

EXTENT



City of Parramatta Heritage Conservation Areas Review Volume 2

Prepared for City of Parramatta Council
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Contents

1.	Introduction.....	2
1.1	Project background.....	2
2.	Review of individual components.....	5
2.1	Introduction.....	5
2.2	North Parramatta HCA.....	7
2.3	Sorrell Street.....	19
2.4	Harris Park West.....	28
2.5	Experiment Farm	41
2.6	Elizabeth Farm.....	52
2.7	Burnside Homes	62
2.8	Epping / Eastwood.....	69
2.9	Boronia Avenue	77
2.10	Wyralla Avenue.....	84
2.11	South Parramatta.....	94
2.12	Conclusion.....	108
3.	Review of HCA boundaries.....	109
3.1	Introduction.....	109
3.2	North Parramatta	110
3.3	Sorrell Street.....	114
3.4	Harris Park West.....	119
3.5	Experiment Farm	126
3.6	Elizabeth Farm.....	130
3.7	Burnside Homes	132
3.8	Other HCAs (outside scope).....	141
3.9	Conclusion.....	141
	Appendix A. Items for further investigation.....	143
	Appendix B. Schedule of gradings for Epping / Eastwood HCA	144

1. Introduction

1.1 Project background

Extent Heritage Pty Ltd (Extent Heritage) has been engaged by the City of Parramatta Council (Council) to undertake a review of Heritage Conservation Areas (HCAs) in the City of Parramatta Local Government Area (LGA).

The HCA Review scope involves the review of fourteen of the fifteen HCAs within the City of Parramatta LGA. The HCAs are listed on the *Parramatta Local Environmental Plan 2023* (PLEP 2023) and supported by targeted content in the *Parramatta Development Control Plan 2023* (PDCP 2023). The scope involves several tasks, which apply variously to each HCA.

1.1.1 Purpose of this report

This report forms Volume 2 of a three-volume document containing the findings of the HCA Review. This report (Volume 2) provides the review of individual components for 10 HCAs and the review of boundaries for 6 HCAs.

An overview of all volumes is provided below:

Table 1. Structure of the HCA Review.

Section	Purpose
Volume 1	
1. Introduction	<ul style="list-style-type: none"> Identification of project background and scope, approach and methodology, authorship.
2. Context	<ul style="list-style-type: none"> Overview of the physical, strategic and statutory context of the City of Parramatta and its HCAs.
3. Previous studies and assessments	<ul style="list-style-type: none"> Summary of initiating heritage studies and recent assessments relating to the City of Parramatta’s HCAs.
4. Heritage conservation areas	<ul style="list-style-type: none"> Review of established definitions and functions of HCAs in the NSW planning framework, and in the City of Parramatta specifically.
5. Review of public submissions	<ul style="list-style-type: none"> Summary of public submissions reviewed from Phase 1 Consultation.
6. Low and Mid Rise Housing Policy	<ul style="list-style-type: none"> Review of the Low- and Mid-Rise Housing Policy and its potential implications to HCAs in the City of Parramatta.
7. Review of DCP objectives and controls	<ul style="list-style-type: none"> Review of objectives and controls in the PDCP 2023 for all HCAs.

	<ul style="list-style-type: none"> ▪ Identification of appropriate development control to address the LMRH Policy for all HCAs.
Volume 2 (this report)	
8. Review of individual components	<ul style="list-style-type: none"> ▪ Review of the following 10 HCAs for the identification of contributory items, neutral sites and detracting sites, and identification of properties for further investigation as potential heritage items. <ul style="list-style-type: none"> • North Parramatta, Sorrell Street, Harris Park West, Experiment Farm, Elizabeth Farm, Burnside Homes, Epping/Eastwood, Boronia Avenue, Wyralla Avenue, South Parramatta.
9. Review of boundaries	<ul style="list-style-type: none"> ▪ Review of the boundaries of the following 6 HCAs: <ul style="list-style-type: none"> • North Parramatta, Sorrell Street, Harris Park West, Experiment Farm, Elizabeth Farm and Burnside Homes.
Volume 3	
10. Investigation of potential new HCAs	<ul style="list-style-type: none"> ▪ Review of two potential HCAs provided by Council based feedback from community consultation and input from Council's Heritage Specialist: <ul style="list-style-type: none"> • Kingsdene Estate, Carlingford. • All Saint's Cemetery, North Parramatta.
11. Inventory sheets	<p>Updates to inventory sheets for the following 5 HCAs:</p> <ul style="list-style-type: none"> ▪ Rosebank Avenue HCA, East Epping HCA, Essex Street HCA, Tottenham Street HCA and Sorrell Street HCA. <p>Inventory sheets attached as an Appendix.</p>

1.1.2 Summary of findings

Volume 1

Section 6 of this report identifies that the LMRH Policy has varied implications for HCAs in the City of Parramatta LGA. Potential impacts include applications for the demolition of existing dwellings that contribute to the significance or character of the HCA, applications for lot amalgamation, impacts to planting and landscape elements, and the introduction of new development that is inconsistent with the character and significance of the HCA.

It is proposed to manage these potential impacts through strong development controls. Section 7 of this report provides recommendations for updating and amending Part 7.10 of the PDCP 2023. Generally, the DCP was found to have appropriate content for controls for most HCAs; however, would benefit from strengthening and clarifying language, and reducing repetition between sections. This will contribute to the management of impacts from the LMRH Policy, as well as other development activities within HCAs.

EXTENT

Volume 2 (this report)

Section 2 provides the review of individual components of ten HCA. It found that all HCAs demonstrate high intactness, with substantial proportion of contributory and neutral properties, and only a small proportion of detracting properties (if any). It also identified potential heritage items for further investigation, as well as items that could be investigated for delisting. A list of items to be considered for potential heritage listing is attached at Appendix A to Volume 3. These are properties identified during site inspections as having the potential to have historical or aesthetic value.

Section 3 reviews the boundaries of six HCAs, and identified recommendations from previous heritage studies relevant to additional HCAs. It draws on the review of individual components in the preceding section. Generally, the existing boundaries were found to be appropriate to the character and significance of each HCA. Minor boundary exclusions are suggested for North Parramatta and Sorrell Street. Boundary inclusions are suggested for Harris Park West, and Burnside Homes HCA.

Volume 3

Section 2 of Volume 3 reviews two potential new HCAs in the City of Parramatta LGA, and makes recommendations as to their further investigation and potential for heritage listing. Kingsdene Estate, developed by Lend Lease in the early 1960s and featuring display homes by prominent architects, has historical value as part of Sydney's suburban expansion. However, the values of the area are vested primarily in the surviving individual display homes. It is considered that these should be investigated for listing as potential heritage items, rather than as an HCA. All Saints' Cemetery and adjoining Short Street residences are assessed as meeting local heritage thresholds for historical, aesthetic, and representative values. The grouping of nineteenth- and early twentieth-century housing, and strong visual and spatial relationship with the cemetery support their recommendation for HCA listing.

Section 3 of Volume 3 provides a summary of updates inventory sheets for the Sorrell Street, East Epping, Essex Street, Rosebank Avenue, and Tottenham Street HCAs. Each area was found to be of local heritage significance for their historical, aesthetic and/or representative values and to retain their significant subdivision patterns and representative architectural styles spanning the Victorian, Federation, Inter-War and Post-War periods, with varying levels of integrity.

2. Review of individual components

2.1 Introduction

This section provides the findings of the review of individual components of the below ten HCAs. The intent of the review is to assign contribution gradings to each property within each HCA, and to identify properties that should be investigated for heritage listing. This section provides the following for each HCA:

- Current gradings and DCP content
- Review of individual components
- Recommendations for further investigations
- Updating contribution mapping and schedules

North Parramatta HCA	Burnside Homes HCA
Sorrell Street HCA	Epping / Eastwood HCA
Harris Park West HCA	Boronia Avenue HCA
Experiment Farm HCA	Wyralla Avenue HCA
Elizabeth Farm HCA	South Parramatta HCA

2.1.1 Methodology

2.1.1.1 Contribution grading

The review of individual components relies on the definitions for contributory, neutral and detracting items provided in Section 4.4 of Volume 1 of this report. These are reproduced below for reference. It has involved a review of the current contribution mapping and supporting DCP content for each HCA, site inspections undertaken in January and February 2025, and targeted investigations into individual properties.

Properties have been mapped by lot. Where there are multiple dwellings on a lot (such as dual occupancies or secondary dwellings) the grading relates to the primary dwelling, usually located at the street frontage.

Table 2. Contribution definitions used in the review of individual components.

Contribution	Definition
Contributory	<p>Contributory items are those that contribute to the significance and character of the heritage conservation area (HCA). They:</p> <ul style="list-style-type: none"> ▪ Date from a significant period of development of the HCA; and ▪ Demonstrate the distinctive characteristics of the HCA (scale, form, materials, colour, detailing); and ▪ Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

<p>Neutral</p>	<p>Neutral items are those that neither contribute nor detract from the significance and character of the HCA. They:</p> <ul style="list-style-type: none"> ▪ Date from a significant period of development of the HCA, but are altered; or ▪ Date from outside a significant period of development for the HCA, but are consistent with the distinctive characteristics of the HCA; or ▪ Are sympathetic contemporary infill.
<p>Detracting</p>	<p>Detracting items are those that have an adverse impact on the significance and character of the HCA. They:</p> <ul style="list-style-type: none"> ▪ Date from outside any significant period of development for the area; and ▪ Are not consistent with the distinctive characteristics of the HCA.

2.1.1.2 Recommendations for further investigation

In undertaking this study, the consultant team have identified a number of properties that they recommend be further investigated for potential individual heritage item listing. It is important to note that this study is only recommending further investigations of these properties at this stage, not actual heritage listing. More detailed analysis, research and assessment at an individual property level is needed prior to progressing an actual individual heritage item listing through a formal statutory amendment to Council’s Local Environmental Plan.

The key purpose of this study was to consider Heritage Conservation Areas, not individual heritage items. However, in carrying out this study, properties with potential for possible heritage listing, subject to further investigations, were identified. The consultant team notes that a separate Heritage Items Review Study is planned to be undertaken as a separate project at a later stage as a part of Council’s Comprehensive Heritage Review Program. Council may choose to include the properties identified for further investigation in that later study.

EXTENT

2.2 North Parramatta HCA

2.2.1 Existing DCP content

Contribution mapping



Statement of Significance

An area of early government subdivision in Parramatta that retains a considerable number of small dwellings and houses built from the mid-nineteenth century until the early twentieth century. In the nineteenth and early twentieth century this area was popular with the proprietors of businesses in Parramatta, and it retains much of its residential character from this period. The predominance of small single storey cottages on their own allotments reflects the character of Parramatta north of the river from the mid nineteenth century until redevelopment for residential flats started in the 1960s. This area contains 46% of the dwellings that existed here in 1895.

Distinctive characteristics

- *Gently sloping landform.*
- *Pattern of development from the nineteenth and early twentieth centuries of mostly small single storey dwellings on their own allotments, in a variety of forms and styles with front verandahs, sited close to the street, together with a small number of larger houses with gardens.*
- *Twentieth century houses built on undeveloped land or replacing early small dwellings set further back than earlier houses with small front gardens.*

- Gardens/yards at the rear of small dwellings that are likely to retain old wells from the era before the installation of a town water supply.
- Residential flat buildings dating from the 1960s onwards, two to four storeys in scale with driveways and ground level garages: these developments involved the amalgamation of two or more small allotments and the demolition of small dwellings.
- Absence of driveways across footpaths and hence the absence of garages at the front of lots and in the street scene.
- Stone kerbs and gutters and street trees.
- Street pattern from original government subdivision.
- Archaeological evidence of early dwellings constructed in Parramatta before the present buildings.

Existing Significant Buildings

The following buildings together demonstrate the history of the area and contribute to its significance. They must be retained, together with their original features.

- Fennell Street: 2*, 4*, 9*, 11*, 12*, 16*, 17, 18*, 20*, 21*, 23, 22*, 24*
- Grose Street: 1*, 6*, 8*, 9, 10*, 12*, 13, 15*, 17*, 19*, 20*, 22*, 24
- Harold Street: 1, 2, 3, 5
- O'Connell Street: 40-42*, 44, 46, 48, 56, 60, 62*, 72*, 74*, 76*
- Trott Street: 1*, 2*, 3*, 3c*, 5, 9*
- Villiers Street: 1, 3, 9

* Heritage Item

2.2.2 Summary of existing contribution gradings

2.2.2.1 Heritage items

Approximately half of the properties within the HCA are listed as local heritage items. These comprise dwellings from the mid-late nineteenth century.

There is one State Heritage Register item in the HCA – Roseneath Cottage (SHR #00042) at 40-42 O'Connell Street.



Figure 1. Existing local heritage item at 3 Trott Street.



Figure 2. Existing heritage item at 4-6 Ross Street.

EXTENT

2.2.2.2 Contributory items and ungraded items

There are 14 properties graded as Contributory. These are generally single-storey detached dwellings dating from the nineteenth and early twentieth century.

There are approximately 25 properties that are not graded. These include early twentieth century dwellings that have been substantially altered, dwellings and residential flat buildings from the mid-late twentieth century, and dwellings and other development from the early twenty first century.

The current contribution mapping corresponds with the schedule of Existing Significant Buildings at 7.10.1.5 of the DCP. The schedule has been carried over from the PDCP 2001.



Figure 3. Dwelling at 56 O’Connell Street at left (currently graded contributory), dwelling at 54 O’Connell Street at right (currently ungraded).



Figure 4. Low rise apartment building at 13 Trott Street (currently ungraded).

2.2.2.3 Condition and integrity

Generally, the buildings within the HCA appear to be in good condition. There has been limited new development in the HCA since the 1993 Heritage Study. Development dating from the 2000s includes:

- Two-storey school building at 2 Trott Street, part of heritage listed St Patrick’s Primary School.
- Two storey commercial premises at 50 O’Connell Street.
- Detached dual occupancy development at 3C Trott Street, at the rear of heritage listed dwellings fronting 6-12 Grose Street.

2.2.3 Review of individual components

Review of individual components relied on the key terms and contribution definitions provided in Volume 1 of this report.

Table 3. Key terms and thresholds for contribution gradings in North Parramatta HCA.

Key terms	
Significant period of development	c.1850-c.1945

Distinctive characteristics

- Pattern of single-storey cottages, bungalows and semi-detached dwellings on nineteenth century subdivision pattern
- Nineteenth century dwellings have shallow setbacks, twentieth century dwellings have deeper setbacks with planted front gardens
- Dwellings demonstrate a variety of styles, with consistent materiality of brick and stone to external walls, corrugated iron or terracotta tile roofing to hipped or gabled roofs and verandahs
- Timber or iron detailing to gable ends and verandahs, timber framed windows.
- Low front fences, including timber picket, hedges, cyclone metal, and low brick and stone
- Wide streets, with stone kerbs and gutters, grassed verges and some street trees.

Contributory items

Contributory items in North Parramatta HCA are those that:

- Date from c.1850-c.1945; and,
- Demonstrate the distinctive characteristics of the HCA; and,
- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in North Parramatta HCA are those that:

- Date from c.1850-c.1945, but are altered;
- Date from post-1945, but are consistent with the distinctive characteristics of the HCA; or
- Are sympathetic contemporary infill.

Detracting

Detracting items in North Parramatta HCA are those that:

- Date from post-1945; and
- Are not consistent with the distinctive characteristics of the HCA.

2.2.3.1 Recommended gradings

Note: Where a property is identified as a heritage item on PDCP mapping, this has been assumed to equivalent to grading as 'contributory'.

There are currently 73 properties graded as contributory or listed as a heritage item in the PDCP 2023. All but one of these properties is recommended for grading as contributory.

EXTENT

- 8-10 Ross Street is recommended for grading as neutral, as it contains school buildings from the mid-late twentieth century and early twenty first century, and does not contribute to the significance of the HCA.

There are currently 27 properties that are ungraded in the PDCP 2023.

Two properties are recommended for grading as contributory:

- 7 Trott Street – part of nineteenth century semi-detached dwellings at 5-7 Trott Street.
- 25 Fennell Street – early twentieth century bungalow.

Nine properties are recommended for grading as neutral:

- 54 O’Connell Street – early-mid twentieth century dwelling with substantial alterations
- 10, 14 and 19 Fennell Street, 11 and 14 Grose Street, 13 Harold Street, 4 and 6 Trott Street – sympathetic development from the mid-late twentieth century.

Sixteen properties are recommended for grading as detracting:

- 11 and 13 Albert Street, 4, 7, 8-10, 9-11 Harold Street, 58 and 64 O’Connell Street, 27 Villiers, 8, 15 Fennell Street, 5-7 Grose Street – late twentieth century residential flat buildings
- 5-7, 11-15 Villiers Street, 50 and 52 O’Connell Street – two storey commercial development



Figure 5. Gradings in the PDCP 2023.

EXTENT



Figure 6. Recommended gradings. Note: heritage items are not shown on this map; however, there is no change proposed to heritage items.

Table 4. Schedule of gradings.

Property Address	Lot DP	PDCP 2023	HCA Review
11 Albert Street North Parramatta	//SP10859	Ungraded	Detracting
13 Albert Street North Parramatta	//SP17301	Ungraded	Detracting
2c Fennell Street Parramatta	2//DP622114	Item/ contributory	Item/ contributory
4 Fennell Street Parramatta	3//DP622114	Item/ contributory	Item/ contributory
6 Fennell Street Parramatta	A//DP348299	Ungraded	Neutral
8 Fennell Street Parramatta	1//DP85409	Ungraded	Detracting
8 Fennell Street Parramatta	B//DP348299	Ungraded	Neutral
9 Fennell Street Parramatta	1//DP877744	Item/ contributory	Item/ contributory
10 Fennell Street Parramatta	1//DP63571	Ungraded	Neutral
11 Fennell Street Parramatta	2//DP877744	Item/ contributory	Item/ contributory
12 Fennell Street Parramatta	1//DP794765	Item/contributory	Item/ contributory

12 Fennell Street Parramatta	2//DP794765	Item/ contributory	Item/ contributory
14 Fennell Street Parramatta	1//DP791016	Ungraded	Neutral
15 Fennell Street Parramatta	//SP8431	Ungraded	Detracting
16 Fennell Street Parramatta	1//DP781306	Item/ contributory	Item/ contributory
17 Fennell Street Parramatta	1//DP69389	Contributory	Contributory
18 Fennell Street Parramatta	18//DP738160	Item/ contributory	Item/ contributory
19 Fennell Street Parramatta	63//DP609744	Ungraded	Neutral
20 Fennell Street Parramatta	1//DP127721	Item/ contributory	Item/ contributory
21 Fennell Street Parramatta	1//DP199932	Item/ contributory	Item/ contributory
22 Fennell Street Parramatta	1//DP127722	Item/ contributory	Item/ contributory
23 Fennell Street Parramatta	A//DP84180	Contributory	Contributory
24 Fennell Street Parramatta	103//DP575238	Item/ contributory	Item/ contributory
24 Fennell Street Parramatta	1//DP770721	Item/ contributory	Item/ contributory
25 Fennell Street Parramatta	B//DP84180	Ungraded	Contributory
1 Grose Street Parramatta	1//DP1117917	Contributory	Contributory
5-7 Grose Street Parramatta	//SP73468	Ungraded	Detracting
8 Grose Street Parramatta	//SP88515	Item/ contributory	Item/ contributory
9 Grose Street Parramatta	1//DP849306	Contributory	Contributory
11 Grose Street Parramatta	3//DP1301371	Ungraded	Neutral
13 Grose Street Parramatta	1//DP797443	Contributory	Contributory
14 Grose Street Parramatta	62//DP609744	Ungraded	Neutral
14 Grose Street Parramatta	61//DP609744	Ungraded	Neutral
15 Grose Street Parramatta	1//DP587980	Item/ contributory	Item/ contributory
17 Grose Street Parramatta	2//DP587980	Item/ contributory	Item/ contributory
19 Grose Street Parramatta	3//DP587980	Item/ contributory	Item/ contributory
20 Grose Street Parramatta	1//DP87837	Item/ contributory	Item/ contributory
22 Grose Street Parramatta	2//DP82226	Item/ contributory	Item/ contributory
24 Grose Street Parramatta	1//DP953013	Contributory	Contributory

1 Harold Street Parramatta	1//DP937193	Contributory	Contributory
2 Harold Street Parramatta	1//DP816239	Item/ contributory	Item/ contributory
3 Harold Street Parramatta	B//DP312015	Contributory	Contributory
4 Harold Street Parramatta	//SP13375	Ungraded	Detracting
5 Harold Street Parramatta	A//DP312015	Contributory	Contributory
7 Harold Street Parramatta	//SP42818	Ungraded	Detracting
8-10 Harold Street Parramatta	//SP13265	Ungraded	Detracting
9-11 Harold Street Parramatta	134//DP605264	Ungraded	Detracting
13 Harold Street Parramatta	X//DP403388	Ungraded	Neutral
15 Harold Street Parramatta	Y//DP403388	Item/ contributory	Item/ contributory
40 O'connell Street Parramatta	1//DP34629	Item/ contributory	Item/ contributory
44 O'connell Street Parramatta	1//DP963063	Contributory	Contributory
50 O'connell Street Parramatta	//SP85409	Ungraded	Detracting
52 O'connell Street Parramatta	2//DP1103632	Ungraded	Detracting
54 O'connell Street Parramatta	1//DP622114	Ungraded	Neutral
56 O'connell Street Parramatta	1//DP100041	Contributory	Contributory
58 O'connell Street Parramatta	//SP85171	Ungraded	Detracting
60 O'connell Street Parramatta	2//DP979206	Contributory	Contributory
60 O'connell Street Parramatta	3//DP1096048	Contributory	Contributory
62 O'connell Street Parramatta	1//DP69481	Item/ contributory	Item/ contributory
64 O'connell Street Parramatta	//SP9815	Ungraded	Detracting
72 O'connell Street Parramatta	1//DP1165031	Item/ contributory	Item/ contributory
74 O'connell Street Parramatta	11//DP802292	Item/ contributory	Item/ contributory
76 O'connell Street Parramatta	1//DP127053	Item /contributory	Item/ contributory
2 Ross Street Parramatta	1//DP935003	Item/ contributory	Item/ contributory
4 Ross Street Parramatta	46//DP623060	Item/ contributory	Item/ contributory
8-10 Ross Street Parramatta	1//DP1020554	Item/ contributory	Item/ neutral*
1 Trott Street Parramatta	1//DP127700	Item/ contributory	Item/ contributory

3 Trott Street Parramatta	1//DP616000	Item/ contributory	Item/ contributory
4 Trott Street Parramatta	2//DP849306	Ungraded	Neutral
5 Trott Street Parramatta	B//DP103575	Contributory	Contributory
7 Trott Street Parramatta	A//DP103575	Ungraded	Contributory
9 Trott Street Parramatta	1//DP136317	Item/ contributory	Item/ contributory
9 Trott Street Parramatta	2//DP136317	Item/ contributory	Item/ contributory
9 Trott Street Parramatta	3//DP136317	Item/ contributory	Item/ contributory
1 Villiers Street Parramatta	4//DP587980	Item/ contributory	Item/ contributory
3 Villiers Street Parramatta	1//DP127026	Item/ contributory	Item/ contributory
5-7 Villiers Street Parramatta	1//DP802930	Ungraded	Detracting
9 Villiers Street Parramatta	2//DP223712	Contributory	Contributory
11-15 Villiers Street Parramatta	//SP14563	Ungraded	Detracting
17 Villiers Street Parramatta	//SP9659	Ungraded	Detracting

* Heritage item at 8-10 Ross Street recommended for further investigation below.

2.2.4 Recommendations for further investigation

Recommendations

Investigate for potential heritage listing

None.

Investigate for potential relisting

2 Trott Street (now part of St Patrick's Primary School, 8-10 Ross Street)

Half of the St Patrick's Primary School site is included within the HCA, and is listed as a local heritage item - Lurlinea and potential archaeological site, I640. The heritage item contains school buildings from the late twentieth century and early twenty first century. Earlier school buildings (from the Inter-War period) are not included within the heritage item nor the HCA.

Review of historic aerials and previous heritage studies identified that the heritage listing relates to a nineteenth century dwelling that was previously located at the north-west of the school site, at 2 Trott Street. The dwelling was identified in the 1993 Heritage Study, and included on the draft inventory. The dwelling was listed on the PLEP 1996 (Heritage and Conservation) and subsequently transferred to the Parramatta City Centre LEP 2007.

The dwelling was demolished c.2005, and a new school building was constructed on the site in c.2013. The demolition of the dwelling was noted in the 2011 Heritage Review, and it was recommended that the item 'Lurlinea and potential archaeological site' be removed

from the LEP. A Planning Proposal was lodged in April 2012 to amend the heritage schedules of the Parramatta LEP 2011 and the Parramatta City Centre LEP 2007 subsequent to the 2011 Heritage Review. This included the removal of demolished heritage items; however, the Trott Street item was not included in the Planning Proposal.

'Lurlinea and potential archaeological site' should be investigated for potential relisting as an archaeological site as opposed to a heritage item.



Figure 7. Ross Street frontage of St Patricks Primary School.



Figure 8. Lurlinea at 2 Trott Street. The house was demolished in c.2005.



Figure 9. 1998 aerial, former 2 Trott Street dwelling circled in yellow.



Figure 10. Current aerial, location of former 2 Trott Street dwelling circled in yellow.

Other

6-12 Grose Street and 3C Trott

Investigation into the contemporary detached dual occupancy dwelling at 3C Trott Street identified several discrepancies between Schedule 5 of the PLEP 2023 and digital LEP mapping. 3C Trott Street is located on SP88515, in addition to four dwellings fronting Grose Street with street addresses 6-12 Grose Street (Figure 11-Figure 12). NSW Land Registry Service gives the street address of SP88515 as 8 Grose Street.

SP88515 is identified on digital LEP mapping as heritage item I555 (Figure 13). However, Schedule 5 of the PLEP 2023 lists Item I555 as 'Conjoined residences' with street address 15-17 Grose Street.

15-17 Grose Street is identified on digital LEP mapping as Item I556. Schedule 5 of the PLEP 2023 lists Item I556 as 'Single storey residence and potential archaeological site' with street address 19 Grose Street.

19 Grose Street is identified on digital LEP mapping as Item I557. Schedule 5 of the PLEP 2023 lists Item I557 as 'Single storey residence' with street address 20 Grose Street. The matter wasn't investigated further; however, it appears that this discrepancy applies to most heritage items on Grose Street.

There is no heritage item listed on Schedule 5 of the PLEP 2023 with a street address of 6, 8, 10, 12 Grose Street or 3C Trott Street (Figure 14).

There are inventory sheets on the SHI for properties at 6, 8, 10 and 12 Grose Street (Figure 15). One inventory sheet references the street address 50 O'Connell Street, there is no item on the PLEP 2023 with this street address either.



Figure 11. Lot SP88515, containing four dwellings fronting Grose Street at bottom of image, and contemporary dwelling at 3C Trott Street at top right.



Figure 12. Contemporary dwelling at 3C Trott Street (to the rear of heritage items fronting 6-12 Grose Street).

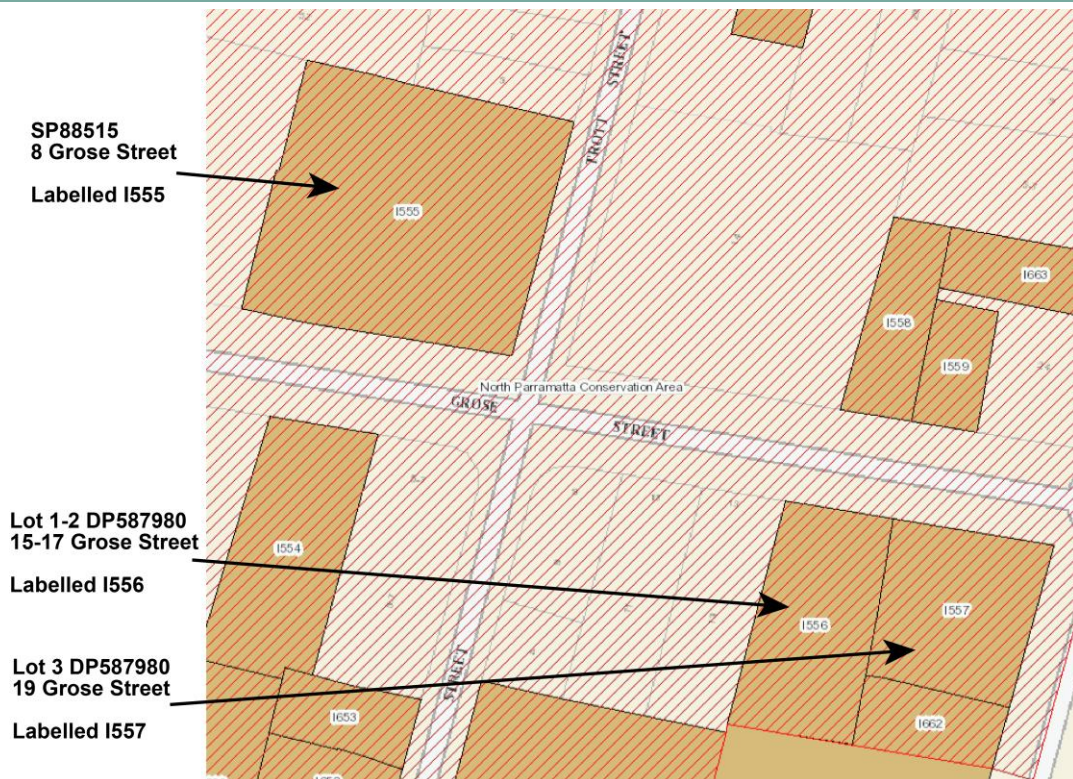


Figure 13. Markup of extract from PLEP 2023 digital mapping.

