



Appendix A. Inventory sheets

NSW State Heritage Inventory Form

ITEM DETAILS			
Name of Item	East Epping Heritage Conservation Area		
Other Name/s Former Name/s	-		
Item type (if known)	Conservation Area		
Item group (if known)	Residential buildings (private)		
Item category (if known)	Bungalow, Cottage		
Area, Group, or Collection Name	-		
Street number			
Street name/s	Chester Street, Essex Street, Norfolk Road, Oxford Street, Pembroke Street, Somerset Street, Surrey Street, Sussex Street and York Street		
Suburb/town	Epping	Postcode	2121
Local Government Area/s	City of Parramatta Council		
Property description	Refer to map at page 9.		
Owner	Private ownership		
Current use	Residential		
Former Use	Residential		
Statement of significance	<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> <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.</p> <p>The area's overall built context is enhanced by the local topography and native plantings, wide street proportions, street trees and large garden</p>		

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	<p>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.</p> <p>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.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various, unknown
Builder/ maker	Various, unknown
Physical Description	<p>The East Epping Heritage Conservation Area (HCA) covers a large area located to the east of the Epping Railway Station. The irregularly shaped HCA spans nine streets including: Essex Street, Norfolk Road, Oxford Street, Pembroke Street, Chester Street, Somerset Street, Surrey Street, Sussex Street and York Street. The streets are all named after English towns and counties retain their 1910 subdivision pattern.</p> <p>The HCA is predominantly a residential area comprising a mixture of houses, gardens and landscapes from the late nineteenth century through to the present day. The area is enhanced by its natural sloping topography and wide dual carriageways with grassed verges and substantial street plantings.</p> <p>Architecturally, the East Epping HCA is characterised by a majority of Victorian, Federation and Inter War period dwellings, which reflect the early development of Epping. Each of the streets present a different range of significant characteristics and building typologies, however the dwellings are generally single storey and free standing. One notable two storey house is however located at 93 Oxford Street. Dwellings are generally set back onto their lots, with large front gardens and low fences of timber, brick or sandstone, many gardens also have substantial mature plantings, which screen the houses from street view.</p> <p>Architectural features and materials differ from each period of building development but clearly reflect the distinctive periods. Notable Victorian era buildings include a sandstone cottage on Chester Street and some timber weatherboard buildings with corrugated metal roofs, timber double hung windows and large verandahs with timber detailing.</p> <p>The Federation period dwellings, in Queen Anne, Cottage and Bungalow styles and Inter War Bungalows are clearly distinctive but share common architectural features and materials including hipped and gable roofs clad in terracotta tile, with the occasional slate or corrugated metal cladding, exterior walls of timber weatherboard or face brick in a red or liver colour, open front verandahs, face brick or rendered chimneys, batten detailing to</p>

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	<p>projecting gable ends, timber fretwork to Federation cottages, and timber framed casement or sash windows.</p> <p>The HCA includes two non-residential heritage listed buildings; Chester Street Uniting Church and Epping Public School, both of which are located on the edges of the HCA. The Uniting Church is an Inter-War period brick church characterised by its brick turret and rendered detailing. The church is prominently located to the at the intersection of Chester and Oxford Streets and acts as a gateway to the HCA. Epping Public School is located at the intersection of Pembroke Street and Norfolk Road and features a brick Federation period school building which faces Norfolk Road. The recent development of an uncharacteristic 3 storey school building in the southern portion of the school site, is detracting and has impacted upon views to the school building and into the HCA from the south.</p> <p>The original lot size of these properties from the late nineteenth and early twentieth century subdivisions, produced long lots, which have easily been subdivided to provide for additional dwellings in the late 20th and 21st century. Additional dwellings are generally located at the rear of the original houses on these subdivided lots and are mostly not visible from the street. Despite this subdivision, the streetscape character of the area is generally maintained by the original dwellings which front onto the streets, and retain their large setbacks, complementary fences and mature front garden landscaping. More recently, several uncharacteristic two storey dwellings with large areas of hard landscaping have been constructed along Oxford and Surrey Streets.</p>					
Physical condition and Archaeological potential	<p>The physical condition of individual dwellings or archaeological potential has not been investigated.</p> <p>Generally, the buildings appeared to be in good condition.</p>					
Construction years	Start year	1886	Finish year	1945	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>There are numerous properties which have undergone alterations and additions. These have predominantly occurred in a sympathetic manner to the rear of original dwellings. Additionally, several properties have been subdivided and infill development has occurred throughout the late 20th and early 21st centuries.</p>					
Further comments	-					

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HISTORY

Historical notes

The East Epping HCA is located on the former Field of Mars Common, a portion of around 2500 hectares of land to the south of the Lane Cove River that was dedicated in 1804 for use by local communities for grazing and agriculture. The Common was resumed by the government in 1874 and subdivided between 1886-1887 into individual allotments, intended for purchase as country estates or homes.

During the late 1880s to the early 1900s, the suburb of Epping was experiencing a shift from a semirural area dominated by orchards and market gardens to a more established residential suburb. The establishment of Epping was spurred by the opening of Epping Railway Station in 1886 and subdivision of the Field of Mars.

The East Epping HCA formed part of the first subdivision of the Field of Mars in 1886. The subdivision included land from Devlins Creek in the north to Pembroke Street in the south. East Epping is comprised of parts of sections 5,6,7,8,9,11,12,13 and 16 of the subdivision (Historical Lands Record Viewer, Field of Mars Parish Map 1886).

Preparations for the sale were simultaneous with the celebration of Queen Victoria's Golden Jubilee to mark the 50th anniversary of her reign in 1887. The street names are nearly all named after English towns and counties. In 1889, the name 'Epping' was officially adopted for the area, the name being derived due to the many trees in the area after 'Epping Forest' in England.

The growing population resulted in the Education Department's decision to construct a centralised public school in the area, now known as Epping Public School, which lies within the East Epping HCA. In January 1900, a site of over 2 acres on the corner of Norfolk Road and Pembroke Street was purchased and the first school building was completed in June 1901. The school continued to develop with more buildings added in 1911, 1913 and 1922. More recently in 2019 a large 3 storey building was added to the south-west corner of the school site.

Services began in what was then the Epping Congregational Church in 1913, in a small wooden building on the present site of the Epping Uniting Church. The present structure was opened fourteen years later in 1927.

Historical imagery from 1943 shows that the HCA was considerably developed by this time, however large areas remained undeveloped between Chester Street and Surrey Street. By 1960 almost all lots had been developed. During the 1980s and 1990s several larger blocks of land began to be subdivided, and new houses constructed to the rear of the original dwellings (Historic Land Records Viewer, LTO Charting Map U0060-92, 1981). This practice has continued and become more prevalent leading to many of the original lots being subdivided or secondary dwellings constructed to the rear of original dwellings.

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THEMES		
National historical theme	4 Building settlements, towns and cities	8 Developing Australia's cultural life
State historical theme	<ul style="list-style-type: none"> ▪ Towns, suburbs and villages ▪ Accommodation 	<ul style="list-style-type: none"> ▪ Creative endeavour

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The East Epping HCA is of local historic significance as one of the first subdivisions of the Field of Mars and parts of Epping to be subdivided for residential development. Despite some site amalgamations and re-subdivisions, the area largely retains its original subdivision and streetscape pattern.</p> <p>The HCA provides historical evidence of its major periods of development that reflect the growth and development and major changes in the local area and shift from a rural and farming community to centralised residential area.</p> <p>The HCA meets this criterion at the local level.</p>
Historical association significance SHR criteria (b)	<p>The East Epping HCA does not have any direct or significant associations with important persons in the history of the local area.</p> <p>The HCA does not meet this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The East Epping HCA is of aesthetic significance as a good example of a collection of largely intact Victorian, Federation and Inter-War dwellings and streetscapes.</p> <p>The HCA retains its historical street layout, subdivision pattern, built context and several natural features including mature native vegetation and topography.</p> <p>The houses generally retain their overall scale, character and varying stylistic details associated with their historical period. The presentation of the houses is enhanced by their broader setting, which includes garden surrounds, wide streets with grass verges and mature street trees.</p> <p>The HCA meets this criterion at the local level</p>
Social significance SHR criteria (d)	<p>Epping Public School is a major feature of the HCA and is of some social significance to the local community. The school was established in 1900 as a result of the growth and development it has continued to be a local focus and has developed in accordance with local needs and requirements. The Uniting Church complex in Chester Street which was established in 1913 and comprises the</p>

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	<p>present structure constructed in 1927, is also of some local social significance.</p> <p>Individual privately owned residential properties however are unlikely to hold particular social value for any community or cultural group.</p> <p>The HCA meets this criterion at the local level.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<p>The HCA retains some rock forms, undulating streets, sloping sites and several mature native trees and plantings which indicate the early natural character and topography of the area. However, the HCA is unlikely to reveal any new information that could further our understanding of the local area.</p> <p>The HCA does not meet this criterion.</p>
<p>Rarity SHR criteria (f)</p>	<p>The East Epping HCA retains a number of earlier timber weatherboard houses and one early stone dwelling which are relatively rare in the local area.</p> <p>The HCA meets this criterion at the local level.</p>
<p>Representativeness SHR criteria (g)</p>	<p>The East Epping HCA is a good and relatively intact representative example of a late 19th and early 20th century suburban residential subdivision and development. It retains good examples of a range of building types and architectural styles from the late Victorian, Federation and Inter-War periods.</p> <p>The HCA meets this criterion at the local level</p>
<p>Integrity</p>	<p>The East Epping HCA has a high degree of integrity and intactness.</p> <p>It generally retains its historical subdivision pattern from the street, with some blocks subdivided at the rear. Built fabric and several natural features including mature vegetation and the natural topography remain. Alterations and new development are generally confined to the rear of the original houses and do not significantly detract from the overall significance of the streetscape.</p>

HERITAGE LISTINGS

<p>Heritage listing/s</p>	<p>Parramatta Local Environmental Plan 2023</p>
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INFORMATION SOURCES				
Type	Author/Client	Title	Year	Repository
Heritage Assessment	Perumal Murphy Alessi Heritage Consultants	Epping Town Centre Heritage Review	2013	Hornsby Council / City of Parramatta Council
Heritage Assessment	City Plan Services	Epping Town Centre (East) Heritage Review	2017	Hornsby Council / City of Parramatta Council
Historic Aerial	NSW Spatial Services	CAC_0_1262	1943	NSW Spatial Services
Collection/ Map	Various	[Epping subdivision plans] [cartographic material]	1901-1965	State Library of NSW
Map	Historical Lands Records Viewer	Field of Mars Parish Map	1886	NSW Land Registry Services – Historic Land Records Viewer https://hlrv.nswlrs.com.au/
Map	Historical Lands Records Viewer	LTO Charting Map U0060-92	1981	NSW Land Registry Services – Historic Land Records Viewer https://hlrv.nswlrs.com.au/

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RECOMMENDATIONS

Recommendations

The following elements contribute to the HCA and should be retained or encouraged for reinstatement:

- street layout and consistent allotment sizes
- consistency of the Victorian and Federation cottage, Inter-War bungalow, and Post-War brick cottage typologies including built form, scale, setbacks, rhythm and materials
- single storey built form to the street
- roof form and materiality, with terracotta tile being the predominant roof cladding with occasional corrugated metal where appropriate to style and period of house
- lack of major alterations to principal roof form and volumes
- original brick chimneys
- unpainted dark face brickwork and sandstone
- recessed front brick verandahs and timber verandahs with timber detailing
- timber framed windows/bay windows to front elevations
- lead lighting
- use of appropriate colour schemes for detailing
- original low face-brick, stone (not rendered or painted), or timber picket fences
- low fencing between front gardens of properties
- mature street tree plantings and wide grass verges
- substantial gardens with hedges, mature plantings, minimal hardstand areas, and brick or concrete strip driveways along the side of the dwelling

