



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Development Control Plan No. 22

Former Sugar Mill, Canterbury

Adopted by Council: 26 September 1996
Effective from: 23 October 1996

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1. Strategy

The purpose of this plan is to place controls on development of “The Sugar Mill” and its curtilage which take account of the heritage significance of the place and provide for its conservation.

2. Citation

This plan may be cited as Canterbury Development Control Plan No. 22.

3. Land To Which Plan Applies

This plan applies to the property known as “The Sugar Mill”, 96 Church Street, Canterbury Lot 1 in DP 254935 which is zoned Residential 2(a) under Canterbury Local Environmental Plan 138 – Canterbury Precinct. Local Environmental Plan 138 lists the Sugar Mill as a scheduled heritage item.

4. Objectives

The objectives of the plan are:

- (a) To ensure that the heritage significance and long term integrity of the place is preserved;
- (b) To protect and enhance the important visual relationship which exists between the former Sugar Mill and areas of open space in the immediate locality namely the existing open space areas to the south, the east and north of the site, i.e. Warwick Reserve and Church Street;
- (c) To allow for sympathetic new development of a suitable scale, design and bulk which is of building materials compatible with those of the former Sugar Mill.
- (d) To allow sympathetic adaptation of interior spaces of the former Sugar Mill where this does not detract from its heritage significance;
- (e) To provide appropriate landscaping in areas around the former Sugar Mill building;
- (f) Council may approve an application involving departures from the provisions in this plan if it is of the opinion that the application satisfies the objectives of the plan. In this regard compliance with the provisions of this plan does not guarantee an approval as Council will consider each application on its merits.



5. Relationship To Other Documents

- (a) This plan should be read in conjunction with the accompanying documents provided by Canterbury City Council i.e.

Appendix 1 – Site Plan

Appendix 2 – Victorian Garden Design Principals

- (b) Terms used in these guidelines are derived from Australia Icomos-Charter for the conservation of Places of Cultural Significance (the Burra Charter).
- (c) This Development Control Plan and associated plans represent the overall intentions for the site and should be implemented in conjunction with the Conservation Management Plan prepared by Rod Howard Heritage Conservation Pty Ltd (May 1995). Where there are differences between this plan and the Conservation Management Plan prepared by Rod Howard Heritage Conservation Pty Ltd (May 1995) the provisions of this Development Control Plan will apply.

6. Controls

The following controls relate to the former Sugar Mill building and grounds surrounding the former Sugar Mill;

- (a) New development surrounding the former Sugar Mill building shall generally have a minimum setback from the former Sugar Mill building as indicated on Appendix 1. Any new development proposed within the setback area should be small or insignificant and ancillary to the main use of the site.
- (b) No development should occur which would compromise the setting of the former Sugar Mill so as to reduce its overall heritage significance unless that development ensures the long term preservation of the site and is reversible.
- (c) Generally, additional buildings are to be of forms and materials compatible with those of the former Sugar Mill building and should be of a scale and bulk sympathetic to that of the former Sugar Mill building. In this regard, Council would prefer that any additional buildings proposed for residential development be of Town House design.



- (d) Visually the northern elevation of the former Sugar Mill is most significant. It is the main point of entry to the building and therefore new development should not obscure this elevation when viewed from the north. Council will require that a visual corridor be maintained to this elevation. The northern elevation of the former Sugar Mill should be able to be viewed from within the shaded area in Appendix 1, to a point level with the front entry step.
- (e) It is considered that the items listed hereunder should be preserved in an intact state to maintain and preserve the significance of the building:
- ❖ The external configuration of the former Sugar Mill and the early addition, including stone masonry walls, original fenestration layout, and roof form, including appropriate eaves overhang.
 - ❖ Early internal stone walls.
 - ❖ Stone flagging in the basement area.
 - ❖ Metal window sashes.
- (f) The following items contribute to the overall significance of the building, but to a lesser degree than those items listed in (e) above. It is therefore considered desirable, but not essential, that these items be conserved.
- ❖ Surviving fabric from the time of the occupation of J. C. Hutton and Co. including:
 - ≈ Timber framed window sashes in the northern façade of the former Sugar Mill.
 - ≈ Doors to former cool rooms located in the basement.
 - ≈ Coal bunkers located in the basement.
- (g) The following items seriously intrude on the significance and interpretation of the building, and should be removed as part of any conservation works:
- ❖ The brick and corrugated iron structure on the western side of the former Sugar Mill.