Parramatta	Conjoined residences	1 Grose Street	Part of Lot 1, DP 1117917	Local	I554
Parramatta	Conjoined residences	15 and 17 Grose Street	Lots 1 and 2, DP 587980	Local	I555
Parramatta	Single storey residence and potential archaeological site	19 Grose Street	Lot 3, DP 587980	Local	I556
Parramatta	Single storey residence	20 Grose Street	Lot 1, DP 87837	Local	I557
Parramatta	Single storey residence	22 Grose Street	Lot 2, DP 82226	Local	I558
Parramatta	Single storey residence	32 Grose Street	Lot 32, DP 1102754	Local	I559
Parramatta	Single storey residence and potential archaeological site	44 Grose Street	Lot 5, DP 62376	Local	I560

Figure 14. Extract from Schedule 5 of the PLEP 2023, showing items listed on Grose Street in Parramatta.

📍 Single storey residence	50 O'Connell Street (formerly 6, 8, 10 and 12 Grose Street) PARRAMATTA NSW 2150	City of Parramatta
📍 Single Storey Residence	8 Grose Street PARRAMATTA NSW 2150	City of Parramatta
📍 Single Storey Residence	10 Grose Street PARRAMATTA NSW 2150	City of Parramatta
📍 Single Storey Residence	12 Grose Street PARRAMATTA NSW 2150	City of Parramatta

Figure 15. Extract from HMS search, showing inventory sheets relating to 6, 8, 10 and 12 Grose Street.

2.3 Sorrell Street

2.3.1 Existing DCP content

Contribution mapping



Figure 7.10.1.2 – Sorrell Street Conservation Area

Statement of significance

An important local road in Parramatta north of the river, together with street trees and houses dating from the mid-nineteenth century to the mid-twentieth century. The Sorrell Street area demonstrates the variety of small and large dwellings built in Parramatta, north of the river, in the nineteenth and early twentieth century. The predominance of small single storey cottages on their own allotments reflects the character of Sorrell Street from the mid-nineteenth century until redevelopment for residential flats started in the 1960s. This area contains 63% of the dwellings that existed here in 1895.

Distinctive characteristics

Shared with North Parramatta. Refer above.

Existing Significant Buildings

The following buildings together demonstrate the history of the area and contribute to its significance. They must be retained, together with their original features.

Albert Street: 44, 54**

Gladstone Street: 1, 4

Grose Street: 44, 46*, 48.*

Isabella Street: 8, 10*, 12A*, 14*, 25**

Sorrell Street: 31, 33, 36, 40, 42, 44*, 48, 50*, 51A, 52*, 53*, 54*, 54A (north of Endrim) 56, 60*, 62*,*

63, 64*, 66*, 68A*, 70*, 72*, 75*, 76*, 77*, 78*, 79*, 80*, 81*, 82*, 86*, 88*, 90**

** Heritage item*

2.3.2 Summary of existing contributions gradings

2.3.2.1 Heritage items

The HCA has a high proportion of heritage items, consistently spread throughout HCA but with a higher percentage along the eastern side of Sorrell Street. These include cottages, terraces and semi-detached dwellings from the mid-late nineteenth century.

There is one State Heritage Register item in the HCA – Endrim at 54 Sorrell Street.



Figure 16. Existing heritage item at 66 Sorrell Street.



Figure 17. Existing heritage item at 14 Isabella Street.

2.3.2.2 Contributory items and ungraded items

Contributory buildings are generally early twentieth century dwellings. Only six properties are graded as contributory as most items are also individually listed. Non-graded buildings include mid-late twentieth century dwellings, semi-detached buildings and flat buildings.

The current contribution mapping corresponds with the schedule of Existing Significant Buildings at 7.10.1.5 of the DCP. The schedule has been carried over from the PDCP 2001.



Figure 18. 30-30A Harold Street (currently ungraded).



Figure 19. Low rise apartments at 59-61 Sorrell Street (currently ungraded).

2.3.2.3 Condition and integrity

The HCA contains a significant proportion of residential flat buildings along the western side of Sorrell Street. These were primarily constructed in the 1970s and 1980s, and involved the demolition of early-twentieth century dwellings and the amalgamation of lots. These are out of scale with the HCA, but generally feature generous setbacks and mature trees which soften their impact on the streetscape.

Several nineteenth or early twentieth century dwellings feature multi-dwelling housing development at the rear of the property. These are generally townhouses or villas, taking advantage of the long narrow allotments and sloping topography on the eastern side of Sorrell Street, which reduces their visual impact.

There has been little new development in the HCA since the 1993 Heritage Study. Development dating from the 2000s is limited to:

- 30-30A Harold Street (two-storey semi-detached dwellings constructed c.2018)
- 48 Grose Street – single storey multi-dwelling housing constructed c.2005

2.3.3 Review of individual components

Key terms	
Significant period of development	c.1850s-c.1950s
Distinctive characteristics	<ul style="list-style-type: none"> ▪ Pattern of single-storey cottages, terraces and semi-detached dwellings on nineteenth century subdivision pattern ▪ Shallow setbacks, nineteenth century cottages and terraces often fronting directly onto the footpath, early twentieth century bungalows with front gardens ▪ Dwellings demonstrate a variety of styles, with consistent materiality of sandstone or brick to external walls, corrugated iron or terracotta tile roofing to hipped or gabled roofs and verandahs

	<ul style="list-style-type: none"> ▪ Timber or iron detailing to gable ends and verandahs, timber framed windows ▪ Low front fences, including timber picket, hedges, cyclone metal, and low brick and stone ▪ Wide streets, with stone kerbs and gutters, grassed verges and some street trees
Contributory items	<p>Contributory items in Sorrell Street HCA are those that:</p> <ul style="list-style-type: none"> ▪ Date from c.1850-c.1945; and ▪ Demonstrate the distinctive characteristics of the HCA; and, ▪ Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.
Neutral	<p>Neutral items in Sorrell Street HCA are those that:</p> <ul style="list-style-type: none"> ▪ Date from c.1850-c.1945, but are altered; ▪ Date from post-1945, but are consistent with the distinctive characteristics of the HCA; or ▪ Are sympathetic contemporary infill.
Detracting	<p>Detracting items in North Parramatta HCA are those that:</p> <ul style="list-style-type: none"> ▪ Date from post-1945; and, ▪ Are not consistent with the distinctive characteristics of the HCA.

2.3.3.1 Recommended gradings

Note: Where a property is identified as a heritage item on PDCP mapping, this has been assumed to equivalent to grading as 'contributory'.

Forty-two properties in the Sorrell Street HCA are listed as heritage items or graded as contributory in the PDCP 2023. All heritage items have been recommended for grading as contributory.

Building contribution mapping in the PDCP 2023 erroneously identifies 84 Sorrell Street as a heritage item. This property is not a heritage item, and it contains a single-storey Post-War cottage. It is recommended for grading as neutral.

Two properties graded as contributory in the PDCP 2023 are recommended for grading as neutral:

- 48 Grose Street – sympathetic contemporary development
- 4 Gladstone Street – Inter-War cottage with several unsympathetic alterations

Twenty-four properties are ungraded in the PDCP 2023. Nine are recommended for grading as neutral:

- 46 Sorrell Street – Post-War brick church, consistent with the distinctive characteristics of the HCA.

EXTENT

- 41 and 43 Grose Street, 68, 74 and 84 Sorrell Street – mid-twentieth century dwellings, consistent with distinctive characteristics of the HCA.
- 23 Isabella Street – vacant lot
- 30 and 30A Harold Street – contemporary development
 - These properties are recommended for exclusion from the HCA in Section 3.3 of this report, as they are located at the border of the HCA, and do not have a strong visual or spatial relationship with the HCA.

Fifteen properties are recommended for grading as detracting. These are generally three-storey residential flat buildings from the late-twentieth century.

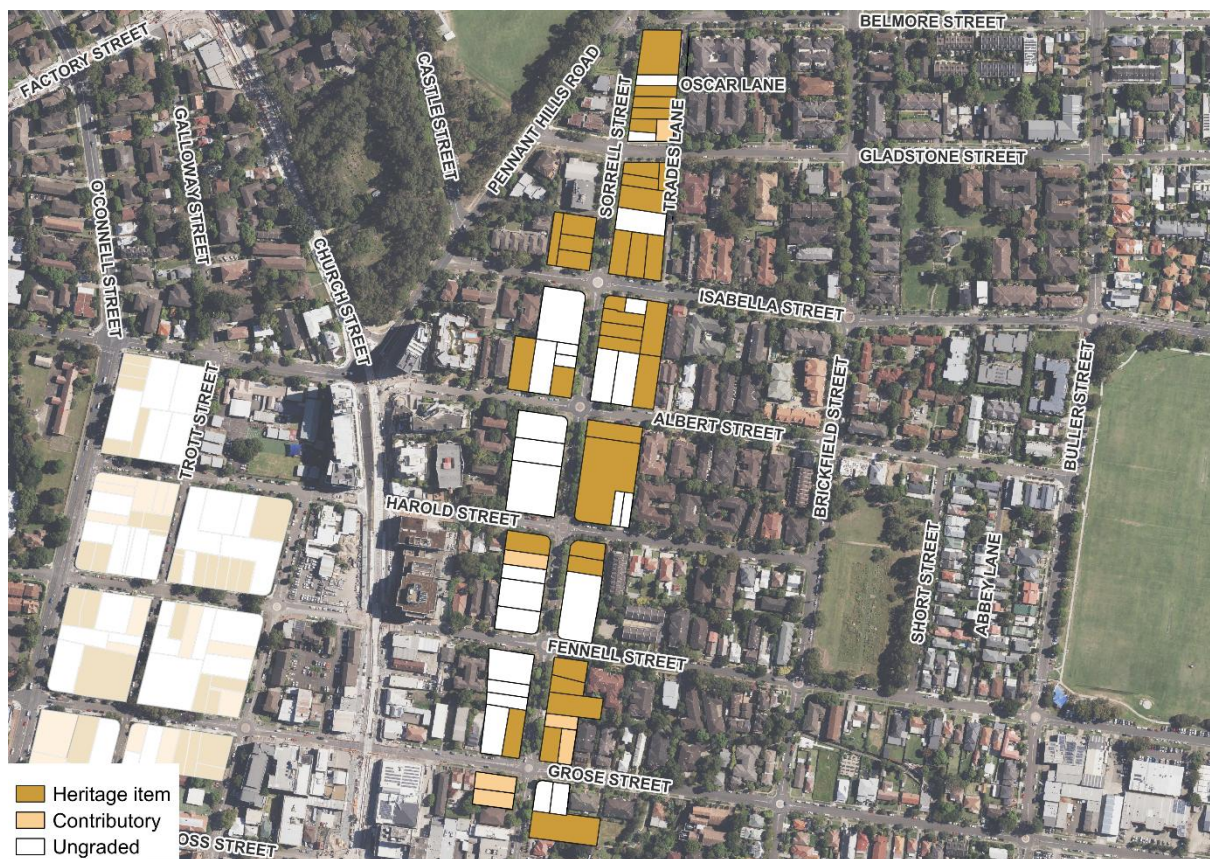


Figure 20. Gradings in the PDCP 2023.

EXTENT



Figure 21. Recommended gradings. Note: heritage items are not shown on this map; however, there is no change proposed to heritage items.

Table 5. Schedule of gradings.

Property Address	Lot DP	PDCP 2023	HCA Review
44 Albert Street North Parramatta	//SP22155	Item/ contributory	Item/ contributory
50 Albert Street North Parramatta	//SP5890	Ungraded	Detracting
52 Albert Street North Parramatta	//SP55358	Ungraded	Detracting
54-56 Albert Street North Parramatta	200//DP110460 2	Item/ contributory	Item/ contributory
1 Gladstone Street North Parramatta	2//DP1288337	Item/ contributory	Item/ contributory
4 Gladstone Street North Parramatta	2//DP127041	Contributory	Neutral
41 Grose Street North Parramatta	16//DP506147	Ungraded	Neutral
43 Grose Street North Parramatta	15//DP506147	Ungraded	Neutral
44 Grose Street Parramatta	5//DP62376	Item/ contributory	Item/ contributory
46 Grose Street North Parramatta	B//DP324806	Item/ contributory	Item/ contributory
42 Grose Street Parramatta	//SP14751	Ungraded	Detracting

48 Grose Street North Parramatta	//SP64674	Contributory	Neutral
30 Harold Street North Parramatta	1//DP1198890	Ungraded	Neutral
26-30 Harold Street Parramatta	1//DP632247	Ungraded	Detracting
30a Harold Street North Parramatta	2//DP1198890	Ungraded	Neutral
8 Isabella Street North Parramatta	3//DP430258	Item/ contributory	Item/ contributory
10 Isabella Street North Parramatta	1//DP904730	Item/ contributory	Item/ contributory
14 Isabella Street North Parramatta	B//DP382867	Item/ contributory	Item/ contributory
23 Isabella Street North Parramatta	2//DP1110247	Ungraded	Neutral
12a Isabella Street North Parramatta	1//DP981895	Item/ contributory	Item/ contributory
21 Isabella Street North Parramatta	12//DP813906	Ungraded	Detracting
25 Isabella Street North Parramatta	//SP35485	Item/ contributory	Item/ contributory
31 Sorrell Street Parramatta	B//DP345368	Contributory	Contributory
33 Sorrell Street Parramatta	A//DP345368	Contributory	Contributory
34 Sorrell Street North Parramatta	//SP49244	Item/ contributory	Item/ contributory
36 Sorrell Street North Parramatta	A//DP324806	Contributory	Contributory
37 Sorrell Street North Parramatta	1//DP953534	Ungraded	Detracting
37 Sorrell Street North Parramatta	2//DP953534	Ungraded	Detracting
42 Sorrell Street North Parramatta	2//DP614215	Item/ contributory	Item/ contributory
44 Sorrell Street North Parramatta	1//DP999333	Item/ contributory	Item/ contributory
50 Sorrell Street North Parramatta	170//DP103293 1	Item/ contributory	Item/ contributory
52 Sorrell Street North Parramatta	10//DP1008930	Item/ contributory	Item/ contributory
53 Sorrell Street Parramatta	1//DP19079	Item/ contributory	Item/ contributory
54 Sorrell Street North Parramatta	2//DP218172	Item/ contributory	Item/ contributory
54 Sorrell Street North Parramatta	4//DP218172	Item/ contributory	Item/ contributory
54 Sorrell Street North Parramatta	3//DP218172	Item/ contributory	Item/ contributory
54 Sorrell Street North Parramatta	1//DP218172	Item/ contributory	Item/ contributory
56 Sorrell Street North Parramatta	1//DP329888	Item/ contributory	Item/ contributory
60 Sorrell Street North Parramatta	1//DP995728	Item/ contributory	Item/ contributory

62 Sorrell Street North Parramatta	1//DP808392	Item/ contributory	Item/ contributory
63 Sorrell Street North Parramatta	20//DP1214946	Item/ contributory	Item/ contributory
64 Sorrell Street North Parramatta	B//DP154104	Item/ contributory	Item/ contributory
65 Sorrell Street North Parramatta	81//DP589708	Ungraded	Detracting
66 Sorrell Street North Parramatta	1//DP1110247	Item/ contributory	Item/ contributory
67 Sorrell Street North Parramatta	80//DP589708	Ungraded	Detracting
68 Sorrell Street North Parramatta	A//DP382867	Ungraded	Neutral
70 Sorrell Street North Parramatta	1//DP1288337	Item/ contributory	Item/ contributory
72 Sorrell Street North Parramatta	B//DP334894	Item/ contributory	Item/ contributory
74 Sorrell Street North Parramatta	1//DP127041	Ungraded	Neutral
75 Sorrell Street North Parramatta	1//DP430258	Item/ contributory	Item/ contributory
76 Sorrell Street North Parramatta	1//DP122130	Item/ contributory	Item/ contributory
77 Sorrell Street North Parramatta	2//DP430258	Item/ contributory	Item/ contributory
78 Sorrell Street North Parramatta	1//DP1111931	Item/ contributory	Item/ contributory
79 Sorrell Street North Parramatta	2//DP537284	Item/ contributory	Item/ contributory
80 Sorrell Street North Parramatta	1//DP905232	Item/ contributory	Item/ contributory
81 Sorrell Street North Parramatta	1//DP537284	Item/ contributory	Item/ contributory
82 Sorrell Street North Parramatta	3B//DP408317	Item/ contributory	Item/ contributory
84 Sorrell Street North Parramatta	3A//DP408317	Ungraded	Neutral
38 Sorrell Street North Parramatta	//SP14047	Item/ contributory	Item/ contributory
39-41 Sorrell Street Parramatta	1//DP631752	Ungraded	Detracting
43 Sorrell Street Parramatta	//SP6796	Ungraded	Detracting
46-48 Sorrell Street North Parramatta	101//DP103492 4	Ungraded	Neutral
47 Sorrell Street Parramatta	//SP92241	Ungraded	Detracting
51 Sorrell Street Parramatta	3//DP19079	Ungraded	Detracting
51a Sorrell Street Parramatta	2//DP19079	Contributory	Contributory
55 Sorrell Street Parramatta	//SP10287	Ungraded	Detracting
58 Sorrell Street North Parramatta	//SP13886	Ungraded	Detracting

59-61 Sorrell Street Parramatta	//SP57107	Ungraded	Detracting
68a Sorrell Street North Parramatta	4//DP1262642	Item/ contributory	Item/ contributory
86-90 Sorrell Street North Parramatta	//SP64711	Item/ contributory	Item/ contributory

2.3.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

None identified.

Investigate for potential delisting

None.

Other

Refer to Section 3.3 for review of the Sorrell Street HCA boundary.

2.4 Harris Park West

2.4.1 Existing DCP content

Existing contribution mapping



Figure 7.10.3.1 – Harris Park West Conservation Area

Statement of Significance

The area demonstrates an early 1870s-90s subdivision and speculation of modest residential development part of colonial surgeon John Harris' land grant, made in response to the railway. Many of the original houses remain and it retains a consistency of development with narrow lots, back lanes and small scale, simple form timber and brick cottages, built close together. The use of timber was typical in many parts of Sydney but is now rare. This area is important because it provides evidence of mid-19th century subdivisional and surveying practice and with the relative absence of modern development is the most consistent historical urban area in central Parramatta.

Distinctive characteristics

- *Intimate scale of the area - allotments are mostly 30ft, compared to the wider allotments east of Harris Street.*

- *Predominance of small cottages (mostly single storey) with some terrace houses and other dwellings.*
- *Age of buildings - mostly developed in the late 19th century, with a few early twentieth century dwellings and shops, and some flats from the 1960s.*

Existing Significant Buildings

The following buildings together help to demonstrate the history of the area and contribute to its significance. They should be retained.

- *Ada Street: all buildings*
- *Albion Street: all buildings except nos. 1, 8, 22, 23, 24, 40*
- *Harris Street: all buildings except 56, 58, 60, 62, 74, 80*
- *Marion Street: 42*, 44*, 46*, 48*, 65*, 69*, 71*, 73*, 75*, 77*, 79**
- *Station Street East: 22*, 24*, 34*, 36*, 38*, 42**
- *Wigram Street: all buildings except 53, 55, 65a, 69, 73A, 81, 82, 86, 91, 96, 100, 104-108, 110, 116*

* *Heritage Item*

2.4.2 Summary of existing contribution grading

2.4.2.1 Heritage items

The HCA contains a very high proportion of heritage items, consistently spread throughout HCA. These are late nineteenth and early twentieth century cottages on narrow allotments.



Figure 22. Heritage listed item at 75 Wigram Street (part of I279).



Figure 23. Heritage listed dwellings along Harris Street.

2.4.2.2 Contributory items and ungraded items

Only seven lots are graded as contributory as most are individually listed as local heritage items. Lots graded as contributory are:

- Three vacant allotments on Ada Street
- 40 Albion Street – Inter-War bungalow

EXTENT

- 22 Albion Street – late-nineteenth century cottage with unsympathetic front extension
- 7 Albion Street – mid-twentieth century cottage
- 34 Albion Street – late twentieth residential flat building
 - This may have been an administrative error, that confused 34 with 24. The Schedule of Significant Buildings lists 24 Albion Street as not contributory, but this property is a nineteenth century cottage that is listed as a local heritage item.

Non-graded properties include:

- Inter-War shops and flats on Marion Street
- Late twentieth century and early twenty first century commercial infill development.



Figure 24. 34 Albion Street (currently graded as contributory).



Figure 25. Non-heritage listed residential flat building at 60 Marion Street (currently ungraded).

2.4.3 Review of individual components

Key terms	
Significant period of development	c.1870s-c.1920s
Distinctive characteristics	<ul style="list-style-type: none"> ▪ Narrow lots associated with nineteenth century subdivision ▪ Pattern of small weatherboard and brick cottages ▪ Consistent siting and setbacks, with small front gardens ▪ Varied architectural styles and detailing ▪ Hipped and gabled roofs, mostly clad in corrugated iron, some in tiles ▪ Materiality of painted brick and timber weatherboard, corrugated iron and tiled roofing ▪ Timber detailing to gable ends and verandahs, timber windows ▪ Low fences, mostly timber picket

Contributory items

Contributory items in Harris Park West HCA are those that:

- Date from c.1870-c.1930; and
- Demonstrate the distinctive characteristics of the HCA, and:
- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in Harris Park West HCA are those that:

- Date from c.1870-c.1930, but are altered;
- Date from post-1930, but are consistent with the distinctive characteristics of the HCA; or
- Are sympathetic contemporary infill.

Detracting items

Detracting items in Harris Park West HCA are those that:

- Date from post-1930; and

Are not consistent with the distinctive characteristics of the HCA.

2.4.3.1 Recommended gradings

Note: Where a property is identified as a heritage item on PDCP mapping, this has been assumed to be equivalent to grading as 'contributory'.

There are 167 properties in Harris Park West HCA. 124 of these are listed as a heritage item. Most of these properties are recommended for grading as contributory, except for:

- 1 Ada Street – recommended for grading as neutral. Property is a vacant allotment.
- 11 Ada Street – recommended for grading as detracting. Property is occupied by contemporary commercial development.

Of the 38 ungraded items:

- 12 are recommended for grading as contributory. These are cottages, shop buildings and apartments from the early-mid twentieth century.
- 4 are recommended for grading as neutral. These are sympathetic contemporary infill or vacant lots.
- 22 are recommending for grading as detracting. These are commercial buildings from the mid-late twentieth century and early twentieth century, located on Marion Street, Station Street East and Wigram Street.



Figure 26. Gradings in the PDCP 2023.



Figure 27. Recommended gradings. Note: heritage items are not shown on this map; however, there is no change proposed to heritage items.

Table 6. Schedule of gradings.

Property Address	Lot DP	PDCP 2023	HCA Review
1 Ada Street Harris Park	A//DP382156	Item/ contributory	Item/ neutral*
2 Ada Street Harris Park	7/2/DP395	Item/ contributory	Item/ contributory
2a Ada Street Harris Park	A//DP346424	Contributory	Neutral
2a Ada Street Harris Park	B//DP346424	Contributory	Neutral
2a Ada Street Harris Park	C//DP346424	Contributory	Neutral
3 Ada Street Harris Park	B//DP382156	Item/ contributory	Item/ neutral*
4 Ada Street Harris Park	6/2/DP395	Item/ contributory	Item/ contributory
5 Ada Street Harris Park	1//DP102221	Item/ contributory	Item/ contributory
6 Ada Street Harris Park	1//DP545737	Item/ contributory	Item/ contributory
7 Ada Street Harris Park	1//DP128488	Item/ contributory	Item/ contributory
8 Ada Street Harris Park	2//DP128488	Item/ contributory	Item/ contributory
8 Ada Street Harris Park	2//DP545737	Item/ contributory	Item/ contributory
9 Ada Street Harris Park	1//DP914300	Item/ contributory	Item/ contributory
10 Ada Street Harris Park	3//DP545737	Item/ contributory	Item/ contributory
11 Ada Street Harris Park	1//DP1216817	Item/ contributory	Item/ detracting*
12 Ada Street Harris Park	4//DP545737	Item/ contributory	Item/ contributory
1 Albion Street Harris Park	35/1/DP415	Ungraded	Contributory
3 Albion Street Harris Park	36/1/DP415	Item/ contributory	Item/ contributory
4 Albion Street Harris Park	1//DP448228	Item/ contributory	Item/ contributory
5 Albion Street Harris Park	1//DP185507	Item/ contributory	Item/ contributory
6 Albion Street Harris Park	27/2/DP415	Item/ contributory	Item/ contributory
7 Albion Street Harris Park	38/1/DP415	Contributory	Contributory
8 Albion Street Harris Park	1//DP814795	Ungraded	Detracting
9 Albion Street Harris Park	39/1/DP415	Item/ contributory	Item/ contributory
11 Albion Street Harris Park	40/1/DP415	Item/ contributory	Item/ contributory
12 Albion Street Harris Park	24//DP792204	Item/ contributory	Item/ contributory

13 Albion Street Harris Park	41/1/DP415	Item/ contributory	Item/ contributory
14 Albion Street Harris Park	23/2/DP415	Item/ contributory	Item/ contributory
15 Albion Street Harris Park	42/1/DP415	Item/ contributory	Item/ contributory
16 Albion Street Harris Park	22//DP951380	Item/ contributory	Item/ contributory
17 Albion Street Harris Park	1//DP980531	Item/ contributory	Item/ contributory
18 Albion Street Harris Park	1//DP809580	Item/ contributory	Item/ contributory
19 Albion Street Harris Park	1//DP940350	Item/ contributory	Item/ contributory
20 Albion Street Harris Park	20/2/DP415	Item/ contributory	Item/ contributory
21 Albion Street Harris Park	45//DP128721	Item/ contributory	Item/ contributory
21 Albion Street Harris Park	46/1/DP415	Item/ contributory	Item/ contributory
22 Albion Street Harris Park	19/2/DP415	Ungraded	Neutral
23 Albion Street Harris Park	47A//DP372015	Ungraded	Contributory
24 Albion Street Harris Park	18/2/DP415	Item/ contributory	Item/ contributory
24 Albion Street Harris Park	17/2/DP415	Item/ contributory	Item/ contributory
25 Albion Street Harris Park	48A//DP372015	Item/ contributory	Item/ contributory
26 Albion Street Harris Park	16/2/DP415	Item/ contributory	Item/ contributory
27 Albion Street Harris Park	1//DP431467	Item/ contributory	Item/ contributory
28 Albion Street Harris Park	15/2/DP415	Item/ contributory	Item/ contributory
29 Albion Street Harris Park	1//DP127024	Item/ contributory	Item/ contributory
29 Albion Street Harris Park	50/1/DP415	Item/ contributory	Item/ contributory
30 Albion Street Harris Park	B//DP908056	Item/ contributory	Item/ contributory
31 Albion Street Harris Park	1//DP974664	Item/ contributory	Item/ contributory
32 Albion Street Harris Park	A//DP908056	Item/ contributory	Item/ contributory
33 Albion Street Harris Park	52/1/DP415	Item/ contributory	Item/ contributory
34 Albion Street Harris Park	//SP65511	Contributory	Detracting
35 Albion Street Harris Park	53/1/DP415	Item/ contributory	Item/ contributory
36 Albion Street Harris Park	9/2/DP415	Item/ contributory	Item/ contributory
37 Albion Street Harris Park	54/1/DP415	Item/ contributory	Item/ contributory

