>Check evidence of original balustrade detail and restore so that all are consistent.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <b>No. 279:</b> <ul style="list-style-type: none"> <li>Painted brickwork - brown to simulate brickwork</li> <li>Rendered copings - manilla to match no. 283</li> <li>Balustrade and french door assembly - bronze green</li> </ul> <b>No. 281:</b> <ul style="list-style-type: none"> <li>Unpainted face brickwork - unpainted</li> <li>Rendered and painted brickwork - brown to simulate brickwork</li> <li>Balustrade - bronze green</li> <li>Recessed infill to verandah - bronze green</li> </ul> </div> <div style="width: 48%;"> <b>No. 283:</b> <ul style="list-style-type: none"> <li>Face brickwork - unpainted</li> <li>Rendered coping - manilla</li> <li>Cast iron balustrade - bronze green</li> <li>Door assembly - bronze green</li> </ul> <b>All:</b> <ul style="list-style-type: none"> <li>Soffit of awning - vellum</li> <li>Façade below awning and awning fascia - at owner's discretion</li> </ul> </div> </div>	
<b>Photograph:</b> 	


<b>Address:</b> 275-277 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Pair of two storey buildings (shops with residences above). <i>Style:</i> Victorian Italianate <i>Roof:</i> Parapet with skillion roof <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, double hung sash (aluminium on 277). <i>Notable elements:</i> Decorative plasterwork motifs similar to 1-13 and 15-31 Albion Street. Shopfronts now substantially altered. <b>Significance:</b> "One of the best surviving, late nineteenth century, commercial terraces in the Waverley Council area (with no. 245-273), from a streetscape point of view. Local significance." (State Heritage Inventory)	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Reconstruct windows to no. 277 to match those at no. 275.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - manilla</li> <li>Raised piers, cornice, festoons, label moulds, pediment mouldings, sills and skirts - off-white</li> <li>Metal window frames - unpainted</li> <li>Timber window frames and sashes - manilla</li> <li>Façade below awning and awning fascia - at owner's discretion</li> <li>Soffit of awning - off-white</li> </ul>	
<b>Photograph:</b> 	


<b>Address:</b> 269-273 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of three (shops with residences above). <i>Style:</i> Victorian Italianate. <i>Roof:</i> Parapet with skillion roof. <i>Walls:</i> Rendered and painted <i>Windows/doors:</i> Timber framed, double hung sash, arched windows with arch fanlight above single door to nos. 271-273, casement window and single door with fanlight to no. 269. <i>Notable elements:</i> Rendered Italianate decoration to parapet. Cantilevered balcony to first floor of nos. 271-273 with moulded timber posts on no.271, a cast iron lacework balustrade and convex corrugated iron roof. Accessed by a single door. No. 269 has Juliet balcony to first floor window and door and retains original shop front on ground floor. <b>Significance:</b> "One of the best surviving, late nineteenth century, commercial terraces in the Waverley Council area (with no. 245-277), from a streetscape point of view. Local significance." (State Heritage Inventory)	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Remove Juliet balcony to no 269 and reconstruct verandah with turned posts and cast iron to match no. 271.</li> <li>Reconstruct window and door to no. 269 first floor to match no. 271</li> <li>Retain original shop front of no 269.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - biscuit</li> <li>Original window and door frames - off-white</li> <li>Original window sashes and door leaves - Venetian red</li> <li>Verandah posts, beams, and floors - biscuit</li> <li>Cast iron - bronze green</li> <li>Gutters and downpipes - bronze green</li> <li>Roof to balcony - striped in bronze green and biscuit</li> <li>Façade below awning and awning fascia - at owner's discretion</li> <li>Soffit of awning - eau-de-nile</li> </ul>	
<b>Photograph:</b> 	

<b>Address:</b> 265-267 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Pair of two storey buildings (shops with residences above). <i>Style:</i> Edwardian <i>Roof:</i> Brick parapet and skillion. <i>Walls:</i> Painted brickwork with rendered details <i>Windows:</i> Aluminium framed <i>Notable elements:</i> Gauged brickwork arch above bricked-up balcony. Original lead-light glazing and recessed doorway to no. 267 shop front. <b>Significance:</b> "One of the best surviving, late nineteenth century, commercial terraces in the Waverley Council area (with no. 245-277), from a streetscape point of view. Local significance." (State Heritage Inventory)	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Reinstate first floor verandah openings. If this is impossible, replace aluminium windows with more sympathetic timber framed casement windows and express arched opening (by filling with glazing or by painting recessive colour).</li> <li>Retain original shop front facades.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Recessed roughcast - cream</li> <li>Raised mouldings, cornices, keystones, piers - off-white</li> <li>Face brickwork - cream</li> <li>Metal window frames - unpainted</li> <li>Façade below awning and awning fascia - at owner's discretion</li> <li>Soffit of awning - cream</li> </ul>	
<b>Photograph:</b> 	