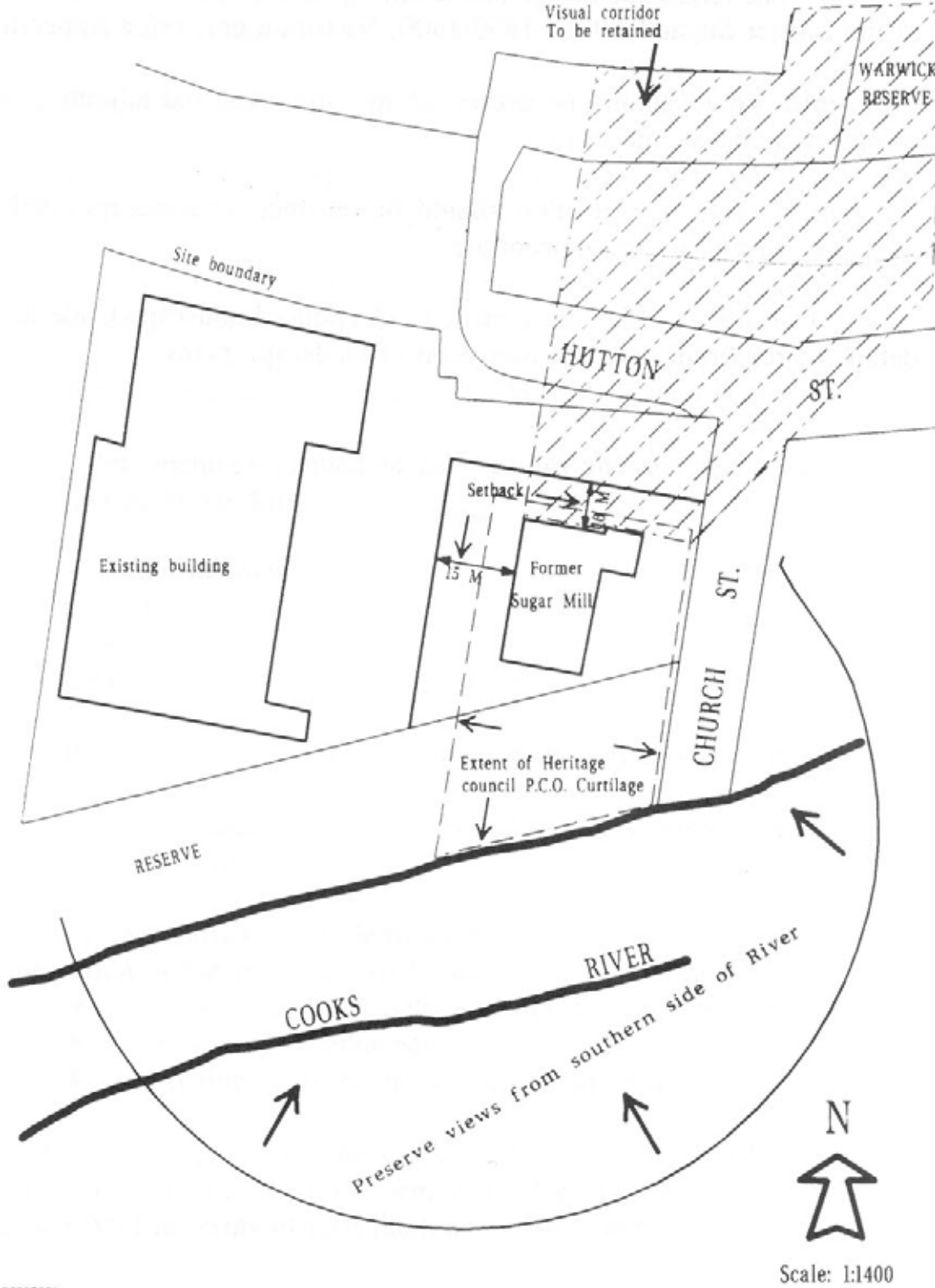
- ❖ Applied cement render and paint to all external stonework.
 - ❖ Masonry and concrete infills to original and early openings.
 - ❖ Later flashings, pipes and similar items located on external stonework (other than downpipes).
 - ❖ The modifications to the central openings on the northern façade of the former Sugar Mill.
 - ❖ Air conditioning ductwork in the Mill of recent origin.
 - ❖ Later openings formed in the western and southern walls of the former Sugar Mill.
 - ❖ The later opening formed in the northern wall of the north eastern addition.
 - ❖ Quarry tiling on the basement floor.
 - ❖ Repairs to stonework undertaken with unsympathetic materials.
 - ❖ The steps and aluminium framed window sashes in the north eastern addition.
- (h) Any reconstruction of elements of the former Sugar Mill including the reconstruction of the roof must be based on the following:
- ❖ Any existing archaeology on the former Sugar Mill or site
 - ❖ Photographic evidence
 - ❖ Existing detail of the former Sugar Mill
- (i) New development on the site should not exceed an RL of 16.87 to eave height. In addition, new roof forms should generally be the same as the former Sugar Mill in terms of roof pitch and eave overhang.
- (j) Any physical work on the former Sugar Mill building is to make use of traditional construction and tradesmanship, and compatible materials.