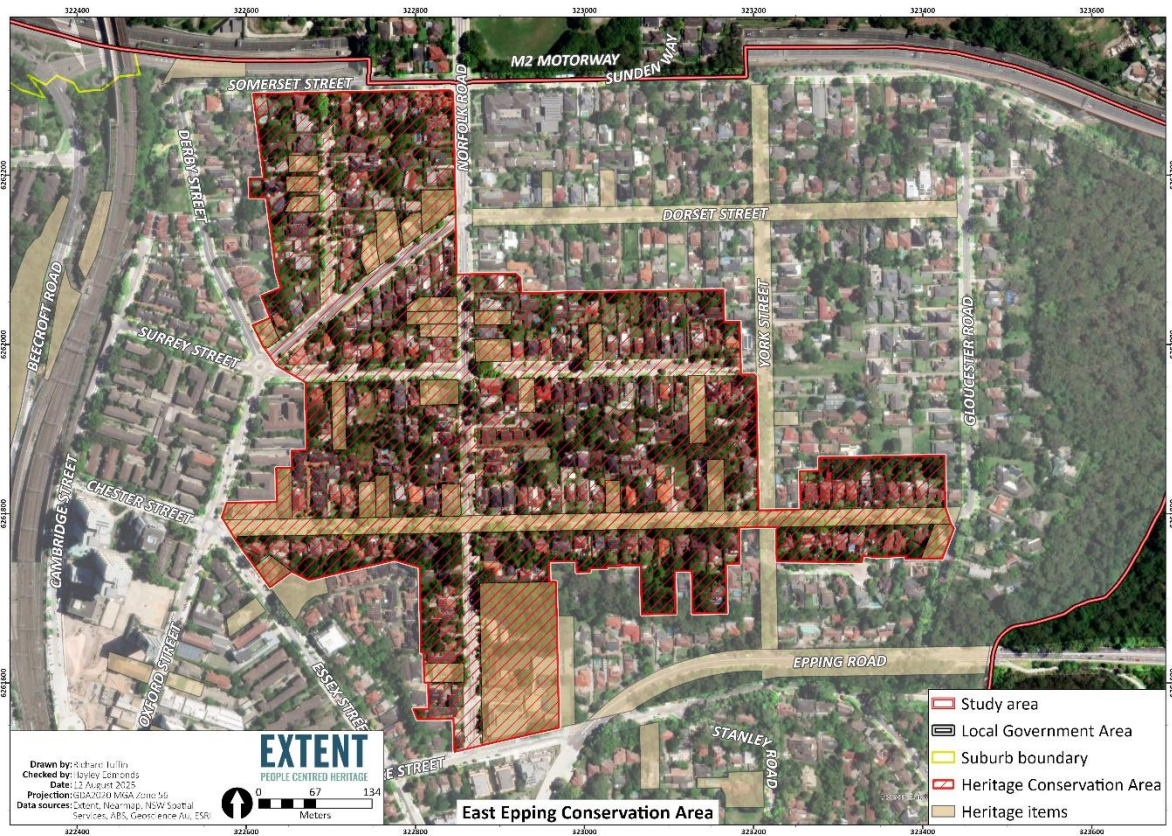
SOURCE OF THIS INFORMATION

Name of study or report	City of Parramatta HCA Review	Year of study or report	2025
Item number in study or report	Heritage Inventory Sheets		
Author of study or report	Extent Heritage		
Inspected by	Extent Heritage		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Extent Heritage	Date	August 2025

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IMAGES

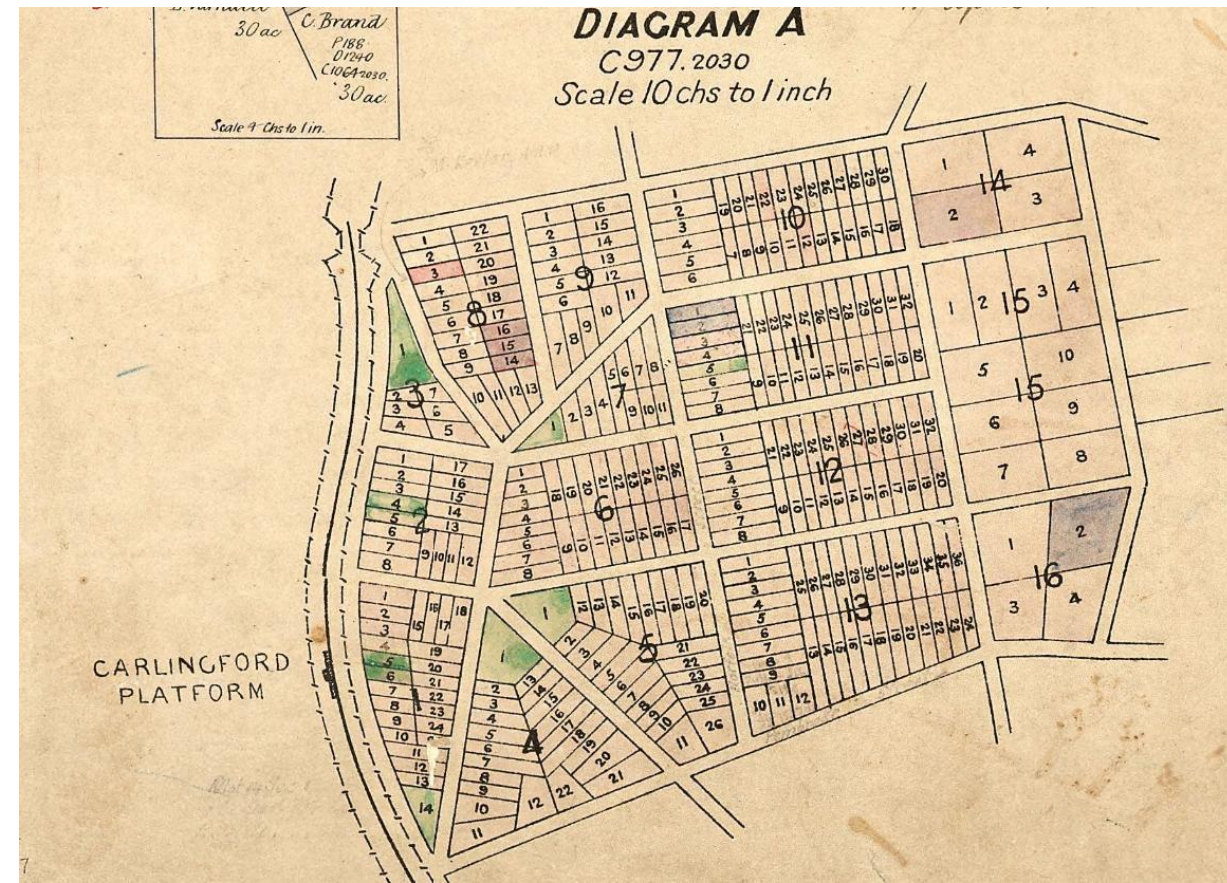
Caption	Study area				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Excerpt from Field of Mars Parish Map				
Year	1886	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



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Caption	Epping Auction Sale Crown Lands				
Year	1918	Image by	Lands Department	Image copyright holder	State Library of New South Wales

No. of 1100 30 47 A

EPPING

AUCTION SALE CROWN LANDS

AT The Information Bureau, Lands Department.

SYDNEY

Wednesday, 13th March, 1918. at 12 o'clock noon

— PLAN —
of Allotments 25, 28, 29 & 30, Section 10
PARISH OF FIELD OF MARS
COUNTY OF CUMBERLAND
Metropolitan Land District
— Hornsby Shire —
Scale — 4 Chains to one Inch

UPSET PRICES

Allot.	Sec.	Upset Price per Acre
25	10	£40 0 0
28		40 0 0
29		40 0 0
30		40 0 0

All allotments 66 feet by 231 feet

Land for Sale shown thus 



TERMS

Deposit, 25 per cent.; balance in three equal annual instalments, with interest at 5 per cent. per annum.