<b>Address: Heads Building</b> 245-263 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of ten (shops with residences above). <i>Style:</i> Victorian Italianate <i>Roof:</i> Pitched corrugated iron with hipped ends, except concrete tiles to no. 245. (Originally probably slate.) <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, semi-circular arched, double hung sashed. New opening and aluminium framed to no. 245. <i>Notable elements:</i> Bracketed eaves, quoined pilasters and architrave mouldings to windows. Centred nameplate pediment 'HEAD'S BUILDINGS 1887' (between nos. 253 and 251), engaged chimneys and original form of stepped awning. <b>Significance:</b> "One of the best surviving, late nineteenth century, commercial terraces in the Waverley Council area (with no. 245-277), from a streetscape point of view. It is a good example of a long and consistent row. Local significance." (State Heritage Inventory)	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Reconstruct window openings and corrugated iron roof to no. 245 to match no. 263.</li> <li>Remove window mounted air-conditioning unit at no. 247.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Rendered walls - off-white</li> <li>Raised mouldings, window hoods, sills - grey green</li> <li>Eaves soffit and fascia - grey green</li> <li>Original window and door frames - off-white</li> <li>Original window sashes and door leaves, raised lettering at centre gable - bronze green</li> <li>Mouldings at centre gable, Raised mouldings to chimneys, rusticated piers - grey green</li> <li>Façade below awning and awning fascia - at owner's discretion</li> <li>Roofing to awning - bridge grey</li> <li>Soffit of awning - vellum</li> </ul>	<b>Historic Photograph: c1930</b>  <b>Source:</b> Waverley Local Studies Library, vertical file, Charing Cross, no. 6399 (detail)
<b>Photograph:</b> 	



<b>Address:</b> 243 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Single storey two car garage <i>Style:</i> Twentieth Century <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> None <i>Notable elements:</i> Double roller garage doors marked with graffiti and small telegraph pole attached to parapet.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input checked="" type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Opportunity to demolish and rebuild shop single or two storey shop, sympathetic to streetscape.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Walls - vellum</li> <li>Beam over roller shutters - olive</li> <li>Roller door and frame - off-white</li> </ul>	
<b>Photograph:</b> 	

<b>Address:</b> 239-241 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Pair of single storey shops <i>Style:</i> Edwardian <i>Roof:</i> Brick parapet string course <i>Walls:</i> Painted brickwork with rendered panels and mouldings <i>Windows:</i> Large glazed shopfronts <i>Notable elements:</i> Pilasters projecting above facade, and relief with painted vents in parapeted facade. No apparent entrance doors to shopfront.	<b>Type of Item:</b> <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Brickwork requires repointing and some repair of cracking. Strip paint from previously fair-face brickwork.</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Walls above awning, generally - cream</li> <li>Recessed panels - off-white</li> <li>Walls above dado under awning - cream</li> <li>Tiled dado and dwarf walls - strip paint or paint eau-de-nile</li> <li>Window frames - off-white</li> <li>Soffit of awning - vellum</li> <li>Roof of awning - bridge grey</li> <li>Fascia of awning - at owner's discretion</li> </ul>	
<b>Photograph:</b> 	

<b>Address:</b> 237-235 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Single storey shop <i>Style:</i> Mid 20 <sup>th</sup> Century <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> Aluminium framed <i>Notable elements:</i> Modern shopfront and signs attached to above awning facade.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input checked="" type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> · Opportunity to add second storey sympathetic to streetscape. <b>Recommended Colour Scheme:</b> · As existing	
<b>Photograph:</b> 	



<b>Address:</b> 233-229 Bronte Road		<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Pair of two storey buildings (shops with residences above). <i>Style:</i> Federation <i>Roof:</i> Pitched with terracotta tiles <i>Walls:</i> Face brickwork <i>Windows:</i> Lead-light casement <i>Notable elements:</i> Original shop fronts with central recessed 15 panel-glazed door. Rendered and painted brickwork sill above and below first floor windows. Lead-light to first floor south windows removed.		<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts		<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Reinstate lead-light to first floor south windows.</li> <li>Retain shopfront.</li> </ul> <b>Recommended Colour Scheme:</b> <ul style="list-style-type: none"> <li>As existing</li> </ul>		<b>Historic Photograph: c1930</b>  <b>Source:</b> Waverley Local Studies Library, vertical file, Charing Cross, no. 6399 (detail)
<b>Photograph:</b> 		