- (k) Driveways should be constructed or restored using appropriate materials such as gravel or other materials following further archaeological investigation.
- (l) The landscape design and detailing should reflect the historical nature of the former Sugar Mill (c. 1850-1900, Victorian era, refer Appendix 2).
- (m) Views should be preserved into the river and adjoining parkland, using low planting and trees.
- (n) Existing vegetation should be retained and incorporated into the landscape design where appropriate.
- (o) Reference should be made to Council's Landscape Code for specific details of requirements for submission of landscape plans.



Site Plan Former Sugar Mill, Canterbury



VICTORIAN GARDEN DESIGN PRINCIPALS

Reference Planting c 1850-1900. Technical Bulletin 4.1. Australian Council of National Trusts (Vic)

Elements of the Victoria era as detailed below, may be adapted to the landscape design of the Old Sugar Mill.

Design

Garden design of the period 1850-1900 consists of three main styles:

- ❖ Geometrical Style, where garden beds are laid out geometrically, and of sizes proportionate to the dwelling.
- ❖ Gardenesque or Mixed Style, where beds are of curved smooth shapes. It is a style clearly distinguished from nature rather than blending with it, where gardens are works of art.
- ❖ Picturesque or Rustic Style characterised by intricacy, variety and ruggedness. Edges are neither flowing or soft. Asymmetry and broken forms are used.

The style chosen should relate to the building form. An unnecessary mix of styles should be avoided. Elements of the picturesque style should be incorporated into the design where possible e.g. picturesquely formed trees and shrubs should be at some distance from the building, whilst immediately around the building order and neatness should be emphasised.

Typical gardens of this period have shrub beds and mixed flowering garden beds dominating the garden rather than the vast lawn areas of previous eras. Formal gardens were planted near the dwellings. Flower gardens formed ornaments to a building. Other Victorian design elements include:

- ❖ Formal terracing, balustrading, fountains, french parterre garden
- ❖ Arbours, summer houses and rustic seats
- ❖ Garden ornament
- ❖ Use of 'exotic' or 'botanical' specimens, especially conifers which formed a centre piece to the garden.
- ❖ Mixed flower borders, carpet bedding, herbaceous borders



- ❖ Botanical novelties such as rockeries containing succulents, fern collections
- ❖ Avenue planting
- ❖ Rose beds, standard roses
- ❖ Rhododendrons were introduced in this period

Garden Ornaments

Garden ornaments were extensively used in this era. They should not be placed in the middle of a lawn, except as a sun-dial, nor in the middle of a garden bed, unless it is a circular bed. They should be in the vicinity of buildings on or near low terrace walls, at the corners of square or oblong plots that are surrounded by walls, or in the intersection of two paths.

Planting Layout

In a reasonably sized shrubbery, flowering varieties should be placed in groups of three or more to present a striking impression from the distance.

Dark shrubbery and trees should form the framework of the garden with brighter flowering beds within.

Plants should be grouped with softly transitioned outlines with towering plants placed intermittently.

Ingenious plants should be planted singularly, rather than grouped, consistent to that era.

Lawns

Lawn areas should not be regular and formal unless it is a very small area. The lawn should be laid a little distance out from the buildings. Buffalo Grass typifies the era.

Planting List

The following list provides examples of suitable plant material indicative of the Victorian era and is not exhaustive:

Trees

- ❖ Use of form contrasts: *Ulmus parvifolia* with *Fraxinus* 'Raywood' or *Ilex* spp. with *Prunus* spp., Palms.



- ❖ Large Ornamental feature trees: Pinus spp., Ficus spp especially Ficus rubiginosa, Cypress spp., Cedrus spp.
- ❖ Deciduous trees for avenue planting: Platanus spp., Celtis spp., Quercus spp., Ulmus spp.
- ❖ Smaller ornamental trees: Sophora japonica, Acmena spp., Shinus molle

Shrubs

- ❖ Typically, Azalea spp., Rhododendron spp., Camellia spp., Chaenomeles japonica, Pyrus japonica, Cytisus spp., Escallonia macrantha, Gardenia jasminoides, Gordonia auxillaris, Hydrangea, Magnolia spp., Pelargonium spp., Pittosporum spp., Rosa spp., Spiraea spp., Viburnum spp.
- ❖ Feature shrubs for emphasis eg. Agave spp., Yucca spp.

Ground Covers

Bougainvillea spp., Wisteria spp., Lonicera spp., Vitex spp.

Annuals, Bulbs and Perennials

Viola spp., Bergenia spp., Impatiens, Clivea miniata, Agapanths praecox, Primula spp., Petunia x hybrida, Lilium spp., Narcissus spp., Nerins spp., Gladiolus spp., Tropaeolum spp.

Ornamental Grasses

Pennisetum apopecuroides

Ferns and Palms

Howea forsteriana, Trachycarpus spp., Livistona spp., Dicksonia antarctica, Phoenix spp.