Photographed and printed at the Lands Department, Sydney, New South Wales, 1918

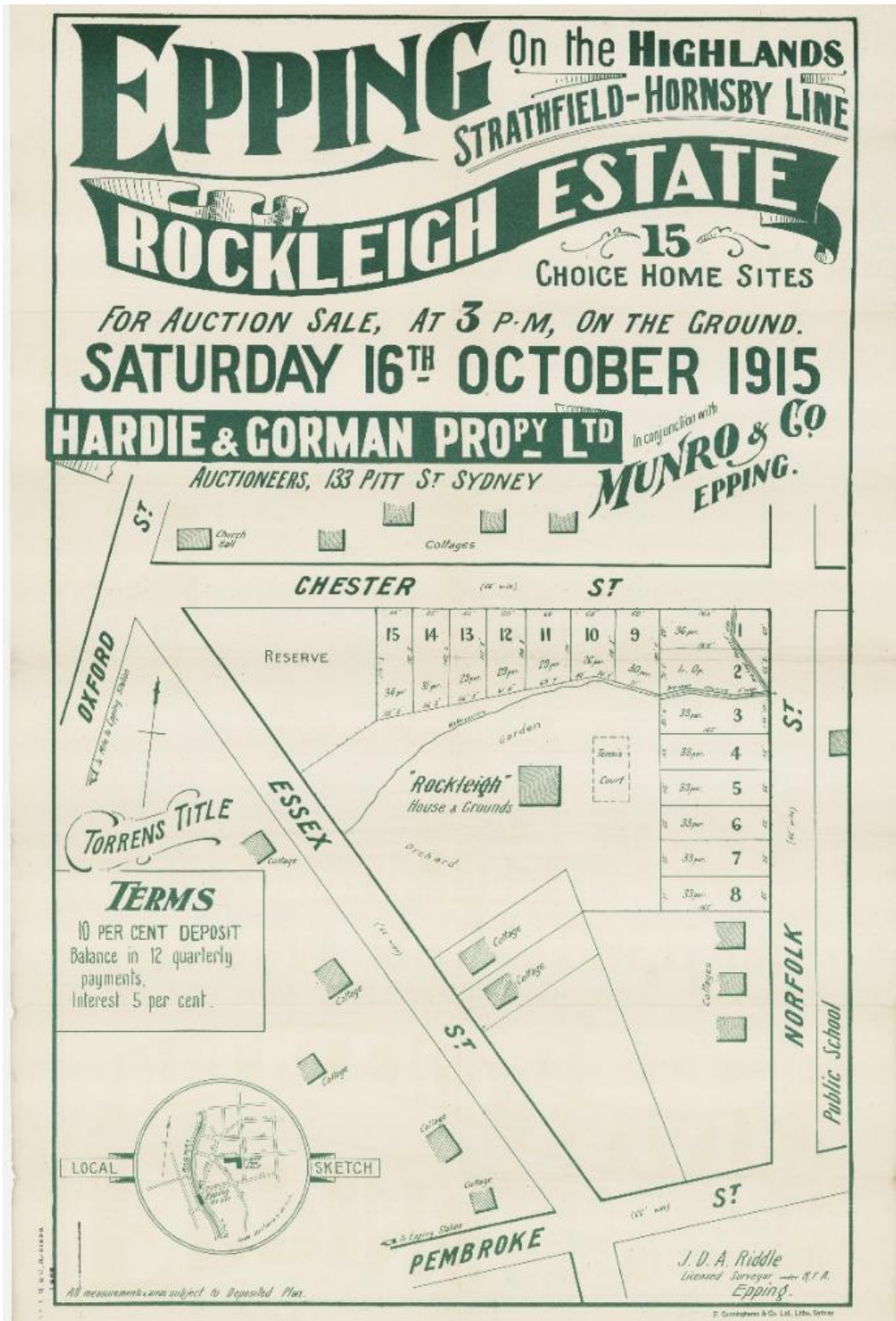
J. & J. Robinson
1880

8/10/86

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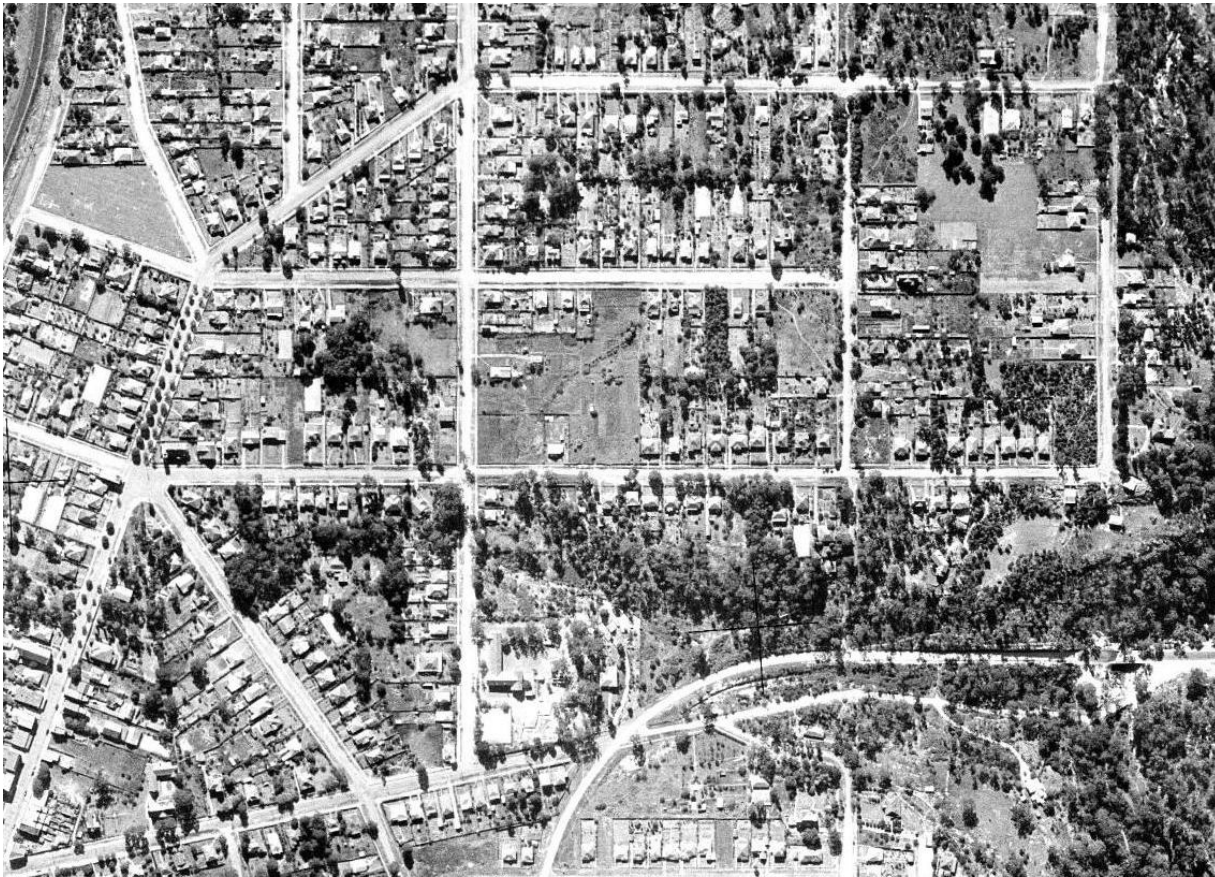
Caption	Rockleigh Estate Subdivision				
Year	1915	Image by	Hardie & Gorman	Image copyright holder	State Library of New South Wales



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Caption	1943 historic aerial of East Epping.				
Year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



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Caption	Epping Uniting Church, Chester Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Epping Public School, Norfolk Road				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Weatherboard Cottage located at 61 Chester Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Brick bungalow located at 45 Chester Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Sandstone cottage located at 70 Chester Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Weatherboard cottage located at 40 Surrey Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Brick cottage located at 81 Chester Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Two storey brick residence at 93 Oxford Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Timber weatherboard cottage at 87 Oxford Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Brick bungalow located at 59 Chester Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	House at 60 Chester Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Brick interwar cottage at 48 Surrey Street.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	View along Oxford Street facing southwest towards Epping town centre.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	View along Chester Street facing east, showing mature native street trees and wide grass verges.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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ITEM DETAILS			
Name of Item	Essex Street Conservation Area		
Other Name/s	-		
Former Name/s			
Item type (if known)	Conservation Area		
Item group (if known)	Residential buildings (private)		
Item category (if known)	Bungalow, Cottage		
Area, Group, or Collection Name	-		
Street number	West side: 38-86 Essex Street East side: 47-103 Essex Street 15 Maida Road		
Street name	Essex Street		
Suburb/town	Epping	Postcode	2121
Local Government Area/s	City of Parramatta Council		
Property description	Refer to map on page 9		
Owner	Private ownership		
Current use	Residential		
Former Use	Residential		
Statement of significance	<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 20th century through the Federation and Inter-War period. It largely retains the original subdivision patterns dating from 1907 to 1925.</p>		

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	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.	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various, unknown
Builder/ maker	Various, unknown
Physical Description	<p>The Essex Street Heritage Conservation Area (HCA) comprises a group of 53 buildings dating predominately from the Federation and Inter-War period, with some notable Post-War brick cottages.</p> <p>The HCA stretches from Epping Road to the intersection with Abuklea Road, on a largely north-south axis with shallow bends. The land at northern and southern ends of the HCA is elevated, sloping down to a valley in the centre at the intersection with Maida Road and Knox Avenue. The road is wide and features substantial verges with mature street trees that contribute to the leafy character of the HCA. Moderate to deep setbacks with well-maintained Inter-War style front gardens, mature trees and hedges, and minimal hardstand areas with driveways of brick or concrete strips further reinforce this character. Original and/or sympathetic timber picket, cyclone metal and low brick and stone fences enhance the connections between the street and the dwellings.</p> <p>The majority of the building stock within the HCA is single storey, and dates from the Federation and Inter-War periods, especially at the northern and southern ends, with notable slate roofed, brick Federation cottages at numbers 47, 76, 84 (all heritage items) and 86, and Inter-War bungalows at numbers 55-65, 50-58, 62, 79, 81, 93, 95 and 103. Common architectural features and materials throughout the HCA include hipped and gable roofs clad in terracotta tile, with the occasional slate or corrugated metal cladding, exterior walls of timber weatherboard or face brick in a red or liver colour, open front verandahs, batten detailing to projecting gable ends, especially on Inter-War bungalows, timber fretwork to Federation cottages, and timber framed casement or sash windows.</p> <p>Most of the Federation and Inter-War dwellings are intact and retain most if not all original detailing, with some sympathetic additions and alterations. However, some dwellings feature highly visible and detracting second storey additions, including numbers 74, 91 and 97.</p> <p>The HCA also contains a number of Post-War brick cottages, including a notable Spanish Mission cottage at number 44, and a notable Functionalist cottage at number 77. These dwellings, and other Post-War cottages and flat buildings contribute to the character of the HCA,</p>

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	continuing the modest scale and form, hipped roofs, and brick and tile materiality. Late 20 th and early 21 st century development concentrated around the centre of the HCA on the eastern side of the street generally consists of two-storey dwellings, which somewhat disrupt the consistent scale and form of the HCA, however this disruption is mitigated by the continued use of face brick walls and hipped tile roofs.					
Physical condition and Archaeological potential	The physical condition of individual dwellings or archaeological potential has not been investigated. Generally, the buildings appeared to be in good condition.					
Construction years	Start year	1900	Finish year	1955	Circa	<input checked="" type="checkbox"/>
Modifications and dates	There are numerous properties which have undergone alterations and additions. Additionally, several properties have been redeveloped and infill development has occurred throughout the late 20 th and early 21 st centuries, particularly around the centre of the HCA.					
Further comments	-					

HISTORY

Historical notes	<p>Essex Street HCA is located on the former Field of Mars Common, a portion of around 2500 hectares of land to the south of the Lane Cove River that was dedicated in 1804 for use by local communities for grazing and agriculture. The Common was resumed by the government in 1874 and subdivided between 1886-1887 into large allotments, intended for purchase as country estates or for the establishment of small farms. Essex Street HCA forms portions 341-355 and 378-388 of the subdivision (Historical Lands Record Viewer, Field of Mars Parish Map 1904).</p> <p>During the late 1880s to the early 1900s, the suburb of Epping was experiencing a shift from a semirural area dominated by orchards and market gardens to a more established residential suburb. The establishment of Epping was spurred by the opening of Epping Railway Station in 1886 and subdivision of the Field of Mars. By the 1920s, large areas of Epping had been subdivided and sold off, and by 1930 the areas closest to the train station had mostly been developed.</p> <p>The portions above were sold between 1890 and 1901, with notable members of Sydney's community purchasing multiple allotments, including H.A. Brigg who constructed the nearby 'Araluen' mansion (portions 341-344 form part of his original estate, and he later purchased portion 378), and politician and philanthropist John Lane Mullins (portions 352-353).</p> <p>Owners of the other portions include:</p> <ul style="list-style-type: none"> ▪ Felix McCrory, farmer (portions 349-351)
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- Eward Joseph Younger (portion 354)
- Reverend Edward Symonds (portion 355)
- George Boasley, shopkeeper and farmer (portions 379-381)
- Frederick Robert Dodwell (portion 382)
- L. A. McNichol (portion 383)
- Robert Hilliard, lawyer (portions 384-386)
- Frank Midson, orchardist (portion 387)
- Joseph Lintoff Taylor (portion 388) (HLRV, Field of Mars Parish Map 1989).

Portions 354 and 355 were also part of Mount Tomah Nursery, one of the region's most well-known nurseries owned by Martin F. Vollmer and his partner C.E. Vessey (HLRV, Vol. 1043, Fol. 119; HLRV, Vol. 963, Fol. 182). Vollmer, who had previously established his nursery on Marsden Road to the west, purchased portions 354 and 355 (along with adjacent portions to the west, beyond the boundary of the HCA) and relocated in 1893, leaving the nursery to Vessey upon his death in 1916 (HLRV, Vol. 1043, Fol. 119; HLRV, Vol. 963, Fol. 182). The new nursery produced fruit trees and roses on the site until 1919 when Vessey retired and left the nursery to his son, who then subdivided the land (Beecroft Cheltenham History Group 2015). Other portions within the HCA were likely also used for orcharding and agriculture prior to subdivision, given the occupations of the owners (as above).

Subdivision of the allotments occurred piecemeal from the early 1900s through until the late 1920s, with subdivisions including Hammonds Estate in 1907 (60-68A Essex Street and 15 Maida Rd), Bulkira Estate in 1912 (70-86 Essex Street), Epping Forest Estate (83-95 Essex Street) and Heart of Epping Estate (38-40 Essex Street) in 1920, Forest View Estate in 1922 (44-48 Essex Street), and Parklands Estate in 1925 (55-69 Essex Street).

By 1940 the much of northern and southern ends of the HCA had been subdivided and developed, however there were still vacant lots throughout the HCA, particularly in the centre on the western side of the street, on which Post-War brick cottages and walk-up flat buildings were constructed (44, 64-66, 70, 77, 78,83, and 89 Essex Street). Infill dwellings were constructed on vacant lots in the centre of the HCA in the late 20th and early 21st century.