38 Albion Street Harris Park	2//DP316665	Item/ contributory	Item/ contributory
39 Albion Street Harris Park	55/1/DP415	Item/ contributory	Item/ contributory
40 Albion Street Harris Park	1//DP316665	Contributory	Contributory
41 Albion Street Harris Park	56/1/DP415	Item/ contributory	Item/ contributory
42 Albion Street Harris Park	C//DP388161	Item/ contributory	Item/ contributory
43 Albion Street Harris Park	57/1/DP415	Item/ contributory	Item/ contributory
44 Albion Street Harris Park	1//DP1061660	Item/ contributory	Item/ contributory
45 Albion Street Harris Park	58/1/DP415	Item/ contributory	Item/ contributory
46 Albion Street Harris Park	A//DP388161	Item/ contributory	Item/ contributory
47 Albion Street Harris Park	59/1/DP415	Item/ contributory	Item/ contributory
48 Albion Street Harris Park	2A//DP333608	Item/ contributory	Item/ contributory
49 Albion Street Harris Park	2//DP1056854	Item/ contributory	Item/ contributory
51 Albion Street Harris Park	1//DP1056854	Item/ contributory	Item/ contributory
52 Albion Street Harris Park	1A//DP333608	Item/ contributory	Item/ contributory
56 Harris Street Harris Park	31/2/DP415	Ungraded	Detracting
58 Harris Street Harris Park	32/2/DP415	Ungraded	Contributory
60 Harris Street Harris Park	33/2/DP415	Ungraded	Contributory
62 Harris Street Harris Park	341//DP792262	Ungraded	Contributory
64 Harris Street Harris Park	35/2/DP415	Item/ contributory	Item/ contributory
66 Harris Street Harris Park	1//DP934806	Item/ contributory	Item/ contributory
68 Harris Street Harris Park	37/2/DP415	Item/ contributory	Item/ contributory
70 Harris Street Harris Park	38/2/DP415	Item/ contributory	Item/ contributory
72 Harris Street Harris Park	39/2/DP415	Item/ contributory	Item/ contributory
74 Harris Street Harris Park	40/2/DP415	Ungraded	Contributory
76 Harris Street Harris Park	2//DP738287	Item/ contributory	Item/ contributory
78 Harris Street Harris Park	42/2/DP415	Item/ contributory	Item/ contributory
80 Harris Street Harris Park	43/2/DP415	Contributory	Contributory
82 Harris Street Harris Park	44/2/DP415	Item/ contributory	Item/ contributory

84 Harris Street Harris Park	45/2/DP415	Item/ contributory	Item/ contributory
86 Harris Street Harris Park	46/2/DP415	Item/ contributory	Item/ contributory*
88 Harris Street Harris Park	47//DP178143	Item/ contributory	Item/ contributory
90 Harris Street Harris Park	48/2/DP415	Item/ contributory	Item/ contributory
92 Harris Street Harris Park	49/2/DP415	Item/ contributory	Item/ contributory
94 Harris Street Harris Park	2//DP511375	Item/ contributory	Item/ contributory
96 Harris Street Harris Park	1//DP511375	Item/ contributory	Item/ contributory
98 Harris Street Harris Park	52/2/DP415	Item/ contributory	Item/ contributory
100 Harris Street Harris Park	53/2/DP415	Item/ contributory	Item/ contributory
102 Harris Street Harris Park	54/2/DP415	Item/ contributory	Item/ contributory
104 Harris Street Harris Park	567//DP1203555	Item/ contributory	Item/ contributory
106 Harris Street Harris Park	20//DP851684	Item/ contributory	Item/ contributory
108 Harris Street Harris Park	1//DP333070	Item/ contributory	Item/ contributory
110 Harris Street Harris Park	60//DP735064	Item/ contributory	Item/ contributory
42 Marion Street Harris Park	X//DP394228	Item/ contributory	Item/ contributory
44 Marion Street Harris Park	Y//DP394228	Item/ contributory	Item/ contributory
46 Marion Street Harris Park	24/1/DP395	Item/ contributory	Item/ contributory
48 Marion Street Harris Park	A//DP377229	Item/ contributory	Item/ contributory
50 Marion Street Harris Park	1//DP129021	Ungraded	Detracting
52a Marion Street Harris Park	101//DP633369	Ungraded	Neutral
56 Marion Street Harris Park	102//DP633369	Ungraded	Detracting
56 Marion Street Harris Park	1//DP779904	Ungraded	Detracting
58 Marion Street Harris Park	1//DP542267	Ungraded	Contributory
60 Marion Street Harris Park	2//DP542267	Ungraded	Contributory
61 Marion Street Harris Park	14//DP737316	Ungraded	Detracting
63 Marion Street Harris Park	133//DP128931	Ungraded	Detracting
65 Marion Street Harris Park	12//DP2114	Item/ contributory	Item/ contributory
67b Marion Street Harris Park	11//DP128937	Ungraded	Detracting

69 Marion Street Harris Park	10//DP2114	Item/ contributory	Item/ contributory
71-73 Marion Street Harris Park	100//DP1195296	Item/ contributory	Item/ contributory
75 Marion Street Harris Park	7//DP2114	Item/ contributory	Item/ contributory
77 Marion Street Harris Park	6//DP2114	Item/ contributory	Item/ contributory
79 Marion Street Harris Park	5//DP2114	Item/ contributory	Item/ contributory
81 Marion Street Harris Park	104//DP589596	Ungraded	Detracting
83 Marion Street Harris Park	1//DP858331	Ungraded	Detracting
85-87 Marion Street Harris Park	101//DP1078688	Ungraded	Detracting
2 Station Street East Harris Park	5//DP27063	Ungraded	Contributory
2 Station Street East Harris Park	4//DP27063	Ungraded	Contributory
8 Station Street East Harris Park	3//DP27063	Ungraded	Contributory
8 Station Street East Harris Park	2//DP27063	Ungraded	Contributory
12 Station Street East Harris Park	1//DP27063	Ungraded	Contributory
14 Station Street East Harris Park	1//DP717273	Ungraded	Detracting
22 Station Street East Harris Park	//SP63060	Ungraded	Neutral
24 Station Street East Harris Park	1//DP102660	Item/ contributory	Item/ contributory
26 Station Street East Harris Park	1//DP110145	Item/ contributory	Item/ contributory
28 Station Street East Harris Park	12/1//DP395	Ungraded	Detracting
28 Station Street East Harris Park	13//DP128788	Ungraded	Detracting
32-34 Station Street East Harris Park	101//DP819487	Item/ contributory	Item/ contributory
32-34 Station Street East Harris Park	102//DP819487	Item/ contributory	Item/ contributory
38 Station Street East Harris Park	B//DP430267	Item/ contributory	Item/ contributory
42 Station Street East Harris Park	102//DP1197333	Item/ contributory	Item/ contributory
44 Station Street East Harris Park	101//DP1197333	Item/ contributory	Item/ contributory
46 Station Street East Harris Park	//SP43098	Ungraded	Detracting
48 Station Street East Harris Park	34//DP1079552	Item/ contributory	Item/ contributory
Station Street East	1//DP122368	Ungraded	Neutral

53c Wigram Street Harris Park	30//DP128941	Ungraded	Detracting
55 Wigram Street Harris Park	29/1//DP415	Ungraded	Detracting
61 Wigram Street Harris Park	278//DP1236460	Item/ contributory	Item/ contributory
62-64 Wigram Street Harris Park	207//DP1144002	Item/ contributory	Item/ contributory
63 Wigram Street Harris Park	101//DP717736	Item/ contributory	Item/ contributory
65 Wigram Street Harris Park	24/1//DP415	Item/ contributory	Item/ contributory
66 Wigram Street Harris Park	1//DP776184	Item/ contributory	Item/ contributory
67a Wigram Street Harris Park	B//DP348320	Ungraded	Contributory
68 Wigram Street Harris Park	2//DP776184	Item/ contributory	Item/ contributory
69 Wigram Street Harris Park	A//DP348320	Item/ contributory	Item/ contributory
70 Wigram Street Harris Park	C//DP395244	Item/ contributory	Item/ contributory
72 Wigram Street Harris Park	D//DP395244	Item/ contributory	Item/ contributory
73 Wigram Street Harris Park	20/1//DP415	Item/ contributory	Item/ contributory
73a Wigram Street Harris Park	19/1//DP415	Ungraded	Neutral
74 Wigram Street Harris Park	32/1//DP395	Item/ contributory	Item/ contributory
75 Wigram Street Harris Park	18/1//DP415	Item/ contributory	Item/ contributory
75 Wigram Street Harris Park	17//DP128556	Item/ contributory	Item/ contributory
76 Wigram Street Harris Park	33/1//DP395	Item/ contributory	Item/ contributory
77 Wigram Street Harris Park	1//DP906109	Item/ contributory	Item/ contributory
78 Wigram Street Harris Park	34/1//DP395	Item/ contributory	Item/ contributory
79 Wigram Street Harris Park	1//DP905430	Item/ contributory	Item/ contributory
80 Wigram Street Harris Park	35/1//DP395	Item/ contributory	Item/ contributory
81 Wigram Street Harris Park	14/1//DP415	Ungraded	Detracting
82 Wigram Street Harris Park	36/1//DP395	Ungraded	Detracting
83 Wigram Street Harris Park	13/1//DP415	Item/ contributory	Item/ contributory
84 Wigram Street Harris Park	37//DP177351	Item/ contributory	Item/ contributory
85 Wigram Street Harris Park	12/1//DP415	Item/ contributory	Item/ contributory
86 Wigram Street Harris Park	38/1//DP395	Ungraded	Detracting

87 Wigram Street Harris Park	11/1/DP415	Item/ contributory	Item/ contributory
89 Wigram Street Harris Park	10/1/DP415	Item/ contributory	Item/ contributory
90 Wigram Street Harris Park	1//DP905616	Item/ contributory	Item/ contributory
91 Wigram Street Harris Park	//SP19577	Ungraded	Detracting
93 Wigram Street Harris Park	A//DP927881	Item/ contributory	Item/ contributory
94 Wigram Street Harris Park	1//DP1085931	Item/ contributory	Item/ contributory
95 Wigram Street Harris Park	2//DP501502	Item/ contributory	Item/ contributory
96 Wigram Street Harris Park	//SP35779	Ungraded	Detracting
97 Wigram Street Harris Park	1//DP501502	Item/ contributory	Item/ contributory
99 Wigram Street Harris Park	4/1/DP415	Item/ contributory	Item/ contributory
100 Wigram Street Harris Park	441//DP771257	Ungraded	Detracting
101 Wigram Street Harris Park	2/1/DP415	Item/ contributory	Item/ contributory
101 Wigram Street Harris Park	3/1/DP415	Item/ contributory	Item/ contributory
102 Wigram Street Harris Park	45/1/DP395	Item/ contributory	Item/ contributory
103 Wigram Street Harris Park	1/1/DP415	Item/ contributory	Item/ contributory
104-108 Wigram Street Harris Park	//SP47909	Ungraded	Detracting

*Existing heritage item recommended for further investigation below.

2.4.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

58 and 60 Marion Street

Refer Investigate for potential individual heritage listing as examples of early-mid twentieth century commercial and residential premises (Figure 28-Figure 29). The buildings appear to be largely intact and contribute to the streetscape of Marion Street.



Figure 28. 60 Marion Street.



Figure 29. 58 Marion Street.

Investigate for potential delisting

- Investigate potential delisting of I221 “Single storey residence” at 1-3 Ada Street, which has been demolished.
- Investigate potential to remove 11 Ada Street from I223 “Group of timber houses” as the timber house has since been demolished.
- Investigate potential to remove 86 Harris Street from I257 “Group of cottages” as the integrity of the building has been diminished through unsympathetic new brick veneer (Figure 30-Figure 31).



Figure 30. 86 Harris Street at centre.



Figure 31. 86 Harris Street at right.

Other

Refer to Section 3.4 for the review of the Harris Park West HCA boundary.

It is noted that there is a high proportion of commercial uses within heritage listed dwellings in Harris Park West HCA, particularly along Wigram Street. This is not considered to impact the significance of the HCA, but potential impacts on significant fabric of individual heritage item or contributory buildings should be investigated.

2.5 Experiment Farm

2.5.1 Existing DCP content

Existing contribution mapping



Figure 7.10.4.1 – Experiment Farm Conservation Area

Statement of significance

Through its subdivision alignments this Conservation Area clearly shows the outline of the first grant proclaimed in Australia to James Ruse and the two periods of its subdivision from the Harris Estate. Many of the allotments retain the original house built after subdivision. Though the consistency of development with large lots, age, scale, shape, siting, setbacks and materials, the houses provide a visual coherence representative of Sydney’s early 20th century middle class suburban development.

Distinctive characteristics

- *A north facing hillside sloping from the top of the ridge in Crown Street down to Clay Cliff Creek (now channelled through parkland). The natural shape of the land remains visible as the houses have been built without cut and fill.*
- *A sense of spaciousness provided by wide straight streets (some with views east to the City Centre), generous lots, wide setbacks between houses and hipped roofs.*

- *The pattern of suburban development - mostly single storey free standing dwellings separated from the street and neighbours by planted garden space.*
- *The predominance of brick as a building material, with tiles and occasionally slate, as a roof cladding.*
- *Two subtly different residential precincts: - South of Alice Street with a predominance of substantial houses of 1910-1930. - North of Alice Street, a 1920s subdivision containing modest houses built over a short period of time and opening to views of parkland and the tree cover hills to the north.*
- *Each building stands parallel to the street.*
- *Front gardens uncluttered by garages and visible from the street over fences. A considerable number of original brick fences remain.*
- *The familiar suburban paling fence to side and back boundaries.*
- *Some very obvious intrusive buildings which disrupt the visual harmony of the area.*
- *The focus of the Conservation Area, Experiment Farm Cottage, on the rise above Clay Cliff Creek and surrounded by open space.*
- *Unifying and enclosing effect of street trees which also helps screen intrusive buildings of more recent construction and cools pavements in summer.*

Existing Significant Buildings

The following buildings together help to demonstrate the history of the area and contribute to its significance. They should be retained.

- *Alice Street, Nos 2, 3*, 5*, 6*, 9, 10*, 11, 11A, 22*, 24*, 28**
- *Crown Street, Nos 2*, 3, 4*, 5*, 6*, 7*, 8*, 10*, 11*, 14, 16* 18*, 22**
- *Good Street, Nos 144*, 148**
- *Harris Street, Nos 59*, 65*, 67*, 69*, 77, 79, 81, 89, 91, 93, 95*
- *Ruse Street, Nos 1, 3, 4, 5, 6, 14, 15, 16, 17, 19, 20, 21, 22*
- *Weston Street, Nos 68, 69*, 72, 77, 78, 79*, 80, 81, 83, 84, 85*, 86, 87**

** Heritage Item*

2.5.2 Summary of existing contribution gradings

2.5.2.1 Heritage items

The HCA contains a high proportion of heritage items, consistently spread throughout HCA. Heritage items are generally late nineteenth / early twentieth century dwellings. There is one State Heritage Register item "Experiment Farm House" – located at the north of the HCA.



Figure 32. Existing heritage item at 6 Crown Street (I244).



Figure 33. Existing heritage item at 22 Crown Street (I250).

2.5.2.2 Contributory items and ungraded items

The HCA has a high proportion of contributory buildings, mostly comprising Inter-War brick bungalows of varying scales. Ungraded buildings include Inter-War and Post-War residential flat buildings and recent infill development.



Figure 34. 68 Weston Street (currently contributory but recommended for investigation for individual listing).



Figure 35. 21 Ruse Street (currently identified as contributory).



Figure 36. Inter-War flat building at 82a Weston Street (currently ungraded).



Figure 37. Residential flat building at 71 Weston Street (currently ungraded).

2.5.2.3 Condition and integrity

Dwellings within the HCA generally appear to be in good condition. There has been limited new development in the HCA in recent years. Recent development includes the dwelling at 78 Weston Street. This is a Post-War bungalow with substantial alterations and additions undertaken in c. 2010s. There are several residential flat buildings through the HCA, most of which are in face-brick. Several residential flat buildings have been rendered in recent years.

2.5.3 Review of individual components

Key terms	
Significant period of development	1789-1830s (establishment of Experiment Farm and construction of Experiment Farm House), c.1910-1930s (residential subdivision and development)
Distinctive characteristics	<ul style="list-style-type: none"> ▪ Pattern of single storey detached dwellings with planted front and side setbacks, some two-storey dwellings on corner lots ▪ Bungalow forms, with hipped and gabled roofs, varied architectural detailing ▪ Face-brick and sandstone exteriors, tiled roofs and verandahs, timber detailing to verandahs and gable ends ▪ Low front fences, mostly of brick, some timber picket ▪ Wide streets and mature street trees

Contributory items

Contributory items in Experiment Farm HCA are those that:

- Date from c.1910-1930s; and
- Demonstrate the distinctive characteristics of the HCA, and:
- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in Experiment Farm HCA are those that:

- Date from c.1910-1930s, but are altered;
- Date from post-1930, but are consistent with the distinctive characteristics of the HCA; or
- Are sympathetic contemporary infill

Detracting items

Detracting items in Experiment Farm HCA are those that:

- Date from post-1930; and
- Are not consistent with the distinctive characteristics of the HCA.

EXTENT

2.5.3.1 Recommended gradings

Note: Where a property is identified as a heritage item on PDCP mapping, this has been assumed to be equivalent to grading as 'contributory'.

Of the 116 properties in Experiment Farm HCA, 43 are listed as a heritage item. Most of these properties are recommended for grading as contributory, except for:

- 87 Weston Street (infill development on Lot 2 DP199790 at the rear of the property) – recommended for grading as neutral.

All 30 properties graded as contributory in the PDCP 2023 are recommended for grading as contributory.

Of the 43 properties ungraded in the PDCP 2023 six are recommended for grading as contributory. These are Inter-War residential flat buildings (1 Crown Street, 82A Weston Street), and early-mid twentieth century brick bungalows (70 and 70A Weston Street, 83 Harris Street).

There are 16 properties recommended for grading as neutral. These are dwellings from the mid-late twentieth century and sympathetic contemporary infill, as well as development on battle axe blocks.

There are 21 properties recommended for grading as detracting. These are residential flat buildings from the mid-late twentieth century.



Figure 38. Gradings in the PDCP 2023.

EXTENT



Figure 39. Recommended gradings. Note: heritage items are not shown on this map; however, there is no change proposed to heritage items.

Table 7. Schedule of gradings.

Property Address	Lot DP	PDCP 2023	HCA Review
1 Alice Street Harris Park	B//DP309766	Ungraded	Neutral
2 Alice Street Harris Park	1//DP10853	Contributory	Contributory
3 Alice Street Harris Park	101//DP805828	Item/ contributory	Item/ contributory
4 Alice Street Harris Park	2//DP10853	Ungraded	Neutral
5 Alice Street Harris Park	9/1//DP981167	Item/ contributory	Item/ contributory
6 Alice Street Harris Park	3//DP10853	Item/ contributory	Item/ contributory
7 Alice Street Harris Park	//SP19087	Ungraded	Detracting
8 Alice Street Harris Park	33//DP10853	Ungraded	Neutral
9 Alice Street Harris Park	1//DP312459	Contributory	Contributory
10 Alice Street Harris Park	34//DP10853	Item/ contributory	Item/ contributory
11 Alice Street Harris Park	A//DP337109	Contributory	Contributory

11a Alice Street Harris Park	B//DP337109	Contributory	Contributory
12a Alice Street Harris Park	35//DP10853	Ungraded	Detracting
13 Alice Street Harris Park	//SP22317	Ungraded	Detracting
14 Alice Street Harris Park	36//DP10853	Ungraded	Detracting
15 Alice Street Harris Park	//SP14411	Ungraded	Detracting
16 Alice Street Harris Park	37//DP10853	Item/ contributory	Item/ contributory
17 Alice Street Harris Park	//SP37539	Ungraded	Detracting
18 Alice Street Harris Park	38//DP10853	Item/ contributory	Item/ contributory
20 Alice Street Harris Park	39//DP10853	Item/ contributory	Item/ contributory
20a Alice Street Harris Park	A//DP188738	Item/ contributory	Item/ contributory
20a Alice Street Harris Park	1//DP115243	Item/ contributory	Item/ contributory
22 Alice Street Harris Park	40//DP10853	Item/ contributory	Item/ contributory
24 Alice Street Harris Park	41//DP10853	Item/ contributory	Item/ contributory
26 Alice Street Harris Park	42//DP10853	Ungraded	Neutral
28 Alice Street Harris Park	43//DP10853	Item/ contributory	Item/ contributory
30 Alice Street Harris Park	//SP67596	Ungraded	Detracting
1 Crown Street Harris Park	A//DP326493	Ungraded	Contributory
2 Crown Street Harris Park	1//DP999408	Item/ contributory	Item/ contributory
3 Crown Street Harris Park	B//DP326493	Contributory	Contributory
4 Crown Street Harris Park	1//DP996846	Item/ contributory	Item/ contributory
5 Crown Street Harris Park	C//DP326493	Item/ contributory	Item/ contributory
6 Crown Street Harris Park	1//DP998204	Item/ contributory	Item/ contributory
7 Crown Street Harris Park	1//DP91466	Item/ contributory	Item/ contributory
7 Crown Street Harris Park	1//DP90506	Item/ contributory	Item/ contributory
8 Crown Street Harris Park	1//DP999407	Item/ contributory	Item/ contributory
10 Crown Street Harris Park	6//DP37348	Item/ contributory	Item/ contributory
11 Crown Street Harris Park	101//DP1232483	Item/ contributory	Item/ contributory
11 Crown Street Harris Park	102//DP1232483	Item/ contributory	Item/ contributory

12 Crown Street Harris Park	5//DP37348	Ungraded	Neutral
13 Crown Street Harris Park	103//DP1232483	Ungraded	Neutral
14 Crown Street Harris Park	4//DP37348	Contributory	Contributory
15 Crown Street Harris Park	A//DP324294	Ungraded	Neutral
16 Crown Street Harris Park	A//DP328215	Item/ contributory	Item/ contributory
18 Crown Street Harris Park	B//DP328215	Item/ contributory	Item/ contributory
20 Crown Street Harris Park	//SP13679	Ungraded	Detracting
22 Crown Street Harris Park	1//DP998205	Item/ contributory	Item/ contributory
22 Crown Street Harris Park	2//DP948286	Item/ contributory	Item/ contributory
144 Good Street Harris Park	B//DP324294	Item/ contributory	Item/ contributory
146 Good Street Harris Park	242//DP1111349	Ungraded	Detracting
148 Good Street Harris Park	3//DP84621	Item/ contributory	Item/ contributory
148 Good Street Harris Park	1//DP961250	Item/ contributory	Item/ contributory
150 Good Street Harris Park	1//DP193898	Ungraded	Neutral
150 Good Street Harris Park	B//DP359892	Ungraded	Neutral
152 Good Street Harris Park	//SP42312	Ungraded	Detracting
55 Harris Street Harris Park	C//DP105869	Ungraded	Neutral
57 Harris Street Harris Park	//SP37864	Ungraded	Detracting
59 Harris Street Harris Park	A//DP105869	Item/ contributory	Item/ contributory
65 Harris Street Harris Park	1//DP816802	Item/ contributory	Item/ contributory
67 Harris Street Harris Park	2//DP531819	Item/ contributory	Item/ contributory
69 Harris Street Harris Park	1//DP531819	Item/ contributory	Item/ contributory
69a Harris Street Harris Park	1//DP547998	Ungraded	Detracting
73 Harris Street Harris Park	2//DP547998	Ungraded	Detracting
73 Harris Street Harris Park	A//DP316028	Ungraded	Detracting
75 Harris Street Harris Park	2/1//DP798	Ungraded	Detracting
77 Harris Street Harris Park	2//DP323110	Contributory	Contributory
77 Harris Street Harris Park	1//DP128374	Ungraded	Neutral

79 Harris Street Harris Park	1//DP323110	Contributory	Contributory
81 Harris Street Harris Park	4//DP10853	Contributory	Contributory
83 Harris Street Harris Park	5//DP10853	Ungraded	Contributory
85 Harris Street Harris Park	6//DP10853	Ungraded	Neutral
87 Harris Street Harris Park	7//DP10853	Ungraded	Neutral
89 Harris Street Harris Park	8//DP10853	Contributory	Neutral
91 Harris Street Harris Park	9//DP10853	Ungraded	Neutral
93 Harris Street Harris Park	10//DP10853	Contributory	Contributory
Harris Street Harris Park	1//DP181033	Ungraded	Neutral
1 Ruse Street Harris Park	32//DP10853	Contributory	Contributory
2 Ruse Street Harris Park	11//DP10853	Ungraded	Neutral
3 Ruse Street Harris Park	31//DP10853	Contributory	Contributory
4 Ruse Street Harris Park	12//DP10853	Contributory	Contributory
5 Ruse Street Harris Park	30//DP10853	Contributory	Contributory
6 Ruse Street Harris Park	13//DP10853	Contributory	Contributory
7 Ruse Street Harris Park	29//DP10853	Item/ contributory	Item/ contributory
8 Ruse Street Harris Park	14//DP10853	Item/ contributory	Item/ contributory
9 Ruse Street Harris Park	1//DP256428	Item/ contributory	Item/ contributory
9a Ruse Street Harris Park	28//DP10853	Item/ contributory	Item/ contributory
10 Ruse Street Harris Park	15//DP10853	Item/ contributory	Item/ contributory
12 Ruse Street Harris Park	16//DP10853	Item/ contributory	Item/ contributory
13 Ruse Street Harris Park	27//DP10853	Item/ contributory	Item/ contributory
14 Ruse Street Harris Park	17//DP10853	Item/ contributory	Item/ contributory
15 Ruse Street Harris Park	26//DP10853	Contributory	Contributory
16 Ruse Street Harris Park	18//DP10853	Contributory	Contributory
17 Ruse Street Harris Park	25//DP10853	Contributory	Contributory
18 Ruse Street Harris Park	19//DP10853	Ungraded	Neutral
19 Ruse Street Harris Park	24//DP10853	Contributory	Contributory

20 Ruse Street Harris Park	20//DP10853	Contributory	Contributory
21 Ruse Street Harris Park	D//DP439252	Contributory	Contributory
22 Ruse Street Harris Park	A//DP439252	Contributory	Contributory
23 Ruse Street Harris Park	//SP67597	Ungraded	Detracting
24 Ruse Street Harris Park	3//DP550074	Ungraded	Neutral
68 Weston Street Harris Park	A//DP329163	Contributory	Contributory
69 Weston Street Harris Park	241//DP1111349	Item/ contributory	Item/ contributory
70 Weston Street Harris Park	2//DP384918	Ungraded	Contributory
70a Weston Street Harris Park	1//DP384918	Ungraded	Contributory
71 Weston Street Harris Park	//SP33929	Ungraded	Detracting
72 Weston Street Harris Park	C//DP153219	Contributory	Contributory
73 Weston Street Harris Park	2//DP319093	Ungraded	Detracting
74 Weston Street Harris Park	B//DP153219	Ungraded	Detracting
75 Weston Street Harris Park	//SP35399	Ungraded	Detracting
76 Weston Street Harris Park	A//DP87425	Ungraded	Detracting
77 Weston Street Harris Park	1//DP112790	Item/ contributory	Item/ contributory
78 Weston Street Harris Park	1//DP1022191	Contributory	Contributory
78a Weston Street Harris Park	//SP64721	Ungraded	Neutral
79 Weston Street Harris Park	//SP19231	Item/ contributory	Item/ contributory
80 Weston Street Harris Park	1//DP997851	Item/ contributory	Item/ contributory
81 Weston Street Harris Park	B//DP322984	Contributory	Contributory
82 Weston Street Harris Park	//SP74953	Ungraded	Detracting
82a Weston Street Harris Park	//SP38305	Ungraded	Contributory
83a Weston Street Harris Park	10//DP89768	Contributory	Contributory
84 Weston Street Harris Park	A//DP340484	Contributory	Contributory
84a Weston Street Harris Park	B//DP340484	Ungraded	Contributory
85 Weston Street Harris Park	1//DP745744	Item/ contributory	Item/ contributory
86 Weston Street Harris Park	1//DP952594	Contributory	Contributory

87 Weston Street Harris Park	6/1/DP981167	Item/ contributory	Item/ contributory
87 Weston Street Harris Park	1//DP199790	Item/ contributory	Item/ contributory
87 Weston Street Harris Park	2//DP199790	Item/ contributory	Item/ neutral

2.5.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

68 Weston Street

This is a large brick and sandstone Inter-War bungalow, with several architectural features of interest. The garden layout and garage appear to be original to the dwelling. Refer to Figure 34 for image.

Investigate for potential delisting

None identified.

Other

Refer to Section 3.5 for review of the Experiment Farm boundary.

2.6 Elizabeth Farm

2.6.1 Existing DCP content

Contribution mapping



Figure 7.10.5.1 – Elizabeth Farm Conservation Area

Statement of significance

This area provides an appropriate low scale suburban setting for Elizabeth Farm House, and retains and provides opportunities to reinstate important historic views to and from the House from within and outside the area. It is the core of and demonstrates one of the last Macarthur grant subdivisions. This government standard subdivision pattern remains (including road widths and allotment size), together with most of the original houses and large gardens. Through the consistency of scale, form, siting setbacks, materials and street planting, the area retains a visual coherence representative of Sydney’s early 20th century middle class suburbs.

Distinctive characteristics

- *Siting on the southern slopes of the Parramatta River valley with views into the precinct from roads, river and University, and views out to Parramatta River and valley slopes to the north.*

- *The central focus of the conservation area is the remnant colonial planting and glimpses of roofs and buildings of Elizabeth Farm and surrounding public reserve and the remaining historical views and visual relationships between the Farm and the other early buildings in the district.*
- *North/south orientation of most lots providing northerly aspect and private views for each house to houses, trees and parkland beyond the pattern of subdivision - most of the 1906 1 (one) chain (20m) x 2.5 chains (50m) government standard allotments and 10 chains (200m) street blocks remain.*
- *The pattern of development - single storey freestanding houses separated from street and neighbours by planted garden space.*
- *Sense of spaciousness provided by wide straight streets, generous lots, wide setbacks between houses and hipped roofs.*
- *Generous private back gardens.*
- *Front gardens uncluttered by garages.*
- *Front gardens visible from street over fences generally of brick, timber or wire on timber frame.*
- *Visual coherence and consistency of area provided by:*
 - *Similarity of scale - single storey.*
 - *Hipped and gabled roofs, most pitched at less than 35 degrees.*
 - *Regular house setbacks of 6 - 8 metres.*
 - *Houses sited parallel to street.*
 - *Age of buildings - majority of the 1920s.*
 - *Unity of materials - red-brown bricks, timber or fibro.*
- *Unifying and enclosing effect of street tree planting south of Alice Street.*

Existing Significant Buildings

The following buildings together help to demonstrate the history of the area and contribute to its significance. They should be retained.