<b>Address:</b> 223-227 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey row of shops with residences above. <i>Style:</i> 20 <sup>th</sup> century Classical Revival <i>Roof:</i> Cement render parapet with central pediment <i>Walls:</i> Face brickwork and cement render above awning facade. Rendered and painted below awning. <i>Windows:</i> Paired double hung sash windows <i>Notable elements:</i> Cement rendered string course Shop fronts to nos. 275 and 277 generally intact with recessed entrance door. Shopfront to no. 273 substantially altered. Judging from historic photograph, the rendered pediment seems to have been added later.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Inspect/repair awning and awning roof</li> <li>Repair first floor windows.</li> <li>Clean cement render details to above awning facade</li> <li>Reconstruct shopfront to no. 273 to match no. 275</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> <li>Face brickwork - unpainted</li> <li>Unpainted rendered parapet - unpainted</li> <li>Painted render surrounds and panels - painted to simulate render (pale grey)</li> <li>Window frames and windows - off-white</li> <li>Roof to awning - bridge grey</li> <li>Soffit of awning - bridge grey</li> <li>Façade below awning and awning fascia at owner's discretion</li> </ul>	<b>Historic Photograph: c1930</b>  <b>Source:</b> Waverley Local Studies Library, vertical file, Charing Cross, no. 6399.
<b>Photograph:</b> 	


<b>Address: Eastern Suburbs Legions Club</b> 221-211 Bronte Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Three storey commercial building. <i>Style:</i> Late 20 <sup>th</sup> century <i>Roof:</i> Flat <i>Walls:</i> Rendered blank facade with vertical feature in aluminium cladding and slate façade at ground level. <i>Windows:</i> Aluminium frame, combination of shapes and sizes <i>Notable elements:</i> Awning over southern entrance only and advertising signs along ground floor facade.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input checked="" type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> · No recommendations <b>Recommended Colour Scheme:</b> · As existing	
<b>Photograph:</b> 	



<b>Address: Robin Hood Hotel</b> 203-209 Bronte Road		<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey hotel <i>Style:</i> Ocean Liner style, featuring Art Deco detailing and motifs <i>Roof:</i> Parapet with skillion behind. <i>Walls:</i> Light face brickwork with darker brick and rendered decorative bands <i>Windows:</i> Double hung sash, timber <i>Notable elements:</i> Building conforms to the wedge shaped site with a rounded corner facade. Characteristic horizontal lines with vertical feature element on corner. Original tiles below awning and original Art Deco coloured lettering on parapet. Corner balcony recently enclosed. <b>Significance:</b> "Excellent example of a modern commercial building in an Ocean Liner/International style, also featuring Art Deco motifs and detailing. Essentially intact and beautifully maintained. Characteristic streamlining makes a powerful streetscape contribution on this prominent corner. Complements "Charing Cross Hotel" on adjoining corner, which has much in common stylistically. Local significance." (State Heritage Inventory)		<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts		<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Retain all existing details including ceramic wall tiles.</li> <li>Replace awning fascia with ribbed profile similar to that shown on historic photograph. Add sympathetic lettering on awning.</li> <li>Remove banner from corner parapet.</li> </ul> <b>Recommended Colour Scheme:</b> <ul style="list-style-type: none"> <li>As existing</li> </ul>		<b>Historic Photograph: 1949</b>  <b>Source:</b> Waverley Local Studies Library, vertical file, Hotels - Robin Hood Hotel, no. 2751.
<b>Photograph:</b> 		