THEMES

National historical theme	4 Building settlements, towns and cities	8 Developing Australia's cultural life
State historical theme	<ul style="list-style-type: none"> ▪ Towns, suburbs and villages ▪ Accommodation 	<ul style="list-style-type: none"> ▪ Creative endeavour

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Essex Street HCA provides historic evidence of the subdivision of the Field of Mars in 1886-7, and then the further subdivision of these large allotments into residential subdivisions in the Federation and Inter-War period. The HCA also demonstrates the increased development in Epping during the early 20th century.</p> <p>The HCA meets this criterion at the local level</p>
Historical association significance SHR criteria (b)	<p>The Essex Street HCA is located on land previously owned by notable local figures including H.A. Brigg who owned the neighbouring 'Araluen' mansion house, and philanthropist and politician John Lane Mullins. However, the development within the HCA does not have any direct association with these individuals or their activities.</p> <p>The HCA does not meet this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Essex Street HCA is of aesthetic significance as an example of a collection of largely intact Federation, Inter-War and Post-War dwellings.</p> <p>Most of the dwellings within the HCA have a high level of integrity and original detailing and retain a consistent single-storey scale with hipped and gable roofs and common materiality including face brick, terracotta tile, and timber windows and joinery. Mature street trees and mature plantings in generous front Inter-War gardens contribute to the leafy character of the HCA.</p> <p>The HCA meets this criterion at the local level</p>
Social significance SHR criteria (d)	<p>The Essex Street HCA is a group of privately owned residential properties and is unlikely to hold particular social value for any community or cultural group.</p> <p>The HCA does not meet this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The dwellings in the Essex Street HCA are unlikely to reveal any new information that could further our understanding of the local area.</p> <p>The HCA does not meet this criterion.</p>
Rarity SHR criteria (f)	<p>The Essex Street HCA contains building typologies that are well-represented in the local area.</p> <p>The HCA does not meet this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwellings in the Essex Street HCA are a good representative examples of their typologies, including Federation cottages and Inter-War bungalows, with some notable Post-War brick cottages.</p> <p>The HCA meets this criterion at the local level</p>
Integrity	<p>The conservation area has a high degree of integrity and intactness. The subdivision pattern established in 1886-7 is largely unaltered.</p>

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	The dwellings within the conservation area demonstrate several phases of development across the 20 th century; however, are generally consistent in their form, scale, materiality and siting. Most dwellings appear highly intact from the public domain, with no obvious extensions or alterations.
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HERITAGE LISTINGS

Heritage listing/s	Parramatta Local Environmental Plan 2023
---------------------------	--

INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
Heritage Assessment	Perumal Murphy Alessi Heritage Consultants	Epping Town Centre Heritage Review	2013	Hornsby Council / City of Parramatta Council
Heritage Assessment	City Plan Services	Epping Town Centre (East) Heritage Review	2017	City of Parramatta Council
Collection/Maps	Various	[Epping subdivision plans] [cartographic material]	1901-1965	State Library of NSW
Article	Beecroft Cheltenham History Group	Nurseries	2015	https://bchg.org.au/2021/10/13/nurseries/
Maps	Historical Lands Records Viewer	Field of Mars Parish Map	1904	https://hlrv.nswlrs.com.au/
Maps	Historical Lands Records Viewer	Field of Mars Parish Map	1985	https://hlrv.nswlrs.com.au/
Maps	Historical Lands Records Viewer	Vol. 1043, Fol. 119	1891	https://hlrv.nswlrs.com.au/
Maps	Historical Lands Records Viewer	Vol. 963, Fol. 182	1890	https://hlrv.nswlrs.com.au/

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RECOMMENDATIONS

Recommendations

The following elements contribute to the streetscape and should be retained or encouraged for reinstatement:

- street layout and consistent allotment sizes
- consistency of the Federation cottage, Inter-War bungalow, and Post-War brick cottage typologies including built form, scale, setbacks, rhythm and materials
- single storey built form to the street
- roof form and materiality, with terracotta tile being the predominant roof cladding
- lack of major alterations to principal roof form and volumes
- original unpainted brick chimneys
- unpainted dark red and liver face brickwork
- recessed front brick verandah
- timber framed windows/bay windows to front elevations
- lead lighting
- use of appropriate colour schemes for detailing
- original low face-brick, stone (not rendered or painted), or timber picket fences
- low fencing between front gardens of properties
- street tree plantings and grass verges
- substantial gardens with hedges, mature plantings, minimal hardstand areas, and brick or concrete strip driveways along the side of the dwelling

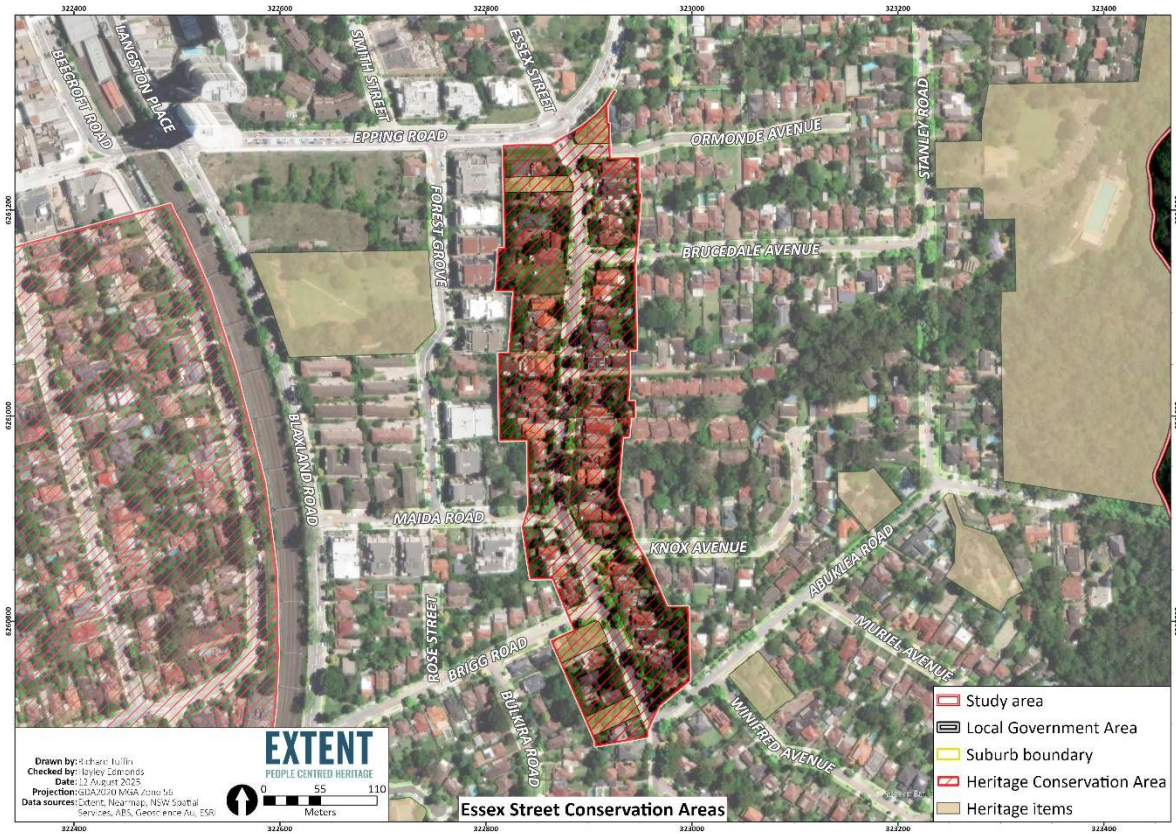
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SOURCE OF THIS INFORMATION			
Name of study or report	City of Parramatta HCA Review	Year of study or report	2025
Item number in study or report	-		
Author of study or report	Extent Heritage		
Inspected by	Extent Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Extent Heritage	Date	August 2025

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IMAGES

Caption	Study area				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	103 Essex Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	77 Essex Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	61 Essex Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	44 Essex Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	42 Essex Street (heritage item)				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	56 Essex Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	60 Essex Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	76 Essex Street (heritage item)				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	84 Essex Street (heritage item)				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	86 Essex Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	View along Essex Street facing north				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	Henry Brigg Playground at the corner of Essex Street and Maida Road				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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ITEM DETAILS			
Name of Item	Rosebank Avenue Conservation Area		
Other Name/s Former Name/s	-		
Item type (if known)	Conservation Area		
Item group (if known)	Residential buildings (private)		
Item category (if known)	Bungalow, Cottage		
Area, Group, or Collection Name	-		
Street number	9–10, 12–19 and 21		
Street name	Rosebank Avenue		
Suburb/town	Epping	Postcode	2121
Local Government Area/s	City of Parramatta Council		
Property description	Lot B DP 334278 Lots 42 and 41 DP 1063816 Lots 1, 2, 3, 10, 11, 12,13 and 14 DP 16580 Refer to map at page 10		
Owner	Private ownership		
Current use	Residential		
Former Use	Residential		
Statement of significance	<p>The Rosebank Avenue Heritage Conservation Area (HCA) 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 HCA retains its historical subdivision pattern, built context and natural features.</p> <p>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</p>		

NSW State Heritage Inventory Form

	broader setting, which includes garden surrounds, wide street with street trees and several remaining natural features, including a watercourse.	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION

Designer	Various, unknown					
Builder/ maker	Various, unknown					
Physical Description	<p>The Rosebank Avenue Heritage Conservation Area (HCA) comprises a group of ten late Inter-War house, associated streetscape and natural elements.</p> <p>Rosebank Avenue is a cul-de-sac which is accessed from Cliff Road to the south. The HCA is located to the northern end of the street, which slopes down and over a small natural watercourse located at the southern end of the conservation area. All houses excluding no. 9 are located to the north of the watercourse and are accessed via a single lane bridge. There are several large mature trees located along the watercourse which, along with the bridge and watercourse, physically and visually separate the northern portion of the street.</p> <p>The street was created around 1929 with residential development occurring from 1932 through to 1942. Collectively the group of houses form a unique precinct which illustrates various Inter-war architectural characteristics from the Bungalow, Tudor Revival and Spanish Mission styles. All houses are single storey and share a similar setback from the street with large front gardens and mature plantings. Common architectural features and materials include pitched terracotta tile roofs, dark or red face brickwork or rendered elevations, arched openings, bay windows and portico entries. The gardens and landscaping also reflect the Inter-War style and include generous grass verges, low front fences of brick or sandstone with metal gates and large front lawns with grass and mature plantings. There is also a variety of mature street trees within the HCA including exotic and native species.</p> <p>Excluding 13-15 Rosebank Avenue, which has been subdivided, the original estate subdivision and dwellings have all been retained. No. 13 is to the rear of No. 5 and not visible from the street. Several houses have undergone alterations and additions to the rear, however this has not significantly compromised the character of the streetscape.</p>					
Physical condition and Archaeological potential	<p>Generally, the buildings appear to be in good condition. Street plantings appear to be healthy and landscape element are also in good condition.</p> <p>The physical condition of individual dwellings or archaeological potential has not been investigated.</p>					
Construction years	Start year	1932	Finish year	1942	Circa	<input checked="" type="checkbox"/>

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<p>Modifications and dates</p>	<p>No. 9 – Construction of a secondary dwelling to the rear garden (2023). Construction of a large rear addition to the primary dwelling (2024).</p> <p>No. 10 – No major alterations or additions observed.</p> <p>No. 12 – Construction of a swimming pool to rear garden (c.1980s) later removed in 2011.</p> <p>No. 13 – Contemporary house constructed (c.2006).</p> <p>No. 14 – No major alterations or additions observed.</p> <p>No. 15 – Small addition to the rear (unknown).</p> <p>No. 16 – Addition to rear(unknown)</p> <p>No. 17 – Large addition to the rear and carport added to the side (c.2000).</p> <p>No. 18 – Small addition to the rear (unknown).</p> <p>No. 19 – Addition to rear (unknown).</p> <p>No. 21 – Construction of a large addition to rear and carport to side, modifications to front elevation including removal of original windows, reroofing, re rendering, new landscaping to front including new sandstone wall (c.2014).</p>
<p>Further comments</p>	<p>-</p>

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HISTORY

Historical notes

Rosebank Avenue Conservation Area formed part of 460 acres of land originally granted to William Kent Junior by Crown Grant in April 1803. Kent's entire grant was purchased by James Devlin in 1835 and was later subdivided and sold as the Devlin Estate in the 1880s (<https://nla.gov.au/nla.obj-230476999>).

It has previously been thought that the site formed part of the Hazlewood Brothers Nursery which was established in 1908 along Carlingford Road. The Pioneer settler David Hazlewood (father of the Hazlewood Brothers) had purchased lots 24 and 25 of the Devlin Estate (primary Application No. 18558) around 1897 where they had an orchard.

However, further research indicates that Rosebank Avenue was located to the northeast of the Hazlewood Brothers Nursery in lot 21 of the Devlin Estate.

Lot 21 went through various owners and was eventually purchased by Ernestine Marian Henry of Epping, spinster in 1920 (Vol. 3237 Fol. 219). The certificate of title includes a lease dated 1st June 1920 for a house known as "Woodlands" situated in Ray Road. This house is likely that located at 25 Ray Road, Epping and listed as "Woodlands" (I130).

At this time, the suburb of Epping was experiencing a shift from a semi-rural area dominated by orchards and market gardens to a more established residential suburb. The establishment of Epping was spurred by the opening of Epping Railway Station in 1886 and government subdivisions of commons land. By the 1920s, large areas of Epping had been subdivided and sold off (including the Hazlewood Brothers Nursery around 1921), and by 1930 the areas closest to the train station had mostly been developed.

Excluding, the house known as "Woodlands" lot 21 appears to have remained undeveloped until 1929. Previous heritage assessments have associated the "fine old rustic bridge" over the creek as part of the Hazlewood Brother's nursery operations, however this information has not been verified. It is likely that the bridge was constructed shortly before the subdivision and sale of the Rosegrove Estate in November 1929.

Rosegrove Estate

The Rosegrove Estate consisted of 21 lots - 18 fronting Rosebank Avenue and three lots fronting Ray Road. The auctioneers for the estate were Hardie and Gorman Pty limited in conjunction with the agent Thomas Joseph Dwyer.

Advertisements for the auction stated that:

Each allotment is of generous size, provides ample space for gardens and motor car entrance, and is ready now for building.

The estate itself has been planned along modern lines. Shady trees have been purposely preserved to add beauty to the homes which will be erected there, and fine homes and colourful gardens are on all sides.

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Streets are wide, well-made, and have concrete kerbs and gutters. Water, Gas, and Electricity are right on the boundary, and within Ave minutes' walk are shops, schools and theatre.

An aerial photograph from 1930 shows the earlier Federation development within the surrounding streets including Carlingford and Ray Roads and the formation of Rosebank Avenue.

The current Rosebank Avenue HCA is comprised of lots 1-5 and 10-14 of the Rosegrove Estate. Land title searches indicate that 14 of the 21 lots had been sold by 1936, with the remainder (including lots, 4, 5, 13 and 14 within the current HCA) still being in the ownership of Thomas Dwyer Real Estate and transferred to a new title (Vol. 4381 Fol. 242) in 1936.

The Hornsby Shire Rate Book dated 7 October 1932, indicates that fences had been constructed on lots 8, 10 and 12 and houses were recorded as having been constructed on lots 9 (no. 1) and 12 (no. 14).

By 1938 most of the street had been developed. The Rate Book dated 12 May, 1938 notes that cottages or bungalows had been developed on almost all lots within the HCA. Lot 14 (no. 10) was developed later in 1938, and Lot 1 (no. 21) in 1942. The occupations of property owners at this time included a builder (lot 1), school headmaster (lot 2), teacher (lot 4) and musician (lot 10).

Historical imagery shows that there was very little change to the HCA and the individual houses up until the 1980s.

In 2001, 15 Rosebank Avenue was proposed to be demolished and subdivided under DA1272/01. During the assessment of the application, which included an assessment of the impact of the proposal on the heritage listed properties located at 9 and 10 Rosebank Avenue, it was noted that the Rosebank Avenue streetscape remained intact as an Inter-war period streetscape. It was also noted that the existing building contributed to the intactness of the streetscape and the setting of the identified heritage items. Hornsby Shire Council resolved that the demolition did not comply with the relevant Development Control Plan and that a heritage assessment of Rosebank Avenue should be prepared to determine if the street should become a HCA.

A heritage assessment was subsequently prepared in 2003 by CPC Consulting which concluded that Rosebank Avenue had high local significance and met the threshold for listing. The Rosebank HCA, however, was not listed by Hornsby Council until 2014 following recommendations of the Epping Town Centre Heritage Review in 2013. At the time the HCA was listed it encompassed the entire street.

In 2016 a portion of Hornsby Shire Council which included the HCA was transferred to the City of Parramatta. Later in 2020 the HCA was reduced to its current boundary by removing 1-8 Rosebank Avenue.

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THEMES		
National historical theme	4 Building settlements, towns and cities	8 Developing Australia's cultural life
State historical theme	<ul style="list-style-type: none"> ▪ Towns, suburbs and villages ▪ Accommodation 	<ul style="list-style-type: none"> ▪ Creative endeavour

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Rosebank Avenue HCA provides historic evidence of the residential subdivision and development of Epping during the late Inter-War period.</p> <p>The HCA contains allotments that were subdivided and sold as part of the Rosegrove Estate in 1929, with houses being constructed between 1932 and 1942. Rosegrove was one of the later subdivisions located close to Epping Train Station and the dwellings within Rosebank Avenue reflect this later development and time period.</p> <p>The HCA meets this criterion at the local level</p>
Historical association significance SHR criteria (b)	<p>The Rosebank Avenue HCA is located on land previously owned by notable local figures such as James Devlin and may be associated with the Hazlewood Brothers. However, the development within the HCA does not have any direct association with these individuals or their activities.</p> <p>The HCA does not meet this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Rosebank Avenue HCA is of high aesthetic significance as a fine example of a late Inter-War streetscape.</p> <p>The HCA retains its historical subdivision pattern, built context and several 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.</p> <p>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.</p> <p>The HCA meets this criterion at the local level</p>

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<p>Social significance SHR criteria (d)</p>	<p>The HCA is a group of privately owned residential properties and is unlikely to hold particular social value for any community or cultural groups.</p> <p>The HCA does not meet this criterion.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<p>The Rosebank Avenue HCA is unlikely to reveal any new information that could further our understanding of the local area.</p> <p>The HCA does not meet this criterion.</p>
<p>Rarity SHR criteria (f)</p>	<p>The Rosebank Avenue HCA is highly intact area of late Inter-War housing, however this typology is well-represented in the local area.</p> <p>The HCA does not meet this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>The Rosebank Avenue HCA is a fine example of an Inter-War housing estate which retains good representative examples of a range of housing including Bungalow, Tudor Revival and Spanish Mission styles.</p> <p>Together the houses are notable as demonstrating multiple key influences and characteristics of the Inter-War period including pitched terracotta tile roofs, dark or red face brickwork or rendered elevations, arched openings, bay windows and portico entries.</p> <p>The HCA meets this criterion at the local level</p>
<p>Integrity</p>	<p>The Rosebank Avenue HCA has a high degree of integrity and intactness.</p> <p>It retains its historical subdivision pattern, built fabric and several natural features including gardens and creek line. Alterations are generally confined to the rear of the houses and do not significantly detract from the overall significance of the streetscape.</p>

HERITAGE LISTINGS

<p>Heritage listing/s</p>	<p>Parramatta Local Environmental Plan 2023</p>
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NSW State Heritage Inventory Form

INFORMATION SOURCES				
Type	Author/Client	Title	Year	Repository
Heritage Assessment	CPC Consulting for Hornsby Shire Council	Rosebank Avenue, Epping, Heritage Assessment	2003	Hornsby Council
Subdivision Map	Mills & Pile	Devlin Estate, Ryde, close to railway line: orchard & villa sites, from 5 to 20 acres: for sale at the rooms, Tuesday at 11 o'clock April 17th	188-?	National Library of Australia https://nla.gov.au/nla.obj-230476999/
Subdivision Map	Hardie & Gorman Pty Limited	Rosegrove Estate Epping	1929	State Library of NSW https://collection.sl.nsw.gov.au/record/74VM4aNwM3QX/mDZDxgxE3DwM2
Historic Aerial	NSW Spatial Services	CAC_11_1387	1930	NSW Spatial Services
Historic Aerial	NSW Spatial Services	CC472_07_087	1951	NSW Spatial Services
Newspaper	<i>The Sun</i>	'Advertising' 15 November, p. 2.	1929	National Library of Australia http://nla.gov.au/nla.news-article225159008
Primary Application	<i>NSW Registrar General</i>	Primary Application No. 22661	1921	NSW Land Registry Services – Historic Land Records Viewer https://hlrv.nswlrs.com.au/
Certificate of Title	<i>NSW Registrar General</i>	Vol. 3237, Fol. 219	1921	NSW Land Registry Services – Historic Land Records Viewer https://hlrv.nswlrs.com.au/
Certificate of Title	<i>NSW Registrar General</i>	Vol. 4381, Fol. 242	1930	NSW Land Registry Services – Historic Land Records Viewer https://hlrv.nswlrs.com.au/
Certificate of Title	<i>NSW Registrar General</i>	Vol. 4528, Fol. 192	1932	NSW Land Registry Services – Historic Land Records Viewer https://hlrv.nswlrs.com.au/

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RECOMMENDATIONS

Recommendations

The following elements contribute to the HCA and should be retained or encouraged for reinstatement:

- street layout and subdivision
- original Late-Inter war houses
- consistent setback from the street with established front garden
- single storey built form to the street
- roof form and materiality (hipped/gable with terracotta tiles)
- lack of major alterations to roof form and volumes
- original chimneys
- unpainted face brickwork and sandstone
- original textured render
- recessed front brick verandahs or porticos
- timber framed windows/bay windows to front elevations
- lead lighting
- use of appropriate colour schemes for detailing
- original low face-brick, timber picket or sandstone fences
- street tree plantings and grass verges

SOURCE OF THIS INFORMATION

Name of study or report	City of Parramatta HCA Review	Year of study or report	2025
Item number in study or report	Heritage Inventory Sheets		
Author of study or report	Extent Heritage		
Inspected by	Extent Heritage		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Extent Heritage	Date	August 2025

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IMAGES

Caption	Rosegrove Estate Subdivision Plan			
Year	1929	Image by		Image copyright holder
				State Library of New South Wales

ROSEGROVE ESTATE EPPING

TERMS OF SALE

10 per cent. Deposit and 48 equal Monthly Payments

Interest: 6 per cent. on Quarterly Balances

TORRENS TITLE

All dimensions subject to deposited plan

Frank M. Mason
Licensed Surveyor,
ss Hunter St.
Sydney.

Remember!
Rosegrove Estate is the nearest available SUBDIVISION TO EPPING STATION

ROSEGROVE ESTATE EPPING

The Pride of a Beautiful Home Suburb

400 yards from Epping Station

318 feet above Sea Level

The nearest available Subdivision of Home Sites to Epping Station

Handwritten notes: 3076, 3096, 25/11/20, Rosegrove Estate, Epping, N.S.W.

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IMAGES

Caption	Rosegrove Estate Subdivision Plan				
Year	1929	Image by		Image copyright holder	State Library of New South Wales



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ROSEGROVE ESTATE

In one of Nature's Loveliest Settings

21 Perfect Home Sites . . . 400 yards from Epping Station and Shopping Centre

ALTHOUGH photographs do not lie, they cannot, unfortunately, do full justice to this magnificent home location—ROSEGROVE ESTATE, EPPING.

To appreciate the beauty of its surroundings the spaciousness and comfort of each allotment—the well made streets with their concrete kerbs and gutters—and the Estate's nearness to every convenience, that the home seeker can desire—you must actually see it. You must walk over its smooth, grassy allotments and note its many pleasing points.

Fine ornamental trees have been purposely preserved to give added attractiveness to every home that will be created there. Right in the midst of the Estate a fine old rustic bridge spans a building stream. A life pond and overhanging willows help to complete the charm-

ing picture. The very "homey" atmosphere of the surroundings makes you picture your own home in this glorious setting. Remember that only 21 homes can be created on Rosegrove Estate, and the council's strict building ordinance will ensure that each home will be worthy of its setting. The land is ready now for building. Each allotment provides ample space for gardens, lawns and motor car entrance.

Beautiful Epping A Show Suburb

Epping is one of Sydney's show suburbs—the home of beautiful houses—the joy of the land-owning class. Proof of this can be found in the fact that the State's largest manor estates—Rosegrove Estate. On all sides you see beautiful homes and substantial gardens. Every lot in the manor of Green and Magnolia goes with an acreage of Epping.

Here are The Big Points:

1. 400 yards from Epping Station—a few minutes walk.
2. All shopping and other conveniences available.
3. High and healthy home sites, magnificent surroundings—318 feet above sea level.
4. All sites of generous size and ready now for building.

EASY TERMS

Investigate this Opportunity NOW!
There is no obligation whatever.

All conveniences and Services available

THOSE who live in Epping do most of their shopping in their own suburb, the modern shopping centre supplies every need. A fine theatre provides city amusement. Education facilities are well catered for; whilst water, gas and electricity are available right at the boundary of Rosegrove.

Ninety Electric Trains per day

Distances from Sydney are no longer measured in miles, but in minutes. Epping is fortunate in being only 25 minutes from the City. A service of ninety trains per day saves all delay.

ROSEGROVE allotments will be sold at surprisingly low prices; prices that will never be repeated in this district.

What of the Future?

Perhaps it is unnecessary to dwell on the investment possibilities of Rosegrove Estate. The phenomenal progress of Epping during the past few years is well known to investors. Land values here have reached surprisingly high levels, and those keen investors who have realized very pleasing dividends for their foresight, never lose an opportunity to repeat their good fortune. Epping's past progress, although rapid, is small compared to what the future should be.

Epping—Junction to New Railway

Wonderful influence on values

The decision of the railway authorities to connect Epping with St. Leonards by an Electric Railway has brought this estate to the forefront amongst wise real estate speculators. It takes little foresight to realize that tremendous progress and demand for home sites must come hand in hand with the completion of the St. Leonards Epping Railway.



Auction Sale, On the Ground
3 p.m.
Saturday, Nov. 23rd

Auctioneers
HARDIE & GORMAN, PTY. LTD.
36 MARTIN PLACE, SYDNEY

In conjunction with

TOM. J. DWYER
Mendes Chambers
86 CASTLEREAGH ST., SYDNEY



COTTAGES ADJOINING ROSEGROVE ESTATE

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IMAGES

Caption	Historic aerial of Rosebank Avenue and surrounds				
Year	1930	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



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IMAGES

Caption	Historic aerial of Rosebank Avenue and surrounds				
Year	1951	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



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IMAGES

Caption	9 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	10 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	12 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



NSW State Heritage Inventory Form

IMAGES

Caption	14 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	15 Rosebank Avenue. Note: 13 Rosebank Avenue is located at the rear of 15 Rosebank Avenue, and is not visible from the street.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	16 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	17 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



NSW State Heritage Inventory Form

IMAGES

Caption	18 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	19 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	21 Rosebank Avenue				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



NSW State Heritage Inventory Form

IMAGES

Caption	View along Rosebank Avenue facing south towards the bridge over the watercourse				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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ITEM DETAILS			
Name of Item	Sorrell Street Conservation Area		
Other Name/s	-		
Former Name/s			
Item type (if known)	Conservation Area		
Item group (if known)	Residential Buildings (private)		
Item category (if known)	Townscape		
Area, Group, or Collection Name	-		
Street number	-		
Street name	Sorrell Street		
Suburb/town	Parramatta	Postcode	2150
Local Government Area/s	City of Parramatta		
Property description	Refer to image on page 8.		
Owner	Private ownership		
Current use	Residential and community uses		
Former Use	Residential and community uses		
Statement of significance	<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. It 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</p>		

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	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.	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various
Builder/ maker	Various
Physical Description	<p>Sorrell Street Conservation Area is a residential street containing a variety of properties the road reserve and street trees.</p> <p>The road extends north-south, and is bisected at regular intervals by cross-streets extending east-west. The landform slopes gently to the south, towards Parramatta River, and to the east, away from Church Street.</p> <p>The eastern side of the road mostly contains detached or single-storey terraced dwellings dating from the nineteenth century and early twentieth century. The nineteenth century dwellings are generally of stone, timber weatherboard or face brick exterior, projecting front gables, front verandahs, brick, timber and render detailing, and timber framed windows.</p> <p>Several nineteenth century dwellings feature townhouse or villa housing to the rear. These are generally on the eastern side of the road, taking advantage of the topography which slopes to the east, allowing the later dwellings to sit behind and below the earlier.</p> <p>The western side of the road is predominantly occupied by residential flat buildings dating to the mid-late twentieth century. The flat buildings are generally two-three storeys with box like massing, stepped layouts, hipped roofs clad with terracotta tiles, face brick, rectangular fenestration, and upper floor level balconies. The scale of these is out of keeping with the low density character of the area; however, several properties contain mature trees which contribute to the amenity of the streetscape.</p>
Physical condition and Archaeological potential	<p>Physical condition</p> <p>Generally, the buildings appear to be in good condition. Street plantings appear to be healthy and landscape elements are also in good condition. The physical condition of individual buildings within the conservation area has not been investigated.</p> <p>Archaeological potential</p> <p>The Parramatta Historical Archaeological Landscape Management Study was undertaken in 2000 to assess and manage Parramatta's archaeological heritage. The study resulted in the division of the city into Archaeological Management Units (AMU) with detailed histories and management requirements. Sorrell Street Conservation Area overlaps with several of the AMUs (2955, 2993, 3116, 3121, 3122, 3129, 3130, 3192, 3193, 3224, 3227).</p>

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	<p>The AMUs vary in their identified archaeological research potential.</p> <p>Most AMUs either contain or contained nineteenth century structures. AMUs that were partially redeveloped in the late twentieth century are graded as of moderate potential, and may contain physical archaeological evidence such as structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts.</p> <p>AMU 3193, which includes 30-34 Sorrell Street, 36-42 Ross Street, 41-51 Grose Street and the Reserve at 51a Grose Street, has high archaeological research potential. This AMU was first built upon in the 1820s, and its extensive allotment was preserved until the 1950s and 1960s in the form of a landscaped villa, 'Lang Syne' which was occupied by Parramatta politicians George Thornton and Thomas Moxham. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts.</p>					
Construction years	Start year	1814	Finish year	1945	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Multiple lots on the western side of Sorrell Street were redeveloped in the 1970s-1980s, involving demolition of earlier dwellings, and construction of residential flat buildings.</p> <p>From the 1980s, several lots on the eastern side of Sorrell Street were redeveloped to include multi-dwelling housing to the rear of earlier dwellings.</p> <p>34 Sorrell Street was redeveloped in the mid-1990s, involving demolition of the former Victorian villa 'Lang Syne' on the property and construction of a new residential flat building. The villa had been identified as a heritage in the 1993 Heritage Study. The gate posts associated with the villa were retained, and the property is listed as a local heritage item – 'Gateposts of former villa, 1382'.</p> <p>29 Sorrell Street was removed from the HCA boundary in 2014. The property contains a residential flat building.</p> <p>30-30A Harold Street was redeveloped in c.2014 to contain two-storey semi-detached dwellings.</p>					
Further comments	-					

HISTORY

Historical notes	<p>Sorrell Street Conservation Area forms part of the early town layout of Parramatta. An agricultural settlement was established at present day Parramatta in 1788, and the town grid of Parramatta was extended north of the river in 1814. The grid was centred on Church Street, with cross street established to either side, including the southern portion of Sorrell Street, which initially extended only to Grose Street.</p> <p>By 1823, land on either side of Sorrell Street had been subdivided, with several properties established. By 1844, Sorrell Street had been extended</p>
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	<p>north to Pennant Hills Road, though land north of Grose Street remained Crown Land. Subsequent subdivision and sale of Crown Land saw significant period of development through the 1850s. This includes the construction of Endrim (54 Sorrell Street) from 1854. Endrim was constructed by local builder James Houison, who constructed multiple properties in Parramatta in the mid-nineteenth century.</p> <p>By 1895, land on either side of Sorrell Street had been subdivided. By this time Church Street was firmly established as the commercial spine of North Parramatta, with residential areas to the east and west.</p> <p>Residential allotments along Sorrell Street were generally smaller on the western side, with large properties to the east. By this time, most of the earlier nineteenth century dwellings had been replaced with new larger dwellings, or new dwellings were constructed in the subdivided grounds of earlier dwellings. Residential development continued through the early twentieth century.</p> <p>From the 1970s, dwellings on the western side of the street were demolished and lots amalgamated for the construction of residential flat buildings. The buildings demolished were primarily detached dwellings from the early twentieth century. This period also saw the construction of multi-dwelling housing (mostly townhouses or villas, but also some residential flat buildings) to the rear of nineteenth century dwellings.</p>
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THEMES		
National historical theme	4 Building settlements, towns and cities	8 Developing Australia's cultural life
State historical theme	<ul style="list-style-type: none"> ▪ Towns, suburbs and villages ▪ Accommodation 	<ul style="list-style-type: none"> ▪ Creative endeavour

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Sorrell Street Conservation Area provides historic evidence of the residential subdivision and development of Parramatta from the early 1800s through to the late twentieth century.</p> <p>The HCA demonstrates several important periods in the history of the local area, from the early residential development of Parramatta in the early nineteenth century, through to the population boom of the Post-War period. The street alignment dates from 1814, associated with the extension of the town grid of Parramatta north of the river.</p> <p>The HCA meets this criterion at the local level.</p>
Historical association significance	<p>At least one property within the Sorrell Street Conservation Area is known associated with persons that have made important contributions to the history of the local area. Endrim, at 54 Sorrell</p>

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<p>SHR criteria (b)</p>	<p>Street, is associated with James Houison, a notable builder/architect in Parramatta in the 1850s. Other individual properties may also have historical associations; however, the HCA as a whole is not known to have any particular association with important persons in the history of the local area.</p> <p>The HCA does not meet this criterion.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>Sorrell Street Conservation Area is of aesthetic significance as a historic streetscape containing housing typologies from the mid-nineteenth century through to the Inter-War period. The HCA contains several fine examples of sandstone Victorian dwellings, including cottages, semi-detached cottages, terraces and villas.</p> <p>The HCA meets this criterion at the local level</p>
<p>Social significance SHR criteria (d)</p>	<p>Sorrell Street Conservation Area is not known to have any strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. The Parramatta Centenary Uniting Church at 46 Sorrell Street is likely to hold social significance for its congregation; however, as a whole, Sorrell Street Conservation Area is not known to demonstrate any particular social significance.</p> <p>The HCA does not meet this criterion.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<p>Sorrell Street Conservation Area contains a collection of historic housing stock from the nineteenth and twentieth centuries. These housing typologies are well understood and well documented. The built form or layout of the HCA is not considered to have potential to reveal information that contributes significantly to our understanding of NSW's history.</p> <p>The archaeological potential of Sorrell Street Conservation Area (as assessed in the Parramatta Historical Archaeological Landscape Management Study) ranges from none to high, with most of the HCA having moderate archaeological research potential. Physical archaeological evidence may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have some potential to yield information relating to major historic themes including Housing, Townships, Commerce and Environment.</p> <p>The HCA meets this criterion at the local level.</p>
<p>Rarity SHR criteria (f)</p>	<p>Sorrell Street Conservation Area is notable as a collection of fine and representative examples of housing types in Parramatta; however, individually and collectively these housing types are well-represented within the local area.</p> <p>The HCA does not meet this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>Sorrell Street Conservation Area is of representative significance as demonstrating the evolution of residential subdivision and development types in Parramatta from the early nineteenth century through to the mid-late twentieth century. It retains the street alignment and subdivision pattern from the early nineteenth century,</p>

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	<p>and contains fine representative examples of housing types from the Victorian, Federation and Inter-War periods.</p> <p>The HCA meets this criterion at the local level.</p>
Integrity	<p>Sorrell Street Conservation Area has a high level of integrity. It retains many dwellings from the nineteenth century and several from the early twentieth century. While some lots have been amalgamated, the subdivision pattern is generally intact. Residential flat buildings on the western side are inconsistent with the predominant scale and form of the HCA. Townhouses and villas at the rear of nineteenth century dwellings are generally well-sited.</p>

HERITAGE LISTINGS

Heritage listing/s	Parramatta Local Environmental Plan 2023
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
Report	Kass, Terry.	Parramatta: a past revealed.	1996	Heritage NSW Online Library https://heritagensw.interse arch.com.au/
Report	Walker & Associates.	City of Parramatta Heritage Study.	1993	Heritage NSW Online Library https://heritagensw.interse arch.com.au/
Map	W. Meadows Brownrigg	Plan of the town of Parramatta and adjacent properties	1844	State Library of NSW https://collection.sl.nsw.gov.au/record/74VvyrjD6JMg
Map	Lithographic Branch, Department of Lands, Sydney N.S.W. 1895.	Parramatta Sheet Nos 38, 39, 43, 44, 47	1895	State Library of NSW https://collection.sl.nsw.gov.au/record/74VKq7rR2EMl/amPgbJBbq7qpA

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RECOMMENDATIONS

Recommendations

The following elements contribute to the streetscape and should be retained or encouraged for reinstatement:

- subdivision pattern created in the nineteenth century
- mature street trees and grassed verges
- mature trees and plantings in private gardens
- residential use
- houses from the nineteenth and early twentieth century.
- consistent setback from the street with established front gardens
- single or double storey built form
- lack of major alterations to roof form and volumes
- original verandahs
- unpainted face brickwork and sandstone
- original low face-brick or stone fences

SOURCE OF THIS INFORMATION

Name of study or report	City of Parramatta HCA Review	Year of study or report	2025
Item number in study or report	Heritage Inventory Sheets		
Author of study or report	Extent Heritage		
Inspected by	Extent Heritage		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Extent Heritage	Date	August 2025

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IMAGES

Caption	14 Isabella Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	66 Sorrell Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	46 Grose Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	25 Isabella Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Gate to Endrim, 54 Sorrell Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	View to Endrim, 54 Sorrell Street through boundary fence and vegetation.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	56 Sorrell Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	77 (left) and 79 (right) Sorrell Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	44 Sorrell Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Parramatta Centenary Uniting Church, 46 Sorrell Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

Caption	View north along Sorrell Street from the corner of Fennell Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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ITEM DETAILS			
Name of Item	Tottenham Street Conservation Area		
Other Name/s Former Name/s	-		
Item type (if known)	Conservation Area		
Item group (if known)	Residential buildings (private)		
Item category (if known)	Cottage		
Area, Group, or Collection Name	-		
Street number	8–20 Tottenham Street, 13–15 Raymond Street		
Street name	Tottenham Street, Raymond Street		
Suburb/town	Granville	Postcode	2142
Local Government Area/s	City of Parramatta Council		
Property description	Lot 1 and 2 SP 56393 Lot 401 DP 874493 Lots 31–38, and 28–29, Section 2, DP 976 Lots 1 and 2 DP 205808 Refer to map on page 9		
Owner	Private ownership		
Current use	Residential		
Former Use	Residential		

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Statement of significance	<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>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various, unknown
Builder/ maker	Various, unknown
Physical Description	<p>The Tottenham Street Heritage Conservation Area (HCA) comprises a row of Federation cottages located along the western alignment of Tottenham Street in Granville.</p> <p>The HCA is bound by the Main Western railway line to the east, Tottenham Lane to the west and Raymond Street to the north. Tottenham Street is a one-way road with northbound traffic and a shared pedestrian and traffic zone to the southern end of the HCA. The topography of the street slopes down from the north. The surrounding area comprises similar single storey detached houses to the west and 2-3 storey townhouses and apartments to the north and south. The cottages are orientated facing east towards the street and generally retain their original allotments which extend west to Tottenham Lane.</p> <p>Individual houses vary, however all of the Federation cottages are single storey and constructed of weatherboard or brick with hipped corrugated metal roofs. Several of the cottages contain front verandahs with timber posts and fretwork and corrugated metal roofs. The houses generally retain timber framed windows and doors to the front elevation as well as other timber detailing including bargeboards or awnings over the windows. Most of the cottages retain their original brick chimneys which are visually prominent from the street.</p> <p>Most of the original or early front fencing has been replaced with contemporary metal palisade or mesh fencing or is heavily deteriorated. Small, landscaped gardens are located to the front setbacks of the dwellings however, there are no distinctive landscape characteristics within the HCA.</p>

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	Several of the houses contain small single storey rear additions and/or freestanding garages which are accessible via Tottenham Lane. These additions and alterations have not compromised the integrity and character of the conservation area.					
Physical condition and Archaeological potential	The physical condition of individual dwellings or archaeological potential has not been investigated. Generally, the buildings appeared to be in fair to good condition.					
Construction years	Start year	1900	Finish year	1925	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Tottenham Street</p> <p>No. 20 – Subdivision of original allotment c.1993. Minor addition to the rear and carport to side of house (unknown)</p> <p>No. 19 – Contemporary metal fence to front elevation and detached garage at rear (unknown).</p> <p>No. 18 – Alterations to verandah and fence at front elevation and additions to the rear including detached garage (c.1960s).</p> <p>No. 17 – Non contributory house constructed c. 1930-1940.</p> <p>No. 16 – Detached garage at rear (unknown).</p> <p>No. 14 – Single storey addition to rear and detached carport (unknown).</p> <p>No. 13 – Non contributory house with mid-century alterations and additions.</p> <p>No. 12 – Various modifications to front façade including security screens and doors, small addition to the rear and detached garage (unknown).</p> <p>No. 11 – Metal palisade fencing to front elevation and small addition to rear (unknown).</p> <p>No. 10 – Small addition to rear (unknown).</p> <p>No. 9 – Non-contributory house (unknown).</p> <p>No. 8 – Single storey addition to the rear (unknown).</p> <p>Raymond Street</p> <p>No. 13 – Construction of two storey duplex c.1994.</p>					
Further comments	-					

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HISTORY

Historical notes

The Tottenham Street HCA is located within land that formed part of 100 acres originally granted to John Harris in 1793. The area comprising the Tottenham Street HCA was in the southwestern corner of the land granted to Harris. Harris later purchased a nearby farm from James Ruse, to build what is now known as the Experiment Farm Cottage.

For most of the nineteenth century the surrounding area remained as large land holdings comprising mixed farming and orchards. The estate of John Harris was eventually passed down to his grandson John who subdivided part of the estate to the east of Harris Street in 1876 and by 1884 it appears that much of Harris' grant had been subdivided into individual lots.

Subdivision and residential development of the area was facilitated by the extension of the railway line to Parramatta Junction (Granville) in 1855 and then to Parramatta in 1859. Subdivision plans often advertised the proximity of the blocks to Parramatta and Harris Park railway stations as a major advantage for purchasers.

1880s Subdivision

The individual allotments in Tottenham Street appear to have been subdivided around 1880 under deposited plan (DP) 976. The Tottenham Street HCA comprised Lots 28-40 of Section 2 of the DP. Historic land records (Vol. 616 Fol. 243) show that the land was owned by Henry Solomon at this time.

The lots were later advertised for sale by Mills, Pile and Gilchrist as “92 allotments close to the railway station, Harris Park Parramatta”. At the time of sale Tottenham Street was known as Station Street and it was part of the suburb of Harris Park.

Advertisements for the auction note “charming slopes, grand elevation” of “beautifully situated Allotments, in one of the most valuable positions of the rapidly growing town of Parramatta” (<https://collection.sl.nsw.gov.au/record/74VvqqQ42AzX/AdAGpygqgRVEQ>).

Lots 29 and 30 were sold to a Robert Lee in 1883 and Lots 27, 28, 31 to 40 were purchased by Thomas Baker in 1884 along with 4 lots on Marion Street.

Subsequently, Lots 39-40 were sold to William Cameron in 1889 (Vol. 708 Fol. 243) and in 1888 John Mills, auctioneer, purchased Lots 27-28 & 31-38. Mills later purchased Lots 39 and 40 in 1892. The land was advertised again as “16 allotments at the railway station, Harris Park, Parramatta” It appears that Mills was declared bankrupt in 1905 and the remaining land (27, 28, 31, 32, part 33) was transferred to Lancelot Lloyd in 1906.

Most of the street appears to have remained undeveloped until after 1906. The first properties to appear on the sands directory are no.12 and 18 in 1909 and by 1912 there were houses also constructed at no. 10, 14, 16 and 20.

Historical imagery shows that by 1930 all lots had been developed excluding no. 9 and 17. Excluding the subdivision of no. 20 Tottenham Street in the 1990s the conservation area retains its original subdivision and has undergone relatively little change since.

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THEMES		
National historical theme	4 Building settlements, towns and cities	8 Developing Australia's cultural life
State historical theme	<ul style="list-style-type: none"> ▪ Towns, suburbs and villages ▪ Accommodation 	<ul style="list-style-type: none"> ▪ Creative endeavour

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Tottenham Street HCA provides historic evidence of the residential subdivision and development of Granville in the late nineteenth and early twentieth century.</p> <p>The HCA contains allotments which were subdivided and sold between the 1880s and early 1900s, with the majority of houses being constructed shortly after 1906. Tottenham Street is one of the last remaining areas of Federation development located in along the railway close to Harris Park. The location of the houses, close to Parramatta, provides evidence of how the establishment of the railway line led to the residential development and growth of the local area.</p> <p>The HCA meets this criterion at a local level.</p>
Historical association significance SHR criteria (b)	<p>The Tottenham Street HCA is located in land which was previously owned by notable figures including John Harris. The subdivision and individual properties however do not hold any direct associations with notable historical figures or organisations.</p> <p>The HCA does not meet this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Tottenham Street HCA has aesthetic significance as a good example of a group of modest Federation cottages and cohesive streetscape.</p> <p>The HCA predominantly retains its original subdivision and built context. 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 HCA meets this criterion at a local level.</p>
Social significance SHR criteria (d)	<p>The HCA comprises a group of privately owned residential properties and is unlikely to hold particular social value to any specific community or cultural groups.</p>
Technical/Research significance	<p>The Tottenham Street HCA is unlikely to reveal any new or significant information which would contribute to a greater understanding of the local area.</p>

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SHR criteria (e)	The HCA does not meet this criterion.
Rarity SHR criteria (f)	Although individual Federation houses are well represented in the local area, the HCA comprises of good examples of modest Federation houses which remain highly intact. The HCA meets this criterion at a local level.
Representativeness SHR criteria (g)	The Tottenham Street HCA contains good examples of modest Federation cottages which retain their original detailing. The houses are representative of the early development within the Parramatta area and demonstrate key elements of Federation architecture including the use of timber cladding or brickwork, corrugated metal roofs, front verandahs with timber detailing and brick chimneys. The HCA meets this criterion at a local level.
Integrity	The Tottenham Street HCA has a high degree of integrity and intactness. The HCA predominantly retains its original subdivision pattern, and the dwellings appear highly intact from the public domain with only minor additions to the rear which do not significantly detract from the overall significance of the streetscape.

HERITAGE LISTINGS

Heritage listing/s	Parramatta Local Environmental Plan 2023
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INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
Subdivision Map	-	Plan of re subdivision of Harris Park	c. 1880	State Library of NSW https://collection.sl.nsw.gov.au/record/74VvqqQ42AzX/Rpkk3WM5LQ822
Subdivision Map	Mills, Pile and Gilchrist	92 allotments close to the railway station, Harris Park Parramatta	c. 1880	State Library of NSW https://collection.sl.nsw.gov.au/record/74VvqqQ42AzX/xez8Nr7bLKGKw
Subdivision Advertisement	Mills, Pile and Gilchrist	Harris Park Parramatta	c. 1880	State Library of NSW https://collection.sl.nsw.gov.au/record/74VvqqQ42AzX/xez8Nr7bLKGKw
Heritage Study	Graham Brooks &	Holroyd Heritage Inventory Review	2000	Heritage NSW Online Library

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	Associated Pty Limited			https://heritagensw.interse arch.com.au/heritagenswj spui/bitstream/1/3334/1/H 05591%20-%20HOLR.pdf
Website	City of Parramatta Council	Harris Park – A Brief History	-	City of Parramatta Council https://historyandheritage.cityofparramatta.nsw.gov.au/research-topics/suburbs/harris-park-brief-history
Certificate of Title	<i>NSW Registrar General</i>	Vol. 616 Fol. 243	1882	NSW Land Registry Services – Historic Land Records Viewer. https://hlrv.nswlrs.com.au/
Certificate of Title	<i>NSW Registrar General</i>	Vol. 636 Fol. 166	1883	NSW Land Registry Services – Historic Land Records Viewer. https://hlrv.nswlrs.com.au/
Certificate of Title	<i>NSW Registrar General</i>	Vol. 884 Fol. 59	1888	NSW Land Registry Services – Historic Land Records Viewer. https://hlrv.nswlrs.com.au/

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RECOMMENDATIONS

Recommendations

The following elements contribute to the streetscape and should be retained or encouraged for reinstatement:

- street layout
- consistency of the Federation cottage typology including built form, scale, setbacks, rhythm and materials
- single storey built form
- roof form and materiality
- lack of major alterations to principal roof form and volumes
- original unpainted brick chimneys
- front verandahs with timber detailing
- timber framed double hung windows and doors to front elevations
- lead lighting
- use of appropriate colour schemes for detailing
- low timber fences
- low fencing between front gardens of properties
- front landscaped gardens

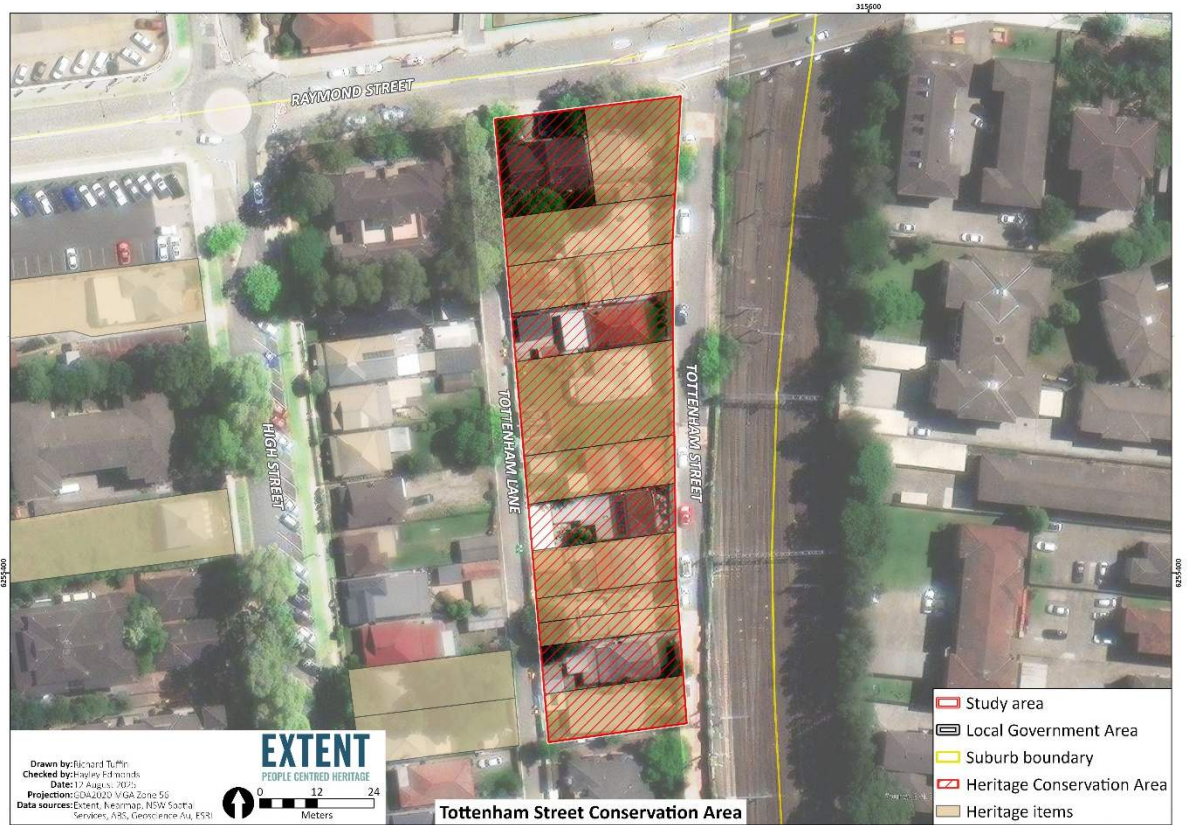
SOURCE OF THIS INFORMATION

Name of study or report	City of Parramatta HCA Review	Year of study or report	2025
Item number in study or report	-		
Author of study or report	Extent Heritage		
Inspected by	Extent Heritage		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Extent Heritage	Date	August 2025

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IMAGES

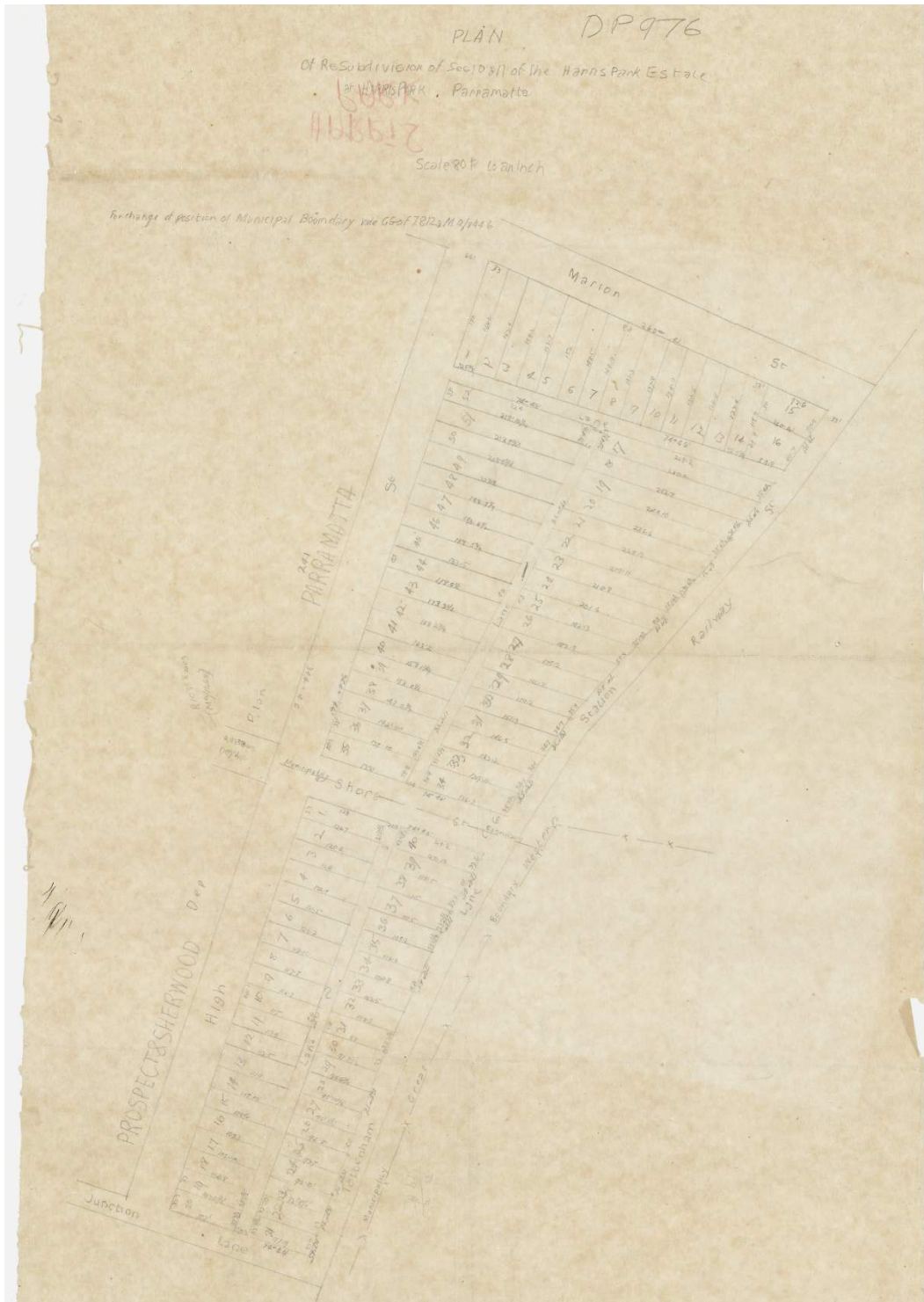
Caption	Study area				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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IMAGES

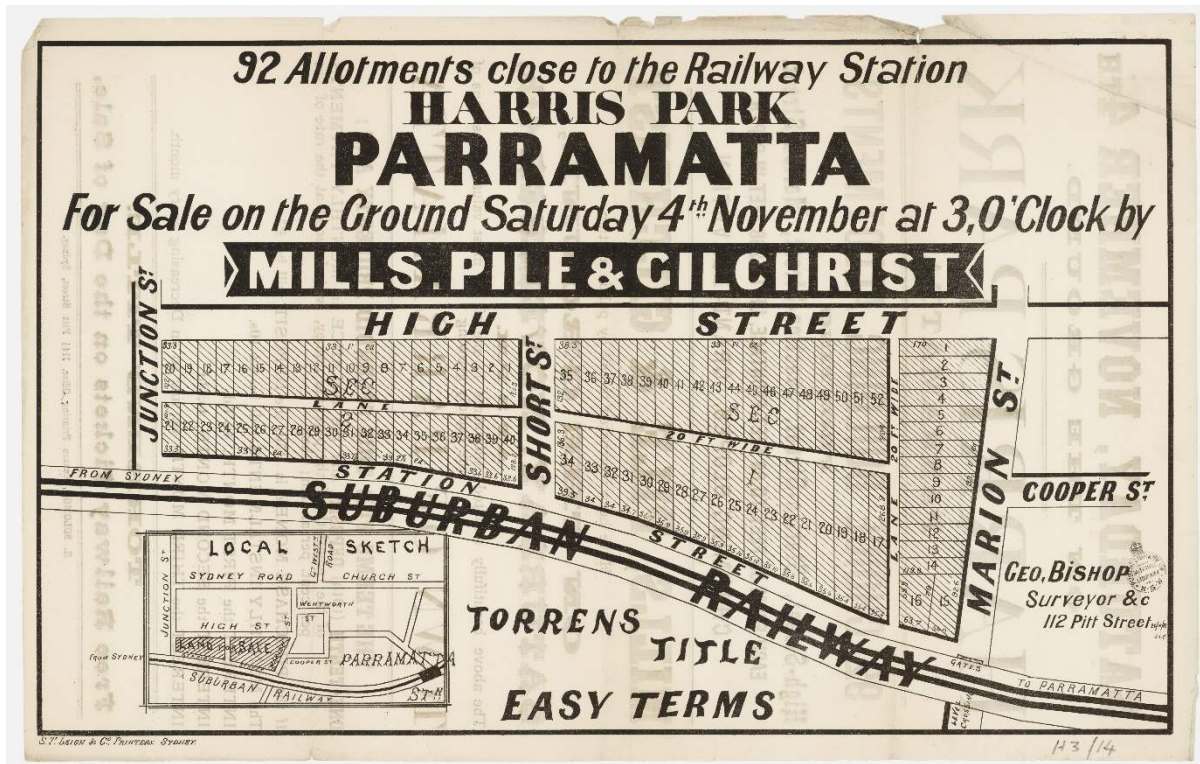
Caption	Plan of re subdivision of Harris Park (Deposited Plan 976)				
Year	c.1880	Image by	-	Image copyright holder	State Library NSW 002 - Z/SP/H3/2



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IMAGES

Caption	92 allotments close to the railway station, Harris Park Parramatta				
Year	c.1880	Image by	Mills, Pile and Gilchrist	Image copyright holder	State Library NSW Z/SP/H3/14



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IMAGES

Caption	Cottage at 20 Tottenham Street.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Weatherboard cottage located at 16 Tottenham Street.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Cottages located at 12 and 13 Tottenham Street at centre, cottage at 14 Tottenham Street partially visible at right.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	Brick semi-detached cottages at 10-11 Tottenham Street				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	View along Tottenham Street facing south west				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage



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Caption	View along Tottenham Lane facing north-east.				
Year	2025	Image by	Extent Heritage	Image copyright holder	Extent Heritage