- *Alice Street, Nos 53, 55, 61, 65, 71*
- *Alfred Street, Nos 105, 107, 109, 115*
- *Oak Street, Nos 4*, 6*, 8*, 10*, 12**
- *Prospect Street, Nos 35, 41, 43, 49*
- *Weston Street, Nos 24, 25, 27, 28, 29, 31, 33, 34*, 37*, 38, 39, 41, 42, 44*

** Heritage Item*

2.6.2 Summary of existing contribution gradings

2.6.2.1 Heritage items

The HCA has a small number of heritage items. There are two SHR items “Elizabeth Farm” and “Public Reserve associated with Elizabeth Farm” at the centre of the HCA. Local heritage items include early twentieth century timber cottages on Oak Street and Inter-War brick

EXTENT

bungalows on Weston Street. There is one listed archaeological site, located opposed Elizabeth Farm House – “Elizabeth Farm archaeological site”.



Figure 40. Oak Street cottage group (1680).



Figure 41. Heritage item ‘St Mons’ (1681) at 41 Weston Street.

2.6.2.2 Contributory items and ungraded items

The HCA has a high proportion of contributory items in the southern half of the HCA; while most properties in the northern half are ungraded. All dwellings on Hassall Street are ungraded, despite demonstrating the same style, age, integrity as contributory buildings elsewhere in the HCA.

Contributory dwellings in the southern half are generally Inter-War brick bungalows, contributory items in the northern portion include timber weatherboard cottages.

Ungraded items include mid-twentieth century brick bungalows, early twentieth century timber cottages, late twentieth century flat buildings and recent new builds.

2.6.2.3 Condition and integrity

Several contributory items have been altered or demolished.



Figure 42. Dwelling at 41 Prospect Street (currently graded as contributory).



Figure 43. 71 Alice St – contributory dwelling currently being redeveloped.



Figure 44. 89 Hassall Street (currently not graded).



Figure 45. 65 Alice Street (currently not graded).

2.6.3 Review of individual components

Key terms

Significant period of development

c.1900-1940s

Distinctive characteristics

- Pattern of single storey detached dwellings providing an appropriate low scale suburban setting for Elizabeth Farm House and Reserve
- Consistent lots associated with nineteenth century subdivision
- Wide side and front setbacks with planted and turfed front gardens
- Cottage and bungalow forms, varied architectural detailing
- Hipped and gabled roofs clad in corrugated iron or tiles
- Face-brick, timber weatherboard or fibro materiality
- Wide streets and grass verges
- Street trees south of Alice Street

Contributory items

Contributory items in Elizabeth Farm HCA are those that:

- Date from c.1900-1940; and
- Demonstrate the distinctive characteristics of the HCA; and,
- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in Elizabeth Farm HCA are those that:

- Date from c.1900-1940, but are altered;

- Date from post-1940, but are consistent with the distinctive characteristics of the HCA; or
- Are sympathetic contemporary infill.

Detracting items

Detracting items in Elizabeth Farm HCA are those that:

- Date from post-1940; and
- Are not consistent with the distinctive characteristics of the HCA.

2.6.3.1 Recommended gradings

Note: Where a property is identified as a heritage item on PDCP mapping, this has been assumed to be equivalent to grading as 'contributory'.

Most properties graded as contributory in the PDCP 2023 are recommended for grading as contributory.

Three properties are recommended for grading as detracting:

- 109 Alfred Street, 4 Oak Street, 67 Alice Street – these are contemporary dwellings that are unsympathetic to the scale and form of the HCA.

Of the approximately 55 properties that are currently ungraded, about half are proposed for grading as neutral, a quarter as contributory and the remaining as detracting.

Properties that are recommended for grading as neutral are sympathetic contemporary dwellings, Post-War brick bungalows, and original dwellings that have either been demolished or heavily altered.

Properties that are recommended for grading as contributory are Federation and Inter-War cottages, including 87, 89 and 93 Hassall Street, 1 Oak Street and 31 Weston Street.

Properties that are recommended for grading as detracting include unsympathetic contemporary development (e.g. 30 Weston Street) as well as Post-War development that has been unsympathetically altered (e.g. 33 Prospect Street).



Figure 46. Gradings in the PDCP 2023.



Figure 47. Recommended gradings. Note: heritage items are not shown on this map; however, there is no change proposed to heritage items.

Table 8. Schedule of gradings.

Property address	Lot DP	PDCP 2023	HCA Review
101b Alfred Street Rosehill	3//DP1093536	Ungraded	Neutral
103 Alfred Street Rosehill	3//DP623518	Ungraded	Detracting
105 Alfred Street Parramatta	D//DP345918	Contributory	Contributory
105a Alfred Street Rosehill	A//DP363845	Item/ contributory	Item/ contributory
105b Alfred Street Rosehill	C//DP363845	Item/ contributory	Item/ contributory
107 Alfred Street Parramatta	C//DP345918	Contributory	Neutral
109 Alfred Street Parramatta	10//DP1039483	Contributory	Detracting
111 Alfred Street Parramatta	B//DP335662	Ungraded	Neutral
113 Alfred Street Parramatta	A//DP335662	Ungraded	Neutral
115 Alfred Street Parramatta	2//DP1044256	Contributory	Neutral
115a Alfred Street Parramatta	1//DP1044256	Ungraded	Contributory
117 Alfred Street Parramatta	121//DP1286078	Ungraded	Neutral
53 Alice Street Rosehill	11/2//DP4630	Contributory	Contributory
55 Alice Street Rosehill	12/2//DP4630	Contributory	Contributory
57 Alice Street Rosehill	13/2//DP4630	Ungraded	Detracting
59 Alice Street Rosehill	14/2//DP4630	Ungraded	Neutral
61 Alice Street Rosehill	15/2//DP4630	Archaeological site/ contributory	Archaeological site/ contributory
63 Alice Street Rosehill	16/2//DP4630	Archaeological site/ contributory	Archaeological site/ contributory
65 Alice Street Rosehill	17/2//DP4630	Archaeological site/ contributory	Archaeological site/ contributory
67 Alice Street Rosehill	18/2//DP4630	Contributory	Detracting
69 Alice Street Rosehill	19/2//DP4630	Ungraded	Neutral
70 Alice Street Rosehill	D//DP411727	Item/ contributory	Item/ contributory
71b Alice Street Rosehill	1//DP574927	Contributory	Contributory
72 Alice Street Rosehill	C//DP411727	Item/ contributory	Item/ contributory
106 Arthur Street Parramatta	170//DP1286122	Ungraded	Neutral

108 Arthur Street Parramatta	133//DP1286078	Ungraded	Neutral
94 Arthur Street Rosehill	2//DP574927	Ungraded	Neutral
96 Arthur Street Rosehill	5//DP26507	Item/ contributory	Item/ contributory
101 Hassall Street Parramatta	1//DP306172	Ungraded	Neutral
79 Hassall Street Parramatta	120//DP1286078	Ungraded	Detracting
81 Hassall Street Parramatta	122//DP1286078	Ungraded	Neutral
83 Hassall Street Parramatta	123//DP1286078	Ungraded	Contributory
85 Hassall Street Parramatta	124//DP1286078	Ungraded	Contributory
87 Hassall Street Parramatta	125//DP1286078	Ungraded	Contributory
89 Hassall Street Parramatta	126//DP1286078	Ungraded	Contributory
91 Hassall Street Parramatta	127//DP1286078	Ungraded	Detracting
91a Hassall Street Parramatta	128//DP1286078	Ungraded	Contributory
93 Hassall Street Parramatta	129//DP1286078	Ungraded	Contributory
95 Hassall Street Parramatta	130//DP1286078	Ungraded	Neutral
97 Hassall Street Parramatta	131//DP1286078	Ungraded	Neutral
99 Hassall Street Parramatta	132//DP1286078	Ungraded	Contributory
1 Oak Street Parramatta	A//DP345918	Ungraded	Contributory
2 Oak Street Parramatta	134//DP1286078	Ungraded	Detracting
2a Oak Street Parramatta	B//DP104435	Ungraded	Neutral
3 Oak Street Parramatta	C//DP345177	Ungraded	Contributory
4 Oak Street Parramatta	135//DP1286078	Contributory	Detracting
5 Oak Street Parramatta	B//DP345177	Ungraded	Contributory
6 Oak Street Parramatta	160//DP1286081	Item/ contributory	Item/ contributory
7 Oak Street Parramatta	A//DP345177	Ungraded	Neutral
8 Oak Street Parramatta	161//DP1286081	Item/ contributory	Item/ contributory
9 Oak Street Parramatta	5/3//DP4630	Ungraded	Neutral
10 Oak Street Parramatta	162//DP1286081	Item/ contributory	Item/ contributory
11 Oak Street Parramatta	6/3//DP4630	Ungraded	Detracting

12 Oak Street Parramatta	163//DP1286081	Item/ contributory	Item/ contributory
13 Oak Street Parramatta	7/3//DP4630	Ungraded	Neutral
14 Oak Street Parramatta	136//DP1286078	Ungraded	Contributory
15 Oak Street Parramatta	1//DP26507	Ungraded	Contributory
16 Oak Street Parramatta	137//DP1286078	Ungraded	Detracting
17 Oak Street Parramatta	2//DP26507	Ungraded	Neutral
18 Oak Street Parramatta	171//DP1286122	Ungraded	Neutral
19 Oak Street Parramatta	3//DP26507	Ungraded	Neutral
20 Oak Street Parramatta	172//DP1286122	Ungraded	Detracting
21 Oak Street Parramatta	4//DP26507	Ungraded	Neutral
31 Prospect Street Rosehill	1//DP128372	Ungraded	Neutral
33 Prospect Street Rosehill	//SP103728	Ungraded	Detracting
35 Prospect Street Rosehill	3/1//DP4630	Contributory	Neutral
37 Prospect Street Rosehill	4//DP187296	Ungraded	Contributory
39 Prospect Street Rosehill	5//DP187296	Ungraded	Neutral
41 Prospect Street Rosehill	6//DP187296	Contributory	Contributory
43 Prospect Street Rosehill	7//DP128526	Contributory	Contributory
45 Prospect Street Rosehill	8//DP188474	Ungraded	Contributory
49 Prospect Street Rosehill	9//DP190544	Contributory	Contributory
51 Prospect Street Rosehill	10/1//DP4630	Ungraded	Detracting
27 Weston Street Rosehill	1/2//DP4630	Contributory	Contributory
28 Weston Street Rosehill	20/1//DP4630	Contributory	Neutral
29 Weston Street Rosehill	2/2//DP4630	Contributory	Contributory
30 Weston Street Rosehill	19/1//DP4630	Ungraded	Detracting
31 Weston Street Rosehill	3/2//DP4630	Contributory	Contributory
32 Weston Street Rosehill	18/1//DP4630	Ungraded	Neutral
33 Weston Street Rosehill	4/2//DP4630	Contributory	Contributory
34 Weston Street Rosehill	17/1//DP4630	Item/ contributory	Item/ contributory

35 Weston Street Rosehill	5/2/DP4630	Ungraded	Detracting
36 Weston Street Rosehill	16/1/DP4630	Ungraded	Detracting
37 Weston Street Rosehill	6/2/DP4630	Item/ contributory	Item/ contributory
38 Weston Street Rosehill	15/1/DP4630	Contributory	Contributory
39 Weston Street Rosehill	7/2/DP4630	Contributory	Contributory
40 Weston Street Rosehill	14/1/DP4630	Ungraded	Neutral
41 Weston Street Rosehill	8/2/DP4630	Item/ contributory	Item/ contributory
42 Weston Street Rosehill	13/1/DP4630	Contributory	Neutral
43 Weston Street Rosehill	2//DP623518	Ungraded	Detracting
44 Weston Street Rosehill	2//DP1093536	Contributory	Contributory
45 Weston Street Rosehill	1//DP623518	Ungraded	Neutral
46 Weston Street Rosehill	1//DP1093536	Ungraded	Neutral

2.6.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

None identified.

Investigate for potential delisting

None identified.

Other

Refer to Section 3.6 for review of the Elizabeth Farm HCA boundary.

2.7 Burnside Homes

2.7.1 Existing DCP content

Existing contribution mapping



Figure 7.10.12.1 – Burnside Homes Conservation Area, North Parramatta

Statement of significance

The Burnside Homes are evidence of a grandiose philanthropic social experiment for the care of orphans using domestic rather than institutional accommodation arranged in a village complex. While the village and first buildings were established by the Presbyterian Church many of the houses were built by private benefactors between 1911-1941. This building is part of that unique village child care complex and forms part of a picturesque catalogue of the development of domestic architectural aspirations in the period 1911-1941.

Distinctive characteristics

- *The linear streetscape to Pennant Hills Road of fences, plantings and facades and grand facades featuring gables, porticos and towers.*
- *The resultant “village” grouping.*
- *The catalogue of architectural aspirations c1901—1930 shown by the facades.*

- *The attractive nature of the existing landscape. Though this is currently depleted, there are fine stands of native trees to the west of the site. The siting of the group on a ridge enhances the picturesque qualities of the whole. It should be noted that few of the buildings have interiors of note, and the most important elements are the main façades.*

Existing Significant Buildings

The following buildings together help to demonstrate the history of the area and contribute to its significance. They must be retained.

- Blackwood Place: Nos 1-7, 9-29, 28, 30
 - Masons Drive: Nos 1-3, 14-16
 - Pennant Hills Road: No 61
- * Heritage Item

2.7.2 Summary of existing contribution gradings

2.7.2.1 Heritage items

There are no heritage items within the HCA. Two other former residences that are also associated with Burnside Homes are not currently included in the HCA but are individually listed under Schedule 5 of the LEP (Reid Home I359 and War Memorial Home I447).

2.7.2.2 Existing contribution gradings

There is no contribution gradings for the HCA.

2.7.2.3 Condition and integrity

Some buildings currently being redeveloped:

- DA/420/2024 is currently under assessment for 8 Lincluden Place. The proposed works include subdivision, alterations and additions to existing building and change of use for a childcare facility with parking and ancillary site works.
- DA/6/2025 under assessment for 'Son of the Rock' building. Proposal includes internal works and classroom extensions.



Figure 48. Burnside Public School.



Figure 49. 2 Masons Drive – currently under redevelopment.



Figure 50. 8 Lincluden Place – DA currently under assessment.



Figure 51. Sargood Hall, 2 Masons Drive.



Figure 52. Reid Home – 2 Masons Drive – recommended for inclusion within HCA.



Figure 53. Sandstone gateposts and metal gates – not currently within HCA boundary.

2.7.3 Review of individual components

Key terms

Significant period of development

c.1900-1930

Distinctive characteristics

- Village grouping of early twentieth century buildings associated with child care institution
- Each building has varied architectural styles and detailing, many with grand facades featuring gables, porticos and towers
- Public domain elements include sandstone gates and fences and street trees

Contributory items

Contributory items in Burnside Homes HCA are those that:

- Date from c.1900-1930; and,
- Demonstrate the distinctive characteristics of the HCA, and,

- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in Burnside Homes HCA are those that:

- Date from c.1900-1930, but are altered;
- Date from post-1930, but are consistent with the distinctive characteristics of the HCA; or
- Are sympathetic contemporary infill.

Detracting items

Detracting items in Burnside Homes HCA are those that:

- Date from post-1930; and,
- Are not consistent with the distinctive characteristics of the HCA.

2.7.3.1 Recommended gradings

The PDCP 2023 does not provide contribution gradings for Burnside Homes. All the original Burnside Homes, the Hall and Burnside Public School are recommended for grading as contributory. One property is recommended for grading as neutral – sympathetic infill development at 1-7 Blackwood Place Oatlands.



Figure 54. Recommended gradings.

Table 9. Schedule of gradings.

Property address	Lot DP	PDCP 2023	HCA Review
1-7 Blackwood Place Oatlands	11//DP1228506	Ungraded	Neutral
1-7 Blackwood Place Oatlands	13//DP1228506	Ungraded	Neutral
9 - 29 Blackwood Place Oatlands	227//DP718810	Ungraded	Contributory
28 Blackwood Place Oatlands	2241//DP739477	Ungraded	Contributory
30 Blackwood Place Oatlands	2242//DP739477	Ungraded	Contributory
6 Lincluden Place Oatlands	2//DP775621	Ungraded	Contributory
8 Lincluden Place Oatlands	3//DP775621	Ungraded	Contributory
1 - 3 Masons Drive North Parramatta	4//DP135725	Ungraded	Contributory
2 - 12 Masons Drive North Parramatta	100//DP1260159	Ungraded	Contributory
2 - 12 Masons Drive North Parramatta	101//DP1260159	Ungraded	Contributory
14 - 16 Masons Drive North Parramatta	3//DP857976	Ungraded	Contributory
104 Pennant Hills Road Oatlands	1//DP775621	Ungraded	Contributory

2.7.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

All the original Burnside Homes, the Hall and Burnside Public School should be investigated for potential heritage listing (Figure 55). All buildings demonstrate distinctive architectural and aesthetic qualities, and likely have historical, social and representative value individually and collectively. These items are also listed in Appendix A to this report.

- 28 Blackwood Place – Novar
- 30 Blackwood Place – Glencoe
- 9-29 Blackwood Place – Airlie, Blariegowrie, Cumbrae, Dunkeld and Eskdale
- 104 Pennant Hills Road – Strathalbyn
- 6 Lincluden Place – Troup
- 8 Lincluden Place – Lincluden
- 2 Masons Drive – Son of Rock, Blackwood, Sargood Hall, Ivanhoe, Robinson
- 1-3 Masons Drive – Burnside Public School
- 14-16 Masons Drive – Ross Memorial Drive and Residential College/Hospital

In addition, the following buildings that are located outside of the HCA should be investigated for potential listing (Figure 56). These were identified in the 1993-1994

Baulkham Hills Heritage Study but were not included in the HCA boundary nor listed as individual items.

- 3 Masons Drive – brick cottage, c.1930-1940
- 14 Masons Drive – weatherboard cottage, c.1890-1900

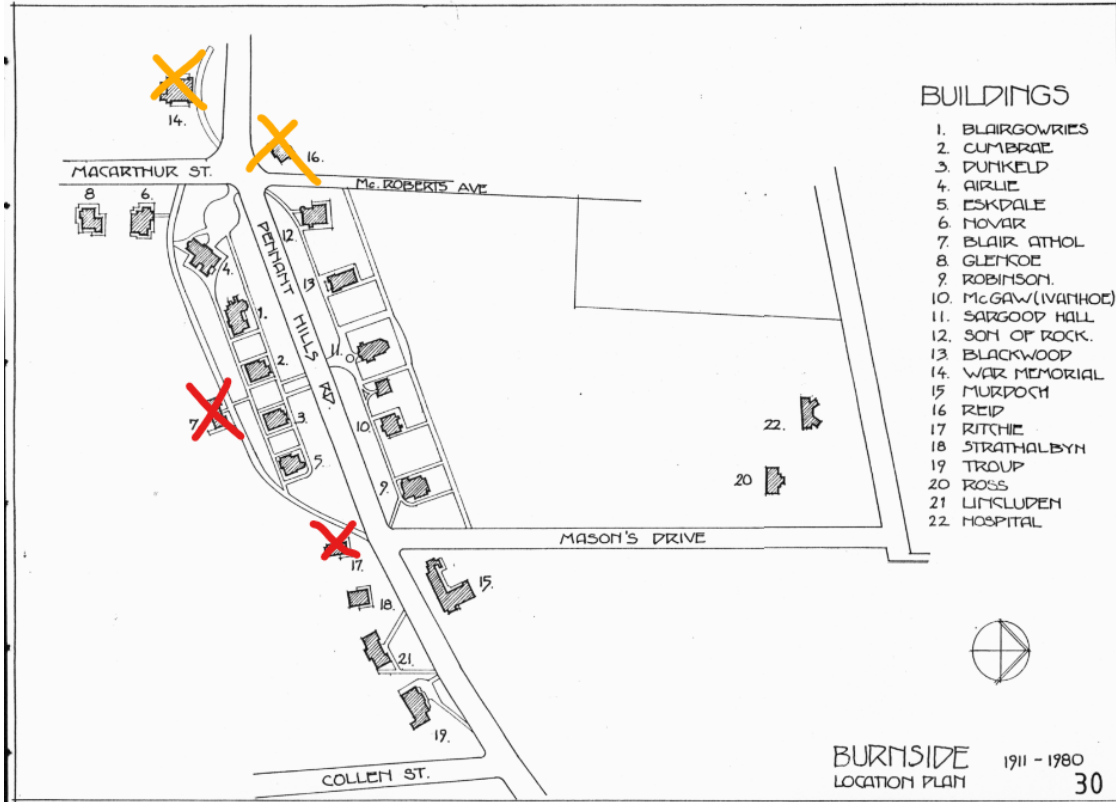


Figure 55. Plan of Burnside Homes, 1980. Buildings marked with red crosses have been demolished, buildings marked with yellow crosses are listed as heritage items on the PLEP 2023. All other buildings should be investigated for potential listing.



Figure 56. Aerial image showing HCA boundary in hatched red, and cottages on Masons Drive for investigation for potential listing circled in blue. 14 Masons Drive at left, 3 Masons Drive at right.

Investigate for potential delisting

None.

Other

Refer to Section 3.7 for review of the Burnside Homes HCA boundary.

EXTENT

2.8 Epping / Eastwood

2.8.1 Existing DCP content

Existing contribution mapping

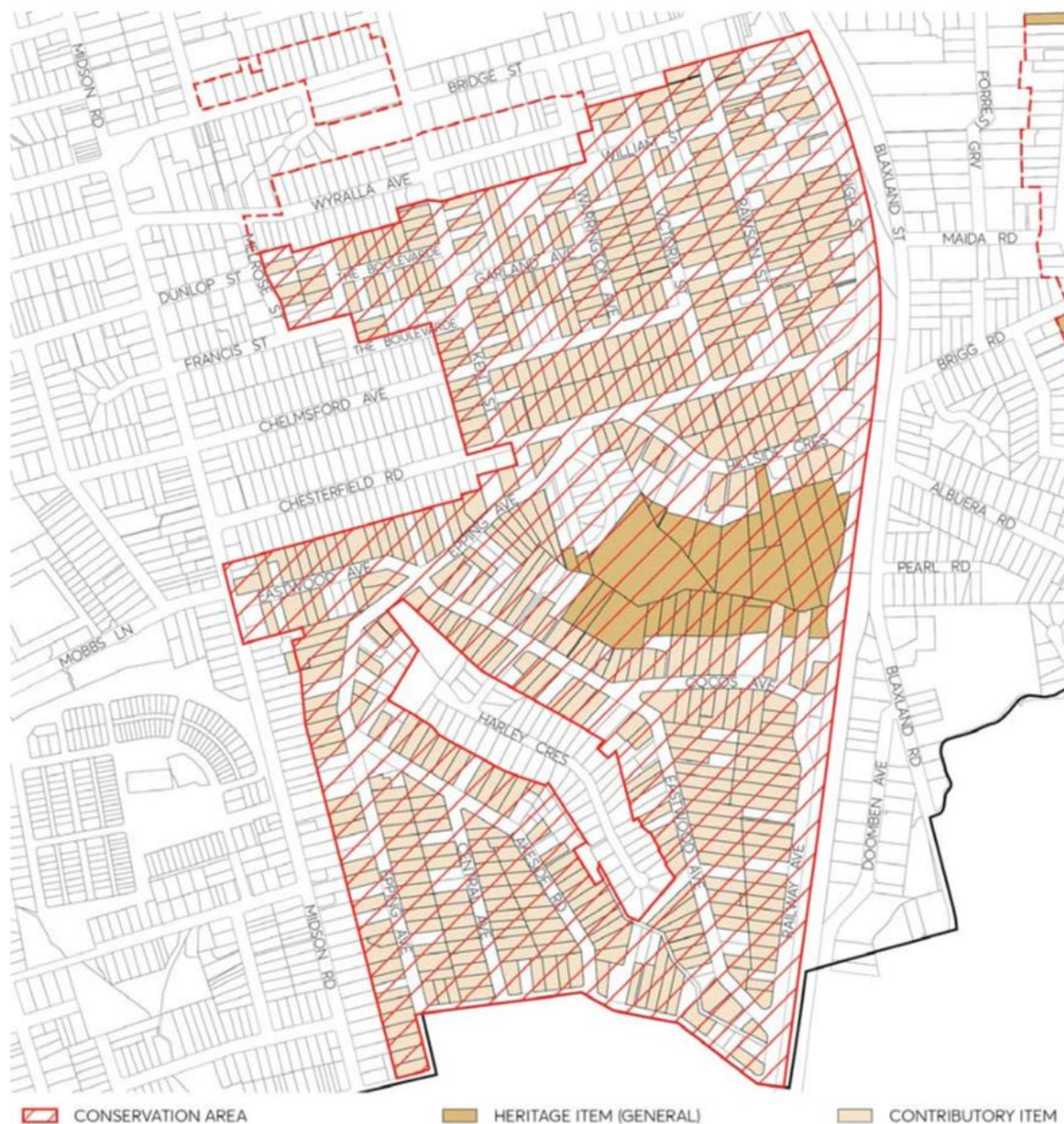


Figure 7.10.11.2 – Epping/Eastwood Conservation Area

Statement of Significance

An intact residential suburban area in the first quarter of the twentieth century developed alongside the railway and from earlier villa estates. It includes a variety of houses in size and style, with Federation houses and 'between the wars' bungalows predominating. Mature trees, on private and public land (including remnant native trees), combine with the natural terrain to provide views, which are an integral part of the character of the area.

Distinctive characteristics

- *The edge of a sandstone plateau falling in a series of spurs and gullies.*
- *Landform partially obscured by the pattern of roads, the development and the tree cover.*
- *Close and middle distance views dominated by trees and longer distant views of surrounding suburbs and the city from high land, particularly near the railway.*
- *A range of allotment sizes.*
- *Predominantly single storey brick bungalows built between 1910 and 1940, ranging from modest bungalows to substantial houses and grounds; houses have typical Sydney architectural details of their time, such as stone foundations, leadlight windows, and front porches; a small number of original timber houses.*
- *Some later post-war houses in similar scale, including some two-storey houses in and near Chesterfield Road.*
- *Some substantial houses, e.g. in Railway Avenue, Chesterfield Road and High Street, mostly in Federation style.*
- *Houses in Railway Parade and High Street are sited at the top of the rise to take advantage of the views and have large mature front gardens.*
- *Some two storey extensions, most of which are designed to match the style and scale of the existing houses.*
- *Predominance of brick as a building material, with tiles, slate and a few houses with asbestos slates, as roof cladding.*
- *A considerable number of houses with original low brick fences and stone retaining walls as well as mature gardens with many plantings contemporary with the houses, and together they create a homogeneous area with attractive tree streetscapes.*
- *Grass verges and footpaths to each street with brick paving in some areas - such as the southern end of High Street.*
- *Most buildings well maintained.*
- *Lack of structures, garages, carports between the building line and the front fence.*
- *New townhouse and villa developments now eroding the characteristics that have made it attractive to residents.*
- *Gardens with plantings characteristic of the 1910s to 1930s - including date palms, brush box, etc; mature trees including some remnant indigenous trees.*
- *Municipal street planting along some of the thoroughfare's dates from the 1920s.*

Existing Significant Buildings

- *Central Avenue: Nos 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 25, 29, 31, 33*
- *Chelmsford Avenue: Nos 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18, 20, 22, 23, 24, 26*
- *Chesterfield Road: Nos 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24c, 25, 27, 29, 31, 33, 35, 37, 39, 41*
- *Cocos Avenue: Nos 1, 2, 3, 4, 6, 7, 8, 10, 11A, 12, 14, 15, 16, 21, 23, 25, 27, 29*

- *Eastwood Avenue: Nos 2, 4, 5, 6, 7, 10, 11A, 12, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 40, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 57, 58, 59, 60, 61, 62, 65, 67, 68, 69, 72, 73, 74, 75, 76, 77, 78, 80, 83, 84, 85, 86, 90, 91, 102, 104A, 105, 109*
- *Epping Avenue: Nos 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 11A, 12, 14, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 32, 33, 34, 35, 38, 41, 43, 44, 45, 48, 50, 53, 55, 57, 59, 61, 67, 69, 69A, 73, 73A, 77, 79, 81, 85, 89, 91*
- *Garland Avenue: Nos 3, 4, 5, 6, 8, 9, 10, 12, 13, 15*
- *High Street: Nos 3, 5, 6, 8, 9, 10, 11, 12, 12A, 14, 16, 18, 19, 21, 22*
- *Hillside Crescent: Nos 1, 1A, 2, 3, 4, 5, 6, 7, 9, 11*
- *Kent Street: Nos 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 23, 24, 25, 27, 29, 31, 33*
- *Melrose Street: Nos: 8, 10, 14*
- *Railway Avenue: Nos Cnr Eastwood Avenue (number unclear) 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25*
- *Rawson Street: Nos 1, 2, 3, 4, 6, 7, 8, 10, 11, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 31, 32, 32A, 33, 34B, 35, 36, 37, 39, 40, 42, 44*
- *Lakeside Road: Nos 9, 11, 13, 15, 17, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 38, 39, 40, 42, 43, 44, 45, 46, 48, 59, 61, 65, 67*
- *The Boulevarde: Nos 7, 9, 11A, 12, 14, 16, 17, 19, 22z, 27, 28, 29, 30, 32, 34*
- *Victoria Street: Nos 2, 3, 4, 6, 7, 8, 9, 10, 11A, 14, 15, 16, 17, 18, 22, 23, 24, 27, 28, 29, 30*
- *Warrington Avenue: Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17*
- *William Street: Nos 1, 4, 6, 12*
- *Wingate Avenue: Nos 5, 7, 9, 11, 11A, 15A, 17, 23, 25, 31, 33, 35, 37, 41*

Intact houses of the 1940s and 1950s

- *Chelmsford Avenue: Nos 28, 30*
- *Chesterfield Road: Nos 2B, 26, 26A, 26B, 43, 45*
- *Cocos Avenue: Nos 17, 19*
- *Eastwood Avenue: Nos 1, 54, 56, 79, 81, 82, 87, 88, 89, 92, 93, 94, 96, 98, 101, 103*
- *Epping Avenue: Nos 18, 30, 40, 48, 54, 60, 62, 64, 65A, 66, 68, 69B, 70*
- *High Street: No 1*
- *Hillside Crescent: Nos 6, 6A, 10, 10A, 12, 14, 20, 22, 24, 26*
- *Rawson Street: Nos 12, 14, 16, 34A*
- *Lakeside Road: Nos 41, 47, 51, 53, 55, 57*
- *Victoria Street: Nos 1, 5, 11, 19*
- *Wingate Avenue: Nos 1, 27, 29*

2.8.2 Summary of existing contribution gradings

2.8.2.1 Heritage items

There is one heritage item in the HCA - “Edna Hut Reserve”. No individual dwellings are listed as heritage items.