<b>Address:</b> 195-199 Bronte Road	<b>Inventory Item No:</b>		
<b>Description:</b> <i>Form:</i> Two storey building containing shops with residences above. Semi-basement at rear. <i>Style:</i> Victorian Italianate. <i>Roof:</i> Parapet and skillion. <i>Walls:</i> Rendered and painted with neo-classical decoration. <i>Windows:</i> Timber framed, segmental arch, double hung sash <i>Notable elements:</i> Elaborate rendered façade decoration including festoons, bracketed cornice and rusticated quoins. Cantilevered balcony to south facade with concave corrugated iron roof, accessed by three French doors. Four window-mounted air conditioning units. Ground floor shop fronts substantially altered. <b>Significance:</b> "Fine example of a Late Victorian commercial pair. Important streetscape element on a key corner site, in the heart of Charing Cross. Together with Post Office and Hotels contributes to an outstanding townscape grouping. Essentially intact above awning facades. Special historic interest as the Bank of NSW's first Waverley branch. Local significance." (State Heritage Inventory)	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present		
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area		
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Reconstruct balcony posts and balustrade to south façade</li> </ul> <b>Recommended Colour Scheme</b> (see report for correlating Australian Standard 2700S colours): <table border="0"> <tr> <td> <ul style="list-style-type: none"> <li>Rendered walls - biscuit</li> <li>Raised string courses and brackets, panel borders, coping, hood moulds, rendered sills, etc. - mid-brown</li> <li>Original window and door frames - manilla</li> <li>Original door leaves and window sashes - mid-brown</li> <li>Other external timberwork - biscuit</li> <li>Raised mouldings to external timberwork - mid-brown</li> <li>Verandah posts and beams - off-white</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Gutters and downpipes - mid-brown</li> <li>Altered facade under awning at owner's discretion</li> <li>Rear face of blank windows - off-white</li> <li>Fascia to awning at owner's discretion</li> <li>Awning roofing - bridge grey</li> <li>Chimneys and parapet finials - biscuit</li> <li>Raised moulding to chimneys - mid-brown</li> <li>Soffit to awning - manilla</li> <li>Corrugated metal roofing to balcony - striped in biscuit and mid-brown.</li> </ul> </td> </tr> </table>		<ul style="list-style-type: none"> <li>Rendered walls - biscuit</li> <li>Raised string courses and brackets, panel borders, coping, hood moulds, rendered sills, etc. - mid-brown</li> <li>Original window and door frames - manilla</li> <li>Original door leaves and window sashes - mid-brown</li> <li>Other external timberwork - biscuit</li> <li>Raised mouldings to external timberwork - mid-brown</li> <li>Verandah posts and beams - off-white</li> </ul>	<ul style="list-style-type: none"> <li>Gutters and downpipes - mid-brown</li> <li>Altered facade under awning at owner's discretion</li> <li>Rear face of blank windows - off-white</li> <li>Fascia to awning at owner's discretion</li> <li>Awning roofing - bridge grey</li> <li>Chimneys and parapet finials - biscuit</li> <li>Raised moulding to chimneys - mid-brown</li> <li>Soffit to awning - manilla</li> <li>Corrugated metal roofing to balcony - striped in biscuit and mid-brown.</li> </ul>
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<b>Photograph:</b> 			

<b>Address:</b> 78-82 Carrington Road	<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Single storey building but equivalent to two storeys in height <i>Style:</i> Contemporary minimalist <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> Aluminium framed <i>Notable elements:</i> Signs and two flagpoles attached to facades.	<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input checked="" type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	<b>Heritage Status:</b> <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> · No recommendations <b>Recommended Colour Scheme:</b> · As existing	
<b>Photograph:</b> 	

<b>Address: Charing Cross Hotel</b> 81-83 Carrington Road		<b>Inventory Item No:</b>
<b>Description:</b> <i>Form:</i> Two storey hotel. <i>Style:</i> Inter-War, Art Deco <i>Roof:</i> Hipped, terracotta tiles, broken by parapets <i>Walls:</i> Rendered and painted (originally mainly face brick) <i>Windows:</i> Timber framed, double hung sash with horizontal glazing bars <i>Notable elements:</i> Distinctive Art Deco facade with characteristic vertical fins stepped above the parapet, horizontal bands, recessed balconies, ornamental balcony grilles and wave and parallel line motif. Original pressed metal ceiling below awning. <b>Significance:</b> "Good example of an Inter-War, Art Deco style hotel. Unaltered except for rendering and painting. Property also has historic interest as the site of the area's first hotel. In continuous use as a hotel since 1857. Local significance." (State Heritage Inventory)		<b>Type of Item:</b> <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings <b>OF CONSTRUCTION</b> <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 <sup>th</sup> Century 1901-1939 <input type="checkbox"/> Mid 20 <sup>th</sup> Century 1940-1960 <input type="checkbox"/> Late 20 <sup>th</sup> Century 1961-present
<b>Streetscape Contribution:</b> <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts		<b>Heritage Status:</b> <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
<b>Recommendations:</b> <ul style="list-style-type: none"> <li>Retain original wall tiles and awning soffit</li> <li>Retain name of hotel.</li> <li>Remove projecting advertising sign.</li> </ul> <b>Recommended Colour Scheme:</b> <ul style="list-style-type: none"> <li>As existing</li> </ul>		<b>Historic Photograph: 1949</b>  <b>Source:</b> Waverley Local Studies Library, vertical file, Hotels - Charing Cross Hotel, no. 5723.
<b>Photograph:</b> 