

# EXTENT

## City of Parramatta Heritage Conservation Areas Review Volume 3

Prepared for City of Parramatta Council  
August 2025 - FINAL DRAFT





## Document information

<b>Extent Heritage Project No.:</b>	0224207
<b>Client:</b>	City of Parramatta Council
<b>Project:</b>	City of Parramatta Heritage Conservation Areas Review
<b>Site Location:</b>	City of Parramatta Local Government Area
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## Document control

Version	Internal reviewer	Date	Review type
Preliminary Draft	Lisa Trueman	24 April 2025	Technical review
Final Draft	Jakob Ruhl	19 August 2025	QA
Final	Priyanka Misra	8 September 2025	Technical
Final	Hayley Edmonds	24 September 2025 30 September 2025	Minor amendments

### Cover page image:

**Australian Women's Weekly and Lend Lease Homes. 1962. *Carlingford homes fair: exhibition catalogue.* Caroline Simpson Library, TCQ 728.370994 CAR.**

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# 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 3 of a three-volume document to assess and update heritage conservation areas within the City of Parramatta LGA. This report (Volume 3) investigates two potential new Heritage Conservation Areas (HCAs) in Parramatta – the Kingsdene Estate, Carlingford, and All Saints’ Cemetery, North Parramatta – and provides updated or new Heritage Inventory Sheets for five existing HCAs.

An overview of all volumes is provided below:

Table 1. Structure of the HCA Review report.

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

	<ul style="list-style-type: none"> <li>▪ Identification of appropriate development control to address the LMRH Policy for all HCAs.</li> </ul>
<b>Volume 2</b>	
<b>8. Review of individual components</b>	<ul style="list-style-type: none"> <li>▪ 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"> <li>• North Parramatta, Sorrell Street, Harris Park West, Experiment Farm, Elizabeth Farm, Burnside Homes, Epping/Eastwood, Boronia Avenue, Wyralla Avenue, South Parramatta.</li> </ul> </li> </ul>
<b>9. Review of boundaries</b>	<ul style="list-style-type: none"> <li>▪ Review of the boundaries of the following 6 HCAs: <ul style="list-style-type: none"> <li>• North Parramatta, Sorrell Street, Harris Park West, Experiment Farm, Elizabeth Farm and Burnside Homes.</li> </ul> </li> </ul>
<b>Volume 3 (this report)</b>	
<b>10. Investigation of potential new HCAs</b>	<ul style="list-style-type: none"> <li>▪ 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"> <li>• Kingsdene Estate, Carlingford.</li> <li>• All Saint's Cemetery, North Parramatta.</li> </ul> </li> </ul>
<b>11. Inventory sheets</b>	<p>Updates to inventory sheets for the following 5 HCAs:</p> <ul style="list-style-type: none"> <li>▪ Rosebank Avenue HCA, East Epping HCA, Essex Street HCA, Tottenham Street HCA and Sorrell Street HCA.</li> </ul> <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.

### *Volume 2*

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 (this report)***

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. Investigation of potential heritage conservation areas

### 2.1 Introduction

This section provides the findings of the investigation of two potential new HCAs and recommendations as to whether they should be progressed for potential listing on Schedule 5 of the PLEP 2023. The investigation is based on desktop review, historical research and preliminary site inspections from the public domain undertaken by Extent Heritage in August and September 2025. The potential HCAs are:

- Kingsdene Estate, Carlingford
- All Saints' Cemetery, North Parramatta

This section provides the following:

- Methodology used in the identification and investigation of the potential HCAs
- Review of potential HCAs, including:
  - Historical overview and physical description
  - Preliminary assessment of significance
  - Discussion and recommendations.

### 2.2 Methodology

#### 2.2.1 Identification of potential heritage conservation areas

The potential HCAs have been identified by Council through the following means:

- From a list of possible new heritage items and HCAs prepared over the last several years, with input from Council's Senior staff, including Senior Heritage Specialist.
- Through resident suggestions from Phase 1 Consultation of the Comprehensive Heritage Review undertaken December 2024 to March 2025.

Council provided the potential HCAs to Extent Heritage in June 2025, along with historical information and a preliminary significance assessment. No other potential HCAs were identified by Extent Heritage during the preparation of the HCA Review.

#### 2.2.2 Definition and function of heritage conservation areas

As discussed in Section 4 of Volume 1, there is limited State guidance for the identification and assessment of HCAs. The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the legal framework for LEPs and DCPs. The EP&A Act requires Councils to consider heritage conservation in preparing planning instruments. Furthermore, Councils must use the *Standard Instrument (Local Environmental Plans) Order 2006* (SIPLEP), which provides for the listing of HCAs in Part 2, Schedule 5 of an LEP. However, there is little guidance on what an HCA should be and how it should be assessed beyond the spatial definition of 'an area of land of heritage significance' provided in the Dictionary to the SIPLEP.

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In order to assess the significance of a potential HCA, it is necessary to define the area (and the buildings and elements within it) to be assessed. Definitions of HCAs often rely on subjective judgements such as the character of the area, its amenity or its sense of place. Drawing on the discussion in Volume 1 Section 4, and specifically on the definitions provided in the table below, the following qualities have been identified as key thresholds for investigation of the potential HCAs:

- Cohesive and consistent building forms, materials and scale
- Common age of the building stock and historical associations
- Strong relationship between buildings and elements such as vegetation, landscape features and other public domain elements
- High proportion of significant or contributory items in comparison to all other items

Table 2. Definitions of heritage conservation areas.

Source	Definition / function / significance of HCAs
<b>Parramatta Development Control Plan 2023, Part 7.10</b>	<i>Heritage conservation areas are areas of land which have been recognised as having specific and significant historical value which should be protected. Features which influence protection include patterns of subdivision, building style, landscaping and streetscapes.</i>
<b>Walker &amp; Associates. 1993. Parramatta Heritage Study.</b>	<p>The areas identified in the 1993 Heritage Study were assessed as significant due to:</p> <p><i>their evidence of the history of subdivision, road patterns and residential development, from the beginning of settlement almost up to the present, and including both government and private development;</i></p> <p><i>the consistency in the character of their buildings, and works and the absence of major changes. In many areas the combination of road pattern, subdivision, buildings and landscape combine to create areas of high amenity.</i></p>
<b>CityPlan. 2017. Heritage Review: Epping Town Centre (East).</b>	<p><i>HCAs are identified by analysing their heritage significance and the special characteristics that make up that significance; these may include subdivision and street pattern, vegetation, the consistency of building materials, form and scale, or the common age of the building stock and historical associations.</i></p> <p><i>HCAs can be recognised and assessed in a number of ways. One such way is to rank and map the elements of an area to determine the cohesiveness and integrity of a place. An HCA will demonstrate a high proportion of contributory items in comparison to all other items. As well as demonstrating the proportion of significant elements topographically an HCA should also be evident in its visual experience. An HCA will become apparent when one moves into it due to the cohesive and consistent building forms, materials and scale which create a sense of place. When one can recognise that an area has a sense of place it becomes a matter of determining why that sense of place exists by articulating the physical and historical characteristics which define it, and if it then demonstrates sufficient value to be considered significant through those characteristics. Therefore, as well as having a high proportion of significant items these elements must also be visually apparent within the area. An understanding of historical patterns of subdivision and development within a locale will also aid in the identification of HCAs as one will be able to determine where such areas potentially exist only to qualify if its original elements are intact and interpretable.</i></p>

<p><b>Spennemann, D. H. R. (2023). What Actually Is a Heritage Conservation Area? A Management Critique Based on a Systematic Review of New South Wales (Australia) Planning Documents. <i>Heritage</i>, 6(7), 5270–5304.</b></p>	<p><i>A Heritage Conservation Area is an area of land recognised and valued for the collective nature of buildings and elements in that area which distinguish it from other places and from its surroundings. The strong relationship between these buildings and elements creates a sense of place that the community values and that has cultural heritage significance which is deemed worth protecting.</i></p> <p><i>A Heritage Conservation Area can include a group of buildings, streetscapes, landscapes or whole suburbs with particular heritage values, where individual places may not demonstrate significance on their own, but which collectively form a cohesive entity that give the Heritage Conservation Area a distinct identity.</i></p> <p><i>The heritage values of a Heritage Conservation Area, and the cultural significance derived therefrom, can include historical origins, subdivision patterns, consistency of building materials or building styles, the common age of its building stock, planting elements, common uses and/or a layering of historical elements that provide evidence of the development of the area through various periods.</i></p> <p><i>A Heritage Conservation Area aims to protect the heritage items and spaces that we value as a community whilst ensuring there is room for opportunity to adapt to changing needs. It is a way of managing change that allows development but ensures this is sympathetic with the local streetscape character and respects the conservation area’s cultural heritage significance (5284).</i></p>
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## 2.2.3 Assessment of heritage significance

The process for assessing the heritage significance of places and objects in NSW is outlined in the guideline *Assessing heritage significance* (DPE 2023). This includes the NSW heritage assessment criteria which are used to establish heritage significance (quoted below).

The assessment criteria are used to assess heritage items and heritage conservation areas. In order to meet the threshold for local listing in the PLEP 2023, an item must meet at least one of the seven criteria. If a place meets the threshold for listing under more than one criterion, the place would be regarded as significant for a variety of reasons.

**Criterion (a) Historic** - An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area);

**Criterion (b) Historical association** - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area);

**Criterion (c) Aesthetic / creative / technical achievement** - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

**Criterion (d) Social, cultural and spiritual** - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

**Criterion (e) Research potential** - An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area);

**Criterion (f) Rare** - An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area);

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**Criterion (g) Representative** - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments.)

## 2.3 Investigation of potential heritage conservation areas

### 2.3.1 Kingsdene Estate, Carlingford

Kingsdene Estate comprises land within the suburb of Carlingford that was subdivided and developed in the early 1960s by Lend Lease. Council (via community suggestion) identified three areas within the Kingsdene Estate for investigation as a potential HCA, located on Tudor Place, Empire Court and Westminster Avenue. Extent also considered an area on Snowdon Avenue, based on submissions received in Phase 1 Consultation. The four areas outlined in red below are based on information provided by Council; however, the investigation undertaken by Extent has also identified properties on Felton Road, Balmoral Place and Edinburgh Avenue that are associated with the historical development of the Kingsdene Estate. These additional areas are outlined in yellow.



Figure 1. Approximate boundaries of location of areas for investigation in the Kingsdene Estate.

#### 2.3.1.1 Historical overview

The Kingsdene Estate was a master-planned residential subdivision in Carlingford which began in the early 1960s. In 1960, the emerging company Lend Lease Corporation commissioned the architectural firm Clarke, Gazzard and Yeomans to design a suburban land

subdivision that would support future redevelopment. The subdivision plan followed the natural contours of the land, ensuring well-positioned hillside lots, ample public space and overall efficiency.