2.8.2.2 Contributory items and ungraded items

Most allotments in the HCA are graded as contributory. Contributory items are generally early twentieth century brick dwellings including Federation and Californian Bungalows.

Ungraded allotments include mid-late twentieth century dwellings, mostly detached with some townhouse/villas, as well as and contemporary developments.

Existing Building Contribution Mapping corresponds with the list of Significant Buildings at 7.10.11.5 of the DCP. This list was carried over from the Parramatta DCP 2011, which listed properties on Schedule A and Schedule B:

- Schedule A – Buildings that together demonstrate the history of the area and contribute to its significance.
- Schedule B Intact Houses of the 1940s and 1950s – These houses complete the major developmental history of the area. Their scale, materials and gardens complement the character of the area. Their conservation is to be encouraged.



Figure 57. 16 Victoria Street (currently graded as contributory).



Figure 58. 12 Victoria Street (currently graded as contributory).



Figure 59. Entrance to Edna Hut Sanctuary Reserve from Yaraan Avenue.



Figure 60. House with two storey rear addition at 20 Victoria Street (currently graded as contributory).



Figure 61. Contemporary residence at 1 Chelmsford Avenue (currently not graded).



Figure 62. View along Railway Avenue.

2.8.3 Review of individual components

Key terms

Significant period of development

c.1910-1950

Distinctive characteristics

- Pattern of single-storey detached dwellings on lots associated within early twentieth century subdivisions
- Consistent pattern of long allotments of varied widths
- Federation and Inter-War brick and stone bungalows, varied scale from modest to substantial
- Federation timber weatherboard cottages
- Post-War brick bungalows
- Consistent features such as stone foundations, leadlight windows, front porches
- Tile and slate cladding to hipped and gabled roofs
- Low brick fences and stone retaining walls
- Mature gardens with plantings contemporary to the houses, including date palms and brush boxes
- Wide grassed verges and mature street trees, some of which date to the Inter-War period

Contributory items

Contributory items in Epping / Eastwood HCA are those that:

- Date from c.1910-c.1950; and
- Demonstrate the distinctive characteristics of the HCA; and,
- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in Epping / Eastwood HCA are those that:

- Date from c.1910-1950, but are altered;
- Date from post-1950, but are consistent with the distinctive characteristics of the HCA; or,
- Are sympathetic contemporary infill.

Detracting items

Detracting items in Epping / Eastwood HCA are those that:

- Date from post-1950; and,
- Are not consistent with the distinctive characteristics of the HCA.

2.8.3.1 Recommended gradings

Note: Where a property is identified as a heritage item on PDGP mapping, this has been assumed to be equivalent to grading as 'contributory'.

The HCA has high intactness overall – two thirds of the lots within the HCA have been graded as contributory. The neutral and detracting properties are relatively evenly spread across the HCA, resulting in largely consistent streetscapes. No extensions or exclusions to the HCA boundary were identified as part of this report.

Of the approximately 730 properties in Epping Eastwood HCA, approximately 500 of these are graded as contributory in the PDGP 2023.

It is proposed to regrade 57 of these properties as neutral. These are dwellings from outside the key period of significance (dating from the mid-late twentieth century) that are consistent with the distinctive characteristics of the HCA, or are sympathetic contemporary development.

Of the 225 ungraded properties, it is proposed to grade 46 as contributory, 150 as neutral and 29 as detracting.

Properties graded as neutral include Post-War brick bungalows, late-twentieth century dwellings, and development on battle-axe blocks to the rear of contributory items.

Properties graded as detracting include late twentieth century townhouse development and late twentieth century two-storey dwellings.



Figure 63. Gradings in the PDCP 2023.



Figure 64. Recommended gradings. Note: heritage items are not shown on this map; however, there is no change proposed to heritage items.

Refer to Appendix B for schedule of gradings for Epping /Eastwood HCA.

2.8.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

Many properties within the HCA should be investigated for potential heritage listing. These are dwellings that are fine examples of particular architectural styles and demonstrate a high level of integrity. These are listed in Volume 2 Appendix A.

Investigate for potential delisting

None.

Other

None.

2.9 Boronia Avenue

2.9.1 Existing DCP content

Existing contribution mapping



Figure 7.10.11.4 – Boronia Avenue Conservation Area

Statement of significance

A row of fifteen single storey bungalow residences, constructed mainly during the interwar period, which collectively form a consistent streetscape character due to similarities in their overall scale, siting and use of building materials. With reasonably uniform setback distances from the front boundary, established front gardens and a series of rhythmic gabled roof forms visible from the street, these well detailed residences have a cohesive special relationship, even though they demonstrate varying architectural styles. Some of the individual houses are good examples of particular interwar architectural styles.

Most of these properties have driveways along one side of the house leading to garage structures placed towards the rear of the allotment. The main entry doorway to several of the houses is located at the side.

Existing street trees (brush box) planted on both sides of Boronia Avenue enhance the traditional streetscape environment.

Distinctive characteristics

- *A continuous row of 15 single-storey detached brick bungalows, on the northern side of the street.*
- *Dwellings are similar in age and scale, and are all set back a similar distance from the front property boundary.*

- *Most dwellings have terracotta tiled hipped roofs, some with front gables, timber framed windows and driveways along one side providing vehicle access to garage structures located towards the rear of the property.*
- *Front yards of properties comprise traditional 20th century domestic landscape garden settings, consisting of lawns and garden beds of shrubs.*
- *Mature brush box trees planted at intervals along both sides of Boronia Avenue enhance the traditional aesthetic character of the streetscape and augment the heritage qualities of this group of buildings.*

Existing Significant Buildings

- *Boronia Avenue: No. 3, 5, 7, 9, 11, 11A, 15, 17, 19, 21, 25, 27, 29, 31*

2.9.2 Summary of existing contribution gradings

2.9.2.1 Heritage items

There is one heritage item in the HCA – Croquet Lawn and Pavillion (I102). No residential properties are listed as heritage items.

2.9.2.2 Contributory items and ungraded items

Most allotments graded as contributory. These are all Inter-war brick bungalows. There are four properties that are ungraded. These are Inter-war brick bungalows that have been altered (1, 23 and 33 Boronia Avenue) and a weatherboard clad, early twentieth century dwelling (35 Boronia Avenue).



Figure 65. Dwelling at 35 Boronia Avenue (ungraded in PDCP 2023).



Figure 66. Dwelling at 33 Boronia Avenue (ungraded in PDCP 2023).



Figure 67. Dwelling at 15 Boronia Avenue (currently graded as contributory).



Figure 68. Dwelling at 17 Boronia Avenue (currently graded as contributory).

2.9.3 Review of individual components

Key terms

Significant period of development

c.1910-1940

Distinctive characteristics

- Pattern of single-storey bungalows on consistent lots
- Most are face-brick bungalows from the Inter-War period
- Weatherboard clad Federation dwelling at 35 Boronia Avenue
- Hipped and gabled roofs, projecting front gables, front verandahs and porches clad in terracotta tiles
- Brick, timber and render detailing, timber framed windows
- Consistent siting with side rear access
- Driveways, lightweight framed carport structures
- Consistent setbacks with planted and turfed front gardens
- Corner lots with front gardens in setbacks to both street frontages
- Low front fences of brick, timber, metal, and stone, either original or sympathetic to the style and period of the dwelling;
- Grass verges and footpaths with mature brush box street trees planted at regular intervals

Contributory items

Contributory items in Boronia Avenue HCA are those that:

- Date from c.1910-1940; and
- Demonstrate the distinctive characteristics of the HCA; and,

- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in Boronia Avenue HCA are those that:

- Date from c.1910-1940, but are altered;
- Date from post-1940, but are consistent with the distinctive characteristics of the HCA; or,
- Are sympathetic contemporary infill.

Detracting items

Detracting items in Boronia Avenue HCA are those that:

- Date from post-1940; and,
- Are not consistent with the distinctive characteristics of the HCA.

2.9.3.1 Recommended gradings

Note: Where a property is identified as a heritage item on PDCP mapping, this has been assumed to be equivalent to grading as 'contributory'.

All properties graded as contributory in the PDCP 2023 or listed as a heritage item have been retained as contributory items.

Three ungraded properties have been newly graded as contributory:

- 35 Boronia Avenue – Federation era dwelling, predates the subdivision
- 1 and 33 Boronia Avenue – Inter-War bungalows that have been altered

One ungraded property has been graded as neutral:

- 23 Boronia Avenue – Post-War brick bungalow.

No properties are recommended for grading as detracting.



Figure 69. Gradings in the PDCP 2023.



Figure 70. Recommended gradings. Note: heritage items are not shown on this map; however, there is no change proposed to heritage items.

Table 10. Schedule of gradings.

Property address	Lot DP	PDCP 2023	HCA Review
1 Boronia Avenue Epping	11//DP866957	Ungraded	Contributory
3 Boronia Avenue Epping	B//DP323130	Contributory	Contributory
5 Boronia Avenue Epping	C//DP323130	Contributory	Contributory
7 Boronia Avenue Epping	4//DP10098	Contributory	Contributory
9 Boronia Avenue Epping	5//DP10098	Contributory	Contributory
11 Boronia Avenue Epping	6//DP10098	Contributory	Contributory
11a Boronia Avenue Epping	7//DP10098	Contributory	Contributory
11a Boronia Avenue Epping	24//DP10098	Contributory	Contributory
15 Boronia Avenue Epping	8//DP10098	Contributory	Contributory
17 Boronia Avenue Epping	9//DP10098	Contributory	Contributory
19 Boronia Avenue Epping	10//DP10098	Contributory	Contributory
21 Boronia Avenue Epping	11//DP10098	Contributory	Contributory
23 Boronia Avenue Epping	12//DP10098	Ungraded	Neutral
25 Boronia Avenue Epping	2//DP850888	Contributory	Contributory
27 Boronia Avenue Epping	14//DP10098	Contributory	Contributory
29 Boronia Avenue Epping	4//DP318584	Contributory	Contributory
31 Boronia Avenue Epping	3//DP318584	Contributory	Contributory
33 Boronia Avenue Epping	2//DP318584	Ungraded	Contributory
35 Boronia Avenue Epping	1//DP318584	Ungraded	Contributory
47 Kent Street Epping	23//DP10098	Item/ contributory	Item/ contributory
47 Kent Street Epping	22//DP10098	Item/ contributory	Item/ contributory
47 Kent Street Epping	2//DP304438	Item/ contributory	Item/ contributory

2.9.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

None identified.

Investigate for potential delisting

None.

Other

None.

EXTENT

2.10 Wyralla Avenue

2.10.1 Existing DCP content

Existing contribution mapping



Figure 7.10.11.3 – Wyralla Avenue Conservation Area

Statement of significance

Wyralla Avenue has a consistent streetscape which largely evolved within the space of ten years, shortly after this part of the street was subdivided. Almost all houses are intact and they demonstrate the style and mode of development in Epping at this time, when it evolved as a quality area with many people owning their own homes.

Distinctive characteristics

- *The HCA is divided into two parts which differ in terms of the underlying topography and, to some extent, built form.*
- *In the area west of Kent Street, the land is roughly level along the length of the street but falls from the south to the north across the street. This provides a distinctive character, with houses on one side perched up above the street and houses on the other side at street level, with the land falling away behind them. There is a mixture of timber and brick houses.*
- *In the area east of Kent Street, the street falls towards the east. Brick houses predominate.*

- *Views from within the HCA tend to be terminated, due to changes in topography and the alignment of the street. This gives a relatively intimate scale.*
- *There is a range of allotment sizes, but the majority of allotments have a frontage of 50 feet (approximately 15 metres). This gives the streetscape a distinctive rhythm and a relatively intimate scale.*
- *All older houses are single storey, with a mixture of timber and brick construction. Houses were mostly built in the 1910s and 1920s. There is a considerable variety in architectural styles, ranging from simple symmetrical Edwardian cottages to Federation and California bungalows.*
- *Roof cladding generally either clay tiles or 'corrugated iron', with some slate there is variety in roof forms but gables facing the street predominate.*
- *Brush box street trees and gardens with plantings characteristic of the 1910s - 1930s.*
- *Either no fences or low fences of brick or timber.*
- *Lack of structures, garages, carports between the building line and the front fence.*

Existing Significant Buildings

- *Wyralla Avenue: Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 34, 35, 37, 39, 40, 41, 42, 43, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64*
- *Kent Street: Nos. 35 & 37*

In addition, the following buildings contribute to the heritage significance of the area because of their scale and architectural character but, because they are either older buildings that have been unsympathetically altered or buildings dated from no earlier than the 1940s, their conservation is encouraged but not essential to the character of the area:

- *Wyralla Avenue: Nos. 1b, 28, 33, 34b, 36, 38*

2.10.2 Summary of existing contribution gradings

2.10.2.1 Heritage items

There are no heritage items within the HCA.

2.10.2.2 Contributory and neutral items

Most allotments are graded as contributory. These are cottages and bungalows from the Inter-War period. Ungraded buildings include altered Inter-War dwellings and Post-War and contemporary dwellings.

Significant Buildings are listed at 7.10.11.5 of the DCP. This list was carried over from the Parramatta DCP 2011, which listed properties on Schedule A and Schedule B. Buildings listed on both Schedule A and Schedule B are currently graded as contributory.

- Buildings listed on Schedule A were described as 'buildings that together demonstrate the history of the area and contribute to its significance. These buildings should be kept'
- Buildings listed on Schedule B were described as 'buildings that may contribute to some extent in terms of their scale and architectural character, but which are older buildings which have been unsympathetically altered, or date from the 1940s or later.'



Figure 71. 19 Wyralla Avenue (currently contributory).



Figure 72. Contemporary building located at 39 Kent Street (ungraded).



Figure 73. Contemporary building located at 3-3A Wyralla Avenue (currently ungraded)



Figure 74. Contemporary secondary dwelling at 37A Kent Street (currently graded contributory, on the same allotment as an older dwelling).

2.10.3 Review of individual components

Key terms

Significant period of development

c.1910-1930

Distinctive characteristics

- Pattern of single-storey detached dwellings on consistent lots
- Consistent setback and siting, with side rear access, and deep front gardens
- Cottages and bungalows demonstrating Edwardian, Federation and Inter-War architectural styles and detailing
- Brick and timber materiality
- Hipped and gabled roofs clad with tiles or corrugated iron
- Brush box street trees and gardens with plantings characteristic of the Inter-War period

- Low fences of brick or timber or planted edges

Contributory items

Contributory items in Wyralla Avenue HCA are those that:

- Date from c.1910-1930; and
- Demonstrate the distinctive characteristics of the HCA; and,
- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in Wyralla Avenue HCA are those that:

- Date from c.1910-1930, but are altered;
- Date from post-1930, but are consistent with the distinctive characteristics of the HCA; or,
- Are sympathetic contemporary infill.

Detracting items

Detracting items in Wyralla Avenue HCA are those that:

- Date from post-1930; and
- Are not consistent with the distinctive characteristics of the HCA.

2.10.3.1 *Recommended gradings*

Most properties graded as contributory in the DCP have been retained as contributory. These are cottages and bungalows from c.1910-1930.

Four properties graded as contributory have been regraded:

- 1B Wyralla Avenue – proposed for grading as detracting.
 - The property contains half of a two-storey dual occupancy dwelling, located across 1A-1B Wyralla Avenue. The dwelling was constructed in the early 2000s, and does not demonstrative the distinctive characteristics of the HCA.
 - Its grading as contributory in the PDCP 2023 may have been an administrative error following the subdivision of 1 Wyralla Avenue.
- 48 Wyralla Avenue – proposed for grading as neutral.
 - Mid-twentieth century brick bungalow. Outside of the key period of significance, but consistent with the distinctive characteristics of the HCA.
- 10 Wyralla Avenue – proposed for grading as neutral.
 - Inter-War brick dwelling that has been unsympathetically altered, particularly evident in the altered roof form of the verandah.
- 20 Wyralla Avenue – proposed for grading as neutral.
 - Public park.

EXTENT

There are ten ungraded properties in the PDCP 2023. One property is proposed for grading as contributory:

- 1 Wyralla Avenue – Inter-War brick bungalow.
Lack of grading in PDCP 2023 may have been an administrative error following subdivision, with the contributory grading mistakenly assigned to 1B Wyralla Avenue.

Four ungraded properties are proposed for grading as neutral:

- 3A William Street, 26 Kent Street, 34C Wyralla Avenue – mid-late twentieth century brick bungalows. Outside of the key period of significance, but consistent with the distinctive characteristics of the HCA.
- 7 Wyralla Avenue – public park

Five ungraded properties are proposed for grading as detracting:

- 3-3A Wyralla Avenue, 1B Wyralla Avenue, 39 Kent Street and 41 Kent Street – contemporary two-storey development that is unsympathetic to the distinctive characteristics of the HCA.



Figure 75. Gradings in the PDCP 2023.



Figure 76. Recommended gradings.

Table 11. Schedule of gradings.

Property Address	Lot DP	PDCP 2023	HCA Review
26 Kent Street Epping	362//DP850946	Ungraded	Neutral
37a Kent Street Epping	14//DP6610	Contributory	Contributory
39 Kent Street Epping	13//DP6610	Ungraded	Detracting
41 Kent Street Epping	12//DP6610	Ungraded	Detracting
3a William Street Epping	282//DP1221061	Ungraded	Neutral
1 Wyralla Avenue Epping	101//DP837106	Ungraded	Contributory
1a Wyralla Avenue Epping	2//DP845033	Ungraded	Detracting
1b Wyralla Avenue Epping	1//DP845033	Contributory	Detracting
3 Wyralla Avenue Epping	2//DP1182923	Ungraded	Detracting
3a Wyralla Avenue Epping	1//DP1182923	Ungraded	Detracting
4 Wyralla Avenue Epping	1//DP176219	Contributory	Contributory
5 Wyralla Avenue Epping	25//DP6229	Contributory	Contributory

6 Wyralla Avenue Epping	A//DP167639	Contributory	Contributory
7 Wyralla Avenue Epping	24//DP6229	Ungraded	Neutral
8 Wyralla Avenue Epping	281//DP1221061	Contributory	Contributory
9 Wyralla Avenue Epping	1//DP963872	Contributory	Contributory
10 Wyralla Avenue Epping	29//DP6229	Contributory	Neutral
11 Wyralla Avenue Epping	2//DP963872	Contributory	Contributory
12 Wyralla Avenue Epping	B//DP389746	Contributory	Contributory
13 Wyralla Avenue Epping	22//DP6229	Contributory	Contributory
14 Wyralla Avenue Epping	A//DP389746	Contributory	Contributory
15 Wyralla Avenue Epping	3//DP167389	Contributory	Contributory
16 Wyralla Avenue Epping	B//DP333174	Contributory	Contributory
17 Wyralla Avenue Epping	2//DP167389	Contributory	Contributory
18 Wyralla Avenue Epping	A//DP333174	Contributory	Contributory
19 Wyralla Avenue Epping	1//DP167389	Contributory	Contributory
20 Wyralla Avenue Epping	B//DP331235	Contributory	Neutral
21 Wyralla Avenue Epping	19//DP6229	Contributory	Contributory
22 Wyralla Avenue Epping	A//DP331235	Contributory	Contributory
23 Wyralla Avenue Epping	11//DP6610	Contributory	Contributory
24 Wyralla Avenue Epping	B//DP167171	Contributory	Contributory
25 Wyralla Avenue Epping	10//DP6610	Contributory	Contributory
26 Wyralla Avenue Epping	A//DP167171	Contributory	Contributory
27 Wyralla Avenue Epping	9//DP6610	Contributory	Contributory
28 Wyralla Avenue Epping	B//DP316213	Contributory	Contributory
29 Wyralla Avenue Epping	8//DP6610	Contributory	Contributory
30 Wyralla Avenue Epping	A//DP316213	Contributory	Contributory
31 Wyralla Avenue Epping	7//DP6610	Contributory	Contributory
32 Wyralla Avenue Epping	35//DP6229	Contributory	Contributory
33 Wyralla Avenue Epping	6//DP6610	Contributory	Contributory

34 Wyralla Avenue Epping	361//DP850946	Contributory	Contributory
34b Wyralla Avenue Epping	2//DP860028	Contributory	Contributory
34c Wyralla Avenue Epping	1//DP860028	Ungraded	Neutral
35 Wyralla Avenue Epping	5//DP6610	Contributory	Contributory
36 Wyralla Avenue Epping	18//DP6610	Contributory	Contributory
37 Wyralla Avenue Epping	4//DP6610	Contributory	Contributory
38 Wyralla Avenue Epping	19//DP6610	Contributory	Contributory
39 Wyralla Avenue Epping	3//DP6610	Contributory	Contributory
40 Wyralla Avenue Epping	20//DP6610	Contributory	Contributory
41 Wyralla Avenue Epping	2//DP6610	Contributory	Contributory
42 Wyralla Avenue Epping	21//DP6610	Contributory	Contributory
43 Wyralla Avenue Epping	1//DP6610	Contributory	Contributory
44 Wyralla Avenue Epping	22//DP6610	Contributory	Contributory
46 Wyralla Avenue Epping	23//DP6610	Contributory	Contributory
48 Wyralla Avenue Epping	24//DP6610	Contributory	Neutral
50 Wyralla Avenue Epping	25//DP6610	Contributory	Contributory
52 Wyralla Avenue Epping	26//DP6610	Contributory	Contributory
54 Wyralla Avenue Epping	27//DP6610	Contributory	Contributory
56 Wyralla Avenue Epping	28//DP6610	Contributory	Contributory
58 Wyralla Avenue Epping	101//DP1112252	Contributory	Contributory
60 Wyralla Avenue Epping	102//DP1112252	Contributory	Contributory
62 Wyralla Avenue Epping	3//DP964496	Contributory	Contributory
64 Wyralla Avenue Epping	4//DP964496	Contributory	Contributory

2.10.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

Dwellings that are fine examples of their style and demonstrate a high level of integrity should be investigated for potential heritage listing.

EXTENT

- 16 Wyralla Avenue
- 34 Wyralla Avenue
- 34B Wyralla Avenue
- 40 Wyralla Avenue
- 46 Wyralla Avenue
- 43 Wyralla Avenue



Figure 77. 16 Wyralla Avenue.



Figure 78. 34 Wyralla Avenue.



Figure 79. 34B Wyralla Avenue.



Figure 80. 40 Wyralla Avenue.



Figure 81. 46 Wyralla Avenue.



Figure 82. 43 Wyralla Avenue.

Investigate for potential delisting

None.

Other

None.

2.11 South Parramatta

2.11.1 Existing DCP content

Contribution mapping



Figure 7.10.2.1 – South Parramatta Conservation Area

Statement of Significance

This area is the earliest remaining example in Parramatta of a speculative private subdivision related to the railway. The pattern of subdivision remains along with a very intact collection of early pre-1900 cottages. The consistently single storey scale of most of its housing and associated shops, and the range of building styles, from the 1850s to the 1960s, clearly demonstrate the way in which this suburb gradually developed and allows its history to be understood.

Distinctive characteristics

- *Gently sloping landforms on either side of A 'Becketts Creek and views across houses and the park to city buildings beyond.*
- *That most of the original regular 50 by 150 foot allotments remain.*

- *Contains single storey freestanding dwellings or pairs of semis separated from the street and neighbours by planted garden space.*
- *There is a consistency in the scale of mostly single storey houses.*
- *Few street trees so buildings enclose street space.*
- *Enclosed character reinforced by:*
 - *Width of allotment - 50 feet or less.*
 - *Early buildings built on or close to front fence.*
 - *Groups of early cottages on narrow lots built close together and close to the street.*
 - *Small groups of one or two storey shops at or near the corner.*
- *Houses stand parallel to the street.*
- *Predominance of modest houses dating from 1850s - 1960s which collectively show how the area has grown, and which provide the historic significance and character of the area.*
- *Limited range of building materials - brick, timber, fibro, tiles and iron.*
- *Age of the houses often apparent by the depth of the front garden from 1 – 8 metres.*
- *Space between building line and front fence is without garages or carports.*
- *Pattern of narrow driveway openings beside most houses leading to backyard garages.*
- *Front gardens visible from the street over low fences, generally of lightweight material such as timber or wire mesh on timber frame.*

Existing Significant Buildings

The following houses which are shown on the 1895 Detail Survey must be retained, together with their original features:

Houses built between 1850s and 1880s

- *Inkerman Street: No 40* (c1870)*
- *Lennox Street: Nos 1* and 3* (1850s-1860s)*
- *Marsden Street: Nos 44* 46* 48* 50* (1880s); 56* 58* (1860)*

Houses Built From 1880s - 1895

- *Alma Street: Nos 6, 8, 10*
- *Carrington Street: Nos 4, 9*, 11*, 13*, 15**
- *Crimea Street: Nos 6*, 25*, 26*, 34, 42*
- *Denison Street: No 16**
- *Inkerman Street: No 34**
- *Lansdowne Street: No 5**
- *Marsden Street: Nos 38*, 39, 40B, 41, 42, 60, 62*
- *Pitt Street: No 58*
- *Rosehill Street: Nos 10*, 12*, 14*, 16, 18*

** Heritage Item*

Any building not listed above but located on the site of a building shown on the 1895 Detail Survey should not be demolished until Council has examined the building for any evidence of the structure extant in 1895.

The following buildings constructed since 1895 must be retained:

Federation houses of the 1900s - c1920

- *Carrington Street: No 3*
- *Crimea Street: Nos 5, 9, 12*, 13, 18, 30, 33A, 40*
- *Denison Street: No 6*
- *Inkerman Street: Nos 38, 44*
- *Lansdowne Street: No 7*
- *Marsden Street: Nos 23, 25, 27, 31, 35, 37, 43, 45, 47, 49, 51*
- *Rosehill Street: No 20*

Bungalows of the 1920s & 1930s

- *Alma Street: Nos 1, 3, 5, 7, 9, 11, 13, 15*
- *Carrington Street: No 5*
- *Crimea Street: Nos 8, 8A, 11, 15, 16, 17, 19, 23, 31, 38, 46*
- *Denison Street: Nos 4, 9, 10, 11, 13, 15, 17, 19*
- *Inkerman Street: No 32*
- *Lansdowne Street: Nos 2, 4, 6A, 8, 9, 10, 12*
- *Marsden Street: Nos 23, 33, 49, 51*

Where possible, the following intact early post-war buildings should be retained: Intact Houses of late 1940s & 1950s.

These houses complete the developmental history of this area. Their scale, siting, setbacks and materials complement the character of the area. Their conservation is to be encouraged:

- *Alma Street: No 4*
 - *Carrington Street: Nos 1, 6, 7, 8, 12*
 - *Crimea Street: Nos 2, 3, 4, 7, 14, 21, 22, 24, 27, 33, 33B, 36*
 - *Denison Street: Nos 8, 21*
 - *Inkerman Street: No 36*
 - *Pitt Street: Nos 52, 54, 56*
 - *Railway Street: Nos 101, 103, 105*
 - *Rosehill Street: No 2*
-

EXTENT

2.11.2 Summary of existing contribution gradings

2.11.2.1 Heritage items

There are several heritage items throughout the HCA, these are mostly late nineteenth century dwellings.



Figure 83. 1-3 Lennox Street which are listed as a pair of cottages.



Figure 84. 44-50 Marsden Street, which comprise a row of 4 terraces listed as a group heritage item.

2.11.2.2 Contributory items and ungraded items.

About half the properties are graded contributory, and half ungraded. Ungraded buildings include modified dwellings, mid twentieth century dwellings, early twentieth century shop buildings and sympathetic contemporary dwellings.

The Significant Buildings identified at 7.10.2.5 of the DCP only partially correspond with the properties graded as contributory on existing Building Contribution Mapping (Figure 89).

Several heritage items are not included on the Schedule of Significant Buildings.



Figure 85. Former terrace shops at 8 Crimea Street (currently ungraded)



Figure 86. 4 and 6 Crimea Street. No. 4 (at right) is currently graded as contributory, No. 6 (at left) is a heritage item.



Figure 87. 15 Denison Street (currently ungraded)



Figure 88. Residential flat buildings at 12-14 Denison Street (currently ungraded).




	Item included on Schedule of Significant Buildings
	Heritage item
	Contributory item



Figure 89. Comparison of existing building contribution mapping with the Schedule of Significant Buildings from the PDCP 2023 and heritage listings.

2.11.3 Review of individual components

Key terms

Significant period of development	c.1850-1960
--	-------------

Distinctive characteristics

- Pattern of single-storey cottages, semi-detached dwellings and bungalows, with some terraces, on consistent lots
- Consistent siting and setbacks, with planted front gardens
- Materiality of brick, timber and fibro
- Low front fences, generally of lightweight material such as timber or wire mesh on timber frame.

Contributory items

Contributory items in South Parramatta HCA are those that:

- Date from c.1850-c.1960; and
- Demonstrate the distinctive characteristics of the HCA; and,
- Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible.

Neutral items

Neutral items in South Parramatta HCA are those that:

- Date from c.1850-c.1945, but are altered;
- Date from post-1945, but are consistent with the distinctive characteristics of the HCA; or,
- Are sympathetic contemporary infill.

Detracting items

Detracting items in North Parramatta HCA are those that:

- Date from post-1945; and,
- Are not consistent with the distinctive characteristics of the HCA.

2.11.3.1 Recommended gradings

Note: Where a property is identified as a heritage item on PDCP mapping, this has been assumed to be equivalent to grading as 'contributory'.

There are 29 properties that are listed as heritage items. All are recommended for grading as contributory.

There are 65 properties graded as contributory in the PDCP 2023. Most properties have been retained as contributory. Three are recommended for grading as neutral as they contain sympathetic contemporary development (such as 24, 27 and 34 Crimea Street).

There are 68 ungraded properties in the PDCP 2023. Most are recommended for grading as contributory. These are cottages and bungalows from the early-mid twentieth century, several of which are included in the Schedule of Significant Buildings, and may have been ungraded by mistake.

There are 16 properties recommended for grading as neutral. These are dwellings from outside the key period of significance or recent development that is sympathetic to the HCA,

as well as parks. There are 5 properties recommended for grading as detracting. These are two or three storey buildings from the mid-late twentieth century.



Figure 90. Gradings in PDCP 2023.



Figure 91. Recommended gradings. Note: heritage items are not shown on this map; however, there is no change proposed to heritage items.

Table 12. Schedule of gradings.

Property Address	Lot DP	PDCP 2023	HCA Review
1 Alma Street Parramatta	15//DP11406	Ungraded	Contributory
2 Alma Street Parramatta	5//DP737518	Ungraded	Detracting
3a Alma Street Parramatta	14//DP11406	Ungraded	Contributory
4 Alma Street Parramatta	6//DP89777	Contributory	Contributory
5 Alma Street Parramatta	13//DP11406	Ungraded	Contributory
6 Alma Street Parramatta	1//DP999419	Contributory	Contributory
7 Alma Street Parramatta	12//DP11406	Ungraded	Contributory
8 Alma Street Parramatta	8//DP736312	Contributory	Contributory
9 Alma Street Parramatta	11//DP11406	Ungraded	Contributory
10 Alma Street Parramatta	9//DP1226287	Contributory	Contributory
11 Alma Street Parramatta	10//DP11406	Ungraded	Contributory

12 Alma Street Parramatta	10//DP997553	Ungraded	Contributory
13 Alma Street Parramatta	9//DP11406	Ungraded	Contributory
15 Alma Street Parramatta	8//DP11406	Ungraded	Contributory
1 Carrington Street Parramatta	C//DP155401	Contributory	Contributory
3 Carrington Street Parramatta	B//DP155401	Contributory	Contributory
4 Carrington Street Parramatta	4//DP19710	Contributory	Contributory
5 Carrington Street Parramatta	5//DP1106958	Ungraded	Neutral
6 Carrington Street Parramatta	3//DP19710	Contributory	Contributory
7 Carrington Street Parramatta	1//DP126377	Contributory	Contributory
8 Carrington Street Parramatta	2//DP19710	Contributory	Contributory
9 Carrington Street Parramatta	1//DP1061211	Item / contributory	Item/ contributory
10 Carrington Street Parramatta	1//DP19710	Ungraded	Neutral
11 Carrington Street Parramatta	1//DP198372	Item / contributory	Item/ contributory
12 Carrington Street Parramatta	1//DP719256	Contributory	Contributory
13 Carrington Street Parramatta	13//DP1088354	Item / contributory	Item/ contributory
15 Carrington Street Parramatta	15//DP866740	Item / contributory	Item/ contributory
1 Crimea Street Parramatta	1//DP111470	Ungraded	Contributory
2 Crimea Street Parramatta	A//DP154623	Contributory	Contributory
2a Crimea Street Parramatta	1//DP745112	Ungraded	Neutral
3 Crimea Street Parramatta	E//DP366579	Contributory	Contributory
4 Crimea Street Parramatta	B//DP154623	Contributory	Contributory
5 Crimea Street Parramatta	D//DP366579	Contributory	Contributory
6 Crimea Street Parramatta	4/10//DP939772	Item / contributory	Item/ contributory
7 Crimea Street Parramatta	A//DP81107	Contributory	Contributory
8 Crimea Street Parramatta	2//DP207983	Ungraded	Contributory
8a Crimea Street Parramatta	1//DP207983	Ungraded	Contributory
9 Crimea Street Parramatta	7//DP9427	Contributory	Contributory
10 Crimea Street Parramatta	6//DP731521	Ungraded	Detracting

11 Crimea Street Parramatta	6//DP11406	Ungraded	Contributory
12 Crimea Street Parramatta	7/10//DP939772	Item / contributory	Item/ contributory
13 Crimea Street Parramatta	5//DP11406	Ungraded	Contributory
13b Crimea Street Parramatta	24//DP11406	Ungraded	Neutral
14 Crimea Street Parramatta	1//DP195502	Contributory	Contributory
15 Crimea Street Parramatta	3//DP11406	Ungraded	Contributory
16 Crimea Street Parramatta	9/10//DP939772	Ungraded	Contributory
17 Crimea Street Parramatta	2//DP11406	Ungraded	Contributory
18 Crimea Street Parramatta	1//DP89770	Contributory	Contributory
19 Crimea Street Parramatta	1//DP9427	Ungraded	Contributory
20 Crimea Street Parramatta	1//DP770291	Ungraded	Detracting
21 Crimea Street Parramatta	B//DP344797	Contributory	Contributory
22 Crimea Street Parramatta	12/10//DP939772	Contributory	Contributory
23 Crimea Street Parramatta	A//DP344797	Ungraded	Contributory
24 Crimea Street Parramatta	1//DP999417	Contributory	Neutral
25 Crimea Street Parramatta	19//DP78350	Item / contributory	Item/ contributory
26 Crimea Street Parramatta	14/10//DP939772	Item / contributory	Item/ contributory
27 Crimea Street Parramatta	18//DP554280	Contributory	Neutral
28 Crimea Street Parramatta	15//DP996159	Ungraded	Neutral
29 Crimea Street Parramatta	17//DP710430	Ungraded	Detracting
30 Crimea Street Parramatta	16//DP996160	Contributory	Contributory
31 Crimea Street Parramatta	161//DP996321	Ungraded	Contributory
32 Crimea Street Parramatta	17//DP737580	Ungraded	Contributory
33 Crimea Street Parramatta	1//DP734029	Contributory	Contributory
33a Crimea Street Parramatta	1//DP540514	Contributory	Contributory
33b Crimea Street Parramatta	10//DP1287525	Contributory	Contributory
33c Crimea Street Parramatta	1//DP599590	Ungraded	Contributory
34 Crimea Street Parramatta	1//DP999422	Contributory	Neutral

36 Crimea Street Parramatta	1//DP999421	Contributory	Contributory
38 Crimea Street Parramatta	1//DP197642	Ungraded	Contributory
40 Crimea Street Parramatta	1//DP195203	Contributory	Contributory
42 Crimea Street Parramatta	22/10/DP939772	Contributory	Contributory
42a Crimea Street Parramatta	230//DP1211681	Ungraded	Neutral
44 Crimea Street Parramatta	B//DP152830	Ungraded	Neutral
46 Crimea Street Parramatta	A//DP152830	Ungraded	Contributory
4 Denison Street Parramatta	6A//DP150992	Ungraded	Contributory
6 Denison Street Parramatta	7A//DP150992	Contributory	Contributory
7 Denison Street Parramatta	16//DP11406	Ungraded	Contributory
8 Denison Street Parramatta	8A//DP150992	Contributory	Contributory
9 Denison Street Parramatta	17//DP11406	Ungraded	Contributory
10 Denison Street Parramatta	5//DP510214	Ungraded	Contributory
11 Denison Street Parramatta	18//DP11406	Ungraded	Neutral
12-14 Denison Street Parramatta	//SP63377	Ungraded	Detracting
13 Denison Street Parramatta	19//DP11406	Ungraded	Neutral
15 Denison Street Parramatta	20//DP11406	Ungraded	Contributory
16 Denison Street Parramatta	1//DP513422	Item / contributory	Item/ contributory
17 Denison Street Parramatta	21//DP11406	Ungraded	Contributory
19 Denison Street Parramatta	22//DP11406	Ungraded	Contributory
21 Denison Street Parramatta	23//DP11406	Contributory	Contributory
30 Inkerman Street Parramatta	B//DP331745	Ungraded	Contributory
32 Inkerman Street Parramatta	A//DP331745	Ungraded	Neutral
34 Inkerman Street Parramatta	101//DP1214477	Item / contributory	Item/ contributory
34a Inkerman Street Parramatta	100//DP1214477	Item / contributory	Item/ contributory
36 Inkerman Street Parramatta	9/9/DP939772	Contributory	Contributory
38 Inkerman Street Parramatta	1//DP995651	Contributory	Contributory
40 Inkerman Street Parramatta	1//DP68754	Item / contributory	Item/ contributory

42 Inkerman Street Parramatta	1//DP999425	Ungraded	Contributory
44 Inkerman Street Parramatta	5//DP68111	Contributory	Contributory
46 Inkerman Street Parramatta	4//DP212135	Ungraded	Contributory
48 Inkerman Street Parramatta	B//DP309545	Ungraded	Neutral
48 Inkerman Street Parramatta	3//DP1127568	Ungraded	Neutral
48 Inkerman Street Parramatta	4//DP1127568	Ungraded	Neutral
48 Inkerman Street Parramatta	1//DP1127568	Ungraded	Neutral
48 Inkerman Street Parramatta	2//DP1127568	Ungraded	Neutral
2 Lansdowne Street Parramatta	4//DP320612	Ungraded	Contributory
4 Lansdowne Street Parramatta	C//DP330620	Ungraded	Contributory
5 Lansdowne Street Parramatta	280//DP136257	Item / contributory	Item/ contributory
6a Lansdowne Street Parramatta	A//DP330620	Ungraded	Neutral
7b Lansdowne Street Parramatta	1//DP195510	Contributory	Contributory
8 Lansdowne Street Parramatta	1//DP10387	Ungraded	Neutral
10 Lansdowne Street Parramatta	2//DP10387	Ungraded	Contributory
12 Lansdowne Street Parramatta	3//DP10387	Ungraded	Contributory
14 Lansdowne Street Parramatta	C//DP70497	Ungraded	Contributory
1 Lennox Street Parramatta	1//DP501508	Item / contributory	Item/ contributory
3 Lennox Street Parramatta	2//DP501508	Item / contributory	Item/ contributory
5 Lennox Street Parramatta	B//DP330620	Ungraded	Contributory
23 Marsden Street Parramatta	3//DP189815	Contributory	Contributory
25 Marsden Street Parramatta	2//DP189815	Contributory	Contributory
27 Marsden Street Parramatta	1//DP189815	Contributory	Contributory
29 Marsden Street Parramatta	15//DP735420	Ungraded	Contributory
31 Marsden Street Parramatta	1//DP770468	Contributory	Contributory
33 Marsden Street Parramatta	1//DP210647	Ungraded	Contributory
35 Marsden Street Parramatta	1//DP782324	Contributory	Contributory
37 Marsden Street Parramatta	1//DP999424	Ungraded	Contributory

38 Marsden Street Parramatta	11//DP857554	Item / contributory	Item/ contributory
38a Marsden Street Parramatta	21//DP865140	Ungraded	Neutral
38b Marsden Street Parramatta	22//DP865140	Ungraded	Neutral
39 Marsden Street Parramatta	1//DP1172639	Contributory	Contributory
40 Marsden Street Parramatta	//SP54003	Item / contributory	Item/ contributory
40a Marsden Street Parramatta	42//DP865141	Ungraded	Neutral
40b Marsden Street Parramatta	41//DP865141	Contributory	Contributory
41 Marsden Street Parramatta	1//DP995929	Contributory	Contributory
42 Marsden Street Parramatta	1//DP1250392	Contributory	Contributory
43 Marsden Street Parramatta	5//DP957729	Contributory	Contributory
44 Marsden Street Parramatta	D//DP447479	Item / contributory	Item/ contributory
45 Marsden Street Parramatta	4//DP957729	Contributory	Contributory
46 Marsden Street Parramatta	C//DP447479	Item / contributory	Item/ contributory
47 Marsden Street Parramatta	3//DP957729	Contributory	Contributory
48 Marsden Street Parramatta	B//DP447479	Item / contributory	Item/ contributory
49 Marsden Street Parramatta	2//DP957729	Contributory	Contributory
50 Marsden Street Parramatta	A//DP447479	Item / contributory	Item/ contributory
51 Marsden Street Parramatta	A//DP309545	Contributory	Contributory
52 Marsden Street Parramatta	4//DP88569	Ungraded	Neutral
54 Marsden Street Parramatta	3//DP88569	Ungraded	Contributory
56 Marsden Street Parramatta	2//DP547259	Item / contributory	Item/ contributory
58 Marsden Street Parramatta	1//DP547259	Item / contributory	Item/ contributory
60 Marsden Street Parramatta	1//DP567251	Contributory	Contributory
62 Marsden Street Parramatta	2//DP567251	Contributory	Contributory
52 Pitt Street Parramatta	2//DP599590	Contributory	Contributory
54 Pitt Street Parramatta	1//DP1040365	Contributory	Contributory
56 Pitt Street Parramatta	56//DP1088357	Contributory	Contributory
58 Pitt Street Parramatta	1//DP199293	Contributory	Contributory

101 Railway Street Parramatta	1//DP997292	Contributory	Contributory
103 Railway Street Parramatta	10//DP663865	Contributory	Contributory
105 Railway Street Parramatta	11//DP1062977	Contributory	Contributory
2 Rosehill Street Parramatta	A//DP155401	Contributory	Contributory
4 Rosehill Street Parramatta	5//DP19710	Item / contributory	Item/ contributory
4 Rosehill Street Parramatta	6//DP19710	Item / contributory	Item/ contributory
4 Rosehill Street Parramatta	7//DP19710	Item / contributory	Item/ contributory
8 Rosehill Street Parramatta	4//DP741582	Ungraded	Contributory
10 Rosehill Street Parramatta	3//DP737607	Item / contributory	Item/ contributory
12 Rosehill Street Parramatta	1//DP1015895	Item / contributory	Item/ contributory
14 Rosehill Street Parramatta	B//DP155249	Item / contributory	Item/ contributory
14b Rosehill Street Parramatta	12//DP857554	Ungraded	Contributory
16 Rosehill Street Parramatta	41//DP866179	Contributory	Contributory
18 Rosehill Street Parramatta	42//DP866179	Contributory	Contributory
20 Rosehill Street Parramatta	C//DP331745	Contributory	Contributory

2.11.4 Recommendations for further investigation

Further investigation

Investigate for potential heritage listing

Unactioned recommendations from the South Parramatta Conservation Area Review (Popovic 2014, 14):

- Assess houses at 8 Alma Street (individually), 10 Alma Street (individually) and 11 and 13 Denison Street (as a pair) for heritage listing.
- Assess Lansdowne Street – south side, to the east of Inkerman Street – for potentially meeting heritage listing criteria as a group item.

Investigate for potential delisting

None identified.

Other

Unactioned recommendations from South Parramatta Conservation Area Review (Popovic, 2014):

-
- Remove demolished houses from the schedule of significant houses in the DCP, specifically 6A Lansdowne Street, 8 Lansdowne Street, 24 Crimea Street and 34 Crimea Street.
 - Investigate age of houses which appear to be incorrectly dated (in that they may be older than thought) and update information in the DCP accordingly: 4 Crimea Street, 27 Crimea Street, 12 Alma Street and 8 Rosehill Street. Investigate the age of houses which appear to be incorrectly dated (in that they may be later than thought) and update information in the DCP accordingly: 9, 11 and 13 Alma Street.
 - Remove one entry of houses entered twice in the DCP schedule of significant houses. Specifically, remove Nos. 23 and 49 Marsden Street from the list of 1920s-1930s Bungalows and remove 51 Marsden Street from the list of 1900-1920s Federation period houses.
 - Remove 1950s houses which have been significantly modified from schedule of significant houses in the DCP, specifically: 21 Lansdowne Street.
-

2.12 Conclusion

For all HCAs, the review of individual components found a substantial proportion of contributory and neutral properties, with only a small proportion of detracting properties (if any) in each HCA. The findings of this section have informed the review of HCA boundaries in the following section.

This section has also identified potential heritage items for further investigation, as well as items that could be investigated for delisting. A list of items to be considered for potential heritage listing is attached at Appendix A. These are properties identified during site inspections as having the potential to have historical or aesthetic value.

3. Review of HCA boundaries

3.1 Introduction

This section provides a review of the boundaries of the following six HCAs. The intent of the review is to identify the appropriateness of the boundary to the significance and character of the HCA, and to identify where the HCA could be strengthened by either the inclusion or exclusion of individual properties. It provides the following for each HCA:

- Existing boundary and built form
- Review of background documentation
- Identification of recent changes to or within the HCA boundary
- Summary of findings and response to recommendations from previous studies (where relevant)
- Recommended changes

North Parramatta HCA Sorrell Street HCA Harris Park West HCA	Experiment Farm HCA Elizabeth Farm HCA Burnside Homes HCA
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3.1.1 Methodology

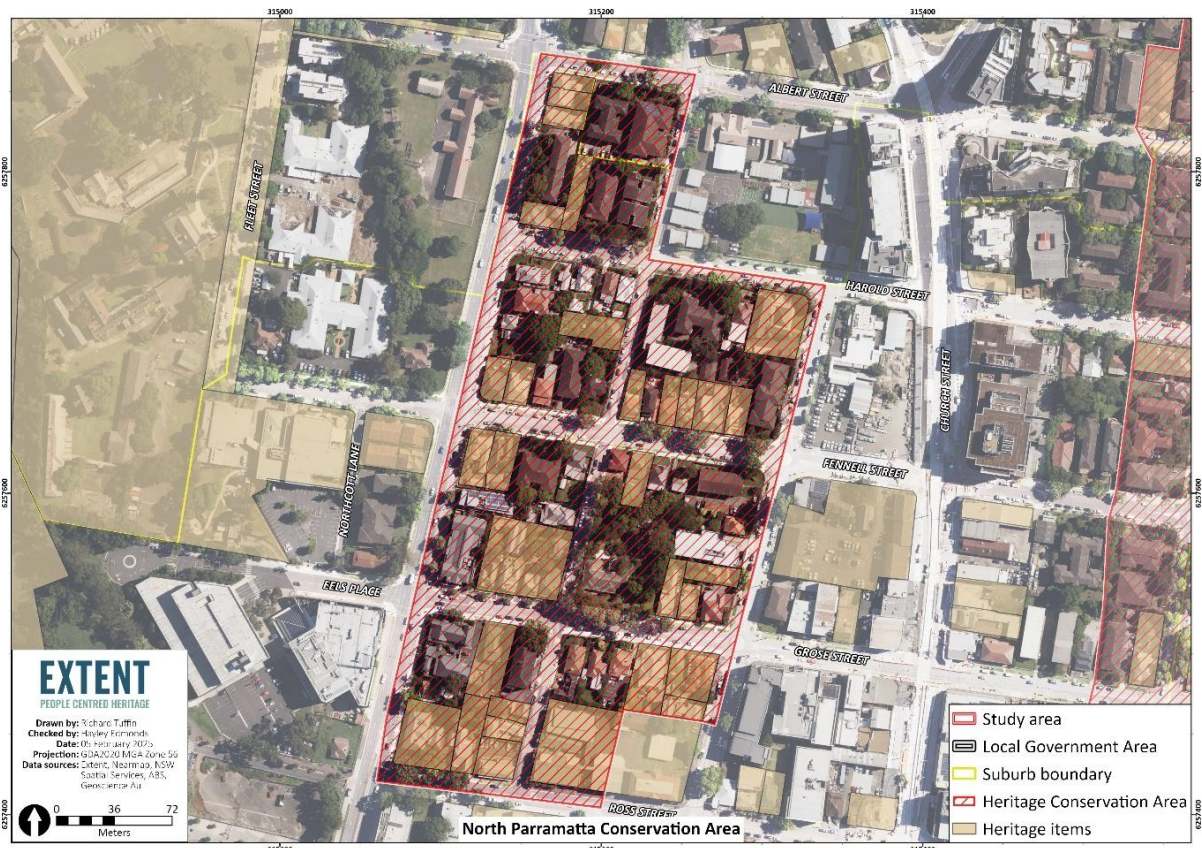
The boundary review is based on desktop research and fieldwork observations, as well as consideration of relevant public submissions from Phase 1 Community Consultation. It has involved a review of the existing and previous boundaries for each HCA, a review of previous studies to understand the origin of the boundary, and an assessment of the integrity and condition of each HCA. The review of individual components in Section 1 has informed the boundary review for relevant HCAs.

3.2 North Parramatta

3.2.1 Existing

3.2.1.1 Boundary

The North Parramatta HCA is bounded by O’Connell Street to the west, Albert and Harold Street to the north, Villers Street to the east and Ross Street to the south. The boundary primarily follows the street layout; however, at the south-east corner the boundary cuts through the St Patrick’s Primary site.



3.2.1.2 Built form

The North Parramatta HCA primarily contains residential building typologies. The western portion of St Patrick’s Primary is included within the HCA; the remainder of the school site is outside of the HCA boundary. The portion of the school within the HCA contains school buildings dating from c.1980 and c.2010. The portion of the school not included within the HCA contains school buildings dating from the c.1920s.

Surrounding development includes residential buildings to the north, commercial development along Church Street to the east, North Parramatta Primary School to the north-east, Our Lady of Mercy College to the south, and health facilities to the west.

Church Street North Precinct

Allotments along Church Street were recently rezoned under the *State Environmental Planning Policy Amendment (Church Street North Precinct) 2023*. The rezoning introduced increased building heights and associated planning controls to facilitate higher density

EXTENT

development along the Church Street North corridor. New building height immediately adjacent to the HCA is 40m, and 57m along Church Street.

The rezoning was supported by the *Church Street North Urban Design Study* (Hassell 2023), which identified a series of detailed design and planning considerations to mitigate, among other things, impacts on HCAs in the vicinity of the Church Street North Precinct.

3.2.2 Review

3.2.2.1 Initial boundary

The North Parramatta HCA was originally listed on the PLEP 1989 (City Centre). An inventory form for the HCA was prepared for the 1993 Heritage Study. The Study noted that no change to the HCA boundary was recommended, and provided the following description and boundary map of the HCA:

An area of residential development, mostly free standing cottages, with semi-detached houses and a few terraces. The houses date from the 1830s with the majority of dwellings built before 1900.



Figure 92. Map of North Parramatta Urban Area (Source: Walker & Associates 1993).

3.2.2.2 Condition and integrity

Most of the properties within the HCA are graded as contributory or neutral in proposed contribution mapping in Section 2 of this report. There have been several redevelopments within the HCA boundary since the 1993 Heritage Study. As discussed in Section 2, the western portion of the St Patrick's Primary School site is included within the HCA boundary. The school site is listed as a local heritage item; however, the listing relates to a dwelling that was demolished in c.2005.

3.2.3 Recommendations

As discussed above, part of the St Patrick's Primary site is included within the HCA boundary. This area contains school buildings dating from the late-twentieth and early twenty first centuries. They do not contribute to the significance and character of the HCA. The inclusion of this area within the HCA relates to the former dwelling at 2 Trott Street, which was demolished in 2005.

However, the eastern half of the school site contains Inter-War school buildings that could be investigated for heritage listing in their own right. The school site contributes to an understanding of the broader use and development of the area in the early twentieth century, though it is more closely related to the adjacent Our Lady of Mercy school complex.

Given the residential character and significance of the HCA, it is recommended that the western portion of the school site be removed from the HCA (Figure 93Figure 97). The site currently contains a two-storey building that does not contribute to the HCA. Impacts from potential new development on the site could be managed through controls for development in the vicinity of heritage.

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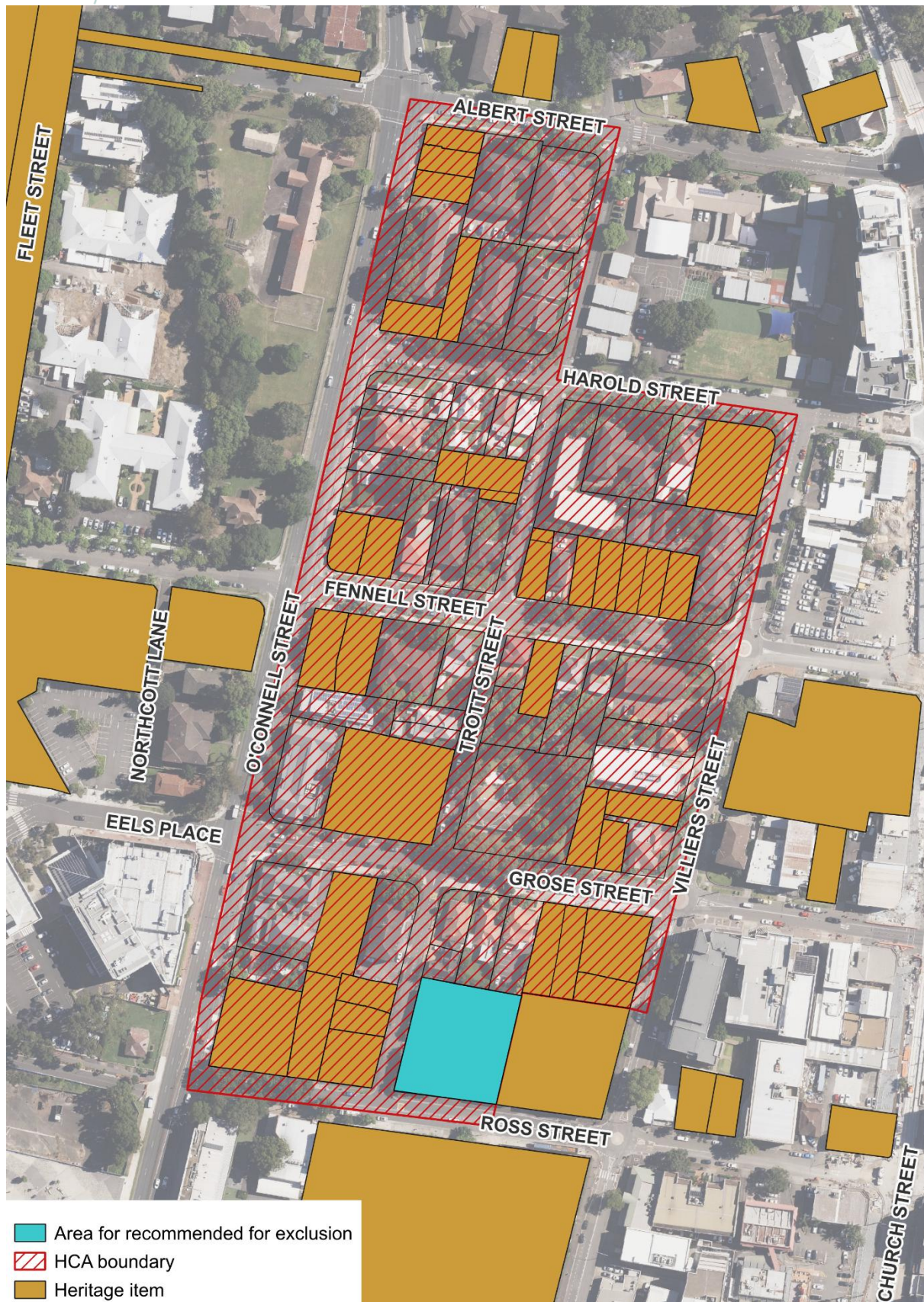


Figure 93. Recommended area for exclusion from North Parramatta HCA (western portion of St Patrick's Primary School site) shown in blue.