A key feature of the estate was the Carlingford Homes Fair site—a collaborative project between Lend Lease Corporation and Australian Consolidated Press Holdings Pty Ltd (CPH). Held in 1962, the fair served dual promotional purposes:

- Lend Lease showcased its Kingsdene subdivision and newly formed Lend Lease Homes division; and
- CPH, publisher of Women’s Weekly and the Daily Telegraph, used the event to promote its Home Plans Service (Batey 2013).

The fair featured 24 dwellings, including the first demonstration village on Westminster Avenue, comprising 5 dwellings constructed in 1961 designed by Lend Lease’s architect Nino Sydney. The other 19 homes, located on Felton Road, Balmoral Place and Tudor Place, were designed by some of Australia’s most prominent architects of the time, including Neville Gruzman, Ken Woolley, Michael Dysart, Harry Seidler, and Gerry Rippon. Each architect was tasked with designing homes that were both innovative and affordable.

The houses were marketed with appealing names like the Pan-Pacific, Regal, and Beachcomber, and accompanied by brochures highlighting their adaptability to any Sydney location. Financing options were also offered through Lend Lease Homes. The fair ran for six weeks and attracted over 200,000 visitors (Harfield and Prior 2007).

Following the Carlingford Homes Fair, Lend Lease developed two other demonstration villages within the subdivision:

- Second Demonstration Village – Snowdon Avenue, 1962
- Lend Lease Home Buyers Exhibition – Empire Court, 1966

Many of the lots within the Kingsdene Estate were purchased and developed in the years immediately following the Homes Fair. Aerial imagery from 1965 and 1970 shows dwellings constructed on most properties by this time.

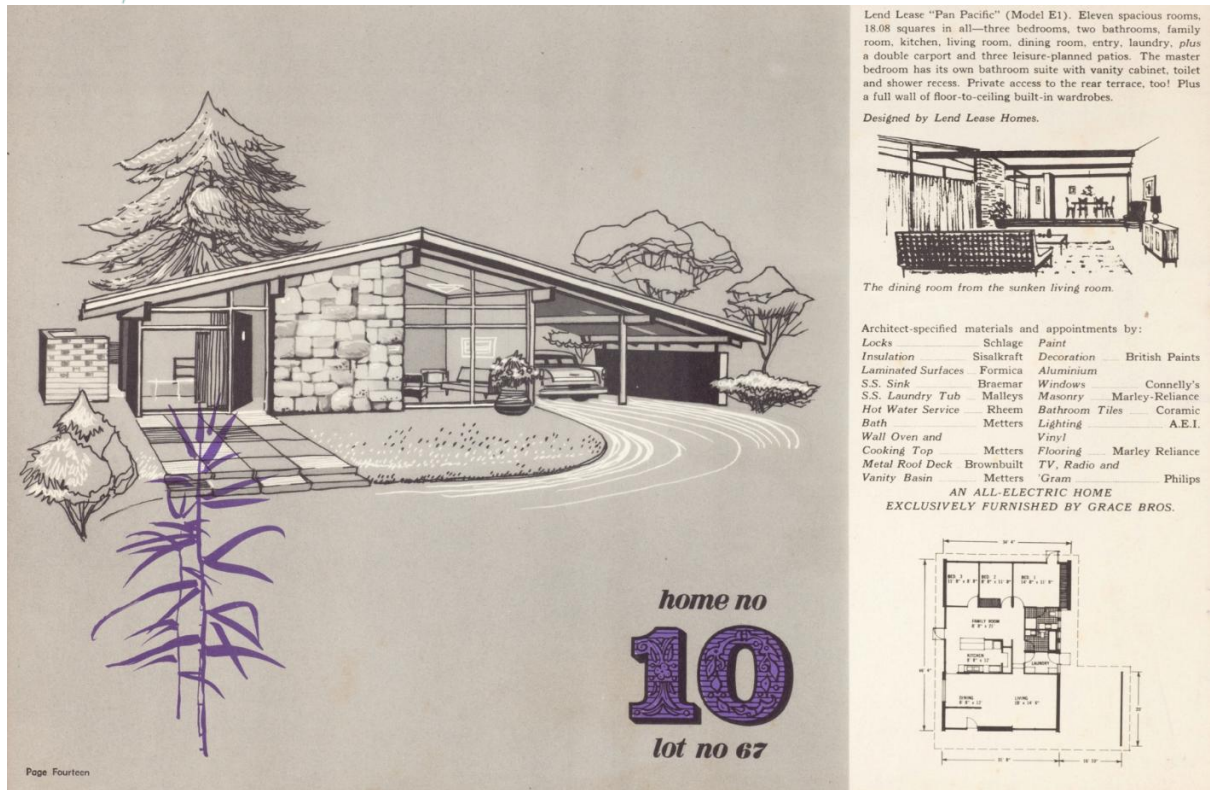


Figure 2. Lend Lease "Pan Pacific" home as shown in the Carlingford Homes Fair Exhibition Catalogue, 1962. Source: Caroline Simpson Collection Library.

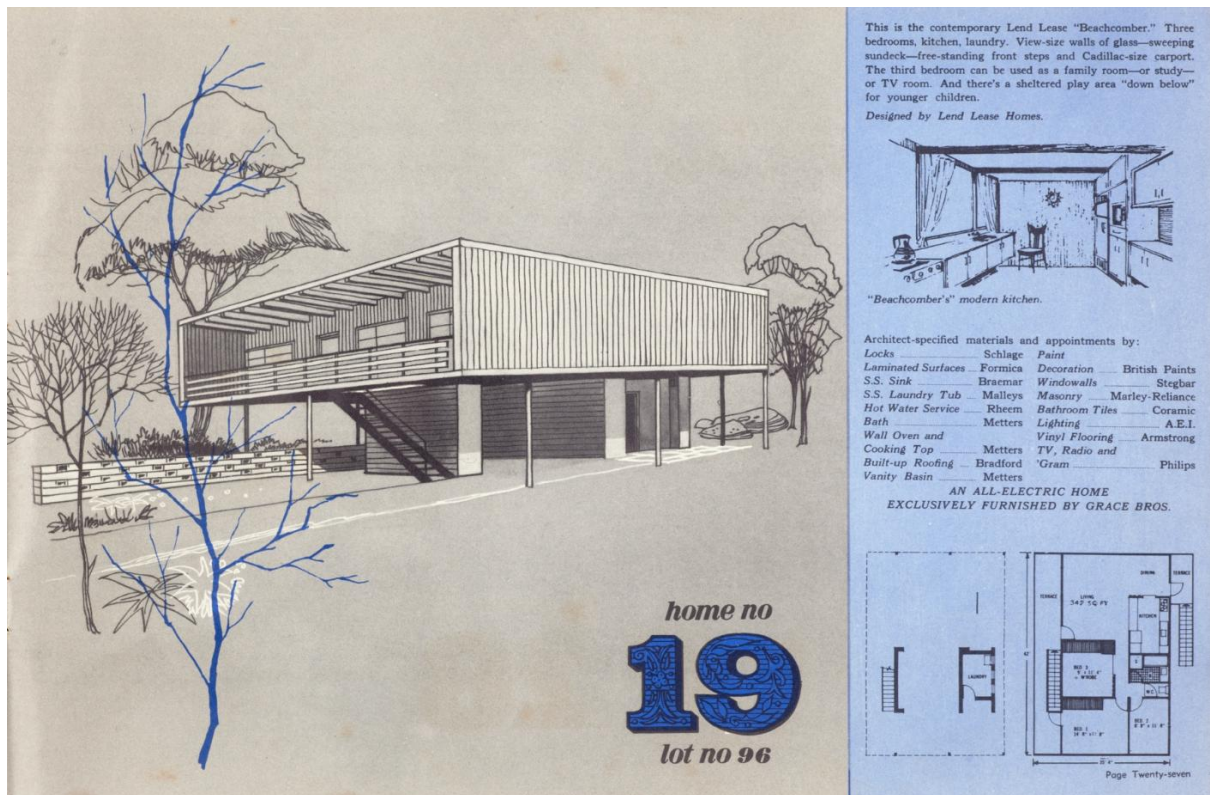


Figure 3. Lend Lease "Beachcomber" home as shown in the Carlingford Homes Fair Exhibition Catalogue, 1962. Source: Caroline Simpson Collection Library.

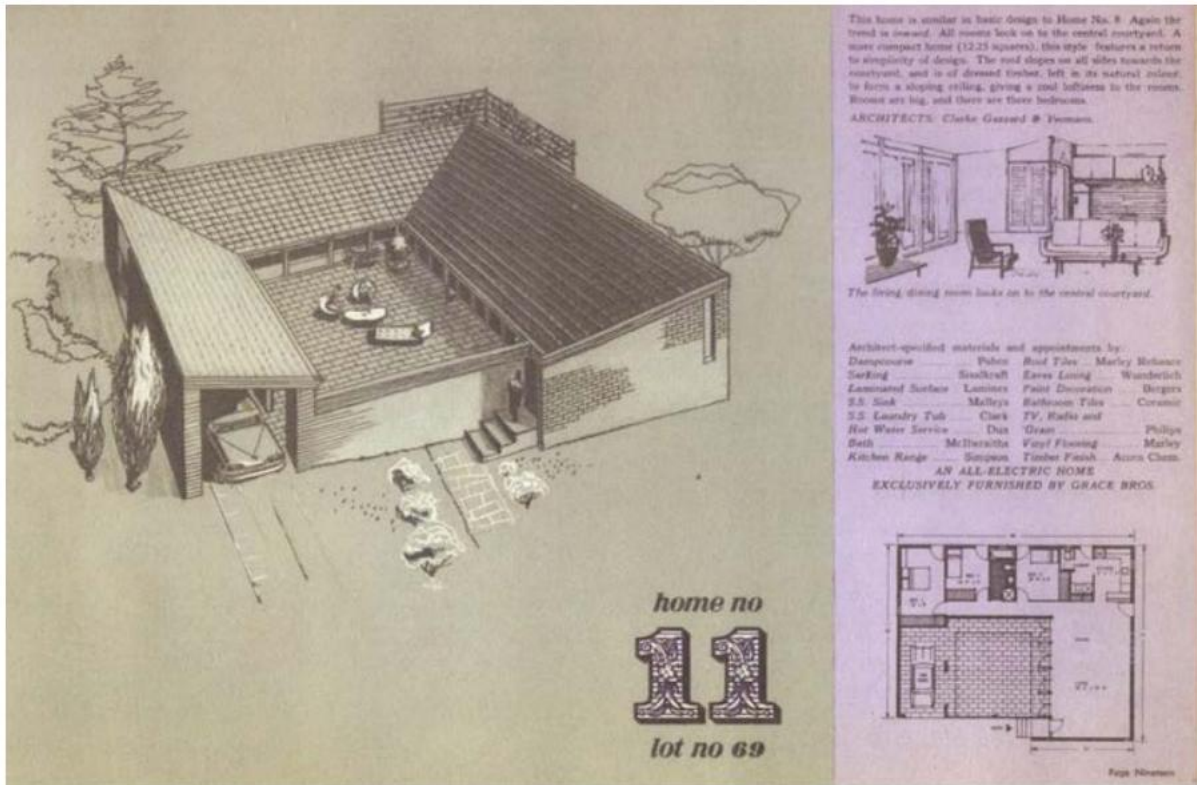


Figure 4. Home no. 11 of the Carlingford Homes Fair, designed by Don Gizzard. Source: Hunters Hill Trust, <https://huntershilltrust.org.au/wp-content/uploads/2024/07/Hunters-Hill-Trust-June-2024-Journal.pdf>.



Figure 5. Aerial view of the Kingsdene Estate, 1965. Source: NSW Historical Imagery, 1408\_17\_048, with Extent Heritage overlay.

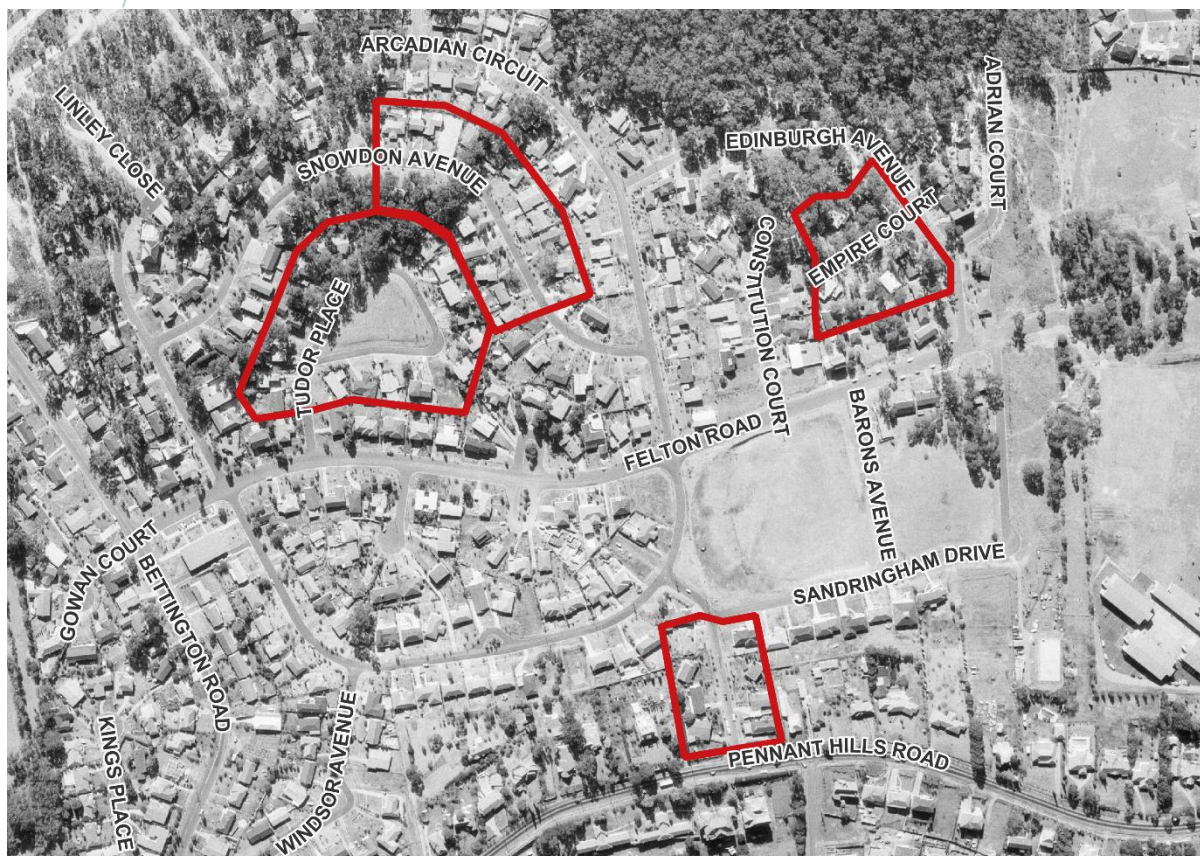


Figure 6. Aerial view of the Kingsdene Estate, 1970. Source: NSW Historical Imagery, 1911\_13\_155, with Extent Heritage overlay.

### 2.3.1.2 Physical Description

The potential Kingsdene Estate HCA encompasses four areas which were used as former Lend Lease homes demonstration/ exhibition villages:

- Carlingford Homes Fair site (Tudor Place, Felton Road, Balmoral Place)
- Westminster Avenue
- Snowdon Avenue
- Empire Court

The locations of original dwellings on Westminster Avenue, Tudor Place, Felton Road and Balmoral Place are recorded in primary sources for the Carlingford Homes Fair. The locations of original dwellings on Snowdon Avenue and Empire Court are based on review of historic aerials and preliminary fieldwork. Further research would be needed to confirm construction and/or demolition dates of individual properties.

These areas are defined by their 1960s-era residential development, featuring several iconic Australian house designs within the larger subdivision which includes cul-de-sacs, green corridors, and generously sized lots that follow the suburb's natural undulating terrain. Most original homes were single-storey or elevated designs, such as the "Beachcomber" and "Pan Pacific". However, since the early 2000s, several original 1960s dwellings have been demolished and replaced with two-storey houses, altering the area's original low-scale 1960s character. The following summarises each of the 4 areas which make up Kingsdene Estate:

## Westminster Avenue

- Originally comprised 5 dwellings designed by Lend Lease architect Nino Sydney as a demonstration village in 1961. Three of the original dwellings remain, located at:
  - Westminster Avenue: 1, 3
  - Pennant Hills Road: 161
- The other properties in the street contain dwellings from the 1960s and 2010s.



Figure 7. Original Lend Lease dwelling at 3 Westminster Avenue.



Figure 8. Original Lend Lease dwelling at 1 Westminster Avenue. *Source: Google Streetview, July 2025.*

## Carlingford Homes Fair Site

- Originally comprised 19 architect-designed display homes on Felton Road, Balmoral Place and Tudor Place. The Tudor Place homes are arranged around a central park and green corridor connecting to the northern parts of Kingsdene Estate.
- 9 of the original homes remain, alongside other houses dating from the 1960s-1970s and recent development. Surviving display homes are:
  - Balmoral Place: 4, 5
  - Felton Road: 123, 128
  - Tudor Place: 4, 7, 15, 18, 26



Figure 9. Original Ken Woolley & Dysart dwelling at 123 Felton Road.



Figure 10. Original Ken Woolley & Dysart dwelling at 4 Tudor Place.



Figure 11. View south across Tudor Place Reserve.



Figure 12. View to Pan Pacific dwelling at 22 Tudor Place. Not part of the Carlingford Homes Fair, but constructed by 1965.

### Snowdon Avenue

- Originally featured around 12 display homes. Several original homes have been demolished. Seven remain at:
  - 22-24, 25, 28, 33, 34, 36, and 40 Snowdon Avenue
- Lots on the western half of Snowdon Avenue contain dwellings of similar styles from the 1960s-1970s, as well as dwellings from the late twentieth century and recent development.



Figure 13. Original dwellings at 34 and 36 Snowdon Avenue. *Source:* Google Streetview.



Figure 14. Dwelling at 15 Snowdon Avenue (outside of the display village).



Figure 15. Dwelling at 5 Snowdon Avenue (outside of the display village).

## Empire Court

- Final display village developed in 1966. Included at least five properties on Empire Court and two on Edinburgh Avenue.
- At least two original display village homes remain:
  - 19 Edinburgh Avenue: Casa Blanca
  - 23 Empire Court: “Beachcomber”.

Dwellings at 24 and 26 Edinburgh Avenue date from at least 1970. In addition, aerial imagery depicts dwellings on 2, 6 and 7 Empire Court by 1970; these have since been demolished. However, further research would be needed to confirm if these dwellings are or were original to the display village.



Figure 16. Beachcomber dwelling at 23 Empire Court.



Figure 17. Dwelling at 24 Edinburgh Avenue.

### 2.3.1.3 Surviving and demolished original dwellings

The locations of original dwellings on Westminster Avenue, Tudor Place, Felton Road and Balmoral Place are recorded in primary sources for the Carlingford Homes Fair. The locations of original dwellings on Snowdon Avenue, Edinburgh Avenue and Empire Court are based on review of historic aerials and preliminary fieldwork. Further research would be needed to confirm construction and/or demolition dates of individual properties.

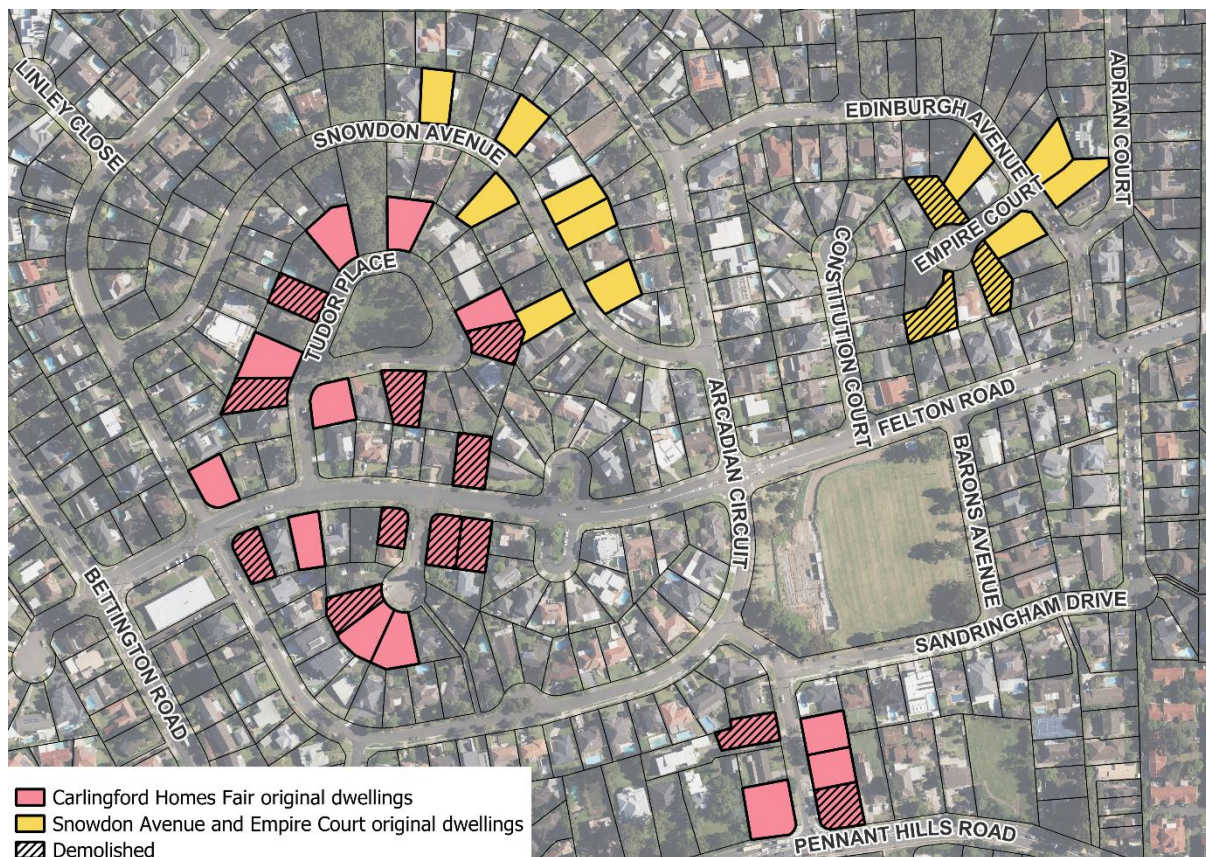


Figure 18. Surviving and demolished original dwellings in the Kingsdene Estate.

## 2.3.1.4 Australian Institute of Architects NSW Register of Significant Buildings

The AIA (NSW) Register of Significant Buildings includes four entries relating to the Kingsdene Estate. Desktop review has indicated that of the 37 properties listed on the AIA Register, 14 have been demolished, with 23 remaining.

Table 3. Review of listings on the AIA Register of Significant Buildings.

Name	Address(es)	Surviving properties
<b>Former Casa Blanca</b>	Lot 445 Empire Court <i>(19 Edinburgh Avenue)</i>	19 Edinburgh Avenue
<b>Kingsdene Estate First Lend Lease Demonstration Village, Carlingford, 1961 also called Carlingford Homes Fair</b>	Felton Road: 113, 120, 122, 123, 128, 132 Balmoral Place: 4, 5 & 6 Tudor Place: 2, 4, 5, 7, 11, 13, 15, 16, 18, 22 & 26	Felton Road: 123, 128 Balmoral Place: 4 & 5 Tudor Place: 2, 4, 7, 13, 15, 18, 22, 26
<b>Kingsdene Estate - First Lend Lease Demonstration Village including Pan Pacific, Cabana, Beach Comber &amp; Regal</b>	Westminster Avenue cnr Pennant Hills Road: Lots 8, 10, 11, 12 & 13 <i>(nos. 1, 3, 4 Westminster Avenue, nos. 161 &amp; 161A Pennant Hills Road)</i>	Westminster Avenue: 1, 3 Pennant Hills Road: 161
<b>Kingsdene Estate - Second Lend Lease Demonstration Village</b>	Snowdon Avenue: 19, 20, 22-24, 25, 28, 29, 32, 33, 34, 36 & 40	Snowdon Avenue: 22-24, 25, 28, 33, 34, 36, 40

### 2.3.1.5 Assessment of significance

Criterion	Assessment
<b>a) historical</b>	The Kingsdene Estate has some historical significance for its role in developing the suburban housing market in Sydney during the 1960s. The estate is representative of the suburban housing boom and the joint efforts from Lend Lease Corporation and Australian Consolidated Press Holdings Pty Ltd in marketing modern housing and living to the wider Sydney population through popular media including the Women's Weekly magazine.
<b>b) associative</b>	In addition to Lend Lease Corporation, the Kingsdene Estate is associated with several notable Sydney architects including Neville Gruzman, Ken Woolley, Michael Dysart, Nino Sydney, Harry Seidler and Gerry Rippon.
<b>c) aesthetic</b>	Several individual homes are of aesthetic significance as good examples of the creative and technical achievements of various Sydney architects. Several of the models such as the Beachcomber are well known and appreciated for the architectural qualities and distinctive style.

	<p>The street layout and subdivision pattern has aesthetic value as demonstrating the masterplanning for the Kingsdene Estate, with streets following the contour of the landscape and the provision of shared green spaces and green links across the estate.</p> <p>The area retains approximately half of the original dwellings constructed for the Carlingford Homes Fair and subsequent demonstration villages on Snowdon Avenue and Empire Court. Most of the lots in the Kingsdene Estate were developed by 1970, and the area retains many of these dwellings, as well as a substantial proportion of recent dwellings.</p>
<b>d) social</b>	<p>The area comprises private homes which are unlikely to hold social significance to the wider community. However, as a concentration of houses by notable architects, the area is likely to hold social significance to architects and the design community in general.</p>
<b>e) research</b>	<p>The houses within the Kingsdene Estate are well documented and researched, as is the Carlingford Home Fair. The area and its individual homes are unlikely to hold any research potential.</p>
<b>f) rarity</b>	<p>The Kingsdene Estate is rare as a masterplanned suburb created by a private entity in collaboration with notable architects. The individual dwellings were intended for reproduction as pattern designs; the surviving dwellings are rare as the first examples of these designs.</p>
<b>g) representative</b>	<p>The Kingsdene Estate is representative of a 1960s suburban housing development. The surviving original display homes have representative value as architect-designed dwellings which were replicated across Sydney through patterns in trade catalogues.</p>

### 2.3.1.6 Discussion and recommendation

The Kingsdene Estate has potential to meet the threshold for its historic, associative, aesthetic, social, rarity and representative values as a masterplanned suburb that is distinctive for its architect-designed display homes. The estate generally retains its original subdivision pattern and street layout designed in 1960 by Clarke, Gazzard and Yeomans, and it retains 12 out of 24 houses exhibited in the Carlingford Homes Fair, as well as several original display homes on Snowdon Avenue and Empire Court.

In addition to the original display homes, the area is characterised by single-storey dwellings constructed in the 1960s and two-storey dwellings constructed in the 2000s-2020s. The spread of original and recent dwellings is fairly consistent across the Kingsdene Estate. There are clusters or pairs of original dwellings on Westminster Avenue, Balmoral Place, Tudor Place and Snowdon Avenue; however, the cohesiveness of these areas is diminished by the more recent dwellings.

The significance of the area is primarily associated with the surviving display homes, both individually and as part of a group. It is recommended that these properties are investigated for listing as individual heritage items, instead of as an HCA. If multiple properties meet the threshold for listing, Council may wish to proceed with a group listing to cover several of the houses.

# EXTENT

The following individual properties should be investigated for heritage listing; though further research may identify additional properties for investigation (Figure 19).

Table 4. Properties recommended for investigation for heritage listing.

Surviving display homes from the Carlingford Homes Fair	Surviving display homes on Snowdon Avenue and Empire Court
<ul style="list-style-type: none"> <li>▪ 1 Westminster Avenue</li> <li>▪ 3 Westminster Avenue</li> <li>▪ 161 Pennant Hills Road</li> <li>▪ 4 Balmoral Place</li> <li>▪ 5 Balmoral Place</li> <li>▪ 123 Felton Road</li> <li>▪ 128 Felton Road</li> <li>▪ 4 Tudor Place</li> <li>▪ 7 Tudor Place</li> <li>▪ 15 Tudor Place</li> <li>▪ 18 Tudor Place</li> <li>▪ 26 Tudor Place</li> </ul>	<ul style="list-style-type: none"> <li>▪ 22-24 Snowdon Avenue</li> <li>▪ 25 Snowdon Avenue</li> <li>▪ 28 Snowdon Avenue</li> <li>▪ 33 Snowdon Avenue</li> <li>▪ 34 Snowdon Avenue</li> <li>▪ 36 Snowdon Avenue</li> <li>▪ 40 Snowdon Avenue</li> <li>▪ 19 Edinburgh Avenue</li> <li>▪ 23 Empire Court</li> </ul>

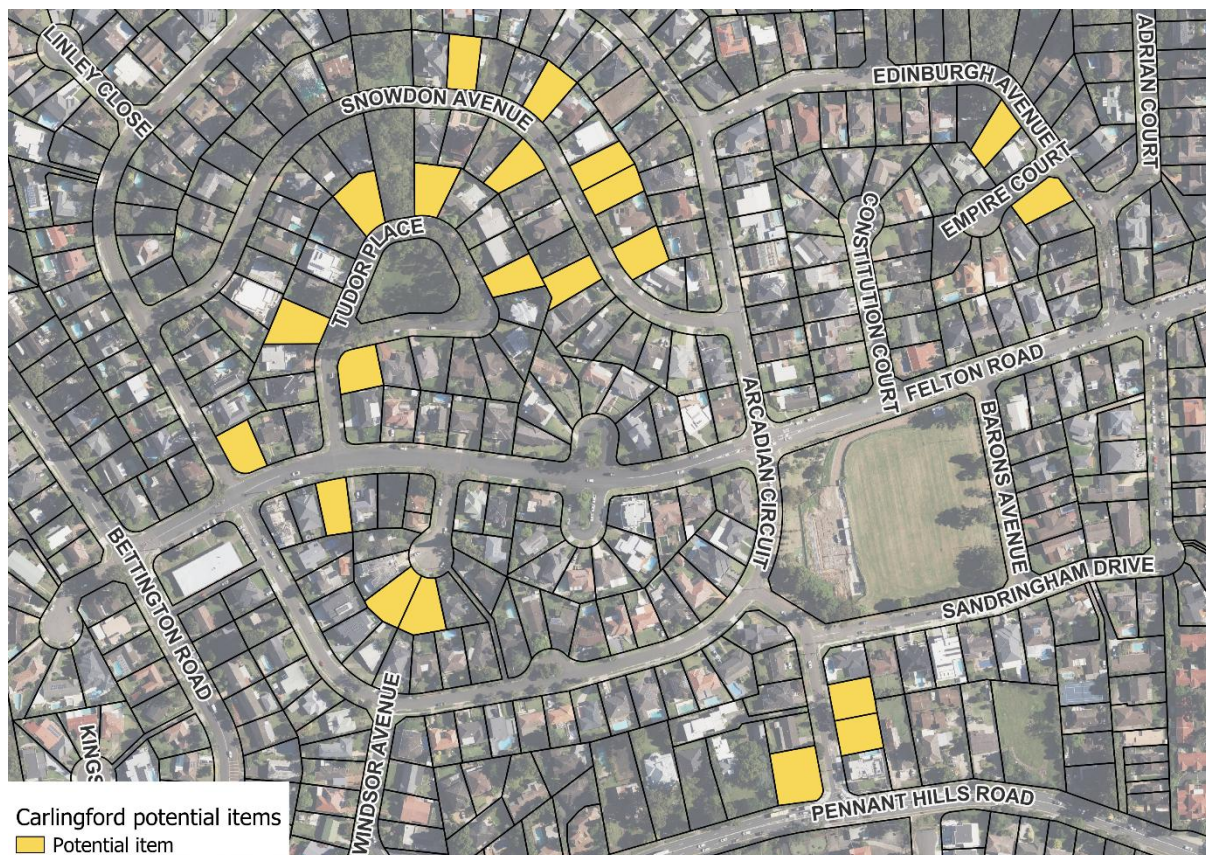


Figure 19. Properties for further investigation as potential heritage items.

## 2.3.2 All Saints' Cemetery and residences

All Saints' Cemetery is located in North Parramatta, bounded by Brickfield Street to the west, Fennell Street to the south, Short Street to the east, and dwellings on Albert Street to the north. Extent Heritage were asked to consider the area bounded by Brickfield, Albert, Buller and Fennell Streets.



Figure 20. Boundary of potential All Saints' Cemetery HCA shown in red.

### Heritage items

Short Street contains a high proportion of dwellings that are listed as local heritage items (Table 5, Figure 21).

Table 5. Heritage items within the potential All Saints' Cemetery HCA boundary.

Item no.	Item name	Address
I324	All Saints' Cemetery	56 Fennell Street
I325	Single storey residence	58 Fennell Street
I326	Timber cottage	62 Fennell Street
I373	Timber cottage	8 Short Street
I374	Timber cottage	10 Short Street
I375	Cottage	14 Short Street

I376	Timber cottage	18 Short Street
I377	Timber cottage	20 Short Street
I378	Semi-detached cottages	22 and 24 Short Street
I379	Californian bungalow	26 Short Street
I380	Bungalow	28 Short Street
I381	Bungalow	32 Short Street

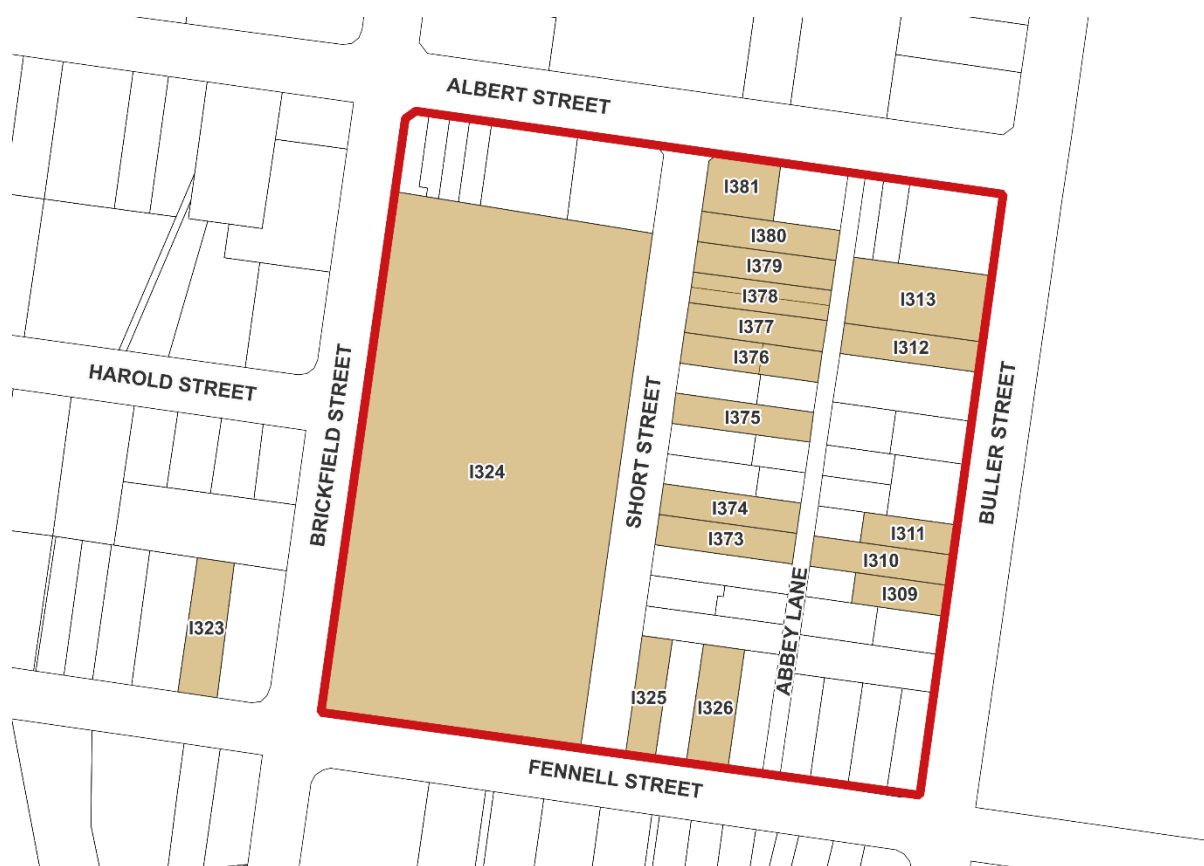


Figure 21. Heritage items within the All Saints' Cemetery potential HCA boundary.

## Development controls

All Saints Cemetery and surrounding streets are currently identified as a Special Character Area in the PDCP 2023. The DCP provides the following distinctive character statement for the area:

This subdivision, with its characteristic late nineteenth century subdivision pattern of narrow lots and back lanes for night soil disposal, is remarkably different from all other subdivisions in the area. This subdivision is almost completely intact and contains most of its original houses, built gradually from the later part of the nineteenth century to the 1930s. Later twentieth century development around the cemetery has continued the low scale residential character of the earlier Short Street development, although with wider allotments and greater garden space between houses. The result today is a remarkably intact single storey

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residential enclosure of an early Parramatta burial ground which, with the landscape of the cemetery itself, provides a very special rural/residential precinct near the heart of a large city.



Figure 22. Boundary of All Saints Cemetery Special Character Area (Source: PDCP 2023, 8-535).

### 2.3.2.1 Historical overview

All Saints' Cemetery was in use from the mid-1840s, associated with the concurrent establishment and construction of the All Saints' Church. The church is located to the south of the cemetery, at the corner of Victoria Road and Elizabeth Street. The church is located on land bequeathed to the Church of England by Samuel Marsden in 1838, and the foundation stone was laid in 1846. The church was referred to as the Marsfield church, given its location in the Field of Mars Parish. This area was also referred to at this time as Brickfields, or Brickfield Hill, due to presence of brickmaking in North Parramatta in the early nineteenth century.

The site for the cemetery predates that of the church; the location of the cemetery is indicated on an 1833 map of the Parish of Field of Mars (Figure 23). Provision was originally made for both a Protestant and a Roman Catholic cemetery in this location. St Patrick's Roman Catholic Cemetery had been established at the intersection of Pennant Hills Road and Church Street in 1822; however, in 1825, the Surveyor General announced that a site for Catholic burials had been allocated on Fennell Street (Kass 1996, 127). This relocation was opposed, and St Patrick's Roman Catholic Cemetery on Pennant Hills Road was formally transferred to the Catholic Church in 1835 (Kass 1996, 127).

It was reported in 1844 that "steps have been taken to fence in that piece of ground which was given to the Church of England in this town, by Sir Thomas Brisbane. As the population has increased so much on the north side of the river, the burial ground will prove very useful to the Parish of Marsfield" (*Parramatta Chronicle and Cumberland General Advertiser* 1844, 2). The

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first burial in the cemetery is believed to have taken place in 1846. The land previously intended for the Roman Catholic cemetery remained Crown Land until the 1870s.



Figure 23. Detail of map of the Parish of Field of Mars, c.1833. Location of All Saints Cemetery circled in red (Source: SLNSW, FL8763284).



Figure 24. Detail, Brownrigg's 1844 plan of Parramatta, showing intended location of Protestant and Roman Catholic Burial Grounds circled in red, and location of All Saints Church circled in blue (Source: SLNSW, FL3690444).

### Residential subdivision and development

Land east of the Brickfields Burial Ground was subdivided as town lots and offered for sale in March 1872 (*New South Wales Government Gazette* 1872, 560). The lots fronted Short Street to the west and Buller Street to the east, with a rear lane dividing the properties. All lots were purchased across 1872-1874 by William Muston and Thomas Muston. Both Mustons are noted on title deeds as 'brickmakers', and the men ran a brickmaking operation in South Parramatta.

All of the Mustons' lots were sold to William Richard Murray in 1882. Murray then began selling lots to individuals, likely beginning their residential development. The 1895 survey depicts dwellings on most of the Short Street properties, and several on the Buller Street properties.

Additional dwellings were constructed on the remaining lots over the subsequent decades. Dual occupancy dwellings were constructed to the rear of earlier dwellings in the late twentieth and early twenty first century.

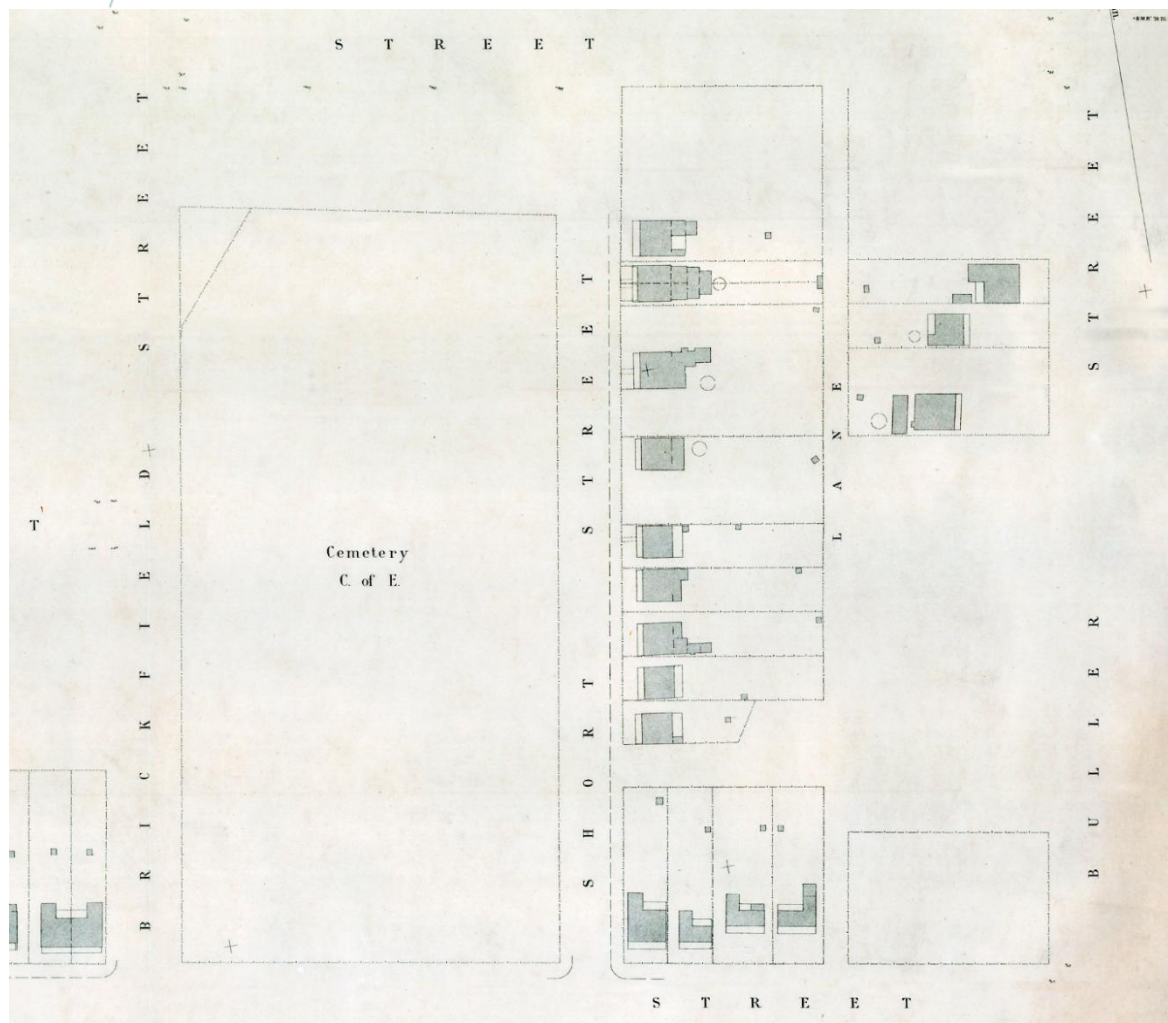


Figure 25. Detail, Sheet 44 of 1895 survey of Parramatta, showing dwellings established in the vicinity of the All Saints' Cemetery (Source: SLNSW, FL3741276, colour adjusted for legibility).

### 2.3.2.2 Physical description

All Saint's Cemetery comprises a large open green area with headstones mostly sited along a north-south central walkway. There are also pockets of headstone or monuments at the south-east and north-east corners of the cemetery. All boundaries are lined with mature trees, with the Short Street boundary demonstrating a denser stand of trees. The road reserve of Short Street includes stone kerbs and gutters, and a grassed verge in front of the dwellings.

The Short Street dwellings are all single-storey dwellings on narrow allotments. All properties have narrow front and side setbacks and several contain subdivided dual occupancy dwellings to the rear of the principal dwelling. The dwellings have varied materiality of brick, weatherboard and fibro, with hipped and gabled roof forms clad in corrugated iron or tiles. Most dwellings date from the mid-late nineteenth century and the early twenty first century. Several dwellings appear to date from the nineteenth century but with added architectural features characteristic of the Inter-War period. Several properties have two-storey detached dwellings at the rear of the lot – some are dual occupancy; some have been subdivided from the primary dwelling. These have frontages to Abbey Lane, and are not visible from Short Street.

Properties on the western frontage of Brickfield Street are mostly residential flat buildings from the mid-late twentieth century. Albert Street properties are a mix of dwelling types from the

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mid-twentieth century through to the early twenty first century. Properties on Fennel Street are a mix of cottages from the nineteenth and mid-twentieth century and two-storey semi-detached dwellings from the late-twentieth and early twenty first century. Properties on Buller Street include single-storey nineteenth century cottages, and one-two storey detached dwellings from the mid-late twentieth century and early twenty first century.



Figure 26. View north-east through All Saints Cemetery.



Figure 27. View to dwellings on Short Street from All Saints Cemetery.



Figure 28. View to stone kerbs and gutters along Short Street.



Figure 29. View to heritage listed dwelling at 58 Fennell Street, All Saints Cemetery at left.



Figure 30. Properties on Buller Street.



Figure 31. Properties on Albert Street, including commercial development at the corner of Buller Street.

### 2.3.2.3 Discussion

Within the area for investigation, the area bounded by Brickfield Street, Fennel Street, Abbey Lane and Albert Street is considered to be the most appropriate for potential listing as an HCA (Figure 32). This area includes the cemetery and dwellings along Short Street, and does not include the dwellings on Albert Street directly north of the cemetery.

Most of the dwellings on Short Street date from the late nineteenth and early twentieth century, and demonstrate a range of architectural styles and features, with cohesive scale, siting and setback. The area has a high integrity, retaining most of the dwellings from this period. The dwellings have a close visual and spatial relationship with the adjacent cemetery, which is enhanced by the street trees along Short Street.

The lots on Buller Street were subdivided along with the Short Street lots in the 1870s; however, Buller Street retains fewer nineteenth century dwellings. The Buller Street properties address the playing fields of Doyle Ground to the east, and do not have a direct spatial or visual relationship with the cemetery. The Albert Street properties date from the mid-late twentieth century and early twenty first century and also don't have a direct visual relationship with the cemetery or the Short Street dwellings.

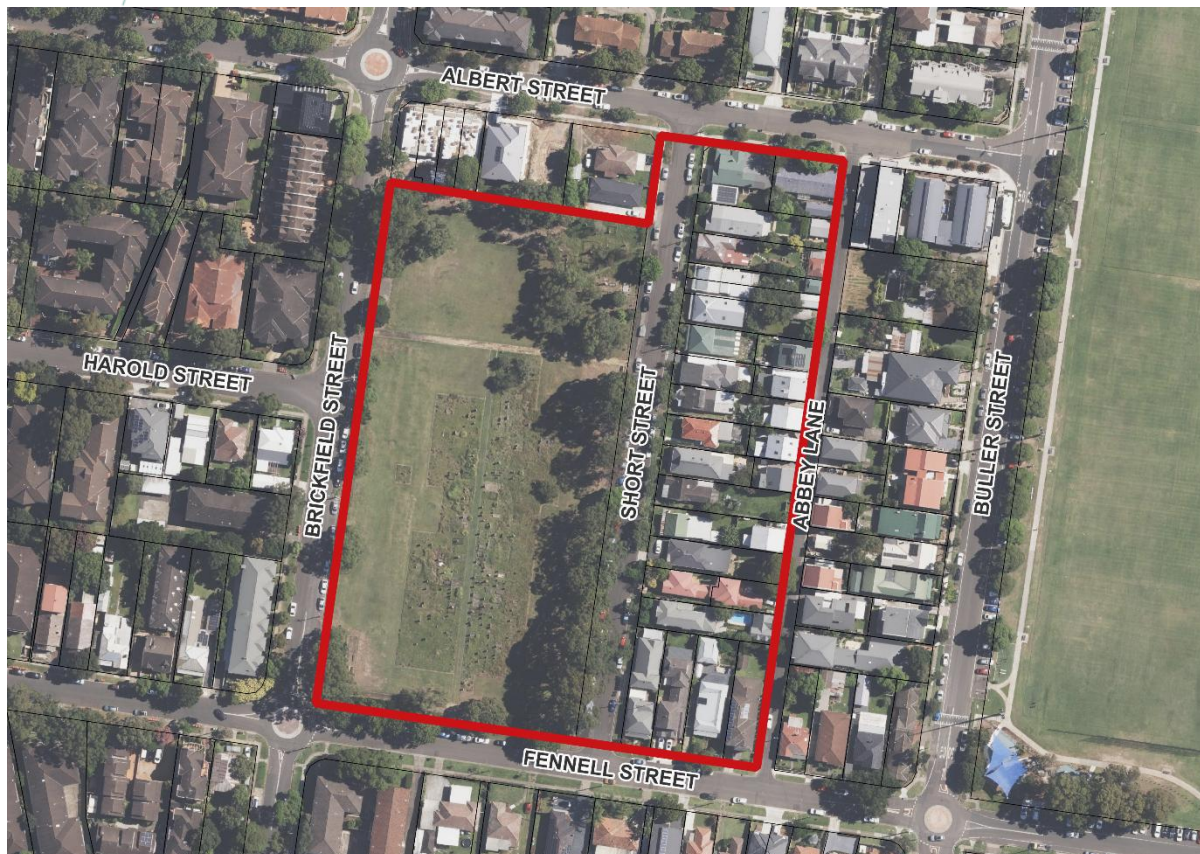


Figure 32. Area recommended for potential listing.

### 2.3.2.4 Assessment of significance

Criterion	Assessment
<b>a) historical</b>	The All Saints' Cemetery and Short Street residences have historical significance as demonstrative of the residential development of North Parramatta in the nineteenth century. The cemetery and most of the residences are listed as individual heritage items. Collectively, they demonstrate the suburban growth of Parramatta over the nineteenth century.
<b>b) associative</b>	The All Saints' Cemetery is assessed as of associative significance due to its association with a number of significant people and events. The Short Street residences are associated with individuals such as Thomas and William Muston, who purchased the town lots in the 1870s. However, collectively the cemetery and residences are not known to be associated with any particular individuals or events of note in the history of the local area.
<b>c) aesthetic</b>	The Short Street residences are of aesthetic significance as a group of Victorian and Inter-War era cottages, demonstrating a variety of architectural styles and features. The residences have a close visual and spatial relationship within the adjacent All Saints Cemetery. The cemetery is of individual aesthetic significance for the picturesque quality of its layout, plantings and gravemarkers.
<b>d) social</b>	The All Saints' Cemetery is individually assessed as of social significance. The Short Street residences are not known to have any

	strong or special association with a particular community or cultural group.
<b>e) research</b>	The All Saints' Cemetery is individually assessed as of research potential.  The Short Street residences are not considered to have the potential to yield information that will contribute to an understanding of an area's history, as these dwelling types are well documented and well understood.
<b>f) rarity</b>	The All Saints' Cemetery is one of several early nineteenth century cemeteries in the Parramatta area. The Short Street residences are dwellings from the late nineteenth and early twentieth centuries. Dwellings of these periods are well represented in the local area.
<b>g) representative</b>	The All Saints' Cemetery and Short Street residences are representative of the suburban subdivision and development of North Parramatta in the nineteenth century.

### 2.3.2.5 Conclusion and recommendations

The All Saints' Cemetery and Short Street residences meet the threshold for listing at the local level for their historical, aesthetic and representative values as a HCA. The area provides evidence of the subdivision and development of North Parramatta from the early nineteenth century. The street alignment dates from the 1830s, whilst the subdivision dates from the 1870s. The cemetery is listed as a local heritage item, as are most of the dwellings on Short Street.

The All Saints' Cemetery and Short Street residences should be progressed for listing as a heritage conservation area. All dwellings on Short Street would likely be graded as either contributory or neutral, pending further investigation into their integrity and history. The two-storey dwellings at 60 and 64 Fennell Street would likely be graded as detracting items. The two-storey detached dual occupancies fronting Abbey Lane would be graded as neutral or detracting items where these are located on separate lots.

## 2.4 Summary

This section has reviewed two potential new HCAs in the City of Parramatta LGA, and made 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, is historically significant 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.

## 3. Updated inventory sheets

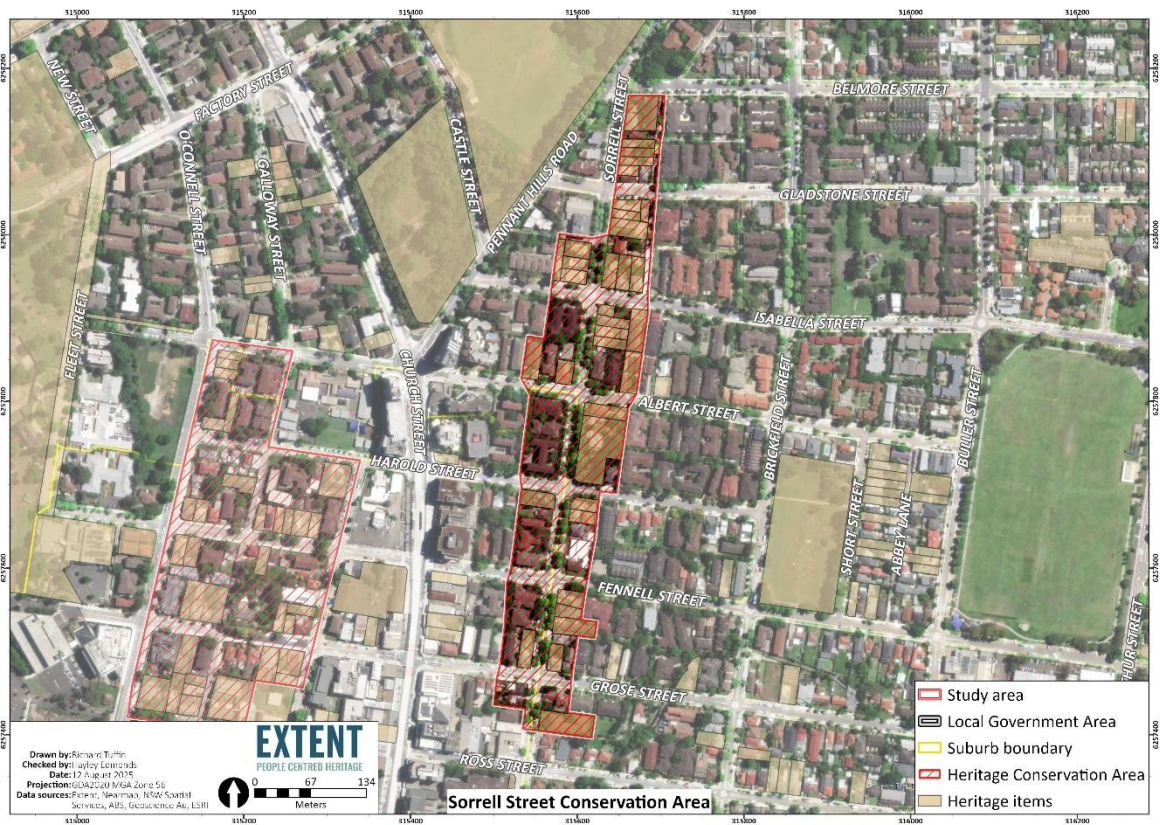
### 3.1 Introduction

This section provides a summary of updates to inventory sheets for the following five HCAs: Sorrell Street, East Epping, Essex Street, Rosebank Avenue and Tottenham Street. It provides an overview of the existing content of these inventory sheets, identifies any previous studies or assessments that have informed their update, and summaries the updates made in each. It then provides a comparison of the existing and new assessments of significance for each HCA. The inventory sheets are attached to this report as Appendix A.

### 3.2 Summary of updates

#### 3.2.1 Sorrell Street HCA

##### Updates to Sorrell Street HCA inventory sheet



#### Existing content

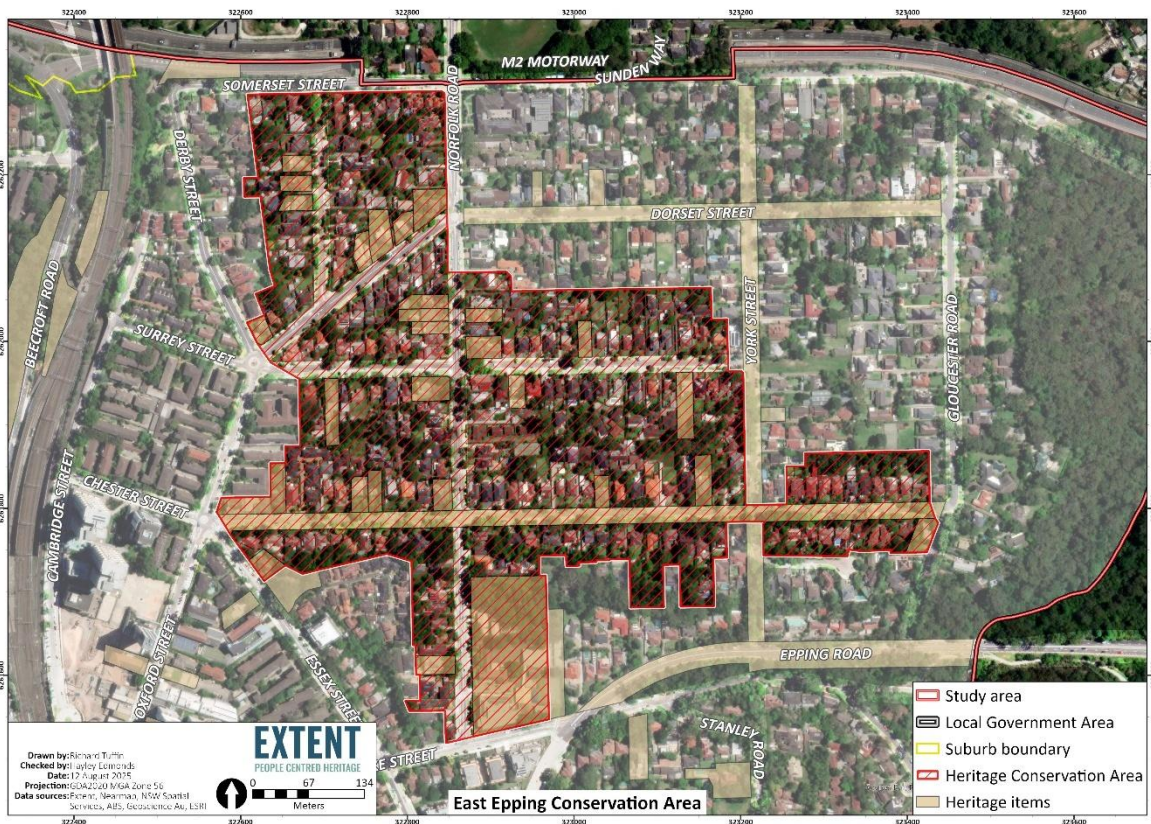
The current inventory sheet contains the following:

- Statement of significance
- Physical description
- Historical overview

<p><b>New content</b></p>	<p>The preparation of the new inventory sheet included updates of the above section, and preparation of new content for the following sections:</p> <ul style="list-style-type: none"> <li>▪ Physical condition and archaeological potential</li> <li>▪ Modifications and dates</li> <li>▪ Location map and images</li> </ul>
<p><b>Statement of significance</b></p>	
<p><b>Existing</b></p>	<p><i>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.</i></p>
<p><b>New</b></p>	<p>Sorrell Street Conservation Area is of local significance for its historical, aesthetic and representative values.</p> <p>The conservation area has historical and aesthetic significance at the local level as demonstrating the residential subdivision and development of Parramatta from the early nineteenth century through to late twentieth century. The HCA retains much of its historical subdivision pattern and contains fine and representative examples of dwellings from the mid-nineteenth century through to the mid-late twentieth century.</p> <p>Collectively, the conservation area forms a unique precinct that demonstrates a range of dwelling ages and styles. This includes fine and representative examples of villas and terraces from the Victorian period and cottages and bungalows from the Federation and Inter-War periods. The dwellings demonstrate a high degree of integrity, and are enhanced by the mature street trees and established private gardens in the conservation area. Post-War bungalows and the Centenary Uniting Church are in keeping with the character of the conservation area, and demonstrate the continued development of the area through to the end of the century.</p>

### 3.2.2 East Epping HCA

#### Updates to East Epping HCA inventory sheet



<b>Existing content</b>	None
<b>New content</b>	<p>New content was prepared for all sections, including:</p> <ul style="list-style-type: none"> <li>Statement of significance</li> <li>Physical description</li> <li>Physical condition</li> <li>Modifications and dates</li> <li>Historical overview</li> </ul> <p>This was informed by the assessment and findings in the <i>Epping Town Centre (East) Heritage Review</i> prepared in CityPlan in 2017.</p>
<b>Statement of Significance</b>	
<b>Existing</b>	None
<b>New</b>	<p>The East Epping HCA is of high local historic and aesthetic significance as a representative example of late nineteenth century subdivision that retains a good and relatively intact collection of Federation, Inter War and Post War period residential development that represents the major periods of growth and development of the Epping area.</p>

The area significantly retains most of its original 1886 subdivision and streetscape pattern with mostly single detached houses including several good and highly intact examples of Victorian, Federation and Inter War period dwellings. The area has historic significance as one of the first parts of Epping to be closely subdivided for residential purposes. The original street names, which were taken from English towns and counties, still remain.

The area's overall built context is enhanced by the local topography and native plantings, wide street proportions, street trees and large garden settings. Many of the Federation and Inter War period houses retain their garden like settings, coupled with mature trees of both native and exotic varieties.

The inclusion of Epping Public School, established in 1901, and the Chester Street Uniting Church and grounds are also of some historic and social significance to the local community, further enhancing the pattern of development of not only the early subdivision of the area but the needs of the growing community of the East Epping area.

### 3.2.3 Essex Street HCA

#### Updates to Essex Street HCA inventory sheet

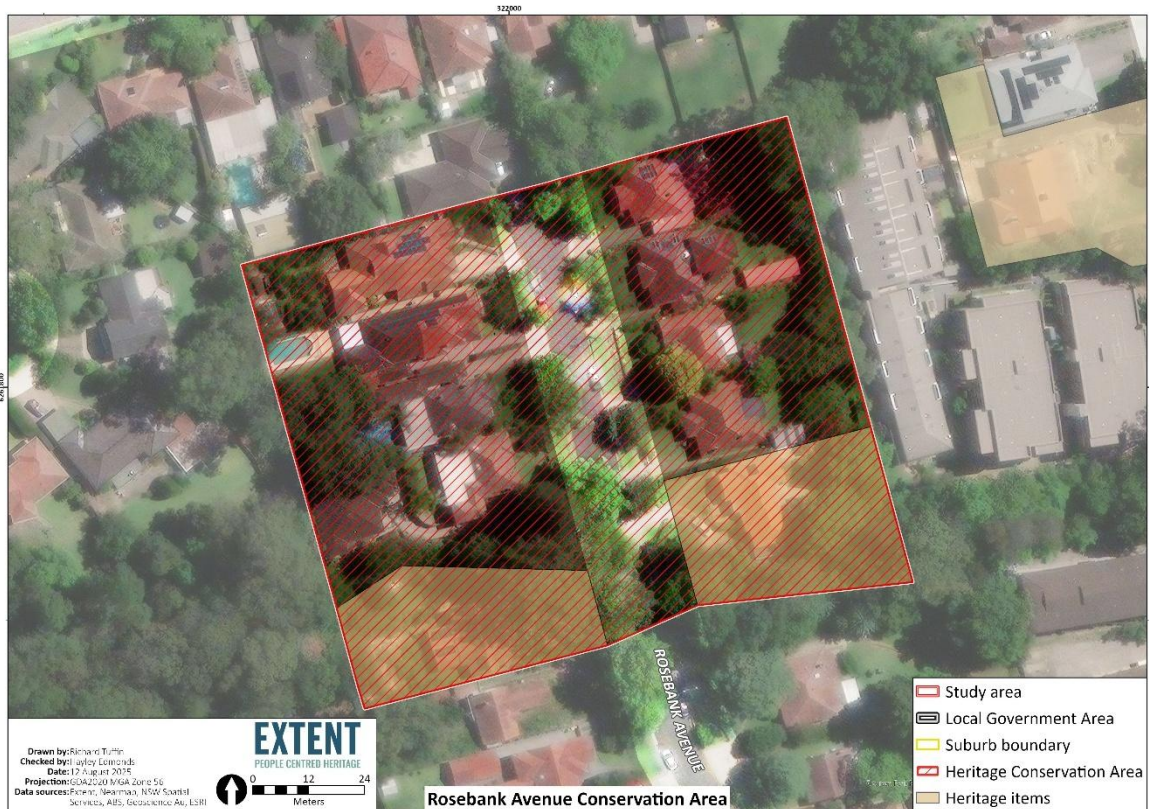


<b>Existing content</b>	Blank
<b>Updated content</b>	New content was prepared for all sections, including:

	<ul style="list-style-type: none"> <li>▪ Statement of significance</li> <li>▪ Physical description</li> <li>▪ Physical condition</li> <li>▪ Modifications and dates</li> <li>▪ Historical overview</li> </ul> <p>This was informed by the assessment and findings in the <i>Epping Town Centre (East) Heritage Review</i> prepared in City Plan in 2017.</p>
<b>Statement of significance</b>	
<b>Existing</b>	None
<b>Updated</b>	<p>The Essex Street Conservation Area is of local significance for its historic, aesthetic and representative values.</p> <p>The conservation area has historic significance as an example of the increased development in the Epping area in the early 20<sup>th</sup> century through the Federation and Inter-War period. The conservation area largely retains the original subdivision patterns dating from 1907 to 1925.</p> <p>The conservation area has aesthetic significance as a collection of intact dwellings from the Federation and Inter-War periods, including slate-roofed Federation cottages and face brick Inter-War bungalows, in addition to some notable Post-War brick cottages. The predominant single-storey form with hipped and gable roofs, and common brick and tile materiality creates a cohesive character, which is further enhanced by the mature street trees and mature plantings in generous front gardens.</p>

### 3.2.4 Rosebank Avenue HCA

#### Updates to Rosebank Avenue HCA inventory sheet



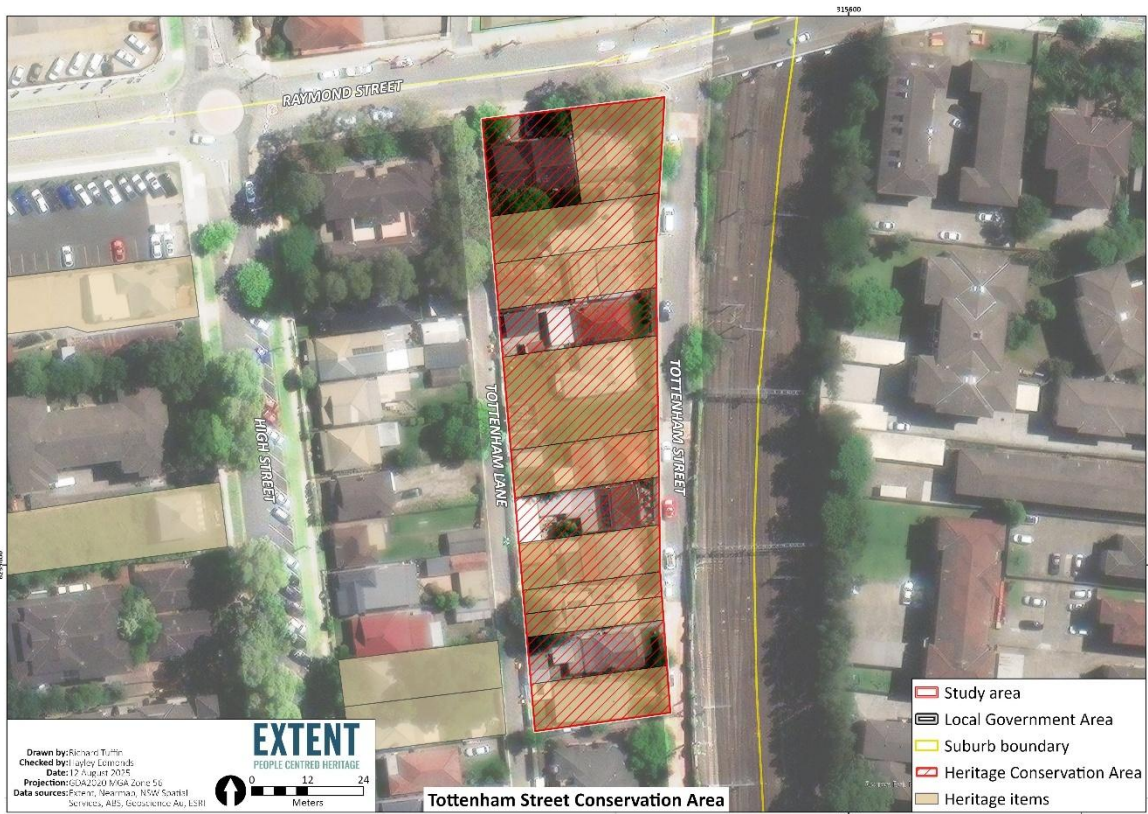
<b>Existing content</b>	Blank
<b>New content</b>	<p>New content was prepared for all sections, including:</p> <ul style="list-style-type: none"> <li>Statement of significance</li> <li>Physical description</li> <li>Physical condition</li> <li>Modifications and dates</li> <li>Historical overview</li> </ul> <p>This was informed by the assessment and findings in the <i>Epping Town Centre (East) Heritage Review</i> prepared in CityPlan in 2017.</p>
<b>Statement of Significance</b>	
<b>Existing</b>	None
<b>Updated</b>	<p>The Rosebank Avenue Conservation Area is of local significance for its historic, aesthetic and representative values.</p> <p>The conservation area has historical and aesthetic significance at a local level as a fine and representative example of a late Inter-war period residential subdivision and example of early development within Epping that remains largely intact. The conservation area</p>

retains its historical subdivision pattern, built context and natural features.

Collectively the group of residences form a unique precinct which illustrates various Inter-war architectural characteristics from the Bungalow, Tudor Revival and Spanish Mission styles. The houses each retain their overall scale, character and varying stylistic details associated with the period. The presentation of the houses is enhanced by their broader setting, which includes garden surrounds, wide street with street trees and several remaining natural features, including a watercourse.

## 3.2.5 Tottenham Avenue HCA

### Updates to Tottenham Avenue HCA inventory sheet



<b>Existing content</b>	Blank
<b>New content</b>	<p>New content was prepared for all sections, including:</p> <ul style="list-style-type: none"> <li>Statement of significance</li> <li>Physical description</li> <li>Physical condition</li> <li>Modifications and dates</li> <li>Historical overview</li> </ul>

	This was informed by the assessment and information in the inventory sheet prepared as part of the Holroyd Heritage Review by Graham Brooks & Associates and the Granville Heritage Review prepared by City Plan in 2019
<b>Statement of Significance</b>	
<b>Existing</b>	None
<b>Updated</b>	<p>The Tottenham Street Conservation Area is of local heritage significance for its historic, aesthetic, rarity and representative values.</p> <p>The conservation area provides historic evidence of the residential subdivision and development of Granville in the late nineteenth and early twentieth century, as well as the influence of the establishment of the railway line on residential development.</p> <p>Aesthetically, the conservation area provides a good example of modest Federation houses and a cohesive streetscape which remain highly intact. Individually the houses each retain their overall domestic scale, character and setbacks with varying Federation detailing including weatherboard cladding, corrugated roofs, timber verandas and brick chimneys.</p> <p>The conservation area is representative of modest Federation architecture and streetscape which is becoming increasingly rare in the local area.</p>

### 3.3 Summary

This section has provided a summary of updates inventory sheets for the Sorrell Street, East Epping, Essex Street, Rosebank Avenue, and Tottenham Street HCAs. Each area retains significant subdivision patterns and representative architectural styles spanning the Victorian, Federation, Inter-War and Post-War periods, with varying levels of integrity. Collectively, the updates strengthen the understanding of Parramatta’s heritage fabric, ensuring that HCAs are assessed against current NSW heritage criteria and provide an accurate framework for managing development within the PLEP 2023 and PDCP 2023.

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## Appendix A. Inventory sheets