3.3 Sorrell Street

3.3.1 Existing

3.3.1.1 Boundary

The Sorrell Street HCA boundary is generally formed by the rear boundary of allotments along both sides of Sorrell Street. At the north of the HCA only the allotments on the eastern side of Sorrell Street are included in the HCA.



3.3.1.2 Built form

The Sorrell Street HCA primarily contains residential building typologies, dating from the mid-nineteenth century through to the mid-late twentieth century. Several allotments containing heritage items feature multi-dwelling housing types at the rear of the allotment.

Surrounding development includes commercial development along Church Street to the west, and residential development to the north, east and south. Surrounding residential development is primarily mid-rise housing types dating from the mid-late twentieth century.

Church Street North Precinct and former North East Planning Investigation Area (now North East of City Centre)

Allotments along Church Street were recently rezoned under the *State Environmental Planning Policy Amendment (Church Street North Precinct) 2023*. The rezoning introduced increased building heights and associated planning controls to facilitate higher density

EXTENT

development along the Church Street North corridor. New building height in the vicinity of the Sorrell Street HCA range from 34m – 80m.

The rezoning was supported by the *Church Street North Urban Design Study* (Hassell 2023), which identified a series of detailed design and planning considerations to mitigate, among other things, impacts on HCAs in the vicinity of the Church Street North Precinct.

The Sorrell Street HCA is separated from the Church Street North Precinct by a strip of allotments, formerly referred to as the North East Planning Investigation Area (NEPIA). A Planning Proposal to rezone NEPIA to provide transitional heights and density between the Church Street North Precinct and Sorrell Street HCA was finalised in July 2025. The area is now referred to as North-East of the City Centre.

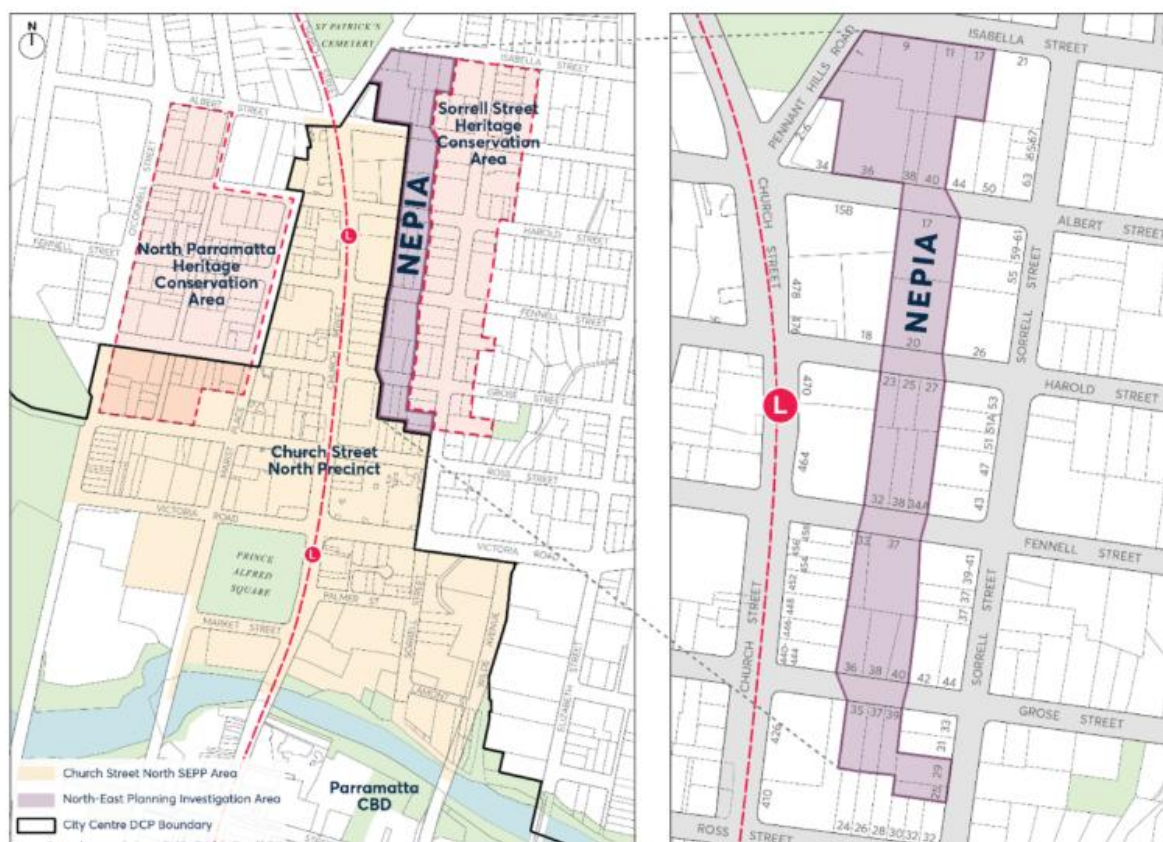


Figure 94. Church Street North Precinct and NEPIA (now North East of City Centre) in relation to North Parramatta HCA and Sorrell Street HCA (Source: City of Parramatta, <https://www.cityofparramatta.nsw.gov.au/north-east-planning-investigation-area>).

3.3.2 Review

3.3.2.1 Initial listing and boundary

An inventory sheet and map of the Sorrell Street HCA was provided in the 1993 Heritage Study. The HCA was subsequently listed on the PLEP 1996 (Heritage and Conservation).

The Study provided the following description and boundary map:

A major local road in North Parramatta, together with street trees and all the older houses, which date from the mid nineteenth century to the early twentieth century. It retains its

EXTENT

predominant residential character and many of the 19th century and early 20th century cottages and houses.

Buildings and grounds vary in scale from Endrim, which occupies most of the land on the eastern side between Albert and Harold Streets.

Street retains its residential character and trees and views along the street contribute to its significance.



Figure 95. Boundary of Sorrell Street Urban Area (Source: Walker & Associates 1993)

3.3.2.2 Changes to boundary

29 Sorrell Street was removed from the HCA boundary in 2014. It is a two-storey residential flat building from the 1970s-1980s. Otherwise the HCA boundary is the same as that identified in the 1993 Heritage Study.

3.3.2.3 Condition and integrity

Most of the properties within the HCA are graded as contributory or neutral in proposed contribution mapping in Section 2 of this report. There have been several redevelopments

within the HCA boundary since the 1993 Heritage Study, including the following properties on the boundary of the HCA:

30-30A Harold Street

Two-storey semi-detached residences constructed c.2014 (DA/30/2014).

A SOHI was prepared in 2013 to assess the impacts on the adjacent SHR item Endrim of the dwelling construction and the subdivision of Lot 5 DP 218712. Lot 5 had been included in the PLEP curtilage of the item Endrim; however, was not included in the SHR curtilage. Lot 5 was subsequently removed from the LEP listing.



3.3.3 Recommendations

The Sorrell Street HCA is of significance as a nineteenth century road containing a substantial proportion of housing from the nineteenth and early twentieth centuries. The existing boundary is generally considered appropriate to protect the character and significance of the HCA. Multiple properties on the western side of the street are graded as neutral or detracting; however, these are not recommended for exclusion as the existing development provides a buffer to current and expected development along Church Street. The neutral and detracting gradings provide opportunities for future sympathetic development on these lots.

Recommendations from previous studies

Recommendation	Extent comment
Heritage Study – CBD Planning Controls. Urbis. 2015.	
<p>The boundary of the Sorrell Street HCA could be expanded to include additional contributory items on perpendicular streets, and the southern extent of the HCA could be reduced as current development does not contribute to the HCA.</p>	<p>Expansion – The significance of the HCA is linked to its historical development as a nineteenth century road. The addition of properties on perpendicular roads would not necessarily contribute directly to this aspect of its character and significance.</p> <p>Reduction – This is not considered appropriate as properties at the southern extent of the HCA are graded as contributory items.</p>

Recommended changes

30-30A Harold Street could be removed from the Sorrell Street HCA boundary (Figure 96). This property is graded as neutral, it neither detracts not contributes to the significance of the HCA.

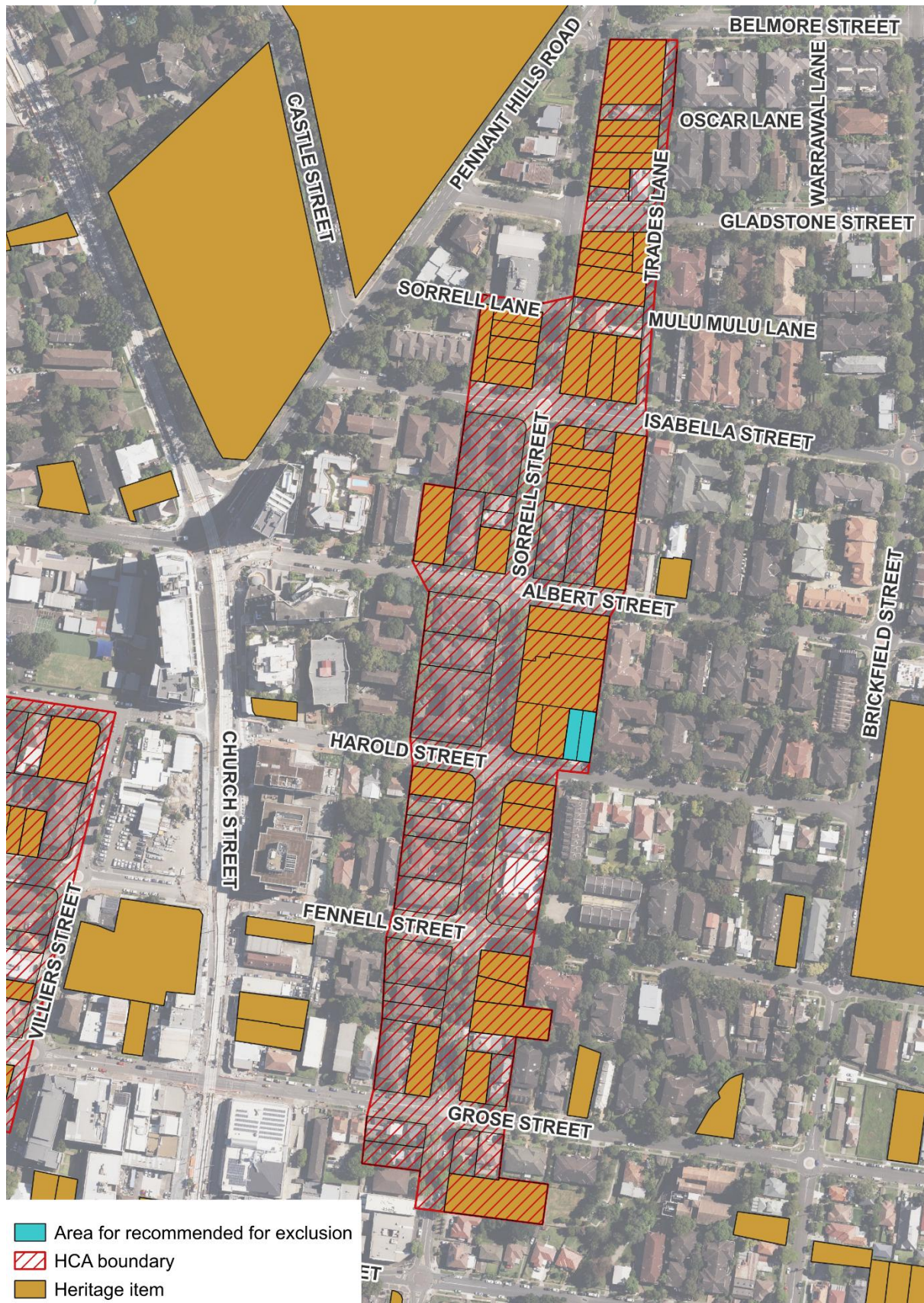


Figure 96. Recommended area for exclusion from Sorrell Street HCA (30-30A Harold Street) shown in blue.

3.4 Harris Park West

3.4.1 Existing

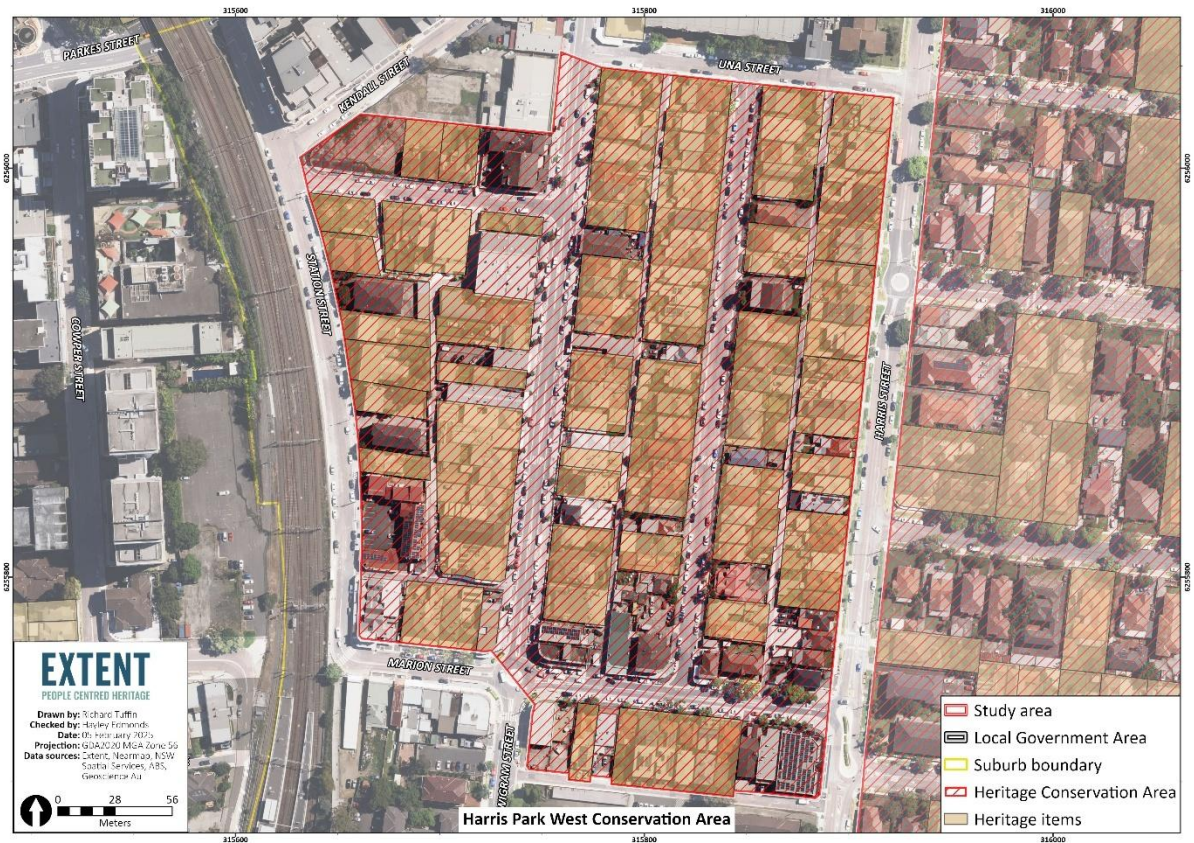
3.4.1.1 Boundary

The Harris Park West HCA is bounded by the railway line to the west, Una Street to the north, Harris Street to the east and Marion Street to the south.

3.4.1.2 Built form

The HCA primarily contains residential buildings, with some commercial building typologies along Marion Street and Wigram Street. Many residential buildings have been converted to commercial uses.

Surrounding development (outside of the HCA boundary) includes early twentieth century shops on Marion Street at the south-west and vacant allotment on Kendall Street at the north. The Experiment Farm HCA is located immediately to the east. To the north is high rise commercial development in the Parramatta City Centre, and to the south is mid-rise residential development from the mid-late twentieth century.



EXTENT

3.4.2 Review

3.4.2.1 Initial boundary

The Harris Park West HCA was originally identified as part of the broader Harris Park Conservation Area. The Study noted that the Harris Park Conservation Area was listed on the PLEP 1989 (City Centre), and recommended no changes to its boundary.

The Study provided the following description and boundary map:

An area of small cottages (mostly single-storey), with some terrace houses and other dwellings. The area west of Harris Street was predominantly developed in the late 19th century, with a few early 20th century dwellings and shops, and with some flats from the 1960s. The area was privately subdivided with lots narrower and smaller than those in the government subdivision town areas. The area east of Harris Street is representative of the large lot subdivision that characterised the area between Harris Street and James Ruse Drive. Many houses of similar scale and character (but more altered than those on the inventory) also contribute to the consistency of the area. Range of timber buildings.

The Harris Park Heritage Conservation Area was listed on the SREP No. 28 as made in 1999.

The Harris Park Heritage Conservation Area was removed from the SREP in 2001 and replaced with the Harris Park West and Experiment Farm HCAs.



Figure 97. Harris Park Urban Area (Walker & Associates 1993).



Figure 98. Detail Harris Park Precinct – Heritage Map (Source: McDonald & Associates 2003, p.3).

3.4.2.2 Changes to boundary

2A Ada Street and 114-116 Wigram Street were excluded from the HCA boundary via an amendment to the PLEP 2011, gazetted in 2022 (Figure 99). This was undertaken in response to recommendations from previous studies identified in Table 13.

2A Ada Street is currently vacant, 114 Wigram Street contains Parramatta Fire Station (mid-late twentieth century) and 116 Wigram Street is occupied by a late-twentieth century commercial building.

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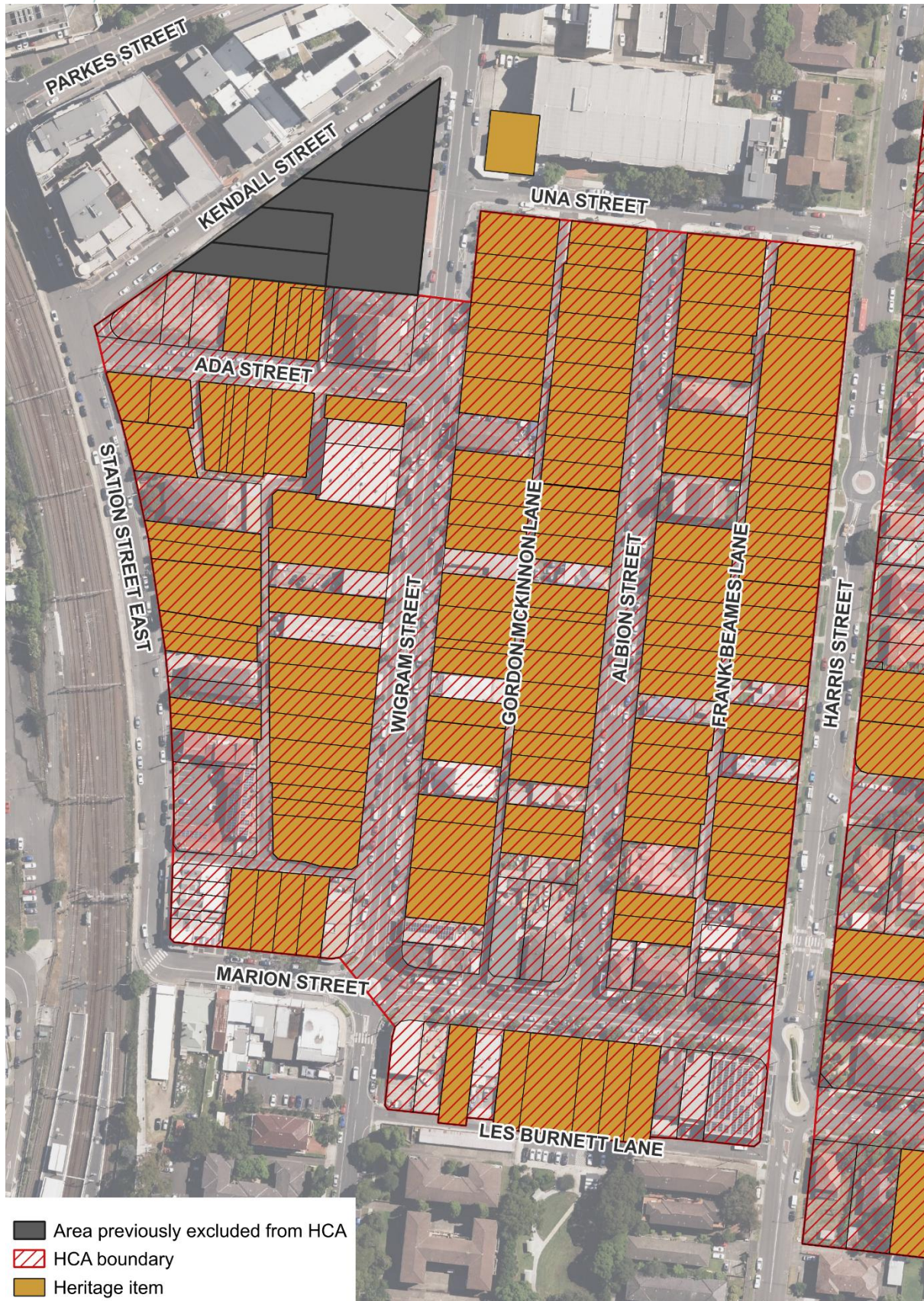


Figure 99. Boundary of Harris Park West HCA, showing area previously excluded from the HCA.

Table 13. Recommendations to remove properties along Ada Street from the Harris Park West HCA boundary.

Recommendations	
Study / assessment	Recommendation
<i>Heritage Study – CBD Planning Controls.</i> Urbis. 2015.	The boundary of the Harris Park West HCA could be reviewed when the northern portion of the block bound by Ada, Wigram and Kendall Streets is redeveloped as the current development does not contribute to the HCA. The lots fronting Ada Street would then form a defined edge to the HCA.
2017 Hector Abrahams	The boundary of the Harris Park West HCA should be amended to exclude the then-vacant lot to Kendall Street.
2018 GML	The proposal to exclude the vacant (demolished) sites bounded by Ada and Kendall Streets from the interface area can only be supported if the heritage items along both sides of Ada Street are retained. Development on the vacant site should be of a scale and character that does not detract from their setting or significance. The current height provision of 18m is not appropriate and it should be reduced to 12m.

3.4.2.3 Condition and integrity

There has been limited new development within the HCA boundary. New development includes:

- Two storey commercial building at 85 Marion Street constructed c.2008.

3.4.3 Recommendation

The existing boundary is generally considered appropriate to protect the character and significance of the HCA. No areas are proposed for exclusion from the HCA.

The HCA boundary could be extended to include part of southern frontage of Marion Street between Wigram Street and the rail corridor, comprising early twentieth century commercial development at 55A-59B Marion Street and 60 Wigram Street (Figure 100-Figure 101).

The 1993 Heritage Study identified the significance of the HCA as related to its residential uses and buildings; it is assumed that this is why these properties were not proposed for inclusion in the HCA. The inclusion of these properties could solidify Marion Street as the commercial core of the area, and potentially mitigate the spread of new uses throughout remaining residential areas. If these properties were included in the HCA they would be graded as contributory items.

EXTENT



Figure 100. Recommended area for inclusion in Harris Park West HCA (55A–59B Marion Street, 60 Wigram Street) shown in pink.



Figure 101. Properties at 55A-59B Marion Street, 60 Wigram Street recommended for inclusion in the Harris Park West HCA boundary.

3.5 Experiment Farm

3.5.1 Existing

3.5.1.1 Boundary

The Experiment Farm HCA boundary is formed by Harris Street to the west, allotments along the northern side of Ruse Street, Good Street to the east, and allotments along the southern side of Crown Street to the south.

3.5.1.2 Built form

Development in the HCA is primarily residential, with the exception of the church and associated buildings on Crown Street. The boundary includes part of the curtilage of the SHR listing for Experiment Farm Cottage, including the cottage itself and part of the reserve.

The surrounding area includes the Harris Park West HCA to the west, the Experiment Farm Reserve to the north, and mid-rise residential development to the east and south.



3.5.2 Review

3.5.2.1 Initial boundary

Harris Park Urban Area

The Experiment Farm HCA was originally identified as part of the broader Harris Park Conservation Area. The Study noted that the Harris Park Conservation Area was listed on the PLEP 1989 (City Centre), and recommended no changes to its boundary.



Figure 102. Harris Park Urban Area (Source: Walker & Associates 1993).

The Study provided the following description of the Harris Park Urban Area:

An area of small cottages (mostly single-storey), with some terrace houses and other dwellings. The area west of Harris Street was predominantly developed in the late 19th century, with a few early 20th century dwellings and shops, and with some flats from the 1960s. The area was privately subdivided with lots narrower and smaller than those in the government subdivision town areas. The area east of Harris Street is representative of the large lot subdivision that characterised the area between Harris Street and James Ruse Drive. Many houses of similar scale and character (but more altered than those on the inventory) also contribute to the consistency of the area. Range of timber buildings.

The Harris Park Heritage Conservation Area was listed on the SREP No. 28 as made in 1999.

Experiment Farm HCA

The Harris Park Heritage Conservation Area was removed from the SREP No. 28 in 2001 and replaced with the Harris Park West HCA, Experiment Farm HCA and Elizabeth Farm HCA (Figure 103). The boundary of the Experiment Farm HCA included allotments along the northern side of Ruse Street, which were not included in the 1993 Heritage Study boundary. These may have been included to incorporate the northern part of the Experiment Farm Cottage curtilage (Figure 104).

EXTENT



Figure 103. Detail Harris Park Precinct – Heritage Map (Source: McDonald & Associates 2003, 3).

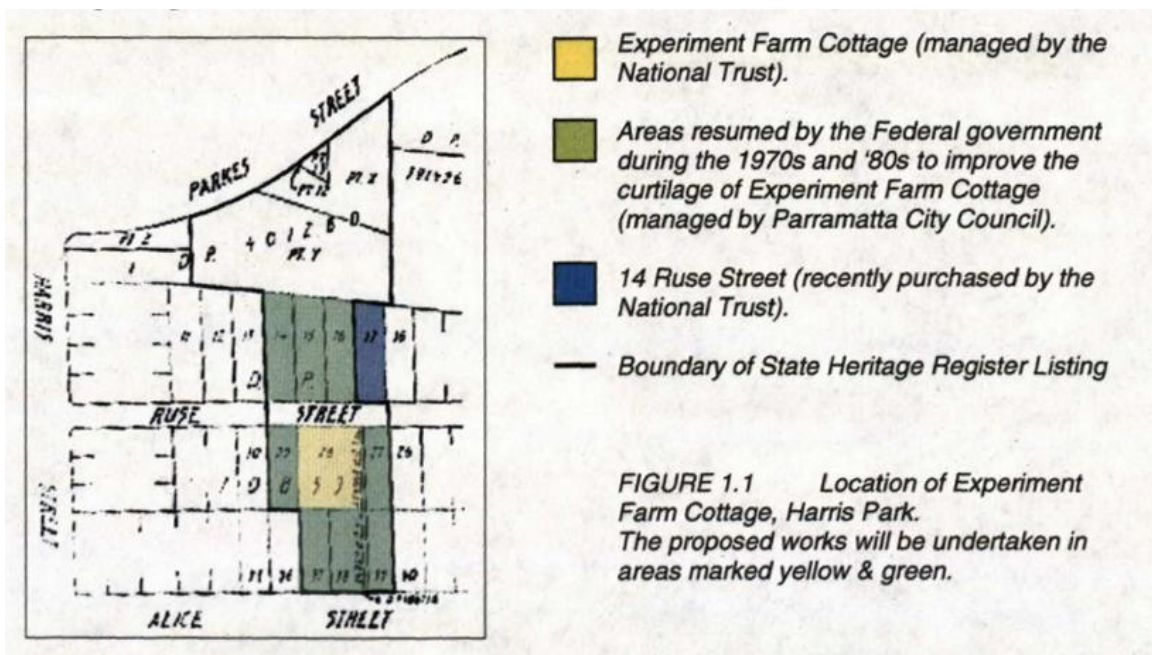


Figure 104. Experiment Farm Landscape Heritage Assessment, 2000.

3.5.2.2 Condition and integrity

There has been limited new development within the Experiment Farm HCA since the 1993 Heritage Study. Contribution grading in Section 2 of this report has identified that most properties are contributory or neutral.

3.5.3 Recommendation

No change to the Experiment Farm HCA boundary is recommended.

The existing boundary is considered appropriate to protect the character and significance of the HCA. There are no areas within the HCA that demonstrate a concentration of detracting elements or poor condition or integrity.

The HCA is bounded on the west by Harris Park West HCA, and on the south and east by streets containing primarily Post-War residential flat buildings. No additional areas are recommended for inclusion.

3.6 Elizabeth Farm

3.6.1 Existing

3.6.1.1 Boundary

The Elizabeth Farm HCA is bounded by Hassall Street to the north, Arthur Street to the east, Prospect Street to the south, Alfred Street to the west.

3.6.1.2 Built form

The HCA comprises residential dwellings to the north and south of Elizabeth Farm House and Reserve at the centre of the HCA. Surrounding development is primarily residential, largely multi-dwelling housing typologies from the mid-late twentieth century. There is some recent commercial development to the north-east.



3.6.2 Review

3.6.2.1 Initial listing and boundary

Elizabeth Farm HCA was added to the SREP No. 28 via an amendment in 2001 (Figure 105). The boundary of the HCA is based on the boundary of the 1906 subdivision of the Macarthur Estate. The Statement of Significance for the HCA identifies that it provides an appropriate low-scale suburban setting for Elizabeth Farm House. As such, the boundary acts as a buffer for the SHR item in addition to demonstrating the historical subdivision pattern.

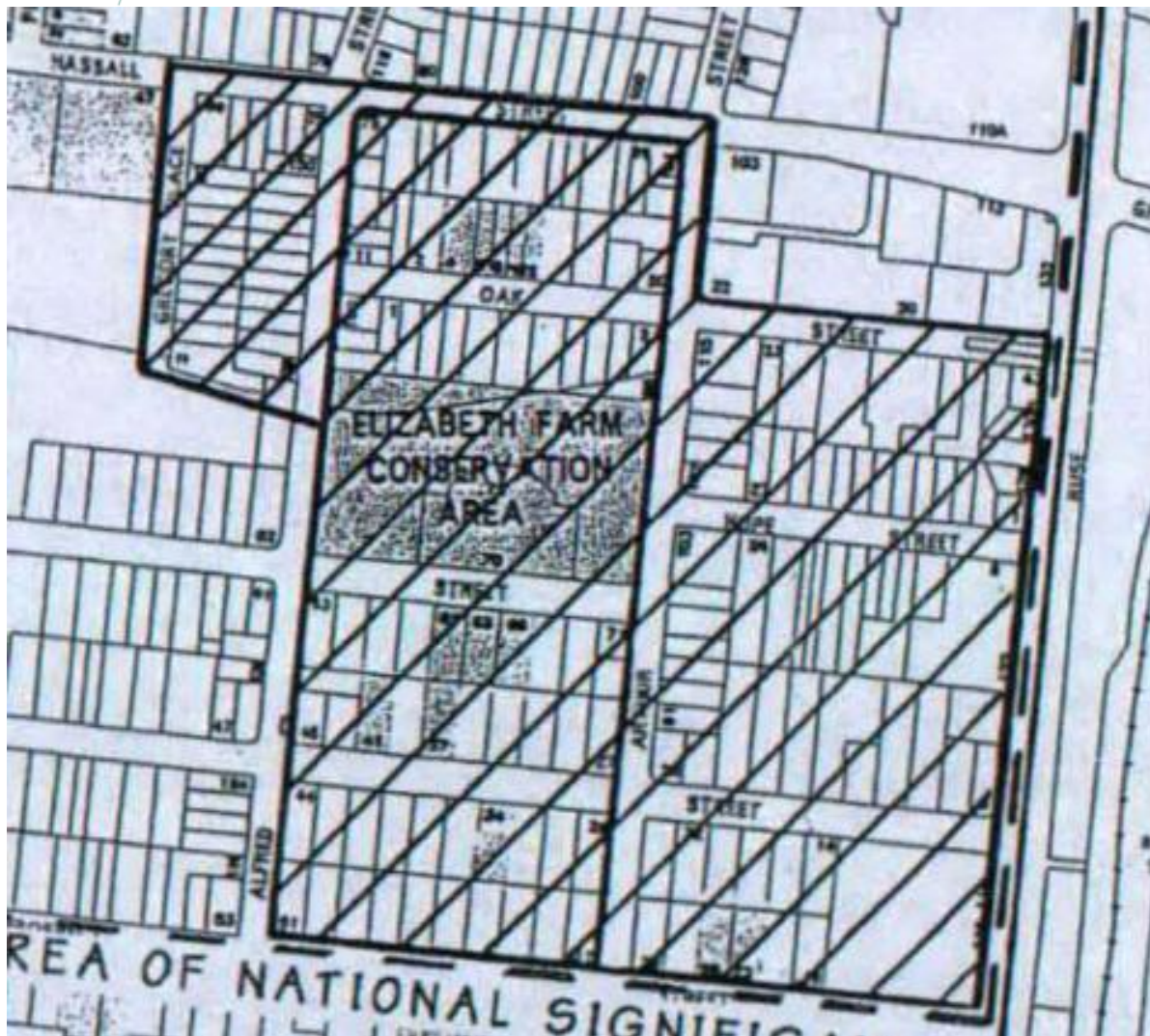


Figure 105. Detail Harris Park Precinct – Heritage Map (Source: McDonald & Associates 2003, p.3).

3.6.2.2 Condition and integrity

The boundary has not been altered. There have been several isolated redevelopments within the HCA in recent years. Most of the properties within the HCA are graded as contributory or neutral in proposed contribution mapping in Section 2 of this report. There are no areas within the HCA that demonstrate a concentration of detracting elements or poor condition or integrity.

3.6.3 Recommendation

No change recommended to the Elizabeth Farm HCA boundary. The boundary is considered to be appropriate to the significance and integrity of the HCA, and additionally provides a buffer for the State significant Elizabeth Farm House and Reserve.

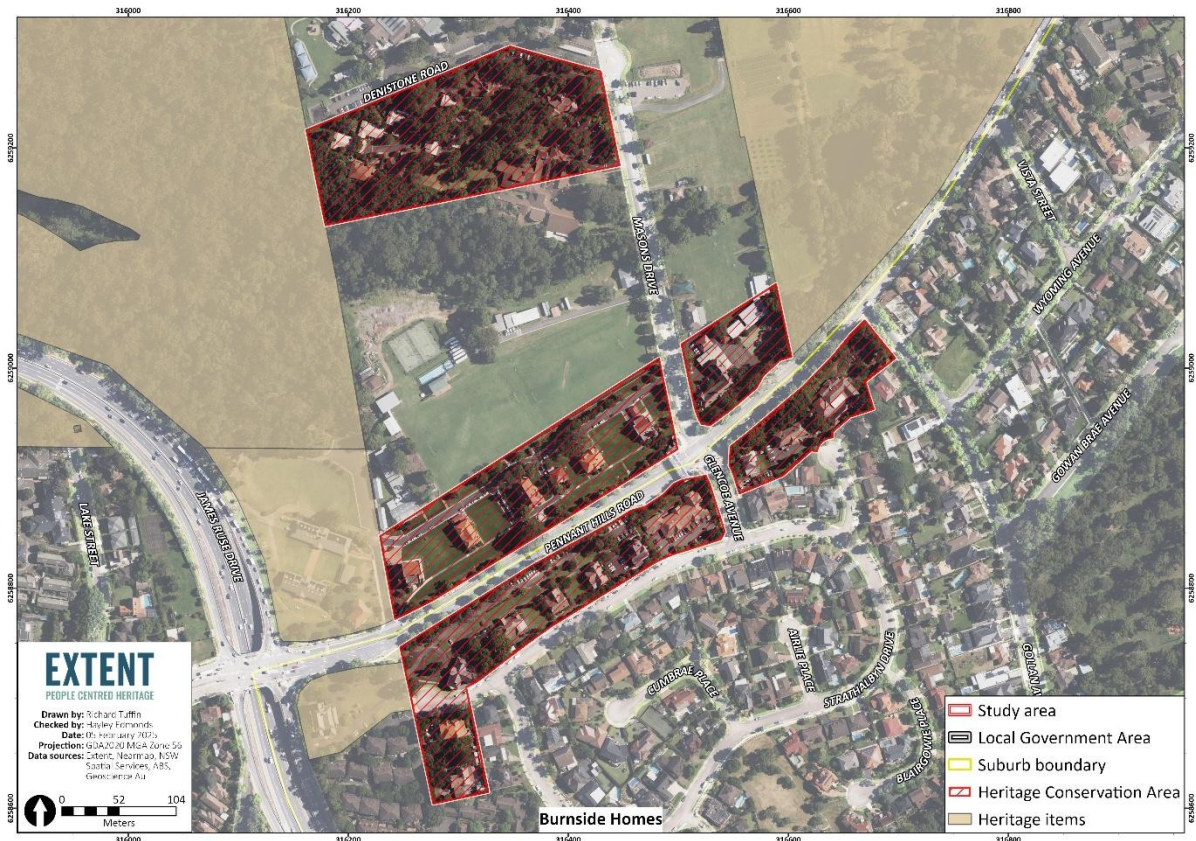
Surrounding development is primarily mid-late twentieth century dwellings and residential flat buildings. No additional areas are recommended for inclusion.

3.7 Burnside Homes

3.7.1 Existing

3.7.1.1 Boundary

The boundary is divided in five separate portions – four of which are separated by the road reserves of Pennant Hills Road, Masons Drive and Glencoe Avenue. The fifth is located approximately 300m to the north.



3.7.2 Review

3.7.2.1 Initial listing and boundary

Burnside Homes was identified as an 'area' and proposed for listing in the Baulkham Hills Heritage Study 1993-1994. The study identified 26 individual buildings and public domain elements within the area. Of these, 20 are included in the current HCA boundary.

Burnside Homes was listed as a heritage conservation area on the Baulkham Hills LEP 2005 as made; however, individual buildings/elements were not listed as individual items. Research undertaken as part of this report has not identified why individual building were not progressed for listing.

Table 14. Individual buildings and elements identified in the Baulkham Hills Heritage Study.

Individual buildings and public domain elements identified in the Heritage Study		Resultant listing	Included in current inventory sheet
1	Blairgowries	Included in HCA	Yes
2	Cumbrae	Included in HCA	Yes
3	Dunkeld	Included in HCA	Yes
4	Airlie House	Included in HCA	No
5	Eskdale	Included in HCA	Yes
6	Novar	Included in HCA	Yes
7	Blair Athol	Not included in HCA	-
8	Glencoe	Included in HCA	Yes
9	Robertson	Included in HCA	Yes
10	Ivanhoe	Included in HCA	Yes
11	Sargood Hall	Included in HCA	Yes
12	Son of the Rock	Included in HCA	Yes
13	Blackwood House	Included in HCA	Yes
14	War Memorial Home	Not included in HCA – listed as an individual item on Parramatta LEP	-
15	Burnside Public School	Included in HCA – part only	Yes
16	Reid	Not included in HCA – listed as an individual item on Parramatta LEP	-
17	Ritchie	Not included in HCA – demolished	No
18	Strathalbyn	Included in HCA	Yes
19	Troup	Included in HCA	Yes
20	Ross Memorial Home	Included in HCA	Yes
21	Lincluden & Gates	Included in HCA	Yes
22	Residential College	Included in HCA	Yes

EXTENT

23	Gates & Fence	Not included in HCA	Yes
24	House (Masons Drive, c.1890-1900)	Not included in HCA	No
25	House (Pennant Hills Road, c.1940)	Included in HCA	Yes – ‘House’
26	House (Masons Drive, c.1930-1940)	Not included in HCA	Yes – ‘House 2’

3.7.2.2 Buildings and elements not included in the HCA boundary

Blair Athol

Review of historic aerials and plans identifies that Blair Athol was previously to the south of buildings along Pennant Hills Road, and was demolished in the 1980s (Figure 106).

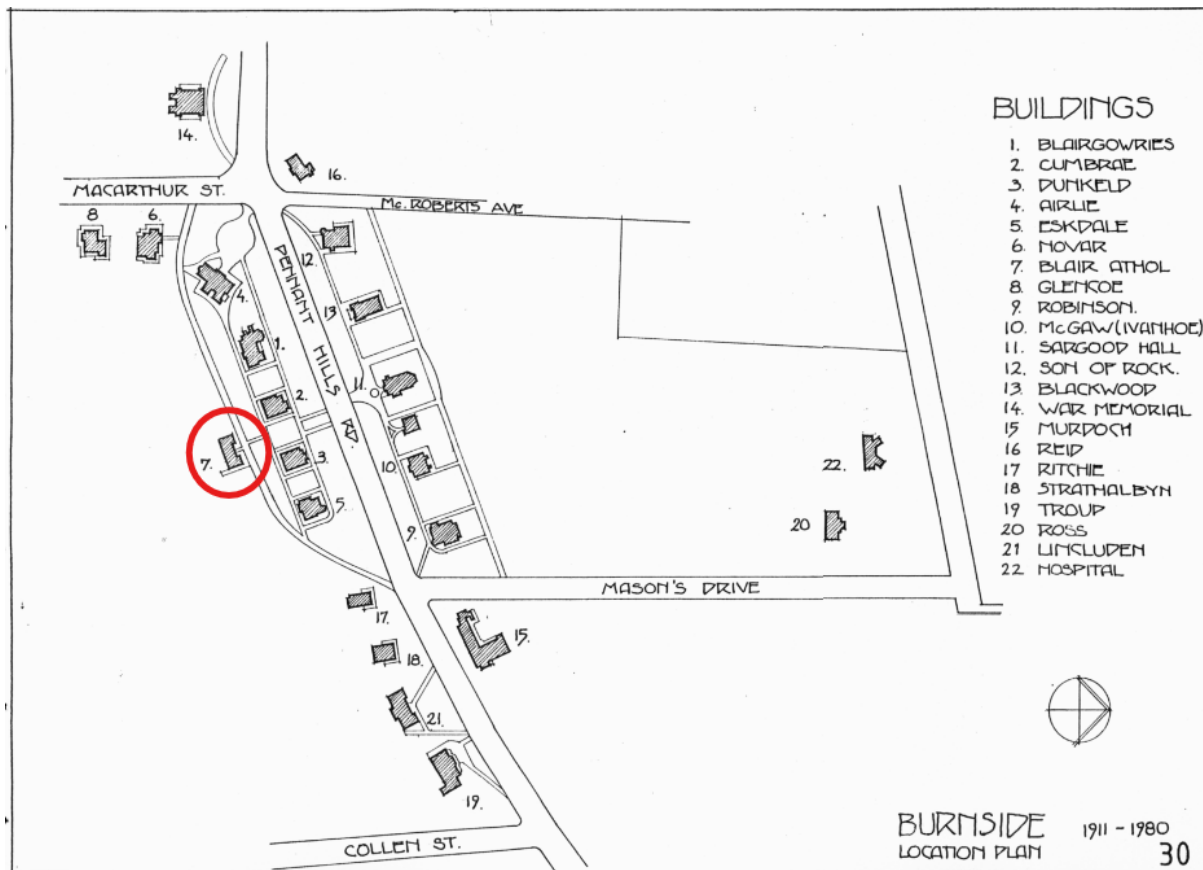


Figure 106. Plan of Burnside Homes from 1980, indicating location of the former Blair Athol in red (Source: Nolan 1981, 30).

Reid Home and War Memorial Home

Reid Home and War Memorial Home were located in the Parramatta LGA at the time of the Baulkham Hills Heritage Study, and were subsequently listed on the Parramatta LEP 1996 (Heritage and Conservation) as made. These are listed on the current PLEP 2023 as Reid Home (I359) and War Memorial Home (I447) (Figure 112).

Gates and fence

The inventory sheet for Burnside Homes includes a description of the Gates and Fence, which are located outside of the HCA boundary (Figure 112):

Gates and fences: Six large stone gateposts stand at the corner of Pennant Hills road and Glencoe Ave, supporting decorated wrought iron gates and topped by extremely ornate wrought iron finial type decorations. A simple picket wrought iron fence with pedestrian gates extends along the frontage of the homes on both sides of pennant hills road and Masons Drive. The main gateposts and gates have been moved from their original position at Cnr Pennant Hills road and Macarthur street. Glencoe Ave is now 4 lanes wide, consequently the gates are seen today out of their original context from their original position.

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Burnside Public School and Masons Drive cottages

The HCA boundary includes the southern portion of the Burnside Public School site, containing the main school building dating to 1922. The northern portion, outside of the HCA boundary, contains another school building (formerly known as the Manual Training School), playing fields and a cottage located at 3 Masons Drive (Figure 107-Figure 112). The Manual Training School is a single storey rendered brick school building that dates from 1922.

The Heritage Study identified two cottages on Masons Drive associated with Burnside Homes. One is described as single storey cottage dating to c.1890-1900 and the other is described as a single storey cottage dating to c.1930-1940. It is assumed that these are 14 Masons Drive and 3 Masons Drive respectively (Figure 112). These buildings are identified on a 1951 plan of the site as 'employees' residences'.

The SHI inventory sheet for Burnside Homes includes the below description of a house that corresponds with the appearance of 3 Masons Drive:

House 2: A simple single storey brick building with asymmetrical front, triple casement windows with a hipped tiled roof and brick chimney. A flat roof porch at front with brick pillars. Formal yard facing Masons Drive with 2 date palms, pickets and lattice fences.

Research undertaken as part of this report has not identified why these buildings were not included in the HCA boundary.

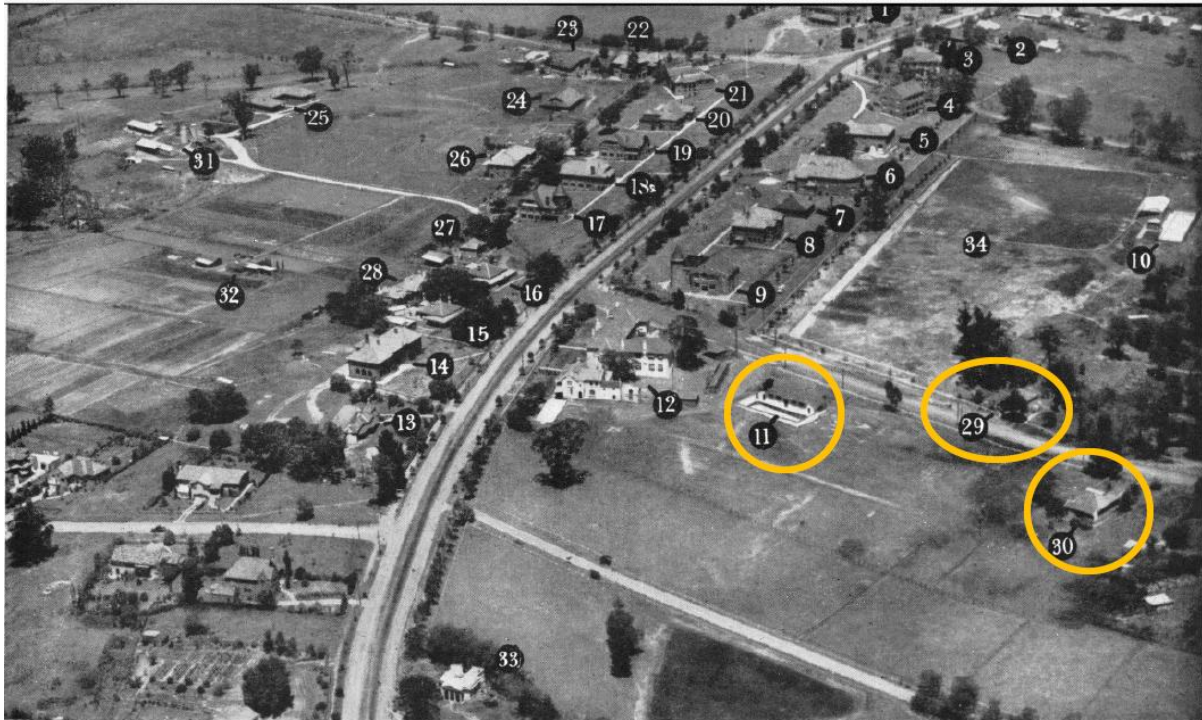


Plate 17 — AERIAL VIEW OF BURNSIDE HOMES

- | | | | |
|-------------------------------|---|----------------------------------|--------------------------------------|
| 1 War Memorial Home. | 10 Swimming Pool and Pavilion. | 19 Cumbrae. | 29 Employees' Residences |
| 2 Superintendent's Residence. | 11 Manual Training School. | 20 Blairgowrie. | 30 " " |
| 3 Reid Home. | 12 Murdoch School. | 21 Airfile (Toddlers' Centre). | 31 Dairy Farm, " |
| 4 Son of Rock. | 13 Troup Home. | 22 Novar. | 32 Vegetable Garden. |
| 5 Blackwood. | 14 Lincluden. | 23 Glencoe. | 33 Gowran Brae Lodge. |
| 6 Sargood Hall. | 15 Strathalbyn (Secretary's Residence). | 24 Laundry. | 34 Playing Field. |
| 7 Administrative Office. | 16 Ritchie Domestic Science School. | 25 Christina Campbell Farm Home. | Not shown:—Margaret Harris Hospital. |
| 8 Ivarhoe. | 17 Eskdale. | 26 Employees' Residences. | Ross Home. |
| 9 Robertson. | 18 Dunkeld. | 27 " " | Gowan Brae. |
| | | 28 " " | 3 Employees' Residences. |

Figure 107. Aerial plan of Burnside Homes, 1951. Buildings on Masons Drive outside of the HCA boundary circled in yellow.



Figure 108. Former employee residence at 3 Masons Drive.



Figure 109. Former employee residence at 14 Masons Drive.



Figure 110. Former Manual Training School building within the Burnside Primary School grounds.



Figure 111. View along Masons Drive, Burnside Primary School grounds at left.

EXTENT

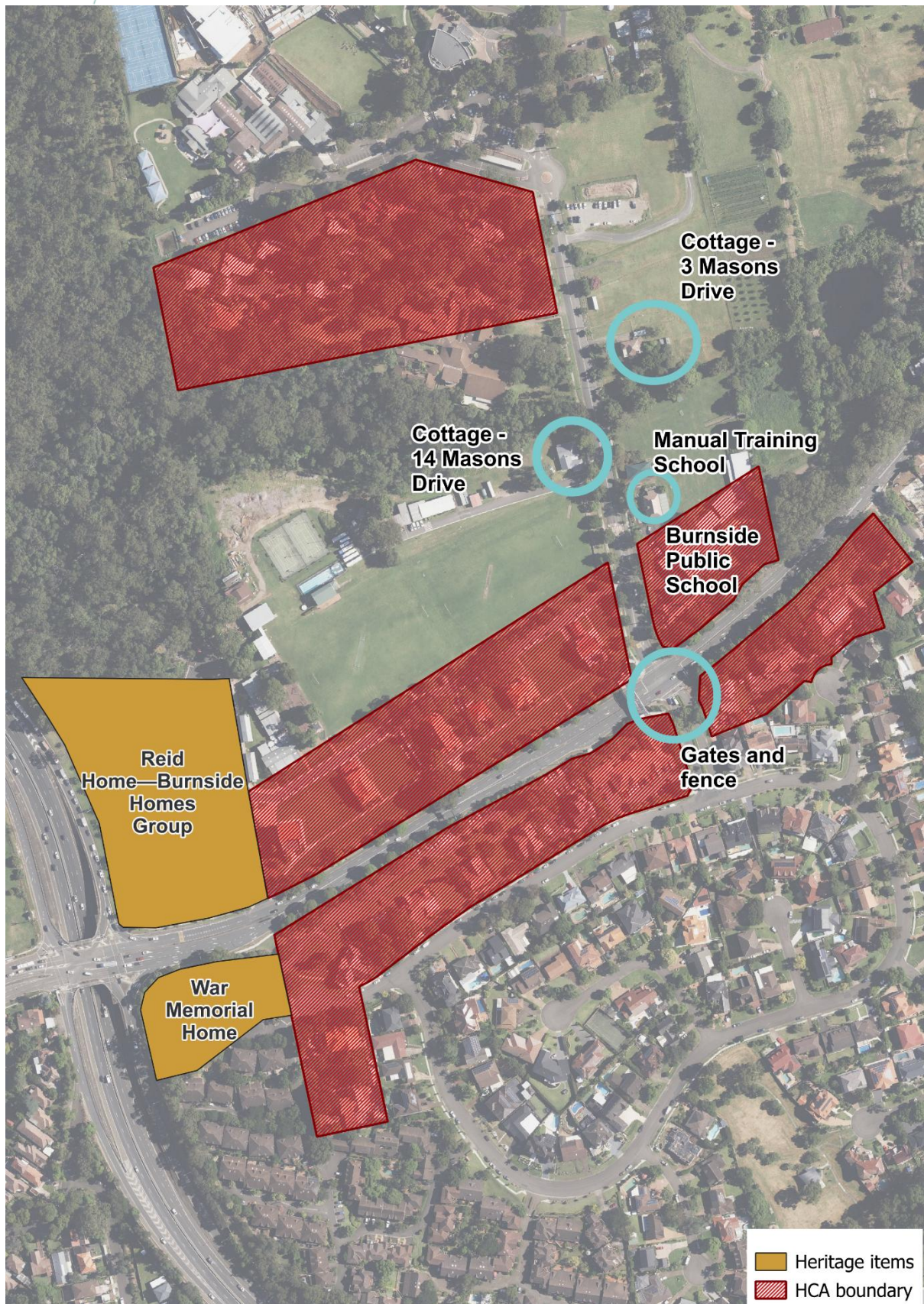


Figure 112. Aerial showing current HCA boundary and adjacent elements recommended for inclusion in the HCA.

3.7.2.3 Condition and integrity

Alterations and additions to several individual buildings are currently in progress or under assessment.

3.7.3 Recommendation

The boundary should be amended to include the following buildings and public domain elements (Figure 113):

- Road reserves of Pennant Hills Road, Masons Drive and Glencoe Avenue, including:
 - Street trees
 - Gates and Fence on the corner of Pennant Hills Road and Glencoe Avenue
- Whole Lot 3 DP857976 – inclusive of bushland
- Whole Lot 100 DP1260159 – inclusive of Reid Home, playing fields and cottage at 14 Masons Drive.
- Whole Lot 4 DP135725 – inclusive of the former Manual Training School building and the cottage at 3 Mason Drive.
- Lot 1001 DP718083 – War Memorial Home (1447).

This would include all surviving buildings and open spaces associated with the former Burnside Homes group in the HCA.

Most buildings within the HCA are recommended for investigation as potential heritage items. It is recommended that a targeted assessment of individual buildings and the Burnside Homes group collectively is undertaken to understand the significance of each element. This should inform the preparation of an updated inventory sheet for the HCA as well as for any individual buildings or elements proposed for heritage listing.

A schedule of gradings for existing properties within the HCA is included in Section 2.7.3 of this report. Individual buildings recommended for investigation as potential heritage items are identified in Section 2.7.4 of this report as well as in Volume 2 Appendix A.



Figure 113. Indicative map showing proposed areas for inclusion in HCA boundary in pink.

3.8 Other HCAs (outside scope)

3.8.1 Public submissions

Public submissions were received relating to the boundaries of several other HCAs. Overall all HCAs were found to have high integrity, and no additional boundary changes are recommended. Discussion of the integrity of HCAs in response to public submissions is provided in Volume 1 of this report.

3.8.2 Previous studies

The following recommendations relating to boundaries are summarised from previous reports, and are included here for reference.

3.8.2.1 Tottenham Street HCA

The Granville Heritage Review prepared by City Plan in 2023 included the following recommendation relating to the boundary of Tottenham Street HCA:

- HCA could be extended to the west to capture 3 cottages on High Street – 27, 29 and 31.

3.8.2.2 East Epping HCA

The Heritage Review of Epping Town Centre East prepared by City Plan in 2017 included the following recommendation relating to the boundary of East Epping HCA:

- Adjust the south-west boundary of the East Epping Heritage Conservation Area by removing 25 Pembroke Street, and 1, 3, and 3A Norfolk Road.

3.8.2.3 Essex Street HCA

The Heritage Review of Epping Town Centre East prepared by City Plan in 2017 included the following recommendation relating to the boundary of Essex Street HCA:

- Future heritage reviews should assess the significance of the southern end of Essex Street for inclusion in the boundary.

3.8.2.4 South Parramatta

The South Parramatta HCA boundary was amended in 2018 via a Planning Proposal prepared by the City of Parramatta Council (PP-2020-3266). The boundary amendment was recommended in the *South Parramatta Conservation Area Review* prepared by Zoran Popovic in 2014.

Fieldwork undertaken for review of individual components flagged that the remaining properties on Lennox/Lansdowne Street at the north-east of the HCA (1, 3 and 5 Lennox Street, 2, 4, 6A, 6 8, 10, 12 and Lansdowne Street) do not contribute meaningfully to the character and significance of the HCA.

3.9 Conclusion

This section has reviewed the boundaries of six HCAs, and identified recommendations from previous heritage studies relevant to additional HCAs. Generally, the existing boundaries were found to be appropriate to the character and significance of each HCA. Minor boundary

EXTENT



exclusions are suggested for North Parramatta and Sorrell Street. Boundary inclusions are suggested for Harris Park West HCA and Burnside Homes HCA.

Appendix A. Items for further investigation

**Appendix B. Schedule of gradings for Epping /
Eastwood HCA